



rMEMO TO: Parks and Human Services Committee of the Whole

FROM: Carrie Hite, Parks and Recreation Director

DATE: October 6, 2020

SUBJECT: Redmond Senior Center Update

I. PURPOSE ☐ For Info Only ☐ Potential Agenda Item ☒ Scheduled for Council Action

City Council Special Meeting – October 22, 2020

II. DESCRIPTION/BACKGROUND

At the study session on July 28, 2020, the Community Stakeholder Group presented the recommendations for the future of the Redmond Senior Center. Throughout the study session discussion, and during subsequent Council discussion, Council had additional questions, which were addressed at the PHS Committee of the Whole on August 4, 2020, the PPW Committee of the Whole on August 11, 2020. The PHS Committee of the Whole on September 1st, and the City Council Business Meeting on September 15th. Questions and answers can be found in the attached document, “Council Question Matrix, October 2020” attached to this packet.

Recently, there have been questions about the public engagement efforts, decision points that will be requested from the City Council and the City’s bonding capacity.

The need for Community Center and Recreation space to serve everyone in Redmond has been discussed over many years in Redmond. In 2009, 327 people engaged in a statistically valid survey to inform the Recreation Buildings Master Plan. This plan called for an 80,000 sf facility and a \$69-71M investment to adequately serve the residents of Redmond. This effort was not implemented. In 2015, 830 people engaged to help inform the PARCC plan, of which the need for a larger Community Center space was a high priority. In 2017, 30-35 people made up the Recreation Stakeholders group who engaged with 3600 people to help inform the Communities Priority for the Future of Redmond Community Centers in 2017. In 2019-20 the Recreation Stakeholders assisted in engaging 2500 people to help inform their recommendation found in the report, “Envision the Future of the Redmond Senior Center”. This has been the longest and most engaged public engagement process for any project in Redmond.

In order for staff and the community to move forward with the design and ultimately the construction of the Redmond Senior and Community Center, Council will need to provide direction on the size and scale and financial model to fund the project. Provided in the presentation and on the Council Question Matrix is a timeline of the capital outlay and decision points needed from the City Council.

III. TIME CONSTRAINTS

The community has voiced the sense of urgency for this project. The longer the City waits to make a decision, the more costly the project due to the variable bid climate, low bonding rates, and escalation of building costs.

Financial Notes

In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. This original scope of work includes replacement of all exterior cladding, roof/coping/flashing, windows, HVAC replacement, seismic retrofits, electrical and plumbing repairs, and a fire alarm upgrade.

Staff have prioritized this project in the 2021-2026 CIP and continued to identify the original \$15M set aside for this project in the draft CIP. Additionally, the draft CIP also factors in debt service after the construction to pay for the remainder of the construction. The City will be seeking a state appropriation for this project.

As Council considers funding, it is important to understand that the City Administration has an interest to request a \$5M direct appropriation from our State Legislature in this next biennium for this project. Staff is also working on a process to consider partners in a future phase, working toward securing a partner with the funds to contribute to the structural integrity of the building. In addition, staff is exploring models of community investment for this project (i.e. solar panel investment).

IV. LIST OF ATTACHMENTS

[Meeting Materials: 12/3/2019 Business Meeting](#)

[Meeting Materials: 2/11/2020 Study Session](#)

[Meeting Materials: 3/3/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Video: 6/2/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Materials: 06/23/2020 Study Session](#)

[Meeting Materials: 6/23/20 Special Meeting](#)

[Meeting Materials: 7/7/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Materials: 07/28/2020 Study Session](#)

[Meeting Materials: 08/04/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Materials: 08/11/2020 Planning and Public Works Committee of the Whole](#)

[Meeting Materials: 09/01/2020 Parks and Human Services Committee of the Whole](#)

[Meeting Materials: 09/15/2020 Business Meeting](#)