

COUNCIL BUSINESS MEETING

Senior Center Staff Report

City Council
December 3, 2019



PURPOSE

- Provide Council with an update of the Redmond Senior Center
- Describe next steps for the possible path forward for the Redmond Senior Center



PREVIOUS TOUCHES

September 17, 2019

- Staff update

January, 2019

- Adoption of the Facilities Strategic Plan

November 2018

- Adoption of the 2019-2020 budget and CIP



TIMELINE- STRUCTURAL INVESTIGATION

May 2019

- Stucco panels dropped near loading dock

June 2019

- Retained KPG to assist with repairs and investigation

July 2019

- Modern Siding selected for investigation work



TIMELINE- STRUCTURAL INVESTIGATION

August/September 2019

- KPG recommended structural analysis
- SSF recommended closure
- Building closed immediately



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Redmond Senior Center

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Building Investigation

August 29, 2019

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For: City of Redmond
c/o PDC, Division
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TIMELINE-SENIOR CENTER PROGRAMS

September 5

- Closed Senior Center and relocated programs

September – December

- Senior Center programs operating at City Hall, RCCMV, Grasslawn, Teen Center, Public Safety, and various community locations
- Continue communications and updates to seniors about programming and locations



TIMELINE- STRUCTURAL INVESTIGATION

October 2019

- Retained HDR to continue structural investigation - including interior and roof



October/November 2019

- Larger scale stucco removal reveals extensive damage

November 2019

- HDR analysis is complete

TIMELINE-STRUCTURAL INVESTIGATION

Summary of HDR Report

- Damage is from outdated/poor construction techniques at penetrations
- Required repairs include: removing cladding, repairing studs, replacing plywood sheathing, and associated repairs inside
- Because of structural load transfer, it's not possible to repair one portion of the building and then partially re-occupy
- City has a renovation project in current CIP, includes new roof, HVAC, electrical, plumbing, windows, and seismic, for \$15M
- Cost of structural repairs is approximately \$5M Combined with CIP renovation project total of **\$20M** to make building “whole”
- City also commissioned cost study for new building - cost for new is **\$21M**



POSSIBLE OPTIONS

Allocate additional funds

- Continue with renovation plan, including structural integrity.

Allocate additional funds, demolish and rebuild

- Senior Center, like for like
- Community Center, larger space, intergeneration, could include spaces for seniors/teens.
- Senior/Community Center with partnership opportunities i.e. workforce housing, urban school, etc.

Demolish Senior Center

- Absorb programs in current facilities

NEXT STEPS

- Staff to work with stakeholders to explore options to move forward
- Staff to schedule update with City Council in February 2020 to discuss policy direction.



THANK YOU

Questions?

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