

Attachment E

Redmond Senior Center/Community Center discussion

Council question and answer matrix

These are questions that have been asked by Council and answers that were provided throughout 2020; Council discussions, council meetings and emails.

Councilmember	Question	Answer									
Anderson	1. What is the timeline on bonding and how long would the term be ?	The bonds would be needed closer to construction, likely in 2022. The term would be 20 or 30 years.									
Fields	2. Can you summarize the City’s progress on the Facilities Strategic Plan’s recommendation about facility investment?	See <b>Exhibit 1</b> that follows.									
Kritzer	3. On the funding options, why did we choose councilmanic bonds or voter bonds on previous projects? What are the costs/benefits of each option?	<p>Voter approved bonds supply the government with additional funding to construct buildings or improvements. Typically, a local government would use voter approved bonds, if the funds were not available within the organization’s cash flow and the improvement is one that the Council wants the community’s feedback on whether or not to construct the improvement. Councilmanic bonds do not provide the City with additional funds, but rather the funding for the improvement relies on the City’s cash flow to pay back the debt. The pros and cons to both types of financing are illustrated below.</p> <p><b>Pros and Cons of Councilmanic versus Voter Approved Bonds</b></p> <table><tr><th></th><th>Pros</th><th>Cons</th></tr><tr><td><b>Councilmanic Bonds (non-voted)</b></td><td>1. Timing is flexible 2. No costs related to an election</td><td>1. Relies on City's cash flow for debt service</td></tr><tr><td><b>Voter Approved Bonds</b></td><td>1. Generates additional revenue for debt service</td><td>1. Additional election costs are incurred (approximately \$70,000 for election) 2. Additional costs incurred for communications 3. Timing relies on King County election schedule</td></tr></table>		Pros	Cons	<b>Councilmanic Bonds (non-voted)</b>	1. Timing is flexible 2. No costs related to an election	1. Relies on City's cash flow for debt service	<b>Voter Approved Bonds</b>	1. Generates additional revenue for debt service	1. Additional election costs are incurred (approximately \$70,000 for election) 2. Additional costs incurred for communications 3. Timing relies on King County election schedule
	Pros	Cons									
<b>Councilmanic Bonds (non-voted)</b>	1. Timing is flexible 2. No costs related to an election	1. Relies on City's cash flow for debt service									
<b>Voter Approved Bonds</b>	1. Generates additional revenue for debt service	1. Additional election costs are incurred (approximately \$70,000 for election) 2. Additional costs incurred for communications 3. Timing relies on King County election schedule									
Padhye	4. If we opt for councilmanic bonds, what is the impact on other large projects in the future?	There are several projects that would be delayed. These include Public Safety Building, Phase 3, Redmond Central Connector, Phase 3, Electric Vehicle Charging Station (municipal campus), LED Street Light Retrofit, Neighborhood Traffic Calming, Pavement Management, Sidewalk Repairs, Small Capital Maintenance									
	5. What would option B and C provide?	See <b>Exhibit 2</b> that follows.									
	6. What groups are we turning away because we don’t have space to accommodate them?	See <b>Exhibit 3</b> that follows.									
	7. The Recreation Stakeholders have been actively discussing this for a long time. How long has this discussion been going?	See <b>Exhibit 4</b> that follows.									
Fields	8. What are the costs per capita?	20 year bond, \$615. 30 year bond, \$748.									
	9. What is the cost to property tax payers?	See <b>Exhibit 5</b> that follows.									

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	10. What are the opportunity costs?	See <b>Exhibit 6</b> that follows.
Khan and Carson	11. Do we have a partner? How would we engage with a partner?	We do not currently have a partner. We are in the process of developing and issuing an RFP to identify potential partners that would want to add on to an additional phase and would be complementary and a benefit for Redmond residents.
Khan	12. What is the revenue potential for each option?	See <b>Exhibit 7</b> that follows
Anderson	13. What are the square footage costs?	\$975 per sf for both hard and soft costs, \$1100 per sf for hard and soft costs, and building structural integrity to add a partner at a later phase.
	14. What is the capital outlay and timeline for this project?	See <b>Exhibit 8</b> that follows.
	15. What are we being asked to approve? What are the Council decision points? Is there a way for us to understand the timing and the budget?	See <b>Exhibit 9</b> that follows.
	16. Can staff proceed under the current budget authority, what is in the way of staff proceeding, when do you need for the Council to make a decision?	We are at a point needing a Council decision on the size/scale of a building. We have brought the GCCM application process and a demolition decision earlier this year. Staff have issued an RFP for an Owner’s representative experienced in the GCCM process, an Architect firm to work with our community and design a community center. The scope of work needs to be defined in order to proceed, award a bid to an architect and start designing a building. We can award a bid under the current budget authority, but need direction from Council to determine the scope of work.
	17. What are the criteria we are using to determine the need for a new center, for the size?	We have been looking at the population trends in Redmond and some of our regional partners and what they offer. <b>Exhibit 10</b> shows both of these elements. It is important to note that RCCMV and ORSH ( coming online in January 2021) are not owned by the City and are subject to lease terms, payments and availability.
	18. What is our debt capacity?	See <b>Exhibit 11</b> that follows.
Fields	19. Is the \$15M in the CIP cash set aside?	Yes
Fields and Anderson	20. Has any of this \$15M been spent down?	Yes, \$41,000 so far for the demolition process. The demolition is part of the overall budget.

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Exhibit 1

FACILITY	FACILITY CONDITION	FUNCTIONAL PERFORMANCE	INVESTMENT REQUIRED BY 2030?	CURRENT STATUS	Investment (complete, in-progress, planned)	ADDITIONAL INVESTMENT NEEDED?
CITY OF REDMOND FIRE FACILITIES						
Fire Station 11	FAIR/POOR	FAIR	YES	Pending Master Plan		YES
Old Medic One at FS 11	FAIR/POOR	FAIR	NO*	Pending Master Plan		YES
Fire Station 12	GOOD	GOOD	YES	Pending Master Plan		YES
Fire Station 16	GOOD	GOOD	YES	Seismic '20-'21	\$1M	NO
Fire Fleet Shop at FS 16	FAIR/POOR	GOOD	YES	Seismic '20-'21	\$300K	YES
Fire Station 17	EXCELLENT	EXCELLENT	NO	Hose Tower 2020	\$450K	NO
Medic 23 at Evergreen Hospital	NOT ASSESSED	NOT ASSESSED	NOT ASSESSED			
FIRE DISTRICT 34 FACILITIES						
Fire Station 13	FAIR/POOR	GOOD	YES			YES
Fire Station 14	GOOD	GOOD	YES	Seismic '20-'21	\$2M	NO
Fire Station 18	GOOD	EXCELLENT	YES (seismic only)	Seismic '20-'21	\$1.4M	NO
POLICE FACILITIES						
Public Safety Building	GOOD	GOOD	YES	HVAC ESCO '20/'24	\$1M / \$3M	YES
Police Garage North	EXCELLENT	NOT ASSESSED	NO			YES
Police Garage South	EXCELLENT	NOT ASSESSED	NO			YES
PARKS FACILITIES						
Hartman Pool	FAIR/POOR	POOR	YES	HVAC ESCO '19 + ADA '20	\$8.4M	NO
Old Fire House Teen Center	FAIR/POOR	FAIR	YES			YES
Senior Center	FAIR/POOR	GOOD	YES	Rebuild '21-'24	\$15M	NO
Redmond Community Center at Marymoor Village			YES**	Move-In Complete '18 Building Automation '20	\$300K / \$40K	NO
PUBLIC WORKS & PARKS OPERATIONS FACILITIES						
Public Works Building 1	FAIR/POOR	POOR	YES	Repairs + ADA '21	\$500K	YES
Facilities Modular	FAIR/POOR	FAIR	YES			YES
Central Stores Warehouse	FAIR/POOR	POOR	YES			YES
Water and Storm Building 4	FAIR/POOR	POOR	YES			YES
Park Operation Center	FAIR/POOR	FAIR	YES	HVAC '20	\$50K	YES
Decant Facility	GOOD	GOOD	NO			
Trinity Building	GOOD	GOOD	NO			

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Sand Shed	FAIR/POOR	POOR	YES			YES
Storage (multiple structures)	FAIR/POOR	FAIR	YES			YES
ADMINISTRATION FACILITIES						
City Hall	EXCELLENT	EXCELLENT	NO	Mechanical/Plumbing '20	\$400K	NO
Municipal Campus Parking Garage	GOOD	EXCELLENT	NO			

Exhibit 2

ACTIVITY & PROGRAM POTENTIAL

	OPTION B 22,000 sf	OPTION C 42,800 sf
Senior Lunch Program	12,500 annually	37,500 annually
Senior Classes & Activities (FREE interest groups, drop-in services & fee-based classes)	50 weekly	75 weekly
Cultural Partnerships	5	12
Youth Basketball (evening/weekend)	*	+300 youth
Summer Camps	*	+600 youth
Active Older Adult Programming (Next generation of senior programming, ages 50-65)	**	+25 weekly classes
Multigenerational & Arts Programming	10 weekly	35 weekly
Large Rentals & Events	75 annually	250 annually
Community Rentals	10 weekly	50 weekly
TOTAL VISITORS	50,000 visitors	185,000 visitors

\*800 youth served through Youth Basketball at ORSH and LWSD sites. 4,000 youth served through summer camps at multiple sites.  
\*\*Active Older Adult programming to be added to ORSH in a limited capacity

October 6, 2020

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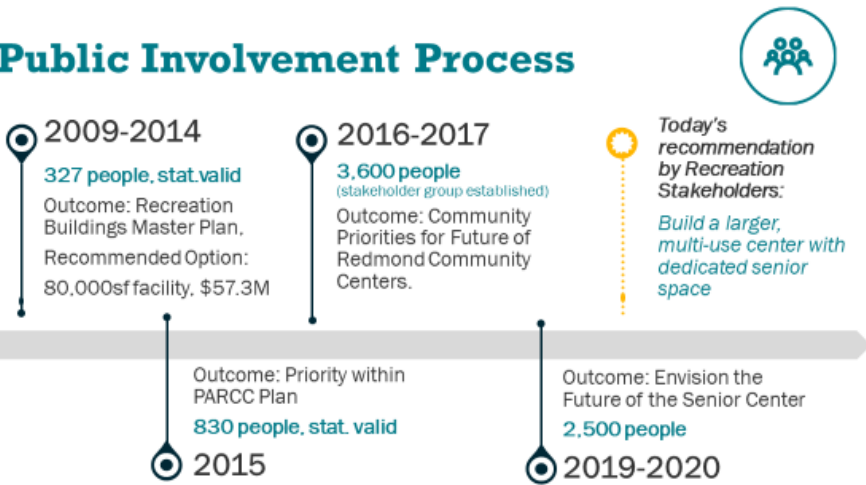
Exhibit 3

# IMPACTED COMMUNITY GROUPS

2000-2017	2018	2019-2020
<p>The City had 38 ongoing community rentals, and 210 large-scale rentals annually at the Old Redmond Schoolhouse and Redmond Senior Center collectively.</p> <ul style="list-style-type: none"><li>Atapadma Bharatanatyam Dance Class</li><li>Amrit Performing Arts</li><li>Bharathi Tamil School</li><li>Redmond Tamil School</li><li>Roasted Cumin</li><li>Ellipsis Academy</li><li>Jummah Prayer</li><li>Unexpected Productions Theatre</li><li>Swerve Driving School</li><li>Bollywood</li><li>BNI Professional</li><li>Upasana Dance</li><li>Nourishing Networks</li><li>Indian Association of Western Washington</li><li>Changes Parent Support Group</li><li>Redmond Boys &amp; Girls Club</li><li>Redmond Balvihaar</li><li>IQRA Learn &amp; Play</li><li>Sanskriti Performing Arts</li><li>DaVinci Academy</li><li>Telugu</li><li>Abacus West</li><li>Acacia Foundation</li><li>Bulgarian-Cultural Club</li><li>Eastside National Railroad</li><li>Heal the Family</li><li>Jazercise</li><li>Science Infinity</li><li>Tennis Outreach Program</li><li>Catholic Charities</li><li>Chinese Information Services Center</li><li>Senior Chorus</li><li>5 HOA groups</li><li>200 large-scale rentals annually (RSC / ORSH combined)</li></ul>	<p>18 were maintained, and 20 were displaced following the transition to the Redmond Community Center</p> <p>Impacted community groups include:</p> <ul style="list-style-type: none"><li>Redmond Tamil School</li><li>Amrit Performing Arts</li><li>Roasted Cumin</li><li>Swerve Driving School</li><li>Upasana Dance</li><li>Redmond Boys &amp; Girls Club</li><li>Redmond Balvihaar</li><li>IQRA Learn &amp; Play</li><li>DaVinci Academy (Medina Academy)</li><li>Telugu</li><li>Bulgarian Cultural Club</li><li>Tennis Outreach Program</li><li>5 HOA Group Meetings</li><li>Nourishing Networks</li><li>50-75 large-scale events hosted by community members for cultural or celebration events.</li></ul>	<p>11 have been maintained following the closure of the Redmond Senior Center</p> <p>Impacted community groups include:</p> <ul style="list-style-type: none"><li>Catholic Charities Lunch Program</li><li>Chinese Information Services Center</li><li>Indian Association of Western Washington</li><li>BNI Professional</li><li>Senior Chorus</li><li>Acacia Foundation</li><li>Sanskriti Performing Arts</li><li>Rotary Volunteer Recognition Luncheon</li><li>Winter Whimsy events</li><li>Community members who utilize City facilities for cultural or celebration events larger than 60 people can no longer be accommodated.</li></ul>

\*Two large event spaces, and two commercial kitchens were available between 2000-2017 until the closure of ORSH.

Exhibit 4




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Exhibit 5


**Cost: Property Tax Payers**  
**Councilmanic Bonds**



	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

Exhibit 6

**Opportunity Costs**



<b>Option B: 22,000 s.f. facility</b> <ul style="list-style-type: none"><li>• CIP projects can be completed sooner</li><li>• Less revenue from classes, rentals, facility use</li><li>• 70,000 less people served</li><li>• 100,000 less people served through rentals for large events</li><li>• Cost to add s.f. or build in the future will increase</li></ul>	<b>Option C: 42,800 s.f. facility</b> <ul style="list-style-type: none"><li>• Some CIP projects delayed</li><li>• More future focused – save costs for future build</li><li>• Ability to serve 170,000 additional community members</li><li>• Additional revenue per year for rentals and programs</li></ul>
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Exhibit 7

RECREATION REVENUE ASSUMPTIONS		
	Option B	Option C
Senior Activities & Classes	\$100,000	\$125,000
Active Older Adult (50-65 years)	*	\$75,000
Multigenerational & Arts Programming	\$30,000	\$150,000
Youth Programming (youth basketball, summer camps)	**	\$220,000
Community Rentals	\$25,000*	\$100,000
Large Rental Events (plus commercial kitchen)	\$100,000*	\$275,000
Sponsorships/Business Involvement	\$35,000	\$70,000
TOTAL REVENUE	\$290,000	\$1,015,000
*Space limitations prevent growth potential and opportunity to expand services during peak hours. Senior Activities were estimated to be at 85% capacity during peak hours, and rental capacity is limited in evenings due to multigenerational programming and existing community groups.		
**No available space in Option B to expand basketball or summer camps		

Exhibit 8

Capital Outlay Schedule		 Redmond's COMMUNITY CENTERS Let's create the future <b>NOW</b>					
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

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Exhibit 9

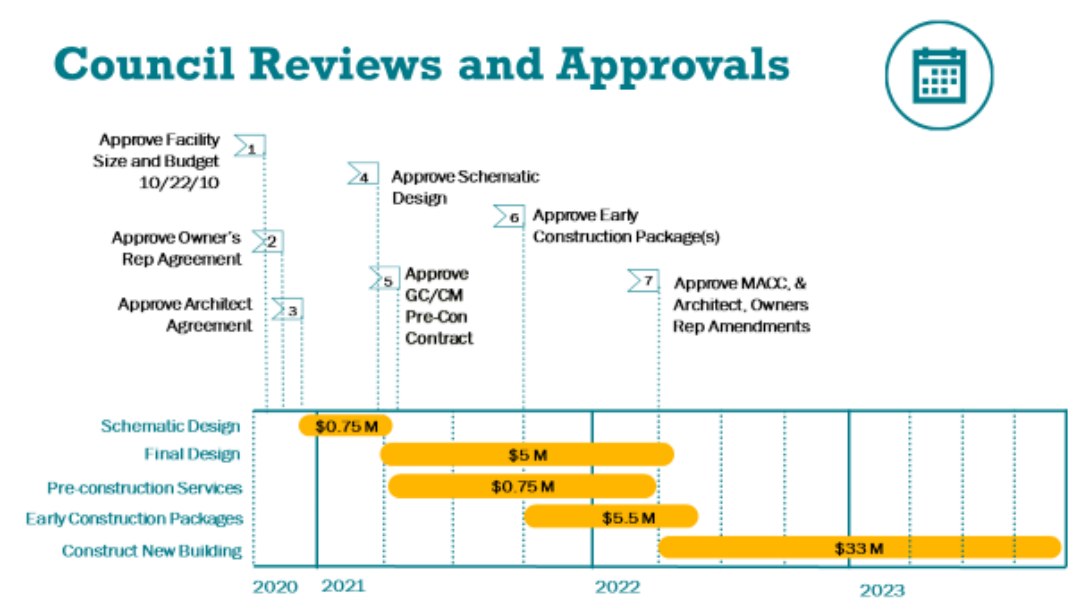
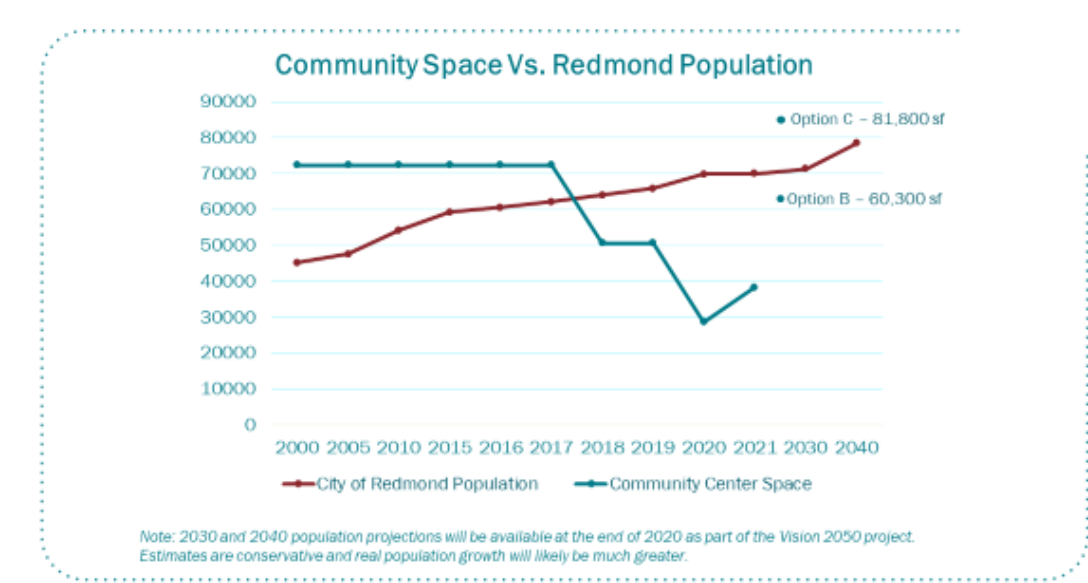


Exhibit 10





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NEIGHBORING CITY COMMUNITY CENTERS

City	Population (2020)*	Community Centers	Teen Centers	Senior Centers	Performing Arts Centers	Indoor Aquatic Centers	SF per capita
Kirkland	90,660	2 Centers 21,742 sf	1 Center 6,885 sf	—	1 Center 17,207 sf	Outdoor only	.506 sf/person
Redmond	69,900	2 Centers 29,785 sf*	1 Center 8,600 sf	—	—	1 indoor 12,554 sf	.728 sf/person
Sammamish	65,100	2 Centers 69,850 sf**	—	—	—	Included in CC**	1.073 sf/person
Bellevue	114,223	5 Centers 98,923 sf	—	—	1 Center 12,000 sf	1 indoor 12,000 sf	1.076 sf/person
Issaquah	38,690	3 Centers 41,875 sf	—	1 Center 10,000 sf	—	1 indoor 12,916 sf	1.675 sf/person

\*Not owned by City of Redmond. Leased space from LWS&D and LWIT. Subject to lease terms and availability.

\*\*Sammamish Community Center is 30,000 sf aquatics and 38,000 sf community center. Facility is operated by the YMCA as contracted partner.

Date from Washington State Office of Financial Management Population Division

Exhibit 11

Debt Capacity



Total Available Capacity  
\$18.9 billion

Annual Debt Service Ratio  
4%\*

\*Should be no more than 15% of governmental fund expenditures

Bonds	Amount Outstanding
Transportation	\$25 million
Parks	\$1.7 million**
City Hall	\$21.9 million
Total	\$48.6 million

\*\* The Downtown Park Debt will be retired in 2021.