

Town Hall Expansion

Public Information Meeting

November 15, 2006

AGENDA

- History of Town Facilities
- Current / Future Space Situations
- Other Future Space Issues
- Strategic Space Planning Study - RQAW
- Preliminary View of Project - Odle McGuire & Shook
- Project Financial Impact - Krohn Associates
- Possible Timetable

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History of Town Facilities

- 1977 Moved to town hall from downtown fire station
- 1995 Public Safety Bldg Project Planning
 - Focus on centralized location for fire/police
 - Decision to keep town hall in downtown
 - Supporting downtown future

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History of Town Facilities

- 1997 Moved into Public Safety Building
Moved into renovated Town Hall
- 1997-2006 Continued land acquisition to plan for future town hall in downtown Westfield

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Land Purchases that Followed

- 1995 Macy Property east of town hall
- 1995 Pedigo property area to west of town hall
- 1997 Otis Property N.W. of town hall
- 2000 Burgess property west of parking lot
- 2001 Church property on No. Union
- 2005 Heppner property 202 E. Penn St.

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Current / Future Space Situation

- **Planning Department**
 - Inadequate space for current planning function
 - Unacceptable work environment for planning
 - No conference room space for planning
 - No work area for planning staff
 - No privacy for work stations
 - No room for any growth

Planning Area

Staff areas for two planners



Planning and Bldg Dept Conference space and file room



Planning and Bldg Dept Conference and file space



Planning and Bldg Dept Conference and file space



Planning Dept Area for 2 planners



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Current / Future Space Situation

Building Department

- Inadequate space for staff
 - Shared space for building inspectors
- Inadequate space for historical record storage
- No conference room space
- No room for additional inspector growth in current situation

Building Department Work Stations for 3 personnel



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Current / Future Space Situation

Clerk Treasurer Department

- Moved to PSB because of mold issues in
Town Hall
 - Inefficient communications because of move
- Insufficient active file space
- Inadequate historical file storage space
- No room for growth in current location
- Taking space planned for fire department

Clerk Treasurer Historical Records Basement Storage



Clerk Treasurer Basement Storage



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Current / Future Space Situation

Information Technology Department

- Located in PSB/ No room in town hall
- Taking space designed for police expansion
- Inadequate data center space for future
- Inability to sufficiently “harden” data center in public safety building
- Insufficient space for departmental work

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Current / Future Space Situation

Administration Department

- Lack of Privacy in town mgr office
- Lack of Privacy during employee discussions with benefit coordinator
- Lack of privacy in conference room
- Inadequate conference room space
- Office area used for incompatible uses

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Future Space Issues

- No space for Mayor and staff
- No space for HR director and staff
- No space for Economic Dev Director and staff
- Inadequate conference room space
- No space for files and record retention
- No space for park department growth
- No space for council chambers and conference
- No space for large group gatherings

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Strategic Space Planning - RQAW

General Conclusions

- Serious shortage of space for existing staff in current facilities
- No space for growth for new positions that will be required in the future
- Substantial space deficiency in data center
- Inefficient mix of uses in existing space

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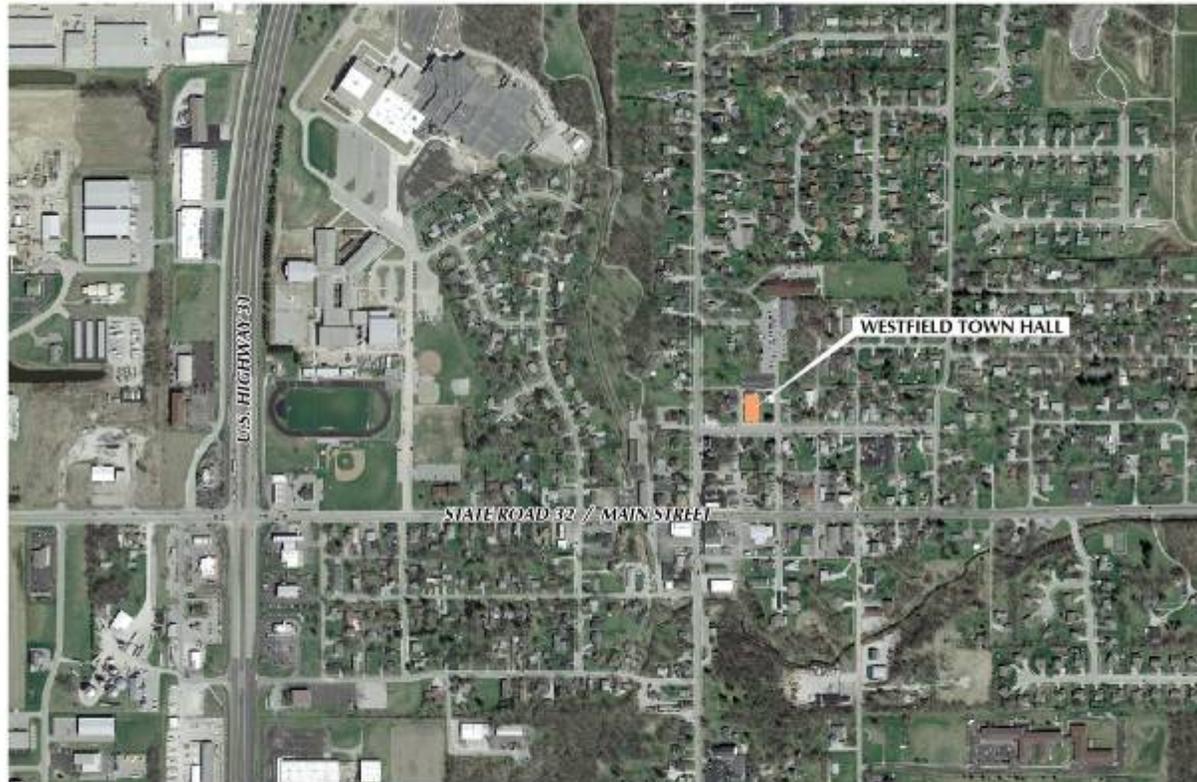
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Strategic Space Planning - RQAW

Recommendation of Space Needs

- Renovate existing 8000 sq. feet of current bldg.
- Build additional 22,000 sq.ft. to accommodate 10 year growth pattern
- Consider additional 6000-8000 sq. ft. of basement space to accommodate growth through 2030.
 - Basement would not increase footprint size of building

Aerial View of Current Town Hall Location



WESTFIELD TOWN HALL RENOVATION AND ADDITIONS
WESTFIELD, INDIANA

OWS Project # 0041
NOVEMBER 11, 2010



MASTER PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
TECHNOLOGY DESIGN



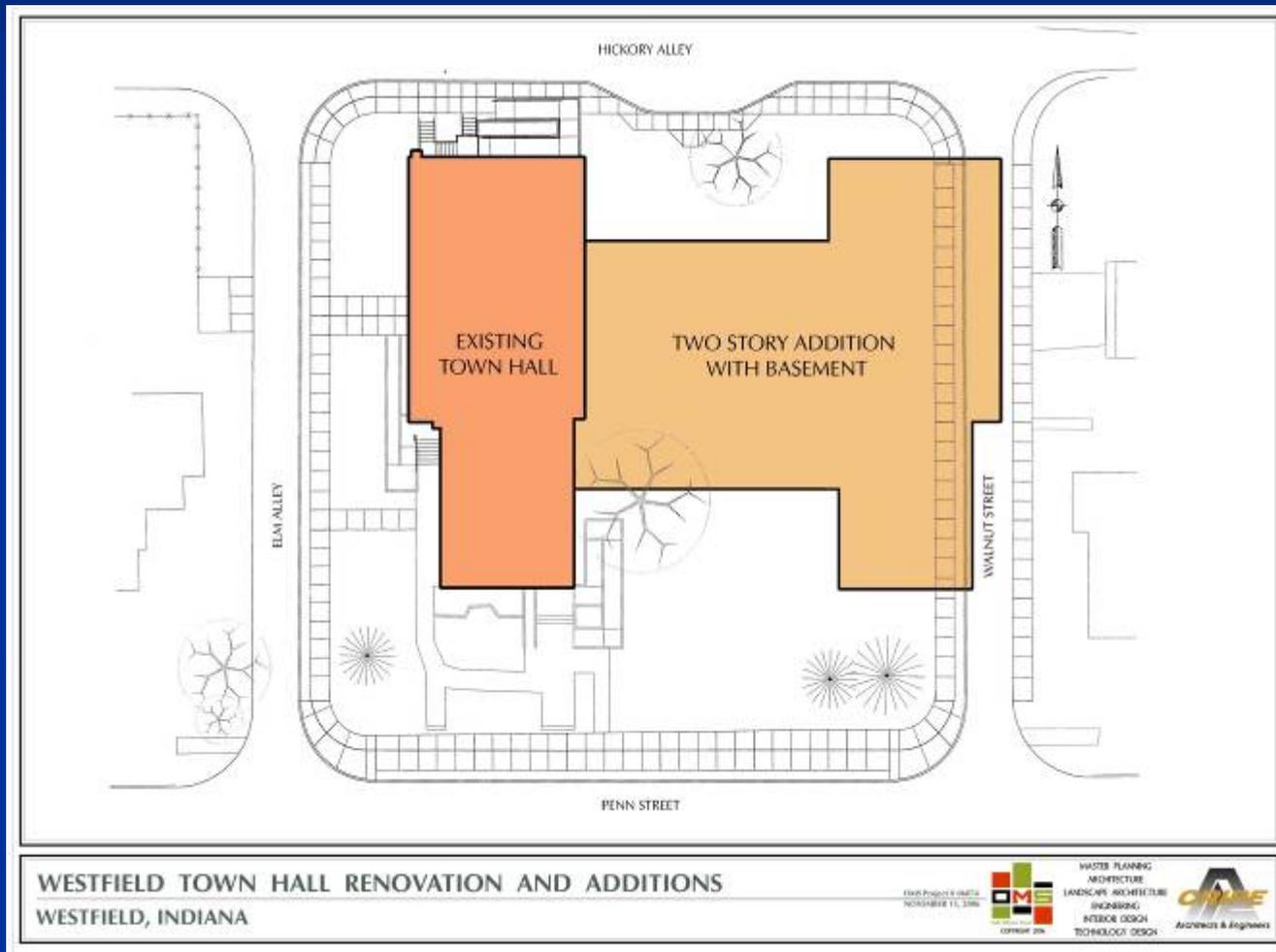
Architect & Engineers

Aerial View of All Land Parcels Owned by Town



WESTFIELD TOWN HALL SITE OPPORTUNITIES
WESTFIELD, INDIANA

Schematic View Footprint of Required Addition



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- Addressing the financing-Krohn Associates
- Possible Timetable

Town Hall Project

Project Financial Impact

	2008		2009		2010		2011		
PROJECTED ASSESSED VALUE	\$	1,252,500,000	\$	1,457,625,000	\$	1,665,506,250	\$	1,876,281,563	
ASSUMED NEW DEBT PAYMENT	\$	400,000	\$	500,000	\$	600,000	\$	725,000	
RESULTING TAX RATE IMPACT	\$	0.0319	\$	0.0343	\$	0.0360	\$	0.0386	
<u>ESTIMATED HOMEOWNER NET PROPERTY TAX IMPACT</u>									
	ASSUMED MARKET VALUE								
\$	150,000	\$	23.16	\$	24.89	\$	26.13	\$	28.02
\$	250,000	\$	44.63	\$	48.00	\$	50.38	\$	54.01
\$	350,000	\$	66.12	\$	71.10	\$	74.62	\$	80.01

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■ Possible Timetable

- Jan - Public Hearing; Preliminary Determination Hearing
- Feb – Schematic Design for Council Approval
- Mar – Design Development Package to Council Approval
- Jun – Final Package to Council for Approval
- Jul – Distribute bid documents
- Aug – Receive bids
- Sep – Award Contracts
- Oct/Nov - Construction Begins
- Oct/Nov - 2008 Occupy Building

Town Of Westfield Town Hall Expansion

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Thank you for your Interest and Participation