



MEMO TO: Parks and Human Services Committee of the Whole

FROM: Carrie Hite, Parks and Recreation Director

DATE: March 3, 2020

SUBJECT: Redmond Senior Center Building

I. PURPOSE For Info Only Potential Agenda Item Scheduled for Council Action

II. RECOMMENDATION

Brief the Parks and Human Services Committee on community outreach and General Contractor -Construction Manager (GCCM) process for the Redmond Senior Center building.

III. DEPARTMENT CONTACTS

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IV. DESCRIPTION/BACKGROUND

The Redmond Senior Center building is currently closed due to exterior structural issues. In order to mitigate the impact to seniors, all programs have been relocated to alternative locations, including City Hall and Redmond Community Center at Marymoor Village.

The Redmond Senior Center mid-life improvements project was identified in the Facilities Strategic Management Plan that was adopted by 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.

Parks staff have relocated programs, rentals, and events to alternate locations to minimize impact to customers and visitors. Senior activities are held at City Hall in various rooms, the Public Safety Building, the Redmond Community Center at Marymoor Village, the Redmond Teen Center, the Art Studio at Grass Lawn Park, and St. Jude's church. The City has been able to continue most of the services for seniors at these various locations.

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 consultant (HDR Engineering, Inc.) investigation found extensive water damage in the exterior walls. The damage was not evident without multiple investigation openings cut into the tile, stucco, roof, and interior walls under HDR's direction. 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 it should not be occupied until all structural repairs can be made to the entire building. There is no way to make partial repairs to the building and re-occupy while remaining repairs are taking place. The consultant also determined the cost of the structural repairs combined with the cost of the renovation already programmed in the 2019-2024 CIP are comparable to the cost of a new building and suggested 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 has contracted with EnviroIssues to conduct community outreach to provide 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 will stay within a three-month timeline (January -March 2020) to bring recommendations to the City Council.

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 and explore 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.
4. 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 initial outreach and financial feasibility the City Council decided to remove Option 1 (Repair existing senior center building) from consideration.

The City launched a second phase of engagement, including an open house, senior outreach, comment cards, and working with the Stakeholder group. This second phase of engagement focused on options B, C and D. The second survey closed on Sunday, February 23, 2020. Staff will present results to the Council at this meeting.

Marketing materials and strategies to inform the public about meetings and how to engage include: 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 public meetings will be streamed on Facebook Live.

Following are significant outreach dates:

Survey #1/Other Answers #1	January 7-January 27	247 responses
Press Release	January 7	
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- see video
Open Public Meeting	February 10	50 attended- see video
Survey #2	February 10-February 23	1300 responses
City Council Briefing	February 11	See video
Senior Outreach/City Hall	February 13	70 attended
Stakeholder Meeting	February 24	37 stakeholders attended
City Council Briefing	February 25	See video
Parks and Human Services Briefing	March 3	
Stakeholder Meeting	March 5	
City Council Study Session	March 24	
City Council Business Meeting	April 21	

Initial broad community outreach has been completed. The Redmond Community Stakeholder Group is now analyzing and discussing a recommendation to present the City Council on March 24.

Alternative Project Delivery

In preparation of a City Council policy decision, staff presented three alternate delivery options on February 11, 2020 to the City Council. The City Council asked for more information about the General Contractor-Construction Manger (GC-CM) state approval process and deliverables. The City could begin the process of approval parallel to the community engagement process and prior to the Council policy direction. Once a policy decision is made, this would give the city a jump start on the build process. Other alternative project delivery methods were presented and considered Design Bid-Build and Design-Build.

General Contractor-Construction Manager

General Contractor-Construction Manager (GC-CM) is a hybrid between Design-Bid-Build and Design-Build. GC-CM utilizes a contractor as a member of the design team who works cooperatively

with the architect and the owner throughout design. The owner hires both the architect and the contractor and retains control of the team throughout the project. The architect is hired in a qualifications-based process as would be done in traditional Design-Bid-Build. Hiring of the contractor is similar to DB in that the contractor is hired based on a combination of price and qualifications. However, the difference from DB is that instead of the contractor assuming control of the project at 30% design completion, the owner agency retains control and the contractor is a design team member until the design is complete. This fosters cooperation within the team. The designer benefits from the contractor’s knowledge of scheduling, cost estimating, materials availability, and constructability.

At approximately 90% design, the owner agency negotiates a Maximum Allowable Construction Cost (MACC) with the GC-CM. If a MACC cannot be agreed upon, the City would always have the option to issue a bid for a different contractor. This isn’t ideal, but it is an option under this alternative method. Once the MACC is finalized, the design documents are completed, and construction begins. Any construction costs over and above the MACC are the responsibility of the contractor. If the final construction cost is less than the MACC, the owner and GC-CM share the savings. The current City Hall building was built with a version of GC-CM

Preliminary Findings

Staff have considered the three delivery methods described above and believe GC-CM warrants further consideration. GC-CM includes these benefits:

- Contractor expertise on the design team, contributing knowledge on scheduling, cost estimating, and constructability.
- City retains flexibility of the design – for a project such as the RSC, the design process will be fluid and will adapt as user needs are uncovered and evaluated. The City needs to be able to consider many options as the design progresses and the contractor’s input would be valuable in evaluating those options. GC-CM will would work well with any of the options currently under consideration for the RSC.
- Qualifications based selection – evaluating both price and qualifications helps ensure that GC-CM projects are of high-quality construction and include appropriate materials and workmanship for the desired result.
- Reduced schedule – the designer and contractor work together to determine if any construction elements can be moved forward and completed early. Additionally, the contractor’s scheduling and construction expertise can help the design team balance schedule needs with construction needs and determine the best final result that can be built with the project’s schedule requirements.

DRAFT Timeline for GC-CM:

April	City Council Policy Decision
May	CPARB Approval?
April-July	Selection process for designer, contractor, project manager
September-December	Decommission of building
December-January 2021	Demolition
July 2020-September 2021	Design development, permitting, public outreach, MACC
June 2021-February 2023	Construction?
February 2023-April 2023	Final punch list, move in

A. **Analysis** (Please include process to-date and any service delivery or fiscal considerations.)

V. **TIME CONSTRAINTS**

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

VI. **LIST OF ATTACHMENTS**

- Link to website: [Envision the Future of the Redmond Senior Center Building](#)
- Link to: [2017 Community Priorities for the Future of Redmond's Community Centers Report](#)
- Link to: [City Council On Demand Meetings](#): Select December 3, 2019 and February 11, 2020 Videos
- Survey #1 Results
- Survey #1 Other Comments
- Survey #2 Results
- Survey #2 Other Comments