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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

# Background

How did we get here?



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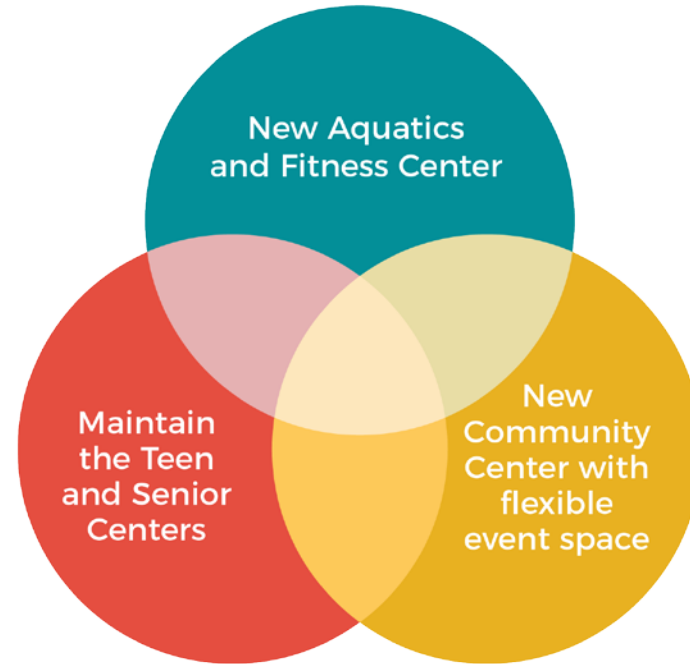
# 2017 Community Priorities for the Future of Redmond's Community Centers Report

## 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

## LOCATION PRIORITIES



Access by transit, trails,  
and personal vehicle  
are priorities

Growth in Overlake is  
anticipated; future  
planning is important



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Centers near Marymoor  
Park and Downtown  
are preferred



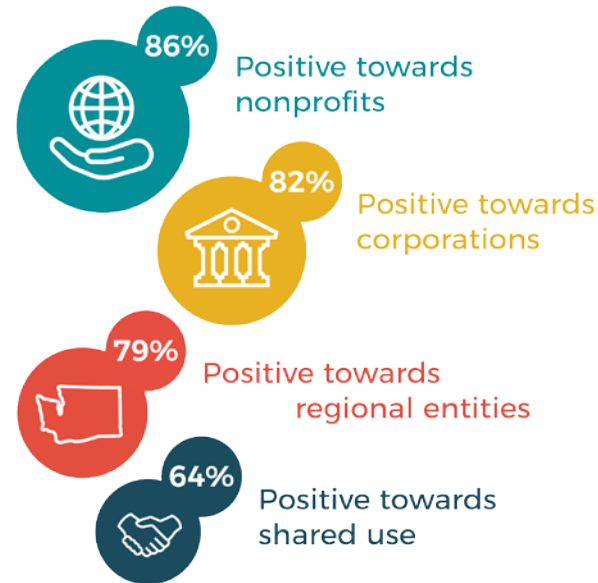
# 2017 Community Priorities for the Future of Redmond's Community Centers Report



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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

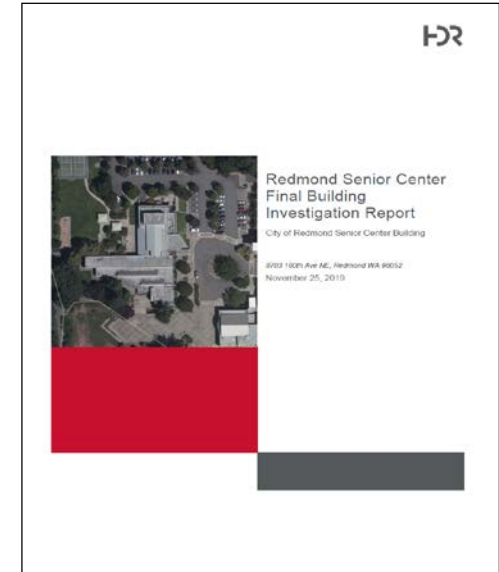
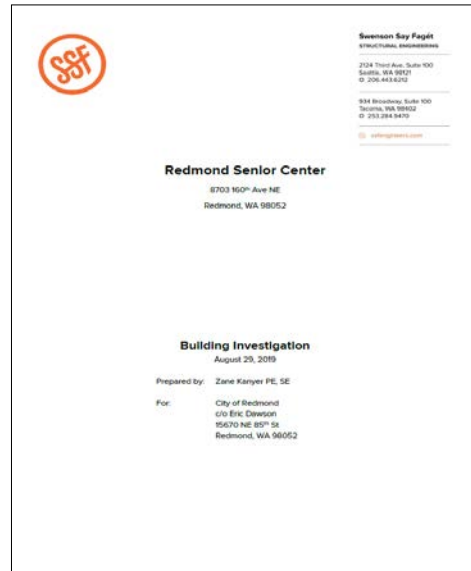


# Senior Center Status



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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



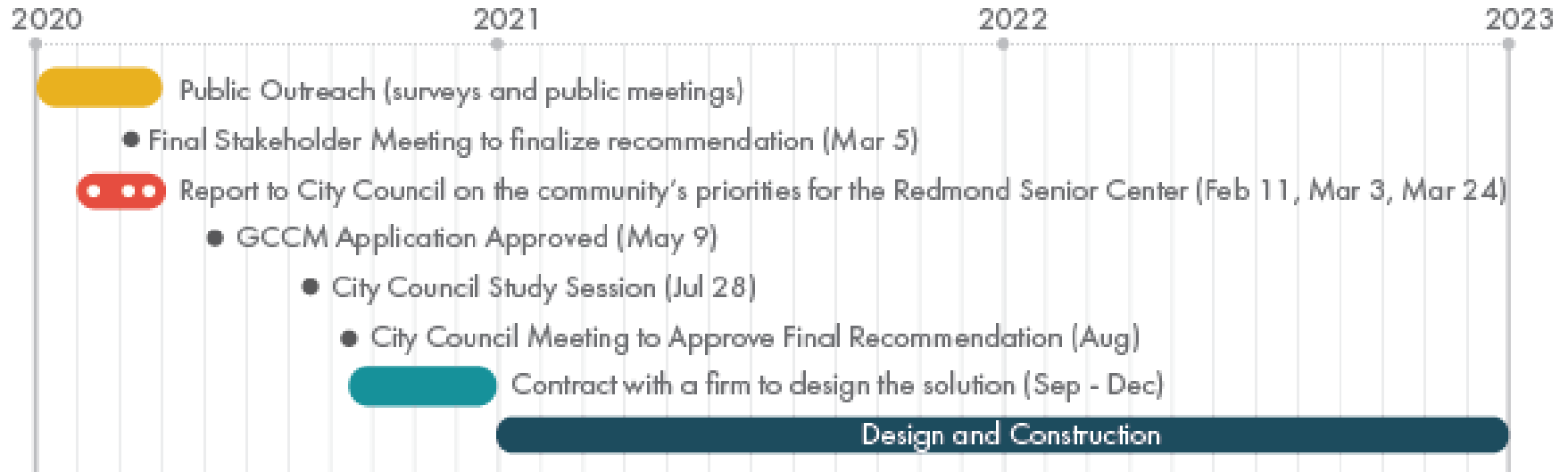
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- Senior Center was open Mon-Sat, with most seniors leaving by 4:30pm
- Senior Center supported 3 to 5 all-ages classes each evening during the week
- Weekend use was mostly community rentals and events with some senior programs on Saturday mornings
- 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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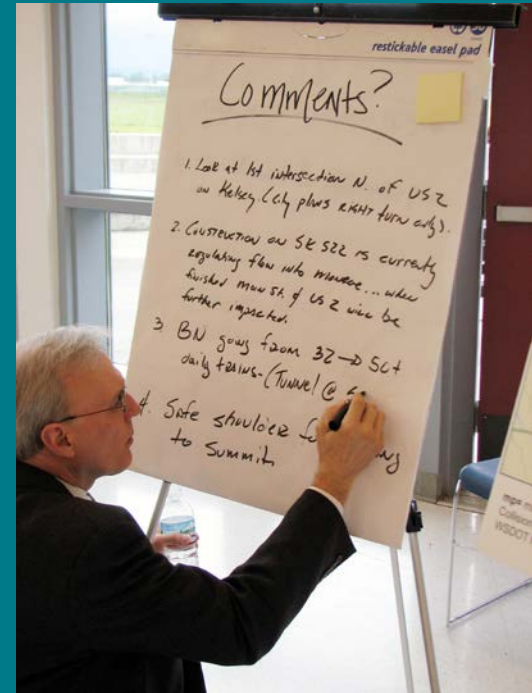


# Community Outreach 2020



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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

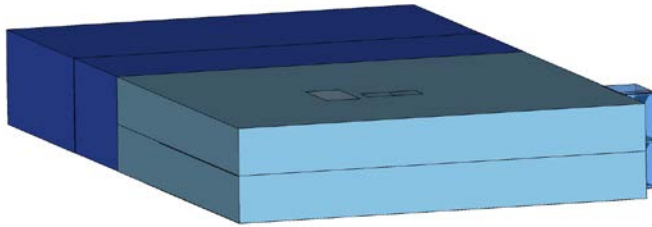
2020 Design  
and  
Permitting

2021-2023  
Construction

# Scale & Use

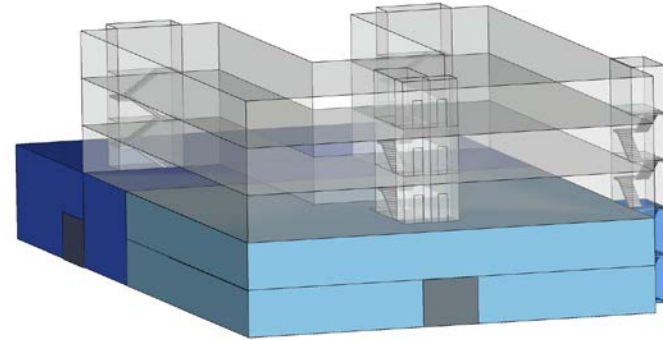


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## Option C

Expanded Community Center  
program with Dedicated  
Senior Zone



## Option C+

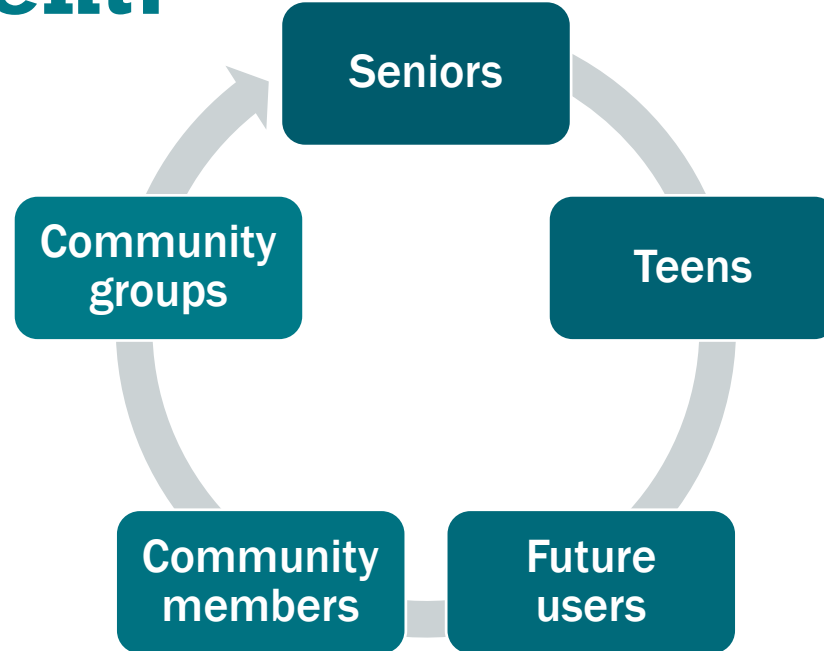
Expanded Community Center program  
with Dedicated Senior Zone, structured  
for future addition of upper floors for  
partner or other use



# 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

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

### "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

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

# 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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