



**Redmond's
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COUNCIL STUDY SESSION

Envision the Future of Redmond Senior Center

Carrie Hite
July 28, 2020



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Purpose of Tonight's Meeting:

- Project background
- Summary of community outreach
- Listen to the Stakeholder Group recommendations
- Discuss recommendations



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Our Stakeholder Representatives:

Alec Weintraub

Deanna Francis

Latha Sambamurti

LouAnn Ballew



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City of Redmond
WASHINGTON

Our Stakeholder Group Volunteers:

Alec Weintraub
Angie Hinojos Yusuf
Arnie Tomac
Brian Baker
Byron Shutz
Carlos Jimenez
Cheryl Claux
Dean Tyler
Deanna Francis
Don Burke
Gerri Tyler
Greg Gottgetreu
James Terwilliger
Jamie Hickson

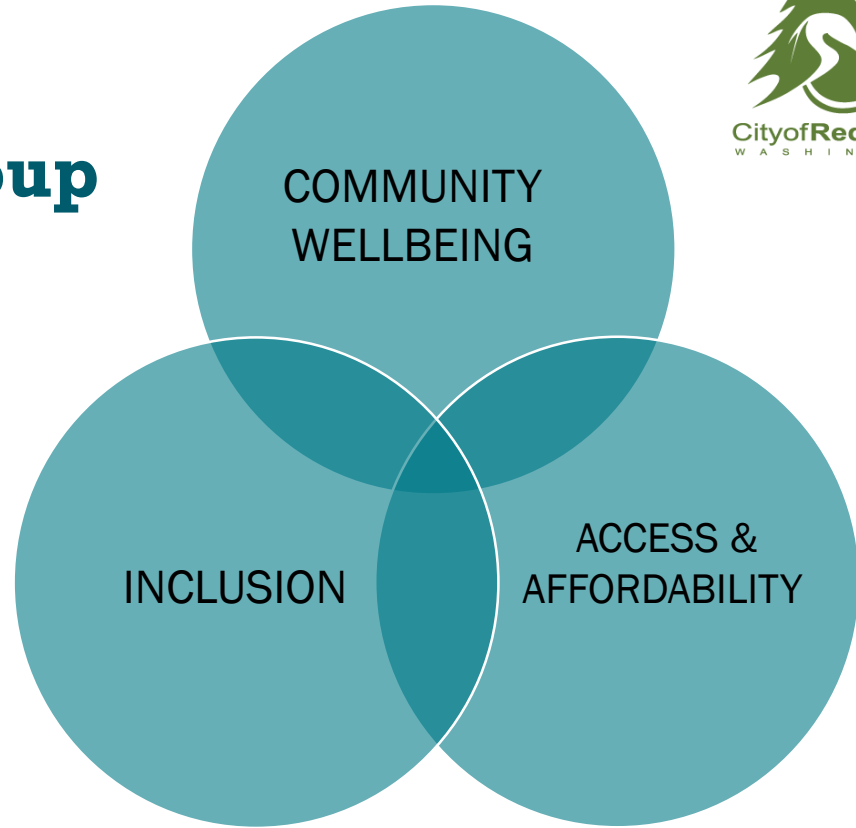
Jennifer Martyn
Jodi Richey
John Oftebro
Kari Tai
Kirsten Burke
Latha Sambamurti
Linda Timmons
Lizette Hedberg
Lorraine Masse
LouAnn Ballew
Marko Filipovic
Michael Montgomery
Ojus John
Pat Vache

Patti McEuen
Paulina White
Risa Coleman
Shaffer White
Shelly Bowman
Siri Bliesner
Susan Robertson
Tanika Padhye
Tim Nappen
Tyson Wellock
Vanessa Kritzer
Varisha Kahn
Zack Benzaoui



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Our Stakeholder Group Values





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Our Community Centers Priorities

- Building community across neighborhoods
- Building community across cultures
- Providing space and activities for teens to build skills
- Providing space and activities for seniors to be active and healthy
- Providing children with skill-building and new experiences in arts, fitness and group activities



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Background

How did we get here?



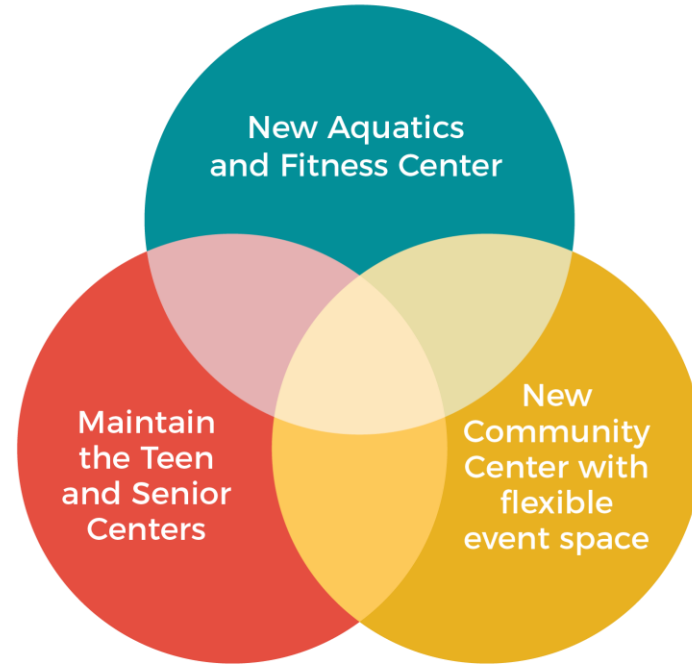
2017 Community Priorities for the Future of Redmond's Community Centers Report

URGENCY FOR ACTION

Within **five years**,
balance competing
priorities



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2017 Community Priorities for the Future of Redmond's Community Centers Report



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SPACES



74%

Prioritize
providing space
for seniors,
teens, and youth
to be active and
healthy

Amenities needed:

- Play area
- Lap pool
- Leisure pool
- Gymnasium



67%

Prioritize
building
community
across
cultures

Amenities needed:

- Flexible space for
cultural arts and
events



63%

Prioritize
building
community
across
neighborhoods

Amenities needed:

- Flexible space for
classes and
meetings

2017 Community Priorities for the Future of Redmond's Community Centers Report



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LOCATION PRIORITIES



Access by transit, trails,
and personal vehicle
are priorities

Growth in Overlake is
anticipated; future
planning is important

Centers near Marymoor
Park and Downtown
are preferred



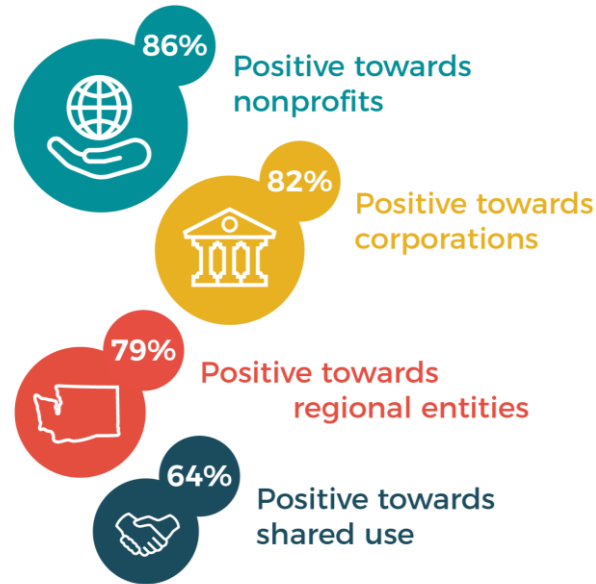
2017 Community Priorities for the Future of Redmond's Community Centers Report



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**PARTNERSHIPS
ARE POSITIVE!**

Partnership types by popularity:



2017 Community Priorities for the Future of Redmond's Community Centers Report



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**FUNDING
PRIORITIES**

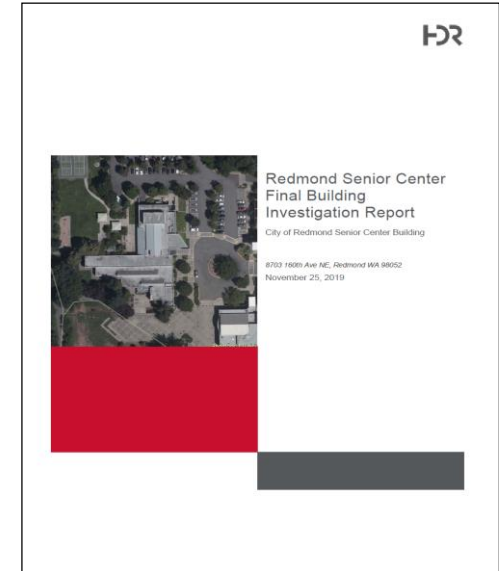
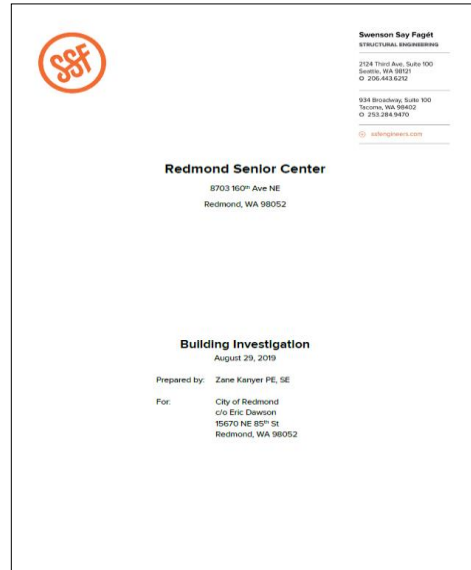


Senior Center Status



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- 2019 study results
- Damage and recommendations
- Status and opportunities



Facilities Strategic Management Plan



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- Capital Improvement Program (CIP) proposed funding for a mid-life renovation
- Capital Budget (2019-2020) included approximately \$15M for improvements

Redmond Senior Center

Past Use



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- Senior Center was open Mon-Sat, with most seniors leaving by 4:30pm
- Senior Center supported 3 to 5 all-ages classes each evening during the week
- Weekend use was mostly community rentals and events with some senior programs on Saturday mornings
- A typical week served 35-40 interest groups, 2-3 wellness workshops, 20-25 fee-based classes

Timeline and Next Steps



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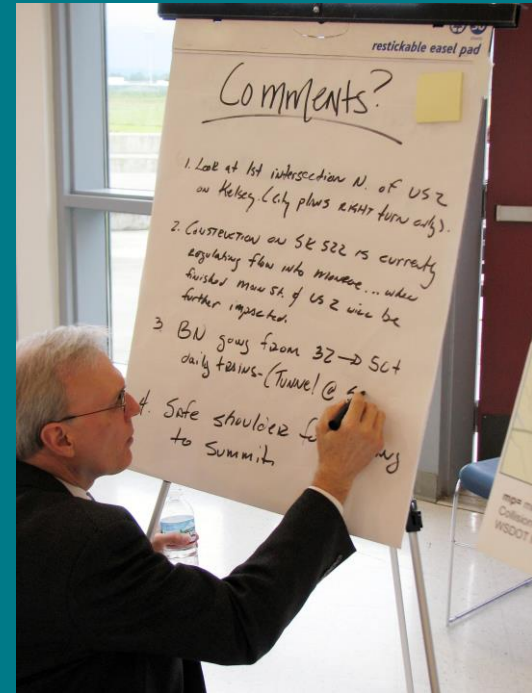


Community Outreach 2020



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- Inform and Educate
- Invite and Ask
- Review and Share
- Recommend



Community Engagement



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- **Survey 1:** 247 completed
- **Survey 2:** 1,300 completed
- **Public Meeting 1** ~105 people attended
- **Public Meeting 2** ~55 people attended
- **Lunch with Seniors #1** ~60 people
- **Lunch with Seniors #2** ~98 people
- **Comment cards** 60+
- **Briefings** with Senior Advisory Committee, Parks & Trails Commission, RYPAC

Options Presented To Community:



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Option A: Renovate/repair the existing building. No changes to building footprint, layout, square footage or programs.

Option B: Demolish the existing building and build a similar building with a similar square footage and programs.

Option C: Demolish the existing building and build a larger building, with expanded layout, dedicated senior space and programs for all-ages.

Option D: Demolish the existing building and build a larger building, with expanded layout, dedicated senior space and programs for all-ages in Phase 1 and the potential for additional usage through partnerships in Phase 2.

Phase 1: Public Meeting, Survey, Briefings



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Phase 2: Public Meeting, Survey, Briefings



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Recommendations



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Urgency

Community Engagement

Scale and Use

Funding

Partnerships

Urgency: The Community Can't Wait



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2020
Funding,
Partnerships

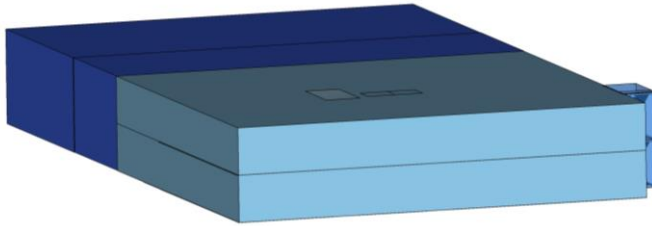
2020 Design
and
Permitting

2021-2023
Construction

Scale & Use

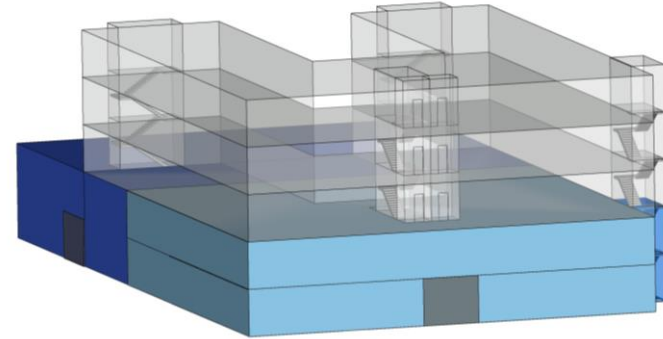


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Option C

Expanded Community Center
program with Dedicated
Senior Zone



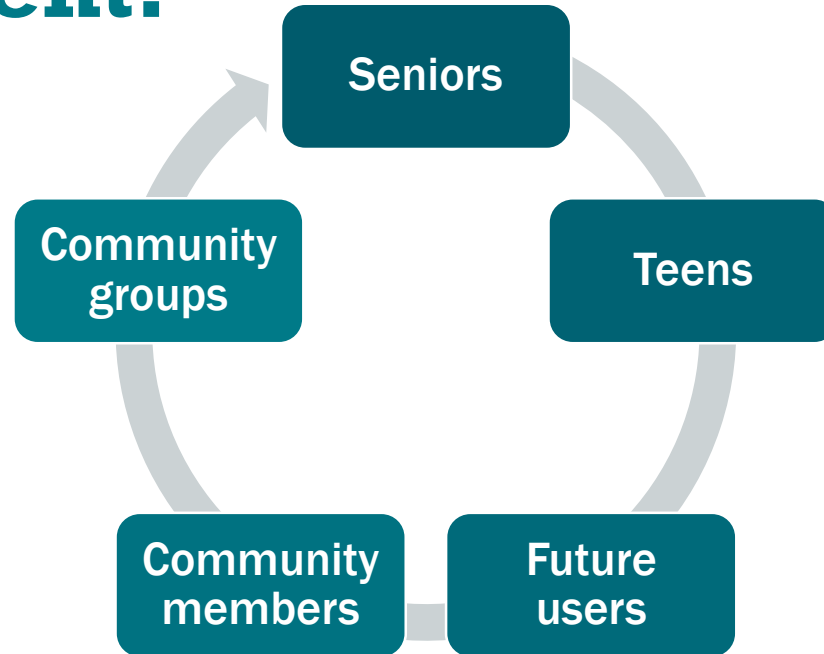
Option C+

Expanded Community Center program
with Dedicated Senior Zone, structured
for future addition of upper floors for
partner or other use

Community Engagement:



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Partnerships:



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- Health, wellness partners
- School or community organization partners
- Housing partners
- Nonprofit partners

Rough Costs:



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Option C

Expanded Community Center program with
Dedicated Senior Zone

Gross Building Area (s.f.)	42,800
x \$693/s.f.	
Approximate Construction Cost (with escalation)	\$ 29,675,029
Approximate Soft Costs	\$11,974,339
Approximate Total Project Cost	\$ 41,649,368

"Soft Costs" include:

design fees, testing and inspections, permitting, 10% owner's construction contingency, sales tax, and allowance for furniture, fixtures and equipment (FF&E)

Option C + (ready for vertical addition)

Expanded Community Center with Senior Zone,
structured for future addition of upper floors for
partner or other use

Gross Building Area (s.f.)	42,800
x \$789/s.f.	
Approximate Construction Cost (with escalation)	\$ 33,750,997
Approximate. Soft Costs	\$12,974,339
Approximate Total Project Cost	\$ 46,725,336

Funding:



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Options	Cash	Bond	Total
Cash + Councilmanic Bond	\$15 million	\$30 million	\$45 million
Cash + Councilmanic Bond	\$20 million	\$25 million	\$45 million
Cash + Voted Bond	\$20 million	\$25 million	\$45 million

Funding:



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Councilmanic Bonds

Limited Tax General Obligation (LTGO) Bonds can be issued under the authority of a legislative body

Examples:

Downtown Park

Bear Creek Parkway

Voter Approved Bonds

Unlimited Tax General Obligation (UTGO) Bonds must be approved by the voters of the jurisdiction and are secured by a property tax levy

Examples:

Senior Center

Public Safety Building



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Next steps for Council	Deadline
Briefing on Stakeholder Group Recommendations	July 28, 2020
Policy direction and funding options	August 18, 2020
Award of consultant agreement for Owner's Representative (Consultant)	September 2020
Award of consultant agreement for Architect	October 2020
Award for GCCM contractor	January 2021



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Next steps for Project	Deadline
RFP released for Construction Manager and Architect	July - August 2020
Decommission Senior Center	July – September 2020
Demolition of Senior Center	September – October 2020
RFP released for GCCM contractor	September 2020
Community and Stakeholder Engagement on Design	October 2020 – May 2021



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Thank you. Any Questions?

Carrie Hite, Parks and Recreation Director

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