



**Redmond's
COMMUNITY CENTERS**
Let's create the future NOW



City of Redmond
WASHINGTON

Envision the Future

Redmond Senior and Community Center



**City Council
Business Meeting
September 15, 2020**



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Purpose of today's meeting

- Discuss options for the rebuild of the Redmond Senior Center
- Answer City Council questions about square foot costing and options, capital outlay, bond costs, cost to taxpayers, and opportunity costs
- Recap Recreation Stakeholders recommendation for consideration
- Council policy direction: Building size financing method
- 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 B+:** Potential for additional space for partnerships in Phase 2.

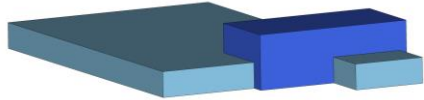
Option C: Demolish the existing building and build a larger building, with expanded layout, dedicated senior space and programs for all-ages.

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.

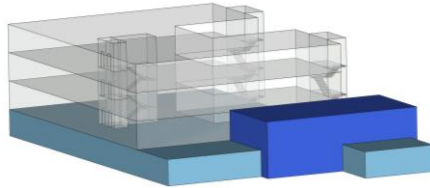
Conceptual Massing Diagrams



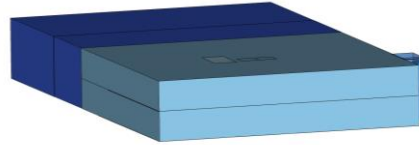
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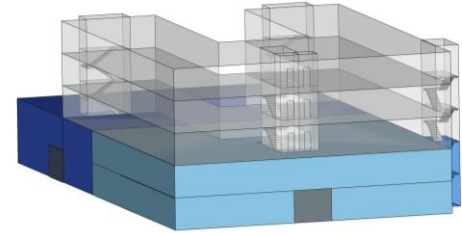
Option B
\$975/s.f.



Option B+
\$1168/s.f.



Option C
\$973/s.f.



Option D
\$1091/s.f.

Capital Outlay Schedule



Options	Total Project Cost	Total Cost / Square Foot		2020 Design & Construction	2021 Design & Construction	2022 Design & Construction	2023 Design & Construction
OPTION B 22,000 s.f.	\$21,450,000	\$975/s.f.		\$400,000	\$4,000,000	\$9,500,000	\$7,550,000
OPTION B+ 22,000 s.f. +expansion	\$25,700,000	\$1,168/s.f.		\$400,000	\$5,000,000	\$11,500,000	\$8,800,000
OPTION C 42,800 s.f.	\$41,650,000	\$973/s.f.		\$500,000	\$7,500,000	\$17,000,000	\$16,650,000
OPTION D 42,800 s.f. + expansion	\$46,700,000	\$1,091/s.f.		\$500,000	\$8,700,000	\$20,000,000	\$17,500,000

Cost per SF and Options



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Assumptions:

- \$975/s.f. = full build out
- \$1100/s.f. = future expansion

Square footage	Full build out	Structural integrity for future expansion
25,000	\$24.3 million	\$27.5 million
30,000	\$29.2 million	\$33 million
35,000	\$34.1 million	\$38.5 million
40,000	\$39 million	\$44 million
45,000	\$43.8 million	\$49.5 million
50,000	\$48.7 million	\$55 million

Cost: Per Capita



\$30 Million Bond
20-Year = \$40,387,750
30-Year = \$49,161,500



Population 65,690



	Total Per Capita
20-Year Bond	\$615
30-Year Bond	\$748

Cost: Property Tax Payers Councilmanic Bonds



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	20-Year Bond	30-Year Bond
Estimated Annual Debt Service Payment	\$2,020,250	\$1,640,750
City's 2020 Levy Rate Per \$1,000 of Assessed Value	\$1.09	\$1.09
Additional Levy Rate Per \$1,000 Assessed Value	\$0.08	\$0.06
Total New Levy Rate Per \$1,000 of Assessed Value	\$1.17	\$1.15
Additional For \$640,000 Home	\$50.06/year	\$40.66/year

Funding Options



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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

Community Space Availability

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

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

Rebuild Options



Expanded Services to meet the growth of senior & community needs	Option B 22,000 sf	Option C 42,800 sf
Senior Nutrition & Lunch	50 daily lunches 5 days/week 12,500 lunches annually	125 daily lunches 30,000 lunches annually
Senior Activities (interest groups, classes, workshops)	50 classes/week 3,000 annual activities	70 weekly classes 4,250 activities annually
Senior Gathering & Lobby Space offering a low barrier to entry	Seating for 60 capacity	Seating for 120 capacity
Cultural Partnership Programs	5 partnerships	12 partnerships
Commercial Kitchen	20 rentals (anniversaries, wedding, cultural celebrations, holidays, graduations)	50 rentals (anniversaries, wedding, cultural celebrations, holidays, graduations)
Active Older Adult Programming (Future senior/adult programming)	10 classes per week 500 classes annually	25 classes per week 1,250 classes annually
Large Gatherings & Events (cultural events, celebrations & milestones)	75 large-scale events	250 large-scale events
Youth Basketball	At ORSH and LWSD gymnasiums	+30 teams +300 youth served
Youth Summer Camps	Indoor at RCCMV and OFH only	500 youth (weekly) 5,000 per summer
TOTAL	50,000 visitors (excluding rentals)	120,000 visitors (excluding rentals)

Opportunity Costs



Option B: 22,000 s.f. facility

- CIP projects can be completed sooner
- \$1 million less revenue from classes, rentals, facility use
- 70,000 less people served
- 100,000 less people served through rentals for large events
- Cost to add s.f. or build in the future will increase

Option C: 42,800 s.f. facility

- Some CIP projects delayed
- More future focused – save costs for future build
- Ability to serve 170,000 additional community members
- \$1 million additional revenue per year for rentals and programs

Stakeholder Group Recommendations



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- Urgency, larger building with senior dedicated zone
- Community Engagement: Include seniors and stakeholders in the design process
- Sustainability: In any option, the interest is in building it with a high level of environmental sustainability
- Partnerships: Staff will continue to implement RFP process to secure a partner for a future phase.

Quotes from survey participants:

"As a local youth sports club, we would love a place to gather with our team for socials and team building events."

"There is a great need for another community stage for theatre and music productions."

"The community symphonies are having more and more trouble finding places to practice and play due to the rising demands on school spaces by the district growth. Having a rehearsal and concert/auditorium outside of the district facility is good."

"Being open when the weather is bad is helpful."

"Redmond needs a place for live music. The live music culture is dying."



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“ Build the large building with room to grow. B+ or D, please. ”

-Facebook comment

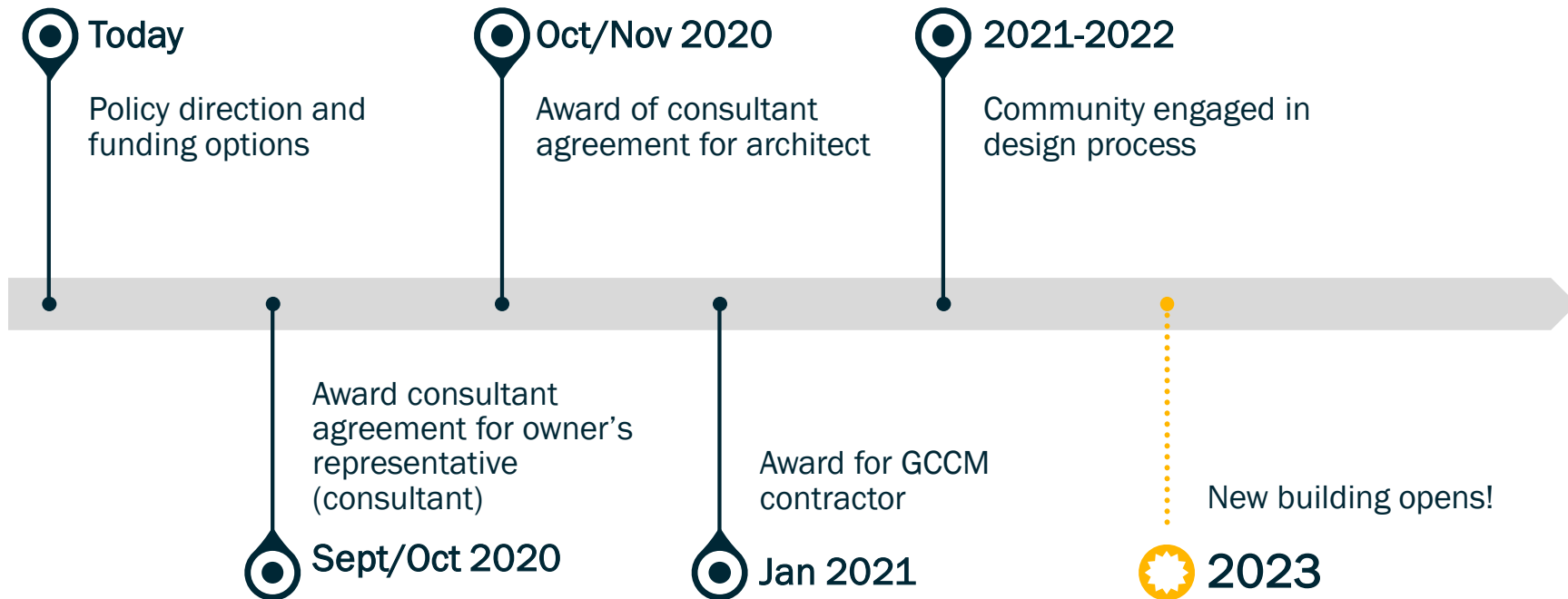
“ I love the idea of a Community Center with a Senior Zone. ”

-Facebook comment

Timeline



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Thank you. Any Questions?

Carrie Hite, Parks and Recreation Director

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