



MEMO TO: Members of the City Council
FROM: Mayor Angela Birney
DATE: July 28, 2020
SUBJECT: **Redmond Senior Center Building**

I. RECOMMENDED ACTION

Brief the City Council on the recommendation of the Redmond’s Community Centers Stakeholder’s group for the Redmond Senior Center Building and discuss the options.

II. DEPARTMENT CONTACTS

Carrie Hite Parks and Recreation Director	425-556-2326
Dave Tuchek, Deputy Parks and Recreation Director	425-556-2318
Dave Juarez Public Works Director	425-556-2326
Eric Dawson Senior Engineer	425-556-2867
Lisa Maher Communication Manager	425-556-2427

III. DESCRIPTION/BACKGROUND

The Redmond Senior Center building is currently closed due to exterior structural issues. In order to mitigate the impact to seniors, programs were relocated to alternative locations, including City Hall and the Redmond Community Center at Marymoor Village. Due to the pandemic City of Redmond buildings are closed to the public, but staff continue providing virtual services, nutritional services, and calling seniors to ensure their health and safety during this time.

The Redmond Senior Center mid-life improvements project was identified in the Facilities Strategic Management Plan that was adopted by the City Council in January 2019, and additionally through the Future of Redmond’s Community Centers stakeholder involvement process. Based on these recommendations, the City has identified the Redmond Senior Center in the 6-year Capital Investment Program for renovation (mid-life repairs and maintenance). The City has set aside \$15M for this work which includes the exterior envelope and mechanical systems.

The Redmond Senior Center recently underwent an exterior building evaluation in August 2019 in preparation for long term maintenance and repairs outlined in the City’s Capital Improvement Plan (CIP). This evaluation conducted by a contracted structural engineering firm confirmed extensive structural damage to the exterior walls and substantial impact to both the lateral and gravity systems. As a result of this evaluation, and at the recommendation of the

consultant (Swenson Say Faget), the City closed and vacated the Redmond Senior Center on September 5, 2019, to allow for the ongoing investigation of the building interior, exterior, and roof. Only limited entry for building inspectors and engineers has been permitted to conduct further assessment.

The City's construction team contracted with HDR Engineering, Inc. to further evaluate the internal and external integrity of the building, roof, roof structure, roof framing, and sheathing integrity. In addition, the scope of work for HDR included a cost estimate for renovation and a recommendation based on their experience and expertise. The final report was submitted to the City on November 25, 2019.

The investigation by HDR Engineering, Inc., found extensive water damage in the exterior walls. The damage was not evident without having multiple investigation openings cut into the tile, stucco, roof, and interior walls under the direction of HDR. The roof and interior wall structures are not damaged. The water intrusion comes from the wall penetrations (windows, vents, doors, trim, etc.) and caused significant damage to the structural stud walls and the plywood sheathing behind the stucco and tile. The consultant determined this damage compromises the safety of the building and determined it should not be occupied until all structural repairs can be made to the entire building. They also advised that there is no way to make partial repairs to the building and re-occupy while remaining repairs are taking place. As part of the report, the consultant also determined the cost of the structural repairs combined with the cost of the renovation already programmed in the 2019-2024 CIP. They found the cost to repair the building and to the cost of a new building were comparable suggesting a new building warrants further consideration.

Staff presented to the City Council and received direction to seek community input about the future of the Redmond Senior Center.

Community Outreach

The City contracted with EnviroIssues to conduct community outreach providing input about the City's options. The City has also contracted with Patano Studio Architecture to help develop concepts and costing for each option. Both of these efforts were implemented concurrently within a three-month timeline (January - March 2020) to bring recommendations to the City Council in March. Due to the pandemic, the March meeting was canceled. This agenda item was postponed until July 28, 2020, due to the limitations on Council agenda items.

The Redmond Community Stakeholder group, originally engaged to complete the Redmond Community Centers Report that was adopted in 2017, has been re-activated to help guide this process and make recommendations to the City Council. In addition, the City has engaged the Senior Center Advisory Committee to assist in the public engagement strategy. In the December staff report to the City Council, four options for consideration were identified. Patano Studio Architecture and EnviroIssues are working with the City to help shape the conversation with the community in exploring these options:

1. Repair the existing senior center building
2. Demolish and build a similar senior center (same square footage)
3. Demolish and build a community center (may increase square footage) with dedicated spaces for seniors and additional spaces for all ages.

- Demolish, partner, and build a mixed-use building with a community center and collaborating partner space.

Initial outreach results were presented to the City Council on February 11, 2020. Based on the outreach and financial feasibility; the City Council decided to remove Option 1 (Repair existing senior center building) from consideration. In a subsequent meeting, on June 23, 2020, the City Council approved the decommissioning and demolition of the current Senior Center building.

The City launched a second phase of engagement, including an open house, senior outreach, comment cards, and continuing to work with the Stakeholder group. The second survey closed on February 23, 2020.

Marketing materials and strategies to inform the public about meetings and how to engage included: posters, postcards, website updates, fact sheets, flyers, senior newsletter, social media advertisements, digital newsletters, tabling at community centers and schools, emails to partner organizations and streaming public meetings through Facebook Live.

Following are significant outreach dates:

Survey #1	January 7-January 27	247 responses
Press Release	January 10	
Stakeholder Conference Call	January 10	
Senior Advisory Committee	January 16	
Senior Outreach/City Hall	January 16	60 attended
Open Public Meeting	January 23	80 attended
Open Public Meeting	February 10	50 attended
Survey #2	February 10-February 23	1,300 responses
City Council Briefing	February 11	See link in memo
Senior Outreach/City Hall	February 13	70 attended
Stakeholder Meeting	February 24	37 stakeholders attended
City Council Briefing	February 25	Complete
Parks and Human Services Briefing	March 3	See link in memo
Stakeholder Meeting	March 5	35 people attended a virtual meeting
City Council Study Session	March 24	Postponed
City Council Business Meeting	April 21	Postponed

Final Recommendation:

The Redmond Community Stakeholder Group has reviewed all public input and has drafted a recommendation for City Council consideration.

- Urgency:** Within three years (by spring 2023), open a new facility to replace the senior spaces lost in the Senior Center closure and meet the most urgent recreation needs of the entire community.

2. **Ongoing Community Engagement:** Engage the Redmond community, and especially those most affected by the closure of the Senior Center, to be informed and involved in the planning and design of recreation spaces (including dedicated space for seniors) that meet the needs and interests of the community now and in the future. Continue to engage the existing Stakeholder Group.
3. **Scale and Use:** Build a larger facility than what exists today at the Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. A larger building is represented by Options 3 and 4. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages and cultures.
4. **Funding:** To the extent possible, develop a funding package that utilizes existing cash reserves, grants and potential revenue sources from future development to finance a larger building than what exists today.
5. **Partnerships:** The community center design should build to accommodate partners for a later phase.

Attached is the final report with findings and recommendations and the PowerPoint presentation. Four representatives from the Stakeholder's group are participating in the presentation.

IV. **PREVIOUS DISCUSSIONS HELD**

There have been many email communications sent to Council and meetings throughout this process.

- City Council staff report: September 17, 2019
- City Council staff report: December 3, 2019
- Mayors Weekly: January 10, 2020
- Mayors Weekly: January 24, 2020
- City Council Study Session: February 11, 2020
- Council Parks and Human Services Committee: March 3, 2020
- Council Study Session - CANCELLED: March 24, 2020, Final Stakeholders Recommendation report sent to Council for review
- Council Parks and Human Services Committee: June 2, 2020
- Council Study Session: June 23, 2020
- Council Parks and Human Services Committee: July 7, 2020

V. **IMPACT**

A. **Service/Delivery:**

In an effort to maintain service to senior participants, City Hall first floor was activated and activities expanded to the Redmond Community Center at Marymoor Village, Grasslawn Pavilion, Redmond Teen Center, and the Redmond Public Safety Building. In addition, during the pandemic, staff have been connecting with senior participants

weekly, providing meals on wheels, virtual recreation options and started a lunch program 2x/week.

Facility staff have been maintaining systems in the Senior Center in order to maintain the air quality and internal structure.

B. Fiscal Note:

In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. This original scope of work includes replacement of all exterior cladding, roof/coping/flashing, windows, HVAC replacement, seismic retrofits, electrical and plumbing repairs, and a fire alarm upgrade.

Staff have prioritized this project in the 2021-2026 CIP and have set aside \$20M in the draft CIP. Additionally, the draft CIP also factors in debt service after the construction to pay for the remainder of the construction. The City will be seeking a state appropriation for this project. Staff will be prepared to present this information on July 28 Study Session.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The City Council could give direction to build a similar Senior Center building with the footprint that exists today.

The City Council could elect not to rebuild at all.

VII. TIME CONSTRAINTS

The community has requested that this community asset is replaced as soon as possible in order to restore community gathering and experiences.

The City Council has requested a timeline and decision points to help guide this process. The key decision points that will be requested from the City Council are:

- July 28, 2020: Study session to hear recommendation from Recreation Stakeholders regarding the Redmond Senior Center.
- August 2020: Decision on rebuild of Redmond Senior Center building and possible financial options.
- August-September 2020: Request for proposals/qualifications for designer, contractor and project manager for GCCM (general contractor/construction manager) process to begin design and construction of Redmond Senior Center. Contract awards would be requested in the 4th quarter of 2020.

VIII. LIST OF ATTACHMENTS

Attachment A: Envision Redmond Senior Center Building Stakeholders Report

Attachment B: Envision Redmond Senior Center PowerPoint presentation

Link to the website: [Envision-the-Future-of-the-Redmond-Senior Center](#)

Link to: December 3, 2019 Redmond Senior Center Update

Link to: [https://February 11, 2020 Envision Redmond Senior Center Study Session](#)

Link to: [https://March 3 Envision Redmond Senior Center Committee of the Whole](#)

Link to: Community Priorities for the Future of Redmond's Community Centers-2017

Link to: Redmond's Community Centers Project Page


Link to: Council Parks and Human Services Committee: June 2, 2020

Link to: Council Study Session: June 23, 2020

Link to: Council Parks and Human Services Committee: July 7, 2020)



Carrie Hite, Parks and Recreation Director



Dave Juarez, Public Works Director



Approved for Agenda _____
Angela Birney, Mayor