

Old Fire House Teen Center Facility

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Redmond
WASHINGTON

Agenda

- Old Fire House Teen Center (OFH) Operations
- Teen Services and Accessibility
- OFH Facility Condition Assessment and Good Faith Inspection
- Opportunities Moving Forward
- Timeline of Decision Points



OFH Operations

- Hours of Operation
 - Tuesday - Thursday - 3:30 - 8:00 p.m.
 - Friday - 3:30 - 6:00 p.m.
- Current Services
 - Drop in space, classes, and services (Youth Eastside Services - YES)
 - Redmond Youth Partnership Advisory Committee (RYPAC)
 - Live Music
- Current Usage
 - 122 unique users
 - 31 RYPAC members
 - Live music events 2-3 times per month



Youth Services and Accessibility

- Alignment with PARCC Plan - Expand Access for All
- Transit and transportation access
- Ability to serve more youth with expanded facility size and additional staffing support
- Co-creation with teens for spaces and services
- ADA accessibility
- Programs and services relocated to Redmond Community Center at Marymoor Village
- Music programs at Redmond Senior & Community Center



Facility Condition Assessment

- 8,600 square feet
- Observed Deficiencies (OD) assessed through Rapid Visual Assessment
 - Facility Condition Index (FCI): Poor - .23 (Range .21-.25)
- Code Compliance, ADA, structural assessment, and hazardous material abatement is not included in costs
- Current Replacement Value (CRV) is not cost of replacement but the value of existing components



Major Facility Deficiencies



Exterior Shell and Roof

Shell Score - 3.7/5

- Original walls and windows
- Failing roof
- Hose tower
- Hazardous Materials throughout



Interior Walls and Doors

Interior Score - 3.2/5

- Original doors and fittings
- Ceilings not up to code
- Hose tower
- Seismic and ADA Upgrades



Foundation and Building Systems

Score - 3.3/5

- Root intrusion in foundation
- Abandoned boiler in basement
- No central air
- Electrical, fire alarm, and security systems do not meet code and are obsolete systems

Recommendation for Next Steps



Assess

- Structural and Seismic
- Hazmat
- Space Use Analysis



Report

- Report on results to City Council and community



Engage

- Community engagement on options moving forward based on assessments and reports

Thank you

Any Questions?



Terminology

Observed Deficiency (OD)

cost for needs from 2023 - 2028, greater than \$5,000

Predicted Renewal (PR)

forecasted future needs based on per SF model and age of building components

Opportunities

non-required improvements such as energy efficiency, improved accessibility, and security

Current Replacement Value (CRV)

the value of the components of the existing buildings (different then replacement cost)

Facility Condition Index (FCI)

ratio of backlog maintenance cost to CRV

Rapid Visual Assessment

method of non-destructive investigation and review