Old Fire House Teen Center Facility

April 22, 2025

Loreen Hamilton, Parks Director



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

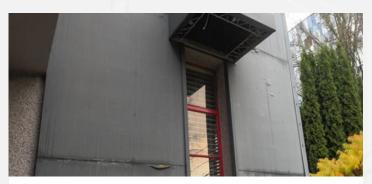


Facility Condition Assessment

- 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 |