

COMMITTEE OF THE WHOLE

Redmond Senior Center Community Outreach

City Council
March 3, 2020





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Purpose

Inform Council about the Redmond Senior Center project and provide update on the community outreach input and options moving forward.

“Envisioning the Future of the Redmond Senior Center”

Senior Center



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Goals



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Project

- Open a facility to the public in three years or less

Outreach

- Solicit community feedback to help the City Council decide how to invest in the Redmond Senior Center

Senior Center Status



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- 2019 structural analysis study results
- Facilities Strategic Plan
 - Capital Improvement Program (CIP) proposed funding for a mid-life renovation
 - Capital Budget (2019-2020) included approximately \$15M for improvements
- 2017 Recreation Community Centers Report

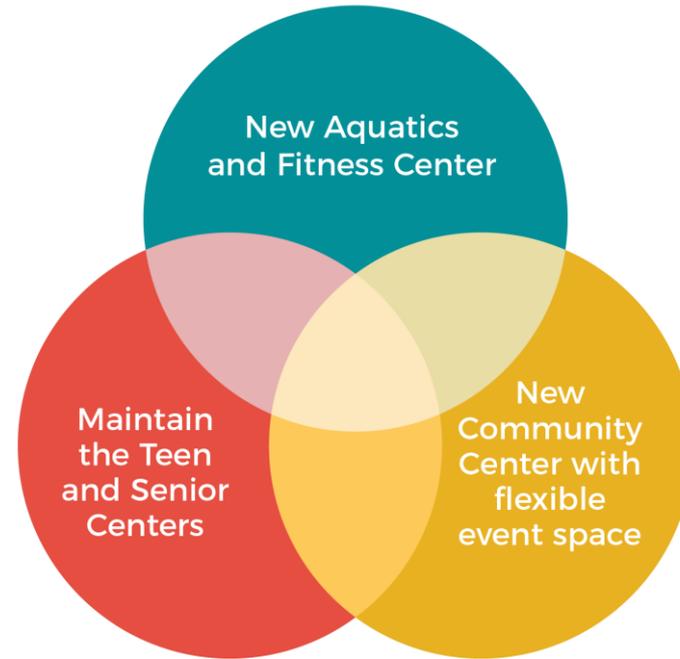
2017 Community Priorities for the Future of Redmond's Community Centers Report

URGENCY FOR ACTION

Within **five years**,
balance competing
priorities



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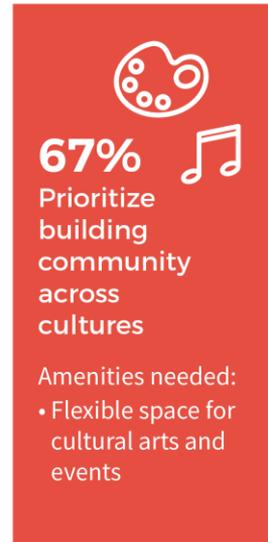


2017 Community Priorities for the Future of Redmond's Community Centers Report



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COMMUNITY VALUES



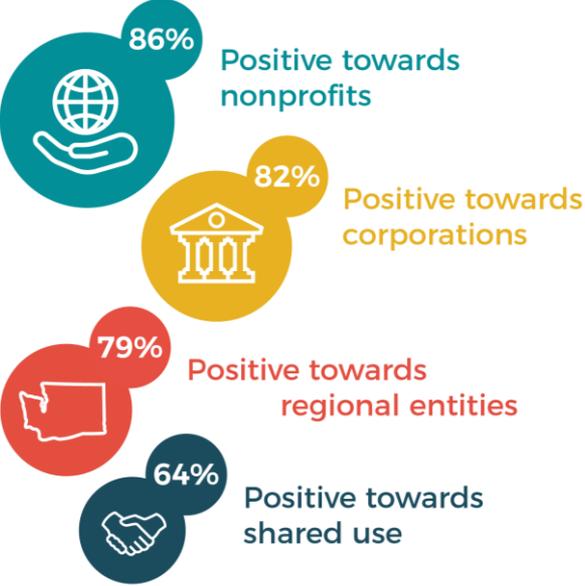
2017 Community Priorities for the Future of Redmond's Community Centers Report

**PARTNERSHIPS
ARE POSITIVE!**



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Partnership types by popularity:



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



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LOCATION PRIORITIES



Access by transit, trails,
and personal vehicle
are priorities

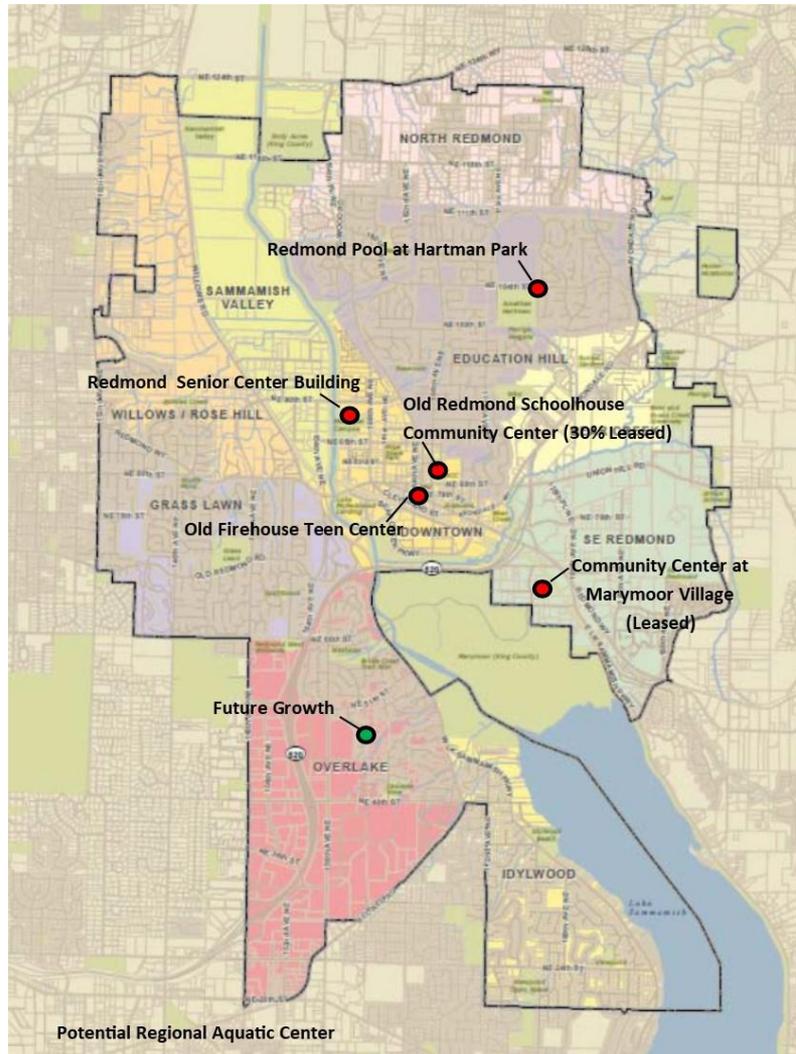
Growth in Overlake is
anticipated; future
planning is important

Centers near Marymoor
Park and Downtown
are preferred





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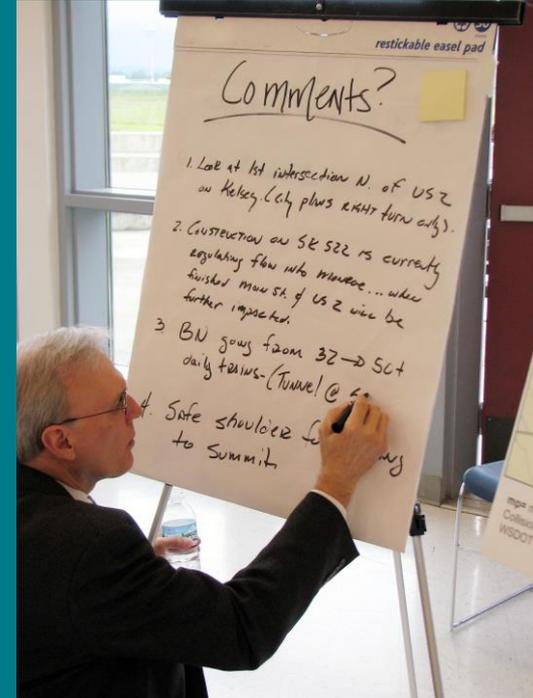
**2017 Community
Priorities for the Future
of Redmond's
Community Centers
Report:
Current facilities and
future growth.**

Community Outreach 2020



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



Options Presented to Community:



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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 usage through partnerships in Phase 2.

Community Involvement



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- Questionnaire 1: 247 completed
- Questionnaire 2: 1,300 completed
- Public Meeting 1: ~80 people
- Public Meeting 2: ~55 people
- Lunch with Seniors 1: ~60 people
- Lunch with Seniors 2: ~70 people
- Comment cards: 50+
- Briefings with Senior Advisory Committee, RYPAC



What We Heard from Initial Briefings & Questionnaire #1



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- Flexible spaces, larger event spaces
- Dedicated Senior space
- Interest in partnerships as a Phase 2
- Intentional design: flooring, gathering spaces, ADA accommodations
- Sustainable design and construction

Questionnaire #1 Feedback



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Option B: Build new: Similar

- Rebuild on same site
- Same square footage
- Some changes to building layout and programs

Option C: Build new: Larger

- Rebuild on same site
- More square footage
- More changes to building layout and programs for seniors and all ages
- Phased partnerships option

Questionnaire #1 Feedback

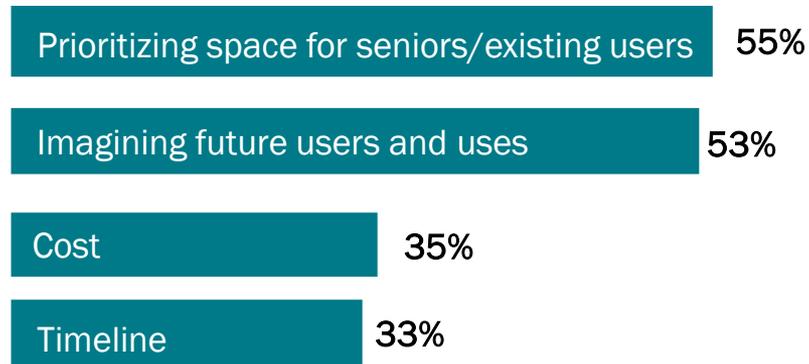


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Which option is your first preference?

	Ranking (1=high, 4 is low)
Option A	3.20
Option B	1.95
Option C	1.82
Option D	2.76

What criteria are you using to decide between Options A-D?



Source: Community questionnaire data from 247 respondents

Questionnaire #2



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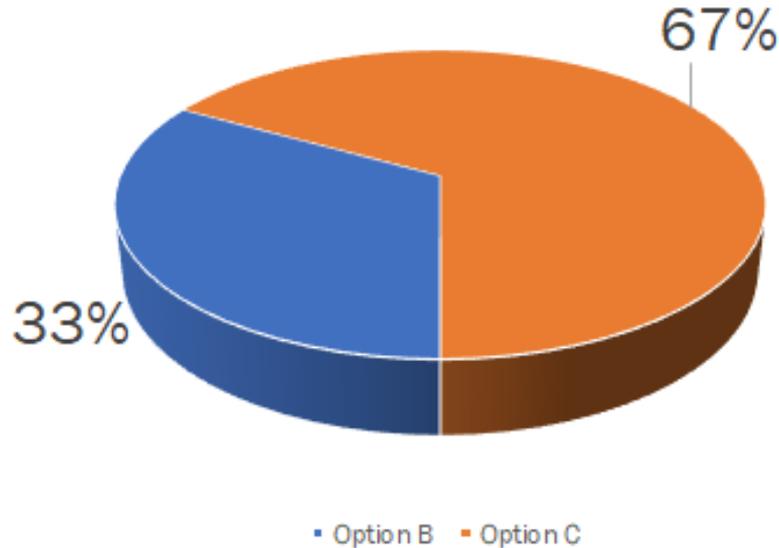
- 1,300 respondents
- Respondents were:
 - 41% Senior Center users
 - 35% RCC@MV users
 - 13% Teen Center users
- Sample became more balanced by age, by race
- Roughly the same percentage of residents (80%) completed the questionnaire

Questionnaire #2 Feedback:



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Overall response to Option B or Option C



Q: The City wants to understand the vision Redmond residents have for the future of the Senior Center and Community Centers generally. Which type of Community Center do you see as Redmond's most urgent priority?

Questionnaire #2 Feedback



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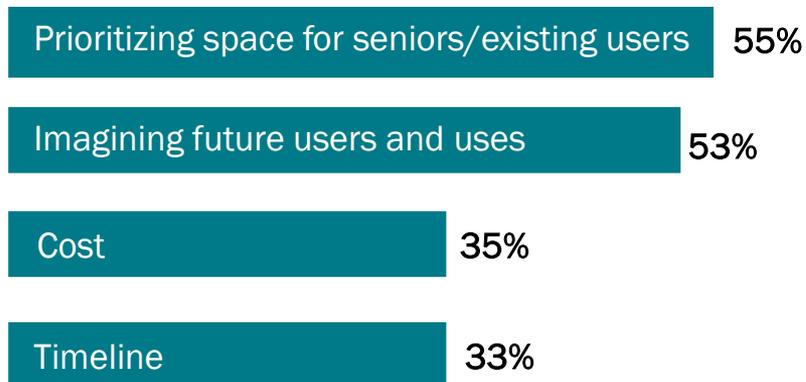
	Overall N=1252	Under 50	Over 50	Senior Center user	All Other users	Non-users
Option B	33%	14%	48%	55%	22%	21%
Option C	67%	86%	52%	45%	78%	79%

Criteria



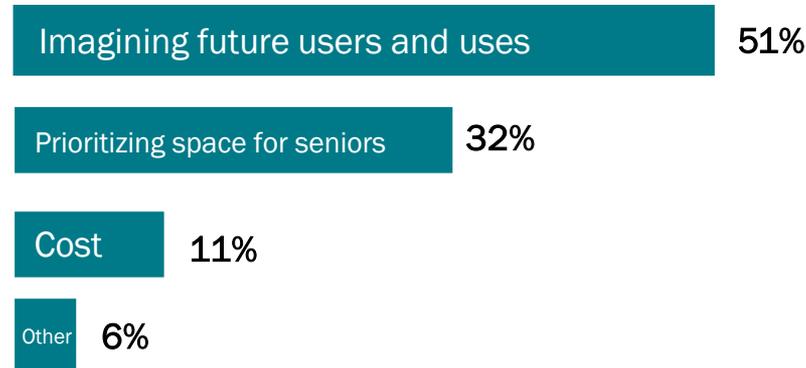
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*What criteria is most important to you?
Select all that apply.*



*Source: Community questionnaire data
from 274 respondents*

*What criteria is most important to you?
Select one only.*



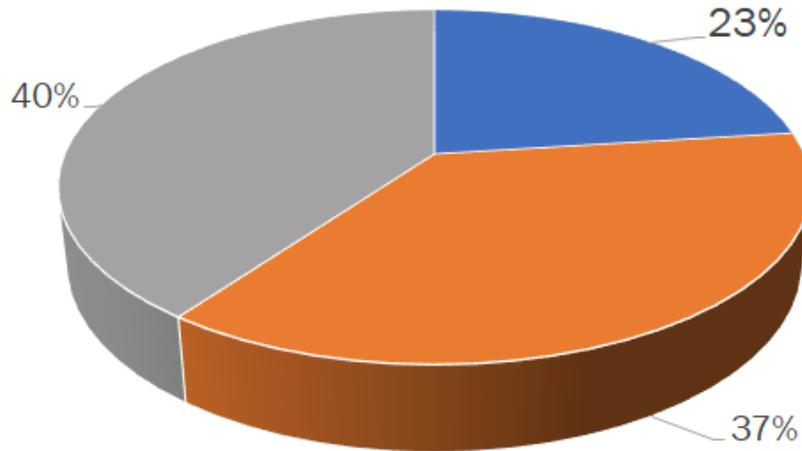
*Source: Community questionnaire data
from 1,254 respondents*

Questionnaire #2 Feedback



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Response to cost scenarios among Option C supporters



- Yes, you would not support a larger Community Center if that meant a tax increase
- No, you would support a larger Community Center even if some amount of tax increase was necessary beyond city funds that have already been set aside
- Unsure, need more information

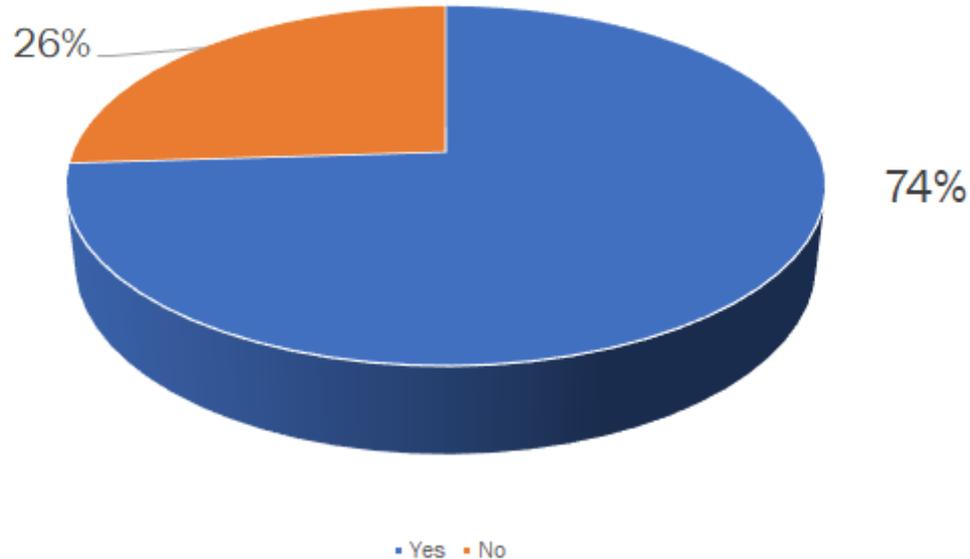
*Source: Community
questionnaire data from
789 respondents who
prefer Option C*

Questionnaire #2 Feedback



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Overall response to partnerships



Q: Should the City of Redmond consider partnering with community organizations to bring in new programs or enlarge spaces?

What We Heard from Questionnaire #2



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- Strong preference overall for Option C (67%) over Option B (33%)
- Seniors and senior center users have mixed opinions
- Dedicated space, overcrowding and safety issues dominate the concerns of those wanting Option B
- Interest in partnerships as a Phase 2, especially housing or health care related
- About 25% of support for Option C is soft if taxpayer dollars are needed



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Costs

Financing

Timeline

Alternative Delivery Method

Cost and Financing Options



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Options for Approximately \$45 million Project Cost:

1. All Cash Option

Use current project set-aside (\$15 million) and other one-time money the City is bringing in from sales tax on construction for the next couple of years.
No one-time money would be available for other projects.

2. Sr. Center Project Set Aside (\$15 million) + Councilmanic Bond (\$30 million)

Use the current project set-aside already budgeted and bond for the additional funds needed.

Debt service to be paid out of Parks CIP

Consider impact on future parks

3. Sr. Center Project Set Aside (\$15 million) + Voter Approved Bond (\$30 million)

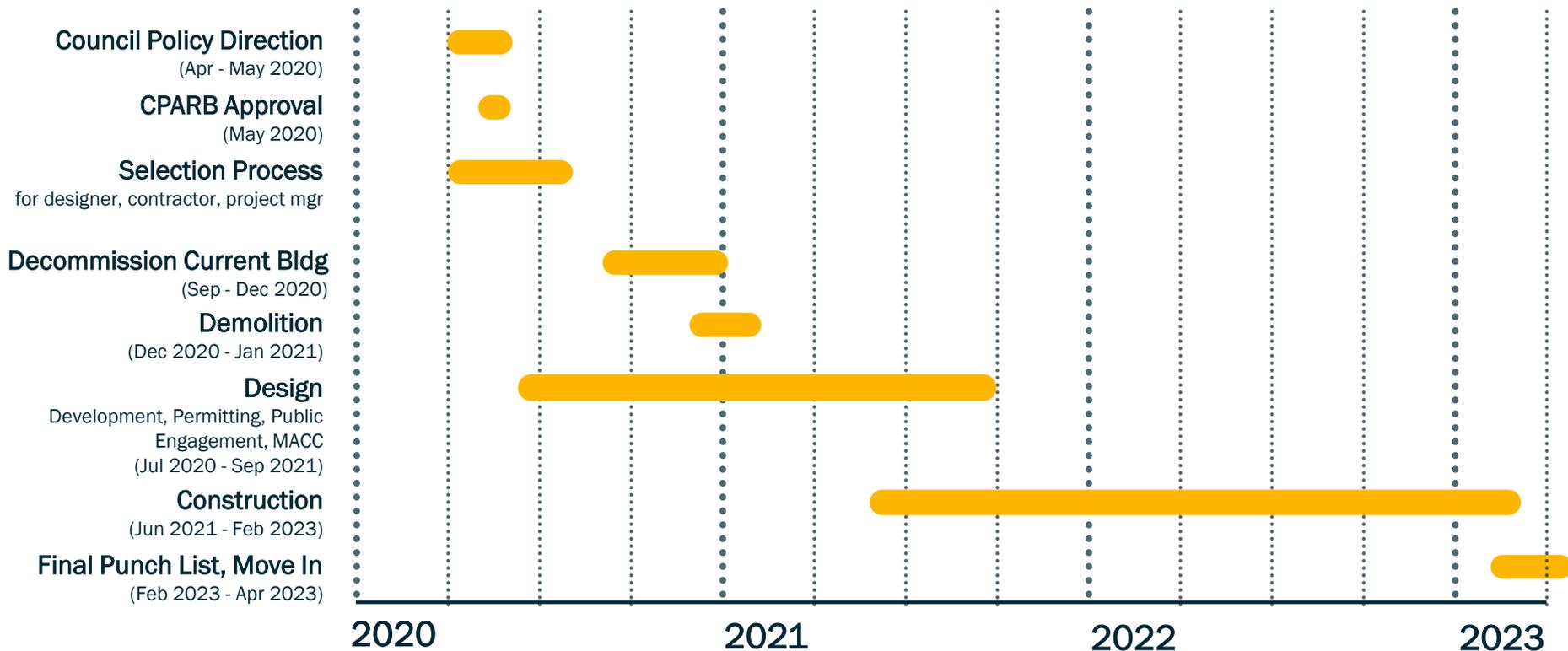
Use the current project set-aside already budgeted and ask voters to fund the remainder.

Consider timing of voter approval

Timeline



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Alternative Project Delivery



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General Contractor-Construction Manager (GCCM) benefits:

- City maintains flexibility of design
- No threshold to qualify for a GCCM process through CPARB
- Researching any policy barriers to allow for GCCM
- Design/build/operate/maintain model not recommended
- Include life cycle costs in the decision making process
- Design build v. GCCM timeline

Alternative Project Delivery



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Approval for General Contractor-Construction Management

- March 17: Council adopt a resolution giving policy direction to seek CPARB approval
- April 7: Public Hearing to consider GCCM process
- April 7 or 21: Approval of application to CPARB for GCCM process
- May 28, 2020: Application and presentation to CPARB



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Next Steps

- Support stakeholders with recommendation
- Create concepts and costing for Council consideration
- Implementation of GCCM process
- Council resolution for GCCM on March 17, public hearing April 4
- Council discussion March 24; possible policy decision on April 21, 2020

Thank you. Any Questions?



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Carrie Hite, Parks and Recreation Director
chite@Redmond.gov or x2326

Malisa Files, Finance Director
mfiles@Redmond.gov or x2166

Eric Dawson, Senior Engineer
edawson@Redmond.gov or x2867