



**Redmond's
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Envision the Future of Redmond Senior and Community Center

**City Council
Parks and Human Services
Committee of the Whole
September 1, 2020**



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Purpose of today's meeting

- Continue to discuss options for the rebuild of the Redmond Senior Center with costing
- Recap Recreation Stakeholders recommendation for consideration
- Discuss timing to move forward and next steps

Facility Options



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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.

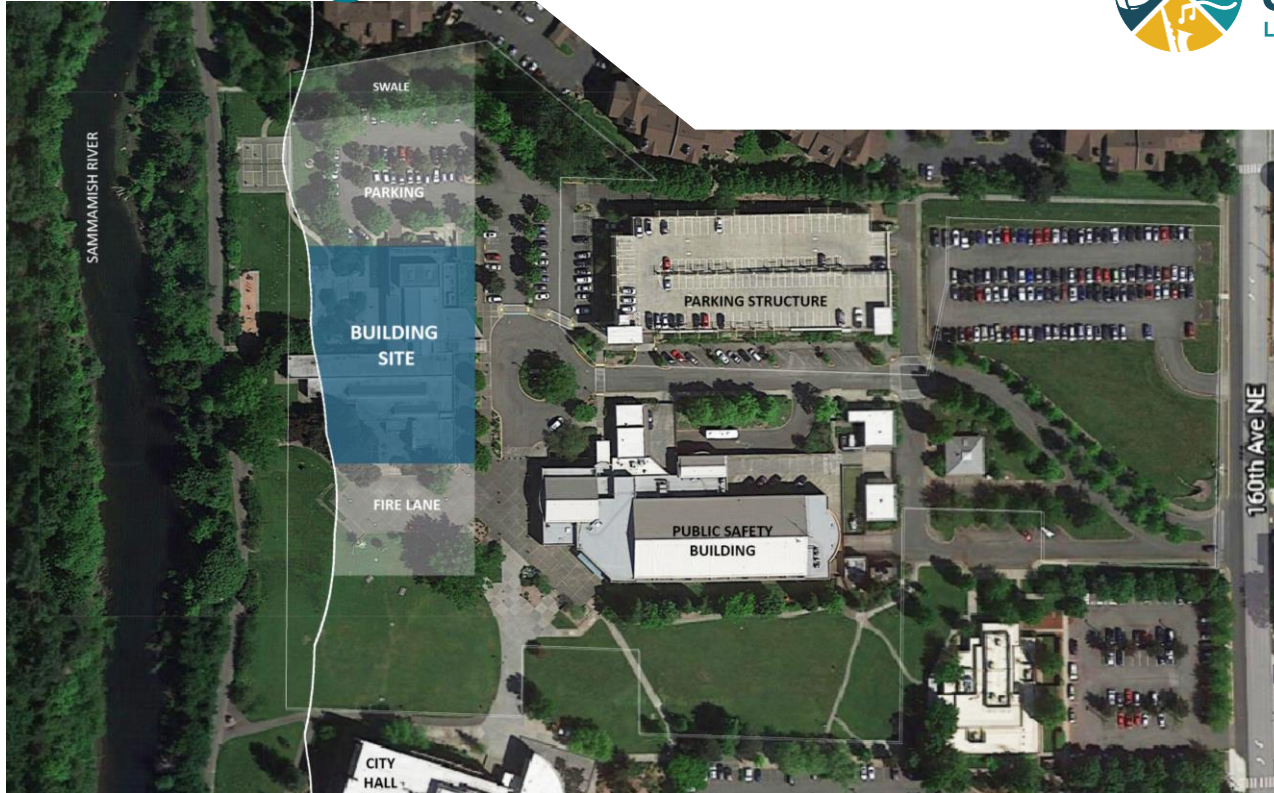
Option C: Demolish the existing building and build a larger building, with expanded layout, dedicated senior space and programs for all-ages.

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 space for partnerships in Phase 2.

Site Diagram



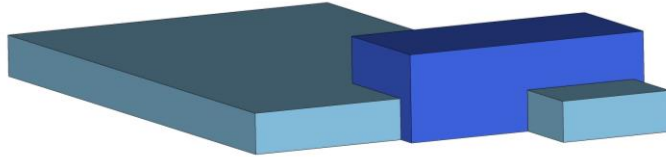
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Conceptual Massing Diagrams

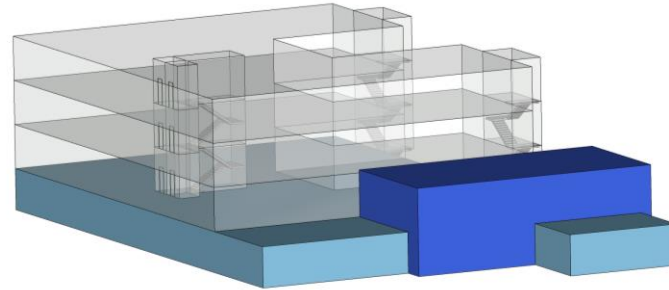


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Option B

Program to match existing
Senior Center



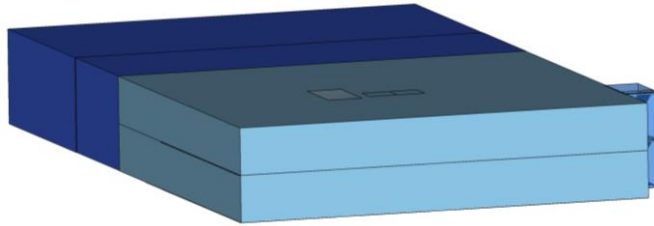
Option B+

Program to match existing Senior
Center at ground floor, structured
for future addition of upper floors
for partner or other use

Conceptual Massing Diagrams

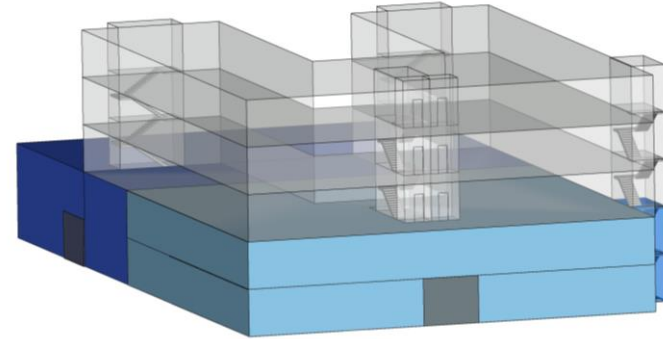


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Option C

Expanded Community Center program with Dedicated Senior Zone



Option D

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

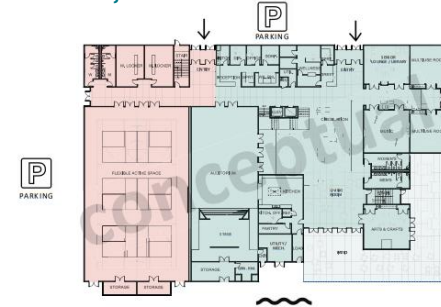
Rebuild Options

	OPTION B 22,000 sf	OPTION C 42,800 sf
Senior Gathering (lounge, coffee, games, library)	X	X
Wellness / Senior	X	XX
Specialized (greenhouse)	X	X
Administrative (reception, offices, staff room)	X	X
Support (restrooms, storage, circulation, mechanical)	X	XX
Commercial Kitchen	X	X
Dance / Fitness	X	XX
Classroom / Flexible Meeting (art, music, meetings, lectures, small events)	X	XX
Flexible Space / Auditorium (stage & associated spaces)	250 people	300 people
Lobby / Community Gathering		XX
Flexible Active Space (changing rooms, storage)		XX

Option B: 22,000 sf



Option C: 42,800 sf



Rough Order of Magnitude Costs

	Option B Match existing Senior Center.	Option B Match existing Senior Center, structured for future addition. Ready for vertical addition.
Gross building area (s.f.) x \$650/s.f.	22,000 (x \$650/s.f.)	22,000 (x \$650/s.f. + 20%)
Approximate construction cost	\$14,300,000	\$17,160,000
Approximate soft costs	\$7,150,000	\$8,580,000
Approximate total project cost	\$21,450,000	\$25,740,000

"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)

Rough Order of Magnitude Costs

	Option C Expanded Community Center program with dedicated Senior Zone.	Option D Expanded Community Center with Senior Zone, structured for future addition of upper floors for partner or other use. Ready for vertical addition.
Gross building area (s.f.)	42,800 (x \$693/s.f.)	42,800 (x \$789/s.f.)
Approximate construction cost	\$29,675,029	\$33,750,997
Approximate soft costs	\$11,974,339	\$12,974,339
Approximate total project cost	\$41,649,368	\$46,725,336

"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)

Stakeholder Group Recommendations



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Urgency

Community Engagement

Scale and Use

Funding

Partnerships

The Need For More Community Space

Redmond's Community Centers	2000-2017	2018-2019	2020	2021
	Old Redmond Schoolhouse, Redmond Senior Center, and OFH Teen Center <small>*The Old Redmond Schoolhouse closed in December 2017.</small>	Redmond Community Center, Redmond Senior Center, and OFH Teen Center <small>*The Senior Center closed in September 2019</small>	Redmond Community Center and OFH Teen Center <small>*The Old Redmond Schoolhouse reopens in a limited capacity in December 2020</small>	Redmond Community Center, OFH Teen Center and Old Redmond Schoolhouse
Total Square Feet	72,300 sf	50,600 sf	28,600 sf	38,300 sf
Small Meeting/Program Space (1-15 people)	9	5	1	1
Medium Meeting/Program Space (15-34 people)	9	8	4	4
Large Meeting/Program Space (35-70 people)	6	4	2	2
Event Space	ORSH Auditorium (250 people) RSC Social Hall (200 people) OFH Showroom (100 people)	RSC Social Hall (200 people) OFH Showroom (100 people)	OFH Showroom (100 people) No performance stage	OFH Showroom (100 people) No performance stage
Commercial Kitchen	2	2		
Specialty Spaces	Clay Studio with kiln Recording Studio Library	Lecture Hall Drop-in Fitness Studio Recording Studio Library	Lecture Hall Drop-in Fitness Studio Recording Studio	Lecture Hall Drop-in Fitness Studio Recording Studio Clay Studio with kiln
Dance Studio	1			1
Gymnasium	1			1

Community Impact



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Old Redmond Schoolhouse

125

**LARGE-SCALE
EVENTS**
annually in the
Multipurpose
Room

35

**ONGOING
COMMUNITY
RENTALS**

300

**ONE-TIME
RENTALS**
annually

170,000

VISITORS
to the Old
Redmond
Schoolhouse

Redmond Senior Center

75

**LARGE-SCALE
EVENTS**
annually in the
Multipurpose
Room

20

PARTNERSHIPS
to provide social
services &
activities for
seniors

60+

**SENIOR
ACTIVITIES**
Weekly activities &
senior interest
groups

250

MEALS
served weekly
through Senior
Lunch Program

49,000

VISITORS
to the Senior
Center

Rebuild Options To Meet Community Need

	CURRENT	CURRENT + SENIOR CENTER SPACE ONLY	CURRENT + COMMUNITY CENTER WITH SENIOR CENTER SPACE
Total Square Feet	38,300 sf	60,300 sf	81,800 sf
Small Program Space (1-15 people)	1	1	1
Medium Program Space (15-34 people)	4	4 + 1 Flexible Space	4 + 4 Flexible Spaces
Large Program Space (35-70 people)	2	2 + 2 Flexible Spaces	2 +4 Flexible Spaces + Arts Option
Event Space	OFH Showroom (100 people) No performance stage	OFH Showroom (100 people) No performance stage + Flexible Space / Auditorium with Stage (250 people)	OFH Showroom (100 people) No performance stage + Flexible Space / Auditorium with Stage (300 people)
Specialty Spaces	Lecture Hall Drop-in Fitness Studio Recording Studio Clay Studio with kiln	Lecture Hall Drop-in Fitness Studio Recording Studio Clay Studio with kiln	Lecture Hall Drop-in Fitness Studio Recording Studio Clay Studio with kiln
Dance Studio	1	1	1
Gymnasium	1	1	1
Commercial Kitchen		+ 1 Commercial Kitchen	+1 Commercial Kitchen
Senior Gathering		Senior Lounge / Library Community Gathering Area	Senior Lounge / Library Community Gathering Area Living Room
Active / Wellness			Large Flexible Active Space (pickleball, bball, fitness) Locker Rooms Dance / Fitness Area Indoor Walking options Flexible indoor fitness

Partnerships



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Potential Path Forward

- Request for proposals: September - December 2020
- Selection and confirmation: January - March 2021
- Negotiations and agreement: March – September 2021
- Design development: June – December 2021

Potential Partners

- Affordable, Workforce or Senior Housing
- Urban School
- Healthcare
- Private or Public Nonprofits: ie, Human Services, Y, Boys & Girls Clubs



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Next steps for Council	Deadline
Policy direction and funding options	September 15, 2020
Award of consultant agreement for Owner's Representative (Consultant)	September-October 2020
Award of consultant agreement for Architect	October-November 2020
Award for GCCM contractor	January 2021



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Thank you. Any Questions?

Carrie Hite, Parks and Recreation Director

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