

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

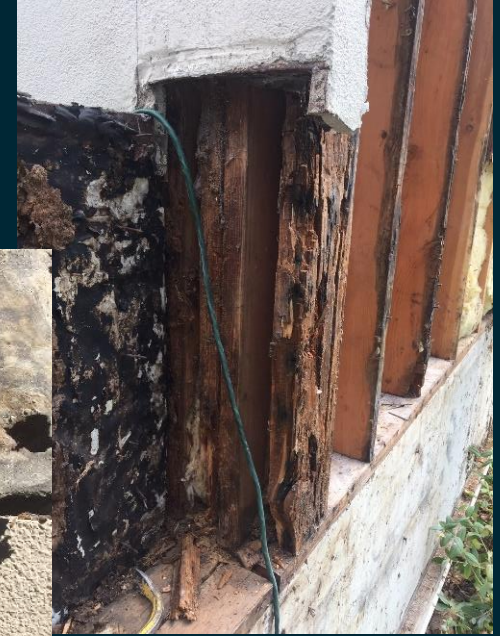
- Stucco panels dropped near loading dock

## 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

8103 161st Ave NE  
Redmond, WA 98052

### Building Investigation

August 29, 2019

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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- Damage is from outdated/poor construction techniques at penetrations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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