



Memorandum

Date: 2/15/2022
Meeting of: City Council

File No. AM No. 22-014
Type: Consent Item

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Parks	Carrie Hite	425-556-2326
Public Works	Phil Williams	425-556-2733
Finance	Chip Corder	425-556-2189

DEPARTMENT STAFF:

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

TITLE:

Approval of an Ordinance for the Redmond Senior and Community Center Funding

- a. Ordinance No. 3076: An Ordinance of the City Council of the City of Redmond, Washington, Amending Ordinance Nos. 3026, 3041, 3042, 3045, 3046, 3047, 3048, 3049, 3050, 3051 and 3069 by Making Adjustments to the City's 2021-2022 Biennial Budget, in Exhibit 1

OVERVIEW STATEMENT:

Staff is requesting approval of the Redmond Senior & Community Center Funding Ordinance increasing the total project budget from \$44 million to \$48 million. City staff will return to City Council Spring 2022 for a decision on allocating the remaining \$25.5 million in one-time cash and/or councilmanic bonds.

☒ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☐ **Provide Direction** ☒ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
 - Envision Redmond Senior Center Building Stakeholders Report March 2020
 - Redmond Community Strategic Plan
 - 2017 Community Priorities for the Future of Redmond's Community Centers Report
 - Redmond Comprehensive Plan

- Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
- Redmond Facilities Strategic Management Plan
- 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**
City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B
- **Council Request:**
On July 20, 2021, Council provided direction to proceed with the design and construction of the Redmond Senior & Community Center at a total cost of \$44 million.
- **Other Key Facts:**
N/A

OUTCOMES:

Receive direction from City Council on increased cost of Redmond Senior & Community Center.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
See Attachment A - Community and Stakeholder Involvement and Outreach
- **Outreach Methods and Results:**
See Attachment A - Community and Stakeholder Involvement and Outreach
- **Feedback Summary:**
See Attachment A - Community and Stakeholder Involvement and Outreach

BUDGET IMPACT:

Total Cost:
\$48 million

Approved in current biennial budget: ☐ Yes ☒ No ☐ N/A

Budget Offer Number:
CIP

Budget Priority:
Infrastructure, Healthy and Sustainable, Vibrant and Connected

Other budget impacts or additional costs: ☒ Yes ☐ No ☐ N/A

If yes, explain:

The City Council passed an ordinance authorizing \$44.0 million for the Redmond Senior and Community Center in November 2021. The City has \$22.5 million in dedicated funding for the Redmond Senior & Community Center, which is detailed below in Funding Sources. The \$25.5 million balance can be funded by the following: 1) General Fund available cash from the 2019-2020 biennium and the 2021 fiscal year; 2) surplus real estate excise tax (REET) and park impact fees from the 2021 fiscal year; and/or 3) Councilmanic bonds. Staff will bring the discussion and decision on the makeup of the \$25.5 million to Council in Q2.

Funding source(s):

2023-2024 CIP: \$17.116 million

State Capital Adopted Budget: \$1.25million

Surplus Park Impact Fees from 2019-2020: \$1.648 million

Surplus REET from 2019-2020: \$2.486 million

General Fund available cash from the 2019-2020 biennium and the 2021 fiscal year, surplus REET and park impact fees from the 2021 fiscal year, and/or Councilmanic bonds: \$25.5 million

Budget/Funding Constraints:

If Councilmanic bonds are issued, the total amount is limited to 50% of the total cost of the project, or \$24.0 million, per the City's fiscal policies (based on the current total project cost estimate of \$48.0 million).

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
N/A	See Attachment B: Council Review Previous Contacts	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

Time Constraints:

The City's design team, Opsis Architecture, needs direction to meet the timeline for project completion at the end of 2023.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved and the design needing significant changes, the project will be delayed at least 9 months with potential completion pushed to July 2024. This is due to the permitting, land entitlement and DRB processes.

ATTACHMENTS:

Attachment A - Community and Stakeholder Involvement and Outreach

Attachment B - Council Review Previous Contacts

Attachment C - Updated Ordinance Budget Adjustment #11

Attachment D - Exhibit 1 - Summary of 2021-2022 Budget Adjustments