



Memorandum

Date: 8/16/2022
Meeting of: City Council

File No. AM No. 22-127
Type: Staff Report

TO: Members of the City Council
FROM: Mayor Angela Birney
DEPARTMENT DIRECTOR CONTACT(S):

Parks	Loreen Hamilton	425-556-2336
Public Works	Aaron Bert	425-556-2733

DEPARTMENT STAFF:

Public Works	Eric Dawson	Senior Engineer
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TITLE:

Redmond Senior & Community Center Budget Update

OVERVIEW STATEMENT:

Staff will provide an update on the Redmond Senior & Community Center project budget needs due to continued inflation, volatile construction costs, and labor costs. Bid openings for MACC #2 have almost concluded and the project will need an estimated additional \$8 million to complete. The full MACC will be ready in early September. Project scope and schedule have remained unchanged since the approved schematic design in July 2021.

One-time funds are available to cover this cost and Director Corder will be present to address how the increased construction costs can be accommodated.

☐ **Additional Background Information/Description of Proposal Attached**

REQUESTED ACTION:

☐ **Receive Information** ☒ **Provide Direction** ☐ **Approve**

REQUEST RATIONALE:

- **Relevant Plans/Policies:**
 - Envision Redmond Senior Center Building Stakeholders Report March 2020
 - Redmond Community Strategic Plan
 - 2017 Community Priorities for the Future of Redmond's Community Centers Report
 - Redmond Comprehensive Plan
 - Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
 - Redmond Facilities Strategic Management Plan

- 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**
City Comprehensive Plan: FW-23, CC-12, PR-19, PR-35, PR-36, PR-37, PR-38, UC-19, UC-20, DT-12, and DT-15, Redmond Zoning Code-RZC 21.10.070B
- **Council Request:**
On July 20, 2021, Council provided direction to proceed with the design and construction of the Redmond Senior & Community Center at a total cost of \$44 million. In February 2022, an ordinance was passed increasing this total cost to \$48 million.
- **Other Key Facts:**
N/A

OUTCOMES:

Receive direction on additional touchpoints or information needed by City Council to continue with the project and increased budget need. Construction has begun and civil site work is well underway. MACC #1 has been executed which covers foundation and building shell and core. MACC #2 includes Tenant Improvements. Delay of this contract will not allow contracts to be executed or materials to be ordered which would cause further project delay.

COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:

- **Timeline (previous or planned):**
See Attachment A - Community and Stakeholder Outreach and Involvement
- **Outreach Methods and Results:**
See Attachment A - Community and Stakeholder Outreach and Involvement
- **Feedback Summary:**
See Attachment A - Community and Stakeholder Outreach and Involvement

BUDGET IMPACT:

Total Cost:

Council approved a total of \$48 million for the construction of the Redmond Senior and Community Center. With the approval of the added costs the total project cost equals \$56 million. A total allocation of \$8 million will need to be approved in the budget to fully fund the project.

Approved in current biennial budget: ☐ Yes ☒ No ☐ N/A

Budget Offer Number:

CIP

Budget Priority:

Infrastructure, Healthy and Sustainable, Vibrant and Connected

Other budget impacts or additional costs: ☒ Yes ☐ No ☐ N/A

If yes, explain:

Construction costs have increased the total project cost by \$8 million. One-time funds are available to cover this

overage.

Funding source(s):

CIP: \$17.116 million
State Capital Adopted Budget: \$1.25 million
Surplus Park Impact Fees from 2019-202: \$1.648 million
Surplus REET from 2019-2020: \$2.486 million
Councilmanic Bonds: \$16.0 million
One-time Cash: \$9.5 million + \$8.0 million (additional funding needed)

Budget/Funding Constraints:

N/A

☐ **Additional budget details attached**

COUNCIL REVIEW:

Previous Contact(s)

Date	Meeting	Requested Action
See Attachment B	N/A	N/A

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
8/23/2022	Committee of the Whole - Parks and Environmental Sustainability	Receive Information
9/6/2022	Committee of the Whole - Planning and Public Works	Provide Direction
9/20/2022	Business Meeting	Approve

Time Constraints:

MACC #2 will be finalized in early September. Bonds have been issued and construction has started. Approval of additional budget and MACC #2 are vital to keeping the timeline for completion by end of 2023.

ANTICIPATED RESULT IF NOT APPROVED:

If not approved, the schedule would be impacted due to inability to sign contracts, hire subcontractors, or order materials needed for the Tenant Improvements.

ATTACHMENTS:

Attachment A - Community and Stakeholder Outreach and Involvement
Attachment B - Council Review Previous Contacts