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WASHINGTON

COUNCIL STUDY SESSION

Envision the Future of Redmond Senior Center

Carrie Hite
July 28, 2020



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Purpose of Tonight's Meeting

- Project background
- Summary of community outreach
- Listen to the Stakeholder Group recommendations
- Discuss recommendations



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Our Stakeholder Representatives

Alec Weintraub

Deanna Francis

Latha Sambamurti

LouAnn Ballew



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Our Stakeholder Group Volunteers

Alec Weintraub

Angie Hinojos Yusuf

Arnie Tomac

Brian Baker

Byron Shutz

Carlos Jimenez

Cheryl Claux

Dean Tyler

Deanna Francis

Don Burke

Gerri Tyler

Greg Gottgetreu

James Terwilliger

Jamie Hickson

Jennifer Martyn

Jodi Richey

John Oftebro

Kari Tai

Kirsten Burke

Latha Sambamurti

Linda Timmons

Lizette Hedberg

Lorraine Masse

LouAnn Ballew

Marko Filipovic

Michael Montgomery

Ojus John

Pat Vache

Patti McEuen

Paulina White

Risa Coleman

Shaffer White

Shelly Bowman

Siri Bliesner

Susan Robertson

Tanika Padhye

Tim Nappen

Tyson Wellock

Vanessa Kritzer

Varisha Kahn

Zack Benzaoui



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Our Stakeholder Group Values





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Our Community Centers Priorities

- Building community across neighborhoods
- Building community across cultures
- Providing space and activities for teens to build skills
- Providing space and activities for seniors to be active and healthy
- Providing children with skill-building and new experiences in arts, fitness and group activities

Background



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How did we get here?



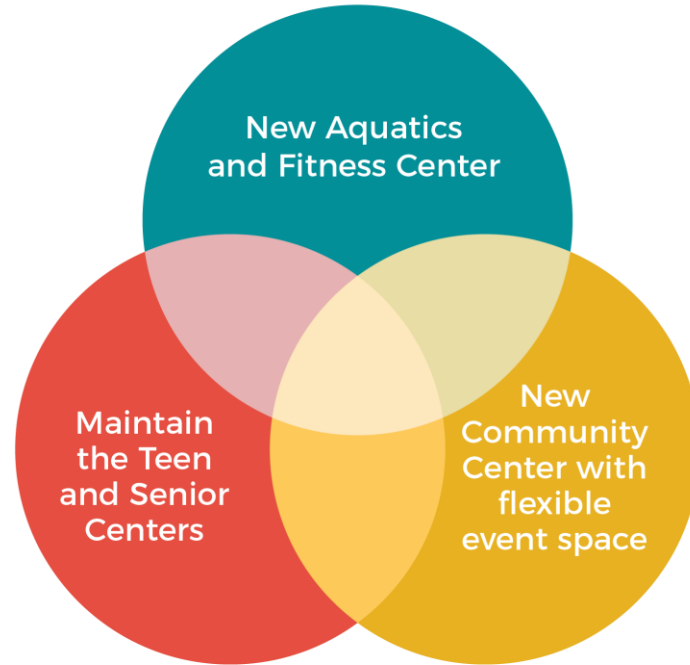
2017 Community Priorities for the Future of Redmond's Community Centers Report

URGENCY FOR ACTION

Within **five years**,
balance competing
priorities



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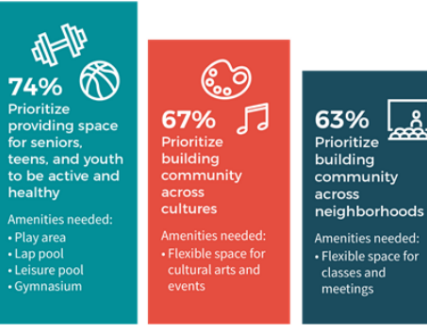


2017 Community Priorities for the Future of Redmond's Community Centers Report

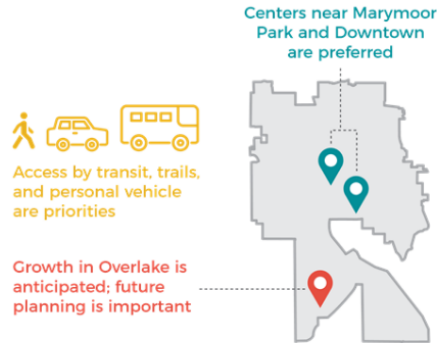


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Spaces



Location Priorities



Partnership Type by Popularity



Funding Priorities

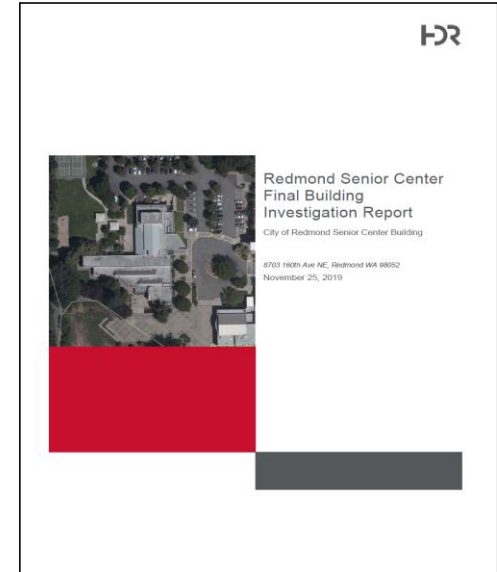
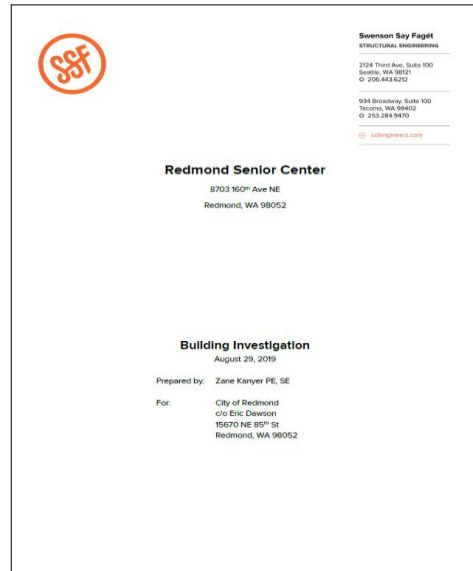


Senior Center Status



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- 2019 study results
- Damage and recommendations
- Status and opportunities



Facilities Strategic Management Plan



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- Capital Improvement Program (CIP) proposed funding for a mid-life renovation
- Capital Budget (2019-2020) included approximately \$15M for improvements

Redmond Senior Center Past Use



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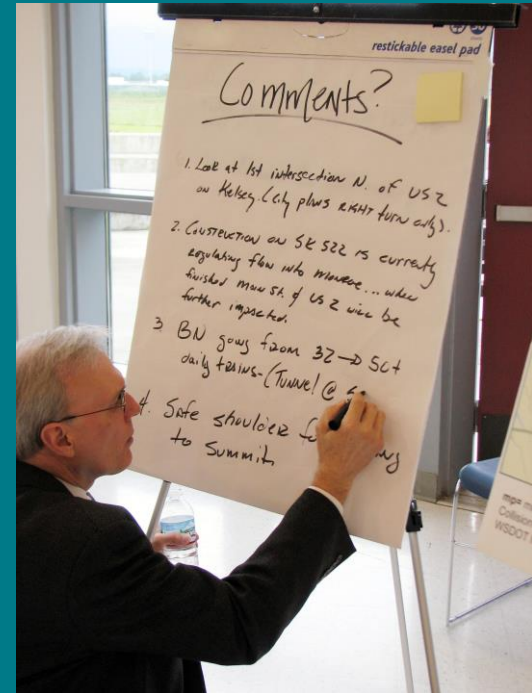
- Senior Center was open Mon-Sat, with most seniors leaving by 4:30pm
- Senior Center supported 3 to 5 all-ages classes each evening during the week
- Weekend use was mostly community rentals and events with some senior programs on Saturday mornings
- A typical week served 35-40 interest groups, 2-3 wellness workshops, 20-25 fee-based classes

Community Outreach 2020

- Inform and Educate
- Invite and Ask
- Review and Share
- Recommend



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Community Engagement



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- **Surveys:** 1,500+ responses
- **Public Meetings:** 150+ attendees
- **Lunches with Seniors:** 175+ attendees
- **Comment cards:** 60+ written comments
- **Briefings**
- **Printed documents were available in Spanish, Chinese and English and translators were present during public meetings**

Facility Options:



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Option A: Renovate/repair the existing building. No changes to building footprint, layout, square footage or programs.

Option B: Demolish the existing building and build a similar building with a similar square footage and programs.

Option C: Demolish the existing building and build a larger building, with expanded layout, dedicated senior space and programs for all-ages.

Option D: Demolish the existing building and build a larger building, with expanded layout, dedicated senior space and programs for all-ages in Phase 1 and the potential for additional space for partnerships in Phase 2.

What we heard



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Stakeholder Group Recommendations



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Urgency

Community Engagement

Scale and Use

Funding

Partnerships

Urgency: The Community Can't Wait



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**2020
Funding,
Partnerships**

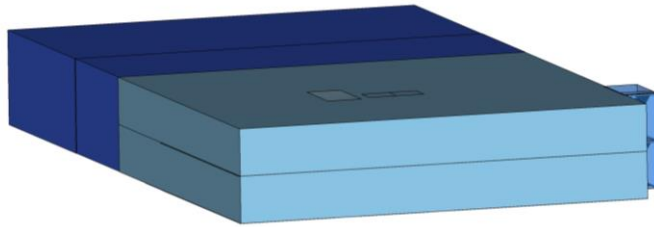
**2020 Design
and
Permitting**

**2021-2023
Construction**

Scale & Use

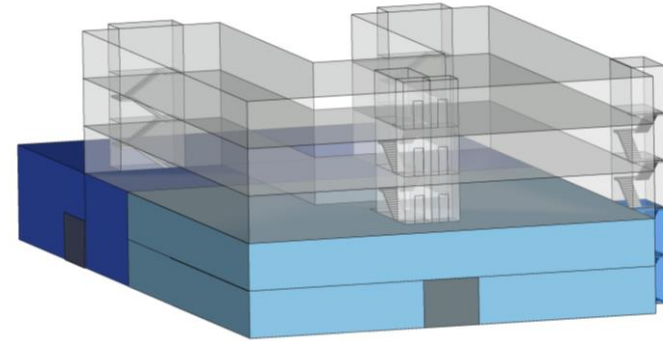


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Option C

Expanded Community Center program with Dedicated Senior Zone



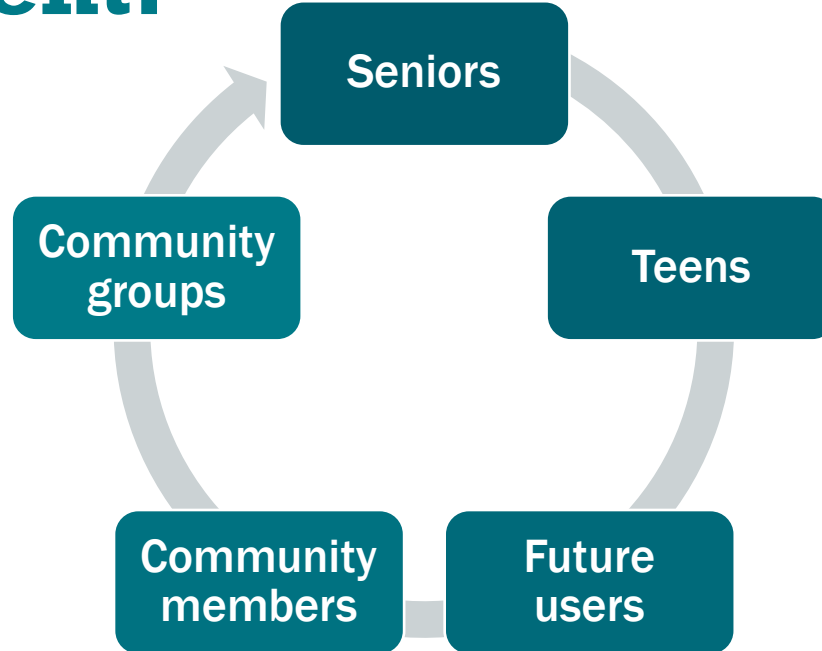
Option D

Expanded Community Center program with Dedicated Senior Zone, structured for future addition of upper floors for partner or other use

Community Engagement:



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Partnerships:



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- Health, wellness partners
- School or community organization partners
- Housing partners
- Nonprofit partners

Rough Costs:



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Option C

Expanded Community Center program with
Dedicated Senior Zone

Gross Building Area (s.f.)	42,800
x \$693/s.f.	
Approximate Construction Cost (with escalation)	\$ 29,675,029
Approximate Soft Costs	\$11,974,339
Approximate Total Project Cost	\$ 41,649,368

"Soft Costs" include:

design fees, testing and inspections, permitting, 10% owner's construction contingency, sales tax, and allowance for furniture, fixtures and equipment (FF&E)

Option C + (ready for vertical addition)

Expanded Community Center with Senior Zone,
structured for future addition of upper floors for
partner or other use

Gross Building Area (s.f.)	42,800
x\$789/s.f.	
Approximate Construction Cost (with escalation)	\$ 33,750,997
Approximate. Soft Costs	\$12,974,339
Approximate Total Project Cost	\$ 46,725,336

Funding Options:



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Options	Cash	Bond	Total
Cash + Councilmanic Bond	\$15 million	\$30 million	\$45 million
Cash + Councilmanic Bond	\$20 million	\$25 million	\$45 million
Cash + Voted Bond	\$20 million	\$25 million	\$45 million

Funding Options:



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Councilmanic Bonds

Limited Tax General Obligation (LTGO) Bonds can be issued under the authority of a legislative body

Examples:

Downtown Park

Bear Creek Parkway

Voter Approved Bonds

Unlimited Tax General Obligation (UTGO) Bonds must be approved by the voters of the jurisdiction and are secured by a property tax levy

Examples:

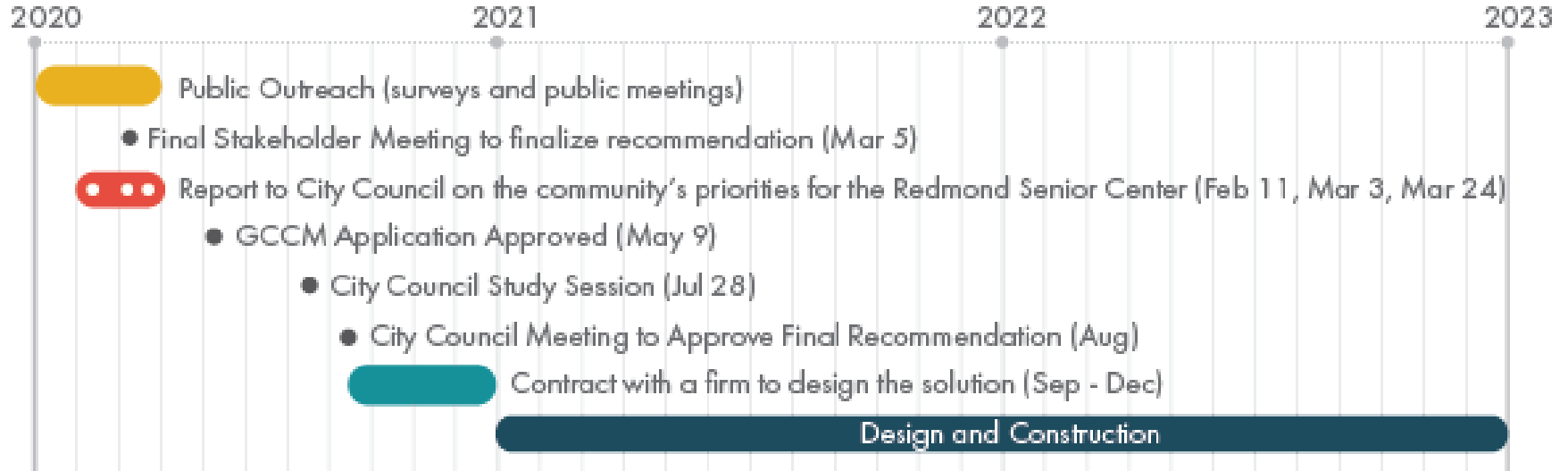
Senior Center

Public Safety Building

Timeline and Next Steps



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Next steps for Council	Deadline
Briefing on Stakeholder Group Recommendations	July 28, 2020
Policy direction and funding options	August 18, 2020
Award of consultant agreement for Owner's Representative (Consultant)	September 2020
Award of consultant agreement for Architect	October 2020
Award for GCCM contractor	January 2021



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Next steps for Project	Deadline
RFP released for Construction Manager and Architect	July - August 2020
Decommission Senior Center	July - September 2020
Demolition of Senior Center	September - October 2020
RFP released for GCCM contractor	September 2020
Community and Stakeholder Engagement on Design	October 2020 - May 2021



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Thank you. Any Questions?

Carrie Hite, Parks and Recreation Director

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