

Council Q&A Matrix-Redmond Senior and Community Center

Date	Councilmember	Question	Answer	Additional Information or Attachments
Council Matrix on October 6	Anderson	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.	
Council Matrix on October 6	Kritzer	On the funding options, why did we choose Councilmanic bonds or voter bonds on previous projects? What are the costs/benefits of each option?	See Exhibit 1. 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.	Exhibit 1: Councilmanic vs. Voter Approved Bonds
Council Matrix on October 6	Padhye	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.	
Council Matrix on October 6	Padhye	What would option B and C provide?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 3: Activity & Program Potential
Council Matrix on October 6	Padhye	What groups are we turning away because we don't have space to accommodate them?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 4: Impacted Community Groups
Council Matrix on October 6	Padhye	The Recreation Stakeholders have been actively discussing this for a long time. How long has this discussion been going?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 5: Public Involvement Process
Council Matrix on October 6	Fields	What are the costs per capita?	20 year bond, \$615. 30 year bond, \$748.	
Council Matrix on October 6	Fields	What is the cost to property tax payers?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 6: Property Tax Payers Councilmanic Bonds
Council Matrix on October 6	Fields	What are the opportunity costs?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 7: Opportunity Costs
Council Matrix on October 6	Anderson	What is our debt capacity?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 12: Debt Capacity
Council Matrix on October 6	Fields	Is the \$15M in the CIP cash set aside?	Yes	
Council Matrix on October 6	Fields, Anderson	Has any of the \$15M been spent down?	Yes, \$41,000 so far for the demolition process. The demolition is part of the overall budget.	
8/11/20, 7/28/20, 3/3/20	Fields	What happened to the original proposal to just replace within the previous foot print? When and how did we move away from the option to rebuild the senior center on the current footprint for \$20M and look for another opportunity for a community center?	During the community engagement process, it became pretty clear that the majority of the voice of the community really wanted to look at a larger option to meet the needs of more people in the community and not just the senior population and to follow up on recommendations from the 2017 report. Council did have touch points in January and February, and we were set to come back with a full recommendation in March, but we were delayed by the pandemic. This option was presented throughout the process from December 2019-March 2020. We heard from the community that this was not an option to meet the needs. The stakeholders, seniors and the public weighed in on the fact that a larger facility will serve more people. A similar square foot building of 22000 ft² is about \$21M. As we engaged the community in the 2nd phase of the public engagement, we looked at different spaces. If we were to look at different spaces that would add flexible space and future use space, we have been working with our architect and working with the community on those spaces and came up with about a 40000 ft² footprint. So, if we looked at a 40000 ft² footprint as Option C, then the cost is for that footprint is approx. \$45M.	Exhibit 14: The Stakeholder Group Summary Report outlines the community outreach process and results from the community.
2/11/2020; 8/4/2020	Carson	(2/11/2020) Do we have a partner identified? 08/04/20 What are our knowns around a partner for the project?	(2/11/2020) There is a potential partner identified. Patano is costing out the project. We are running cost estimates for a new build, rebuild, and a new build structure to hold more floors. They are also providing a Delta cost between an expanded footprint and how much it would cost to build a structurally sound building to add up to 2 floors for a potential future partner. (8/4/2020) We are starting to work on some criteria for a partner and we do have a potential partner identified, but it really needs an equitable process with an RFP to see if there is a partner available and willing to add to the structural integrity of the building so that they can build later. I think it's going to be very hard to find a partner that has the capital and can time it at the same time, and so the focus that the stakeholders focused on and what we talked about in the public engagement process was to actually build the recreation and senior center in phase one and build it with the structural integrity to add a partner at any point in time in the future when someone is identified and has the capital to build. So, we have had interest, but we have not crafted the process yet and we are working on that.	
9/15/2020	Khan	What is the revenue potential for each option?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 8: Recreation Revenue Assumptions
9/15/2020	Anderson	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.	
9/15/2020	Anderson	What is the capital outlay and timeline for this project?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 9: Capital Outlay Schedule
9/15/2020	Anderson	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?	Information is found on the Exhibits_Council Matrix Attached	Exhibit 10: Council Reviews and Approvals
9/15/2020	Anderson	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.	
9/15/2020	Anderson	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. Exhibit 11 on the Exhibits_Council Matrix Document 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.	Exhibit 11: Neighboring City Community Centers, and Community Space Vs. Redmond Population
9/15/2020	Khan	What is the short-term and long-term costs if this project is delayed?	The construction costs escalate every year by 5-6%. Escalation costs were built into the budget for a year. There are better bid prices on projects coming in now. As part of the GCCM process, contractors expect that we will receive competitive bids now and know that the work is backlogged into 2021-2022. The interest rate climate now is beneficial for borrowers because they are so low. Borrowing occurs at the time of construction. The longer we wait the most expensive money gets.	

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9/15/2020	Forsythe	Could we be our own B+ option entity, just in case we don't identify a partner? Could we move in, add on and make it the bigger facility that we know the community is interested in?	Yes, we could.	
9/15/2020	Khan	Regarding the costs on the extension, what would a partner or a developer pay in infrastructure costs for a smaller building like a B or B+ Vs. What the City would pay for infrastructure costs?	When we send out the RFP and seek input from a developer/partner, we will be looking for a developer/partner to pay the complete differential of the infrastructure to build larger during phase 2. It's a \$5M differential to build the structural integrity to build larger. The goal is to find a partner who can pay that differential in order to be able to build up and add on during phase 2.	
9/15/2020	Khan	Would we be working with a developer for Phase 1? What would that cost structure look like?	Depends on the timing of the partner. We will have a developer working on the community center process. The goal is to identify a partner while going through the design process to be able to have their architect and designer work with us as well. There are unknowns. The goal is to distribute the RFP and identify a partner to pay the differential and add benefits and amenities to citizens in Redmond. We are working on criteria. We'd like to time it to where their developer can work with us and our developer at the same time.	
9/15/2020	Anderson	Does spending cash lower bond leverage options?	Not spending the money. Should there be additional money put into the CIP, it could be put towards the senior center. If we can do that, we can buy down the bond.	
9/15/2020	Anderson	What is the phasing/construction timeline and plan? And when is design and construction expected to be complete?	GCCM is a built-in phasing plan. As soon as we can award a bid to an architect we would start design. In early 2021 (January/February), the City will come to City Council with a preliminary general contractor contract. This ensures that they are involved in the design process as well. We would work with the community in 30 and 60% design development so that they can define spaces and areas of the center. In the middle of 2021, we would return to City Council with some early construction packages for the foundation, utilities or grading. As a Council, you would have the opportunity to approve the construction contract. We would complete the design by the end of 2021, and start construction right away because we have a contractor. In early 2022, we would return with the final construction contract for the final building. The GCCM delivery method means that we move the start of construction up before the design is done. Design begins in 2021, but early construction packages start at end of 2021. The main part of the building construction will be in 2022 and early 2023.	
9/15/2020	Anderson	Is there a way for Council to understand how the timing and budgeting works?	The CIP has money set aside for Councilmanic bonds. The funding (\$15M) is cash sitting in the CIP. The rest of the money for the bigger building would require a bond. It is dependant on the direction that Council would like to do, but it is in the budget.	
9/15/2020	Khan	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.	
9/1/2020	Fields	Have we stayed on track with what we talked about in January/February with contracts or going out to RFP?	We were delayed by 2-3 months due to the Pandemic. We were on time with the GCCM process. We have put documents together to go out to bid. We have architects lined up. But we cannot go out to bid without direction from Council.	Exhibit 13: Community Center space chart shows breakdown of community space over the years.
9/1/2020	Kritzer	With the current Option C+, does it give us the flexibility to look at different levels of sustainability in terms of options?	Yes, we talked to the architect and he confirmed it could be any level of sustainability that we want	
9/1/2020	Kritzer	If we don't move forward by mid-September. Is it correct that we will start to delay this project?	Yes, this is correct	Exhibit 2: Facilities Strategic Plan Recommendations
9/1/2020	Forsythe	When we lost the schoolhouse, why was there a drastic loss of space?	The Old Redmond Schoolhouse is owned by Lake Washington School District, and the entire building was previously leased by the District to the City to be our primary community center between 2000-2017. Through the new lease, Lake Washington School District will only be leasing the City a small portion of the building, 9,875 square feet, to begin in 2021. The space now being leased in 2021 only includes the gym, the clay studio, and one small dance classroom.	
9/1/2020	Forsythe	Will we focus on sustainability regardless of which option we go with?	That is correct. We would focus on sustainability for any option.	
9/1/2020	Anderson	The maximum construction cost is defined later by Council, but Council is being asked to decide what an allocation would be for the CIP. Is Council setting up the constraints for the design to work within the construction costs? Would like to see conversation in context of the full CIP	\$46M was built into the CIP. The City would hold the architect and contractor to design standards that don't exceed this amount. This is usually what happens. A certain amount is approved and if costs escalate, then decisions need to be made to bring costs down. The intent is to hold the contractor and architect to the amount that was pre-costed, and work together to bring the project in under budget. This is the benefit of approving ahead of time, and designing to that amount.	
9/1/2020	Anderson	Would a future Council be able to allocate additional funds to the project in terms of the timeline of construction?	Yes. The construction would take place in 2022-2023, which is after the next local election. So, there could potentially be different Councilmembers involved.	
9/1/2020	Anderson	Are we anticipating awarding a prime contract in 2021?	The City awards a pre-construction contract in 2021. Then we continue to negotiate overall price with them as design progresses. The Council would approve the maximum construction cost towards the end of 2021.	Exhibit 12: Debt Capacity
8/11/2020	Fields	Can you summarize the City's progress on the Facilities Strategic Plan's recommendation about facility investment?	Information is found on the Exhibits_Council Matrix Document	
8/11/2020	Khan	If we are planning for an Option D with a partner down the line, some of the concerns were that the community didn't know what partners would be brought to the table. Additionally, in Feb/March it was stated that a partner would be identified early in the process to help with funding, development and plans. What comes first? Are we planning to identify the partner first, or will we move forward with a funding process first?	It's a parallel process. We are working on an RFP to identify a partner. We need to do a fair process and could identify a partner during the design process. We would engage the stakeholders. This would be a Council policy process. The partner would enter into an agreement and contribute \$5M to the structure.	
8/11/2020	Kritzer	What would it look like in terms of projected funding to have a LEED platinum building or a more sustainable building model?	The current budget projection takes into consideration environmental sustainability. It is feasible to build to LEED Platinum, but it may effect other design choices.	
8/11/2020	Forsythe	Is it possible to approve a Councilmanic bond with a contingency that we have a partner who can take on the \$5M?	We wouldn't go out to bond until we get closer to the construction phase, which is a year out after we complete design. We would try to find a partner and if we can't find it, we would move forward with design and construction.	

Council Q&A Matrix-Redmond Senior and Community Center

Date	Councilmember	Question	Answer	Additional Information or Attachments
8/11/2020	Forsythe	If we choose a \$25-30M in a Councilmanic bond to do the larger facility plus designated senior space, what are our concerns about funding sources being impacted by pandemic? Are we concered about our ability to pay back?	The CIP revenues are done and we always forecast revenues conservatively. We have looked at the CIP list and have prioritized it the way we do with the Senior Center in there. The Senior Center is a large part of the CIP. We will be able to pay back a bond.	
8/11/2020	Padhye	Do we still have the triple A bond rating? Do we have other bonds we are still paying off?	Information is found on the Exhibits_ Council Matrix Attached	
8/11/2020	Forsythe	Will the request for additional information greatly impact the timeline?	The more we delay [making a decision], the more it will delay the end of the project.	
8/11/2020	Carson	When do we need to make the bonding decision once we've agreed on the amount and scope?	The decision is on the building you want to build. Then we look at the financing option and tailor it. The City can design to what Council wants.	
8/4/2020	Carson	What do we expect the differential in terms of planning to do an addition later on with a partner? What does it cost us to build to that kind of level where we can potentially add floors?	It's about \$5M to add the structural integrity to that building. So, the intent would be to find a partner that has the capital to do that or to charge it back to a partner in future years. There will always be a cost to the partner to add floors so it would an upfront investment for the City, but could be paid back over time. The other thing important to note is that the administration does have an intent to bring forth a legislative item for Council consideration to request \$5 million for a state appropriation to build the building. It's a big ask and we likely	
8/4/2020	Kritzer	Are we in a finanical position to be able to look at a Councilmanic bond? It wasn't clear to me what Files' recommendation would be.	We have programmed the larger senior center into the next CIP. We already have \$15M in cash for the senior center. We have programmed the debt service but that will change given the environment in which we actually release the debt. We have had to defund some parks projects like rehab projects for Anderson Park Cabins and restroom upgrades because we know the senior center is a high priority project and so we wanted to make room for it in the CIP. If you want my [Files] recommendation on what we could do, I would say that since this is a reno and rebuild, I would recommend that we go with Councilmanic. We would typically go to voters for new buildings or things we are unsure if the community wants or not and that's not the case here.	
8/4/2020	Kritzer	Would the voter approved bond impact the timeline in terms of meeting the 3 year goal?	They do take a little more time, because you have to rely on the King County schedule for elections. You may want to do some community outreach and there's a whole process of going to the voters which takes 8 or 9 months to do that and do it well. So, there is a longer time than Councilmanic bonds which you can approve, and we can go to the market to see what our bonds would look like.	Community Feedback on Renovation Vs. Rebuild is found on pages 9-13 of the Stakeholder Group Summary Report.
8/4/2020	Anderson	Is it normal for City Of Redmond to go to any kind of bond with a debt request of more than the majority of the value of the project?	Yes, the City has done Councilmanic bonds in the past. We have done the entire project cost so this is a split. This is kind of typical of what we would do. The City has a AAA bond rating so any bond issuance that we do is going to be looked at favorably from the market point of view. Given the pandemic, rating agencies are looking closely at governments and we can make a great case that we've handle the pandemic well. We are backing the project with the money in the CIP and we've defunded other projects to do that, so that will look favorably as well. Because when you do a bond, you commit full faith and credit of the City, so it's our first expense we would pay. But I believe we have enough money in the CIP because the CIP is well funded.	
8/4/2020	Anderson	What would happen in the case that we have a delay and we get beyond the contingency fund for the project?	If we went Councilmanic, and in the case another pandemic and our finances go down again, we would look at defunding further projects in the CIP because it would be the first thing that we would fund. Voter approved bonds has the advantage of asking the voters to pay for them so that money would come in, but if it were as bad as a second pandemic, typically we'd do a property tax levy. So, to the extent that people couldn't pay their property tax, we'd still have to pay the debt service. So, we have to pay the debt service regardless, but voter approved bonds do give you that extra revenue source.	
7/28/2020	Fields	When you met with the community, were they specifically informed of the 20 million difference between one option and the other? Not just the stakeholder group but did surveys and [other outreach] make it clear?	We did make it clear in all of those avenues, and the stakeholders, in taking all the public input and deciphering it, really wanted to hold on to the vision of a larger center, but they realized it was a lot, and that's why some of their recommendations said that if we can't do it, we want to be able to scale down and scale up. The stakeholders and the community have said if we can do it, that would be great - this is the longer-term vision for Redmond and for the growth of Redmond and we lack the recreation and and community space. So that was the recommendation, but the recommendation is also to consider the financial viability of that option as well.	
7/28/2020	Kritzer	In terms of financial projections, what type of sustainability does that include? Would there be any additional cost if we wanted to envision this as one of the greenest buildings in Redmond?	The consultants that we had talked about an LEED silver building and different things that they would recommend to make it more sustainable, above and beyond the certification. Those were the assumptions that were made on those cost estimates. If we choose to go further and do LEED Gold or LEED Platinum that would add to the cost as well. There are also community partnership opportunities we could explore. For instance, we could sell individual solar panels to partners/community members to put on the building in order to provide an entire solar panel array for the building. UPDATE from the architect consultants: this projected \$46.7M budget would allow for LEED platinum, there would just be choices we would need to make along the way to allow this to fit within the budget.	
7/7/2020	Anderson	What type of reporting system do we have in place [for GCCM process]? Will those come from committee or going to Council?	Anytime we need a decision, we will bring it to a study session and then a business meeting for a decision. There will be a study session on 7/28 for the recommendation from Stakeholders.	
6/23/2020	Fields	What would it cost to repair the building without the renovations to keep it functional for the senior community for a shorter time period - like 3 years?	The original renovation was identified because of systems starting to fail. That original cost was \$15 million. The additional \$5 million was for the structural cost. You can't repair the structural without repairing the systems. Right now, we are looking at \$100,000 for an HVAC fix and \$5-10 million is for JUST the water damage.	
6/23/2020	Fields	The implied policy is that we are not remodeling the current building. Where is the guidance once we make the implied policy decision so that the mayor's office doesn't go off and decide that their minds are already made and they are going to build a four story building?	To issue an RFP, because we don't have any Council decisions or direction, we would issue it very generically - we would not have a defined scope of work. It would be in our interest to find an architect to help us design abuilding for this community and build it eventually. If at any point, if Council is not prepared to make a decision, we do not award a bid. If Council is ready to make a decision, we could award a bid and design. We cannot move forward to authorize a bid without the Council's decision.	

Council Q&A Matrix-Redmond Senior and Community Center

Date	Councilmember	Question	Answer	Additional Information or Attachments
6/23/2020	Padhye	What is the statistic for how many people wanted to renovate vs. rebuild?	Renovate was negligible. At the very beginning of the process, there was some conversation, but when people learned that the cost of renovating the old building was essentially the same as rebuilding, the idea was quickly abandoned. The Redmond's Stakeholder Report outlines the results of the community feedback.	
6/2/2020	Fields	We have talked about this and we have named it as Community Center and Senior Center. Should we know more about what you, your staff and the mayor are thinking in terms of driving this in a certain direction?	We did send the summary report to Council back in March. Our recreation stakeholders will be at that study session making the recommendation in the report. The report gives all the options. The overwhelming response was an expanded recreation option with dedicated senior space and the structural integrity to add additional stories later on with partners. That is what the recommendation is from the community and that is what we will discuss on July 28th.	
4/7/2020	Kritzer	There is a projected cost given in the application. Is it possible to scale up or scale down as needed?	The number given is a ballpark estimate from the architects under contract. It does not bind us to a number but is an educated guess. But it does give an idea to the state board. There is the ability to scale up and down. [Councilmember Kritzer then clarified that this is not a decision as to the size or scopd of the project; but solely for the purpose of the GCCM application. Dawson confirmed.]	Exhibit 10: Council Reviews and Approvals
4/7/2020	Anderson	Clarifying question for Eric Dawson: Does or does not the CPARB board accept more than one application for a project?	Dawson states that for a project, CPARB accepts only one application - either design/build or GCCM. You can apply as an agency for those as well; but in a project, you can apply for only one.	
4/7/2020	Anderson	What can we expect for changes to the schedule? Is CPARB board delayed? I undestand this approval is part of the staging. What can we expect to change? I understand that staff expected some things to be delayed.	Schedule for the Senior Center decision is delayed because we cannot have a public meeting and seniors cannot come out. We also want to measure the impact of the pandemic and give Council enough information. We do not have an estimate of that time impact. We have the stakeholders ready and we are ready to come back at any time. A report was given to Council in preparation for a 3/24 study session. Hopefully Council will have ample time to review the report and we look forward to being able to ask for a decision. CPARB application is happening now so that when a decision is made, we will be ready to go and move forward with the project.	Conceptual layouts are found on page 57-59 of the Stakeholder Group Summary Report.
3/3/2020	Fields	Does this overlap mean a six week savings to use this method? That's how it looks when I look at it or actually a little bit longer than that, maybe 3 months. Is that what we would expect to see as a potential time savings for the GCCM process?	3-6 Months	
3/3/2020	Fields	In Questionnaire Two it said "strong preference over all for option C at 67%, option B at 33% that equals a 100%. Were the other two options not part of that question? And you did that because you wanted to focus on the two main options?	The other two options were not part of that question. We took the results from Questionnaire One and we brought forward B and C for Questionnaire Two, and then we treated partnerships differently because of the comments we got in Questionnaire One. So we said "would you be interested in partnerships as well in either of these options if it meant it would slow the project down." Yes, we did some cross tabs from Questionnaire One. Most of the results that we got showed that people didn't want option D because it would slow the process down. So, we thought it would be important to pull the partnerships, because they were really important from the 2017 report, and actually ask it separately. We said "are partnership's of interest to you?" So, we brought B and C forward and then D forward as "are you still interested?" Perhaps we could have asked it a different way as well, and we might have gotten different results. But I don't think so; my sense was that people really were interested in partnerships whether it was B or C and that's the results we got from Questionnaire One.	Community Outreach Process is found on Page 27 of the Stakeholder Group Summary Report.
3/3/2020	Fields	In this GCCM process, is there a contractual document at the beginning that defines if this is a fixed price?	It is not a fixed price. At the beginning when we retain the contractor, they are bidding on the services that they'll supply during design. They are cost estimating, scheduling, and then they're bidding on a fee that we would pay, which would finish the project. The actual construction portion is negotiated after the 90% design, and that's the maximum allowable construction cost. So, at 90%, when we finally start to negotiate with the contractor, there is a possibility that the contract will come back with a price that we don't think is fair and we don't like. At that point we have the option to come back to them and say, "thank you for your services and we'll pay you for everything you've done, but we're going to move on without you now." At that point most agencies will just put that design that they have now out to a standard design bid build and process.	
3/3/2020	Forsythe	Are we actively seeking any partnerships at the moment?	We've had some informal discussions, but no formal RFP or request for partnerships has gone out.	
3/3/2020	Khan	In regards to potentially going to rebidding if we were to get to that point in the GCCM at the 90% design process, what would be the cost? Is there going to be a nonrefundable deposit that we're going to be looking at in advance that we would lose at that 90% mark if we change? What's the potential cost there?	There's really no additional cost if we rebid with other bidders. We have to pay the contractor through the design phase for the help they're giving us, but at that point there's there is no deposit- nothing of that sort that that we would lose.	

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3/3/2020	Khan	In regards to community feedback and community response, I think it's fantastic they've had such a thorough response and 1300 for just one survey is incredible. As for the stakeholder meetings that have been taking place and getting to be at last week's was excellent. To be able to see kind of what the community was looking at. I liked how we'd broken down into 4 different groups and kind of walk through the same presentation that we just saw. I would actually say that what came back to us as kind of a consensus almost with every group, was that there was interests in option C overwhelmingly. The hesitation with D and the desire to keep it on the table, is the fact that I think the community is looking forward into the future and wanting to plan for the future and wanted to at least look at what the cost will be and what those partnerships will be. If that can be specified, then we can have a better conversation about it. There's just a hesitation about who those partnerships will be, whether it's going to be healthcare or housing or something else. So, I would actually ask that D be kept on the table for that reason. Also, as a part of breaking down that cost there was an ask to itemize each of the projects and components that was under consideration. Whether as a gym space, whether it's performance space, pottery rooms, etc. There is kind of that ask for not only for Council to be able to break that down but for the community and for the stakeholders to be able to kind of pick and choose like as a menu and be able to determine whether D will really be a significant cost compared to C or really just a matter of a few thousand dollars.	We can bring options back on the 24th, and we can talk about D with partnerships and what the difference would be between building an expanded building and building an expanded building with the structural integrity to add a few floors at a later date. We'll have those numbers ready for you on March 24th. In addition, the design detail that you're talking about is better meant for our design development process. We do plan to launch a robust public engagement campaign during the design development process as well to engage the community on those types of discussions in helping to design a building that would meet the needs of the community. So, we won't have those details for the 24th or even for April, but we will later in the project.	
3/3/2020	Kritzer	I saw three options for \$45 million. When we think about our upcoming budget process, is there any opportunity to create an option D in the way that we actually approach our budget or is that encompassed in the way that we think about the cash option? I just wanted to note because in that 1st option it had been noted that we wouldn't really have that one-off money for anything else. I think it would be useful in the notes of what you said here is just to say "if we were able to get grants or partnerships that we could try to balance that out."	What we would ask of Council is to give us some direction on that and then we will incorporate it in the budget. So,whether it's the cash option or the partial borrow option or going out to the voters, we will incorporate that into our Capital Improvement Program. Righ now, Carrie has given us a baseline of \$45M so we're kind of looking at that as we put our Capital Investment Program together. We would look for a grant option and then that would free up the money for other things or partnership options, and again, that would free up money for other things.	
3/3/2020	Padhye	I want to understand what decisions this Council needs to make. I would really like to understand the financing aspect in much more detail. In the terms of decision making, do you want us to decide which option and then which finance package that we would favor or is that something that's decided later? I just want to understand what you need from us and what questions we can ask to get there and be prepared for the study session.	We can create a matrix for decision making. We will be asking you to approve the GCCM process, and if you're amenable to that, we'd like to go forward with that. The stakeholders will be bringing a recommendation forward on March 24th. There is no decision on March 24th; we're not asking for any decisions. We want you to listen to the stakeholders and the community saying "this is what we're recommending." They will likely will come forward to recommend option C; this is what we've heard so far and we're starting to shape that recommendation with a few of the stakeholders now and then financing. So when we come back in April, after the study session, we'll be asking for direction, a policy direction, on do you want to go forward with the recommendation from the stakeholders, or any variation of that, and we would like some direction on the financing. What we can include in the study session on March 24th is some more thorough in-depth discussion on the financing as well.	Conceptual layouts are found on Pages 57-59 of the Stakeholder Group Summary Report
3/3/2020	Carson	We are aware of the community's desire to get this going quickly. Former Councilmember Myers has contacted several of us on Council about a resolution to demolish the existing building and to get moving on the new one. There are some problems with that and we (Mr. Carson and Director Hite) had a conversation offline about it, and I wanted to make sure that was brought up because it's	Demolition is not a timely issue for us right now; we need to go through design development with the community and design, and so it's not urgent that we take the building down. In fact, if we do take the building down, if we wanted to expedite that in demo, we would have to put together a bid and go through permitting for demolition alone instead of demolition and construction. So that would require us to go through two sets of processes for SEPA and for permitting, which is a lot of extra time and effort to be able to do that. So our intent would be to go through a selection process and select a contractor to demo at the same time we are in for construction and design in	
2/11/2020	Fields	Is there a guiding document that says: these are the features, these are the things that you will have to include however you design them? That sort of guides the work of the design/construct as you go, and is it contractually binding?	When we solicit contractor proposals and architect proposals as well, we have a general guideline of what we're looking for and at that point we may or may not know if we wanted 2 to 4 floors. The benefit of GCCM is that we don't have to have that hammered out at that point. It's flexible because we're guiding the design. We can change that as we go. We could start out thinking we're going to build 2 floors and decide we're going to go to four, so that has design cost implications.	
2/11/2020	Khan	In talking about expediting the process, what's the earliest that we can come to a decision on whether to rule out options A, B, C, or D? Given that option A is a completely different process and seems to be of the lowest interest as well at this point in time. If that's the direction we're going to be going towards, what's the earliest we can make that decision?	Council can make decisions in business meetings and not necessarily at a study session. I will tell you that in the public engagement process we have narrowed down to B and C to try to get more information so we can bring an informed recommendation to Council. So Council will likely get a recommendation from the stakeholder group that would include B or C. They likely will not bring forward a recommendation that includes option A. If Council is interested in making a definitive decision that does not include option A, then we can queue that up for the next business meeting if you like.	

Council Q&A Matrix-Redmond Senior and Community Center

Date	Councilmember	Question	Answer	Additional Information or Attachments
2/11/2020	Kritzer	I really appreciate that we've had robust engagement from our seniors because this has been a senior center space. It's important that we get somewhat of a cross-section in our outreach. If we can do some proactive outreach to people of various ages as well as ethnicities and various groups across our community to make sure that we are hearing from more than the voices who have often engaged with us. Although, we of course want to hear from all of them as well, but just to make sure that we're really getting true diversity of input. It's a really big decision we're going to make that will last for our community hopefully for decades to come. So, it's important to get that vision right and to make sure that we're making it looking forward with the community we have in Redmond now.	Absolutely. We will engage in a large community outreach that is representative of the community.	
2/11/2020	Kritzer	Just a thought on some of the Council members going to some of these forums: perhaps we could have two other Council members. We could decide on who could go and observe the larger open houses? Or are you suggesting that we wouldn't	I don't want to get into a big philosophical discussion about community members and when we're there and when we're not. They're set up for the community to come in and peruse and look at things. You know, do their dots if they're going to do that, or however they're going to do that. Then Council must trust us to give us a good report that relays the opinions and thoughts of our community members. In	Community Engagement Approach is on page 6-7 of Stakeholder Group Summary Report
2/11/2020	Forsythe	Learning of this design/bid/build and how we go with the lowest bidder is quite shocking to me. I've done projects in California and I don't think that's how you do it there. Is this just a Washington thing?	No.	
2/11/2020	Carson	On the site, what are the height limitations for the zone it is in?	4 stories	
2/11/2020	Carson	What does the Capital Projects Advisory Review Board (CPARB) do for us in terms of schedule?	It can condense the schedule. In using GCCM, we think there is room for creativity. To have a contractor on board early will help us produce a better product.	
2/11/2020	Forsythe	Because of the river set back that is going to have to take place, have we thought about moving this to a different location on campus like maybe though the parking lot that's right next to the bus stop right across the street from QFC?	Some years back when we did a community center study we looked at some a different places that something could go on this campus. One of the challenges with the lot that you're talking about is there's a well there, and there are some limitations about it. I know we have been talking about how in rebuild we could move the building back a bit from where it is now and still have the capaCity to make it just as big of a building as we have at this time. So we do have discussions about the river and how we work with that footprint. We have a lot of information from past community center activities about the feasibility of having a building in different locations so fortunately we're able to use that information in parks to talk about this project. Also, as Ms. Hite mentioned, we have the key stakeholder group that's been working for quite a few years now as well so there's a lot of really good information out there and that means that we can move this project faster than we would necessarily be able to because we have really good background information and data to support. I appreciate the thought of "can we move it somewhere else," but if we go back and look at Council meetings from what I think was prior to me being on Council, and I watched Mr. Carson and friends move buildings around all over the City on City owned property. In talking about this we're looking at keeping the building in whatever form we decide, or you decide, close to where it is now. It helps in the discussion as we'll keep it attached to that location and in figuring out the cost as well.	
2/11/2020	Padhye	If we're choosing between B & C, are we going to have pretty elaborate mock ups of each of these options? Because I know that you say that there's going to be separate space for seniors and teens and what I know is that has always been a concern coming from amongst the seniors and teens. I want to make sure that the public is going to be happy with that and it's replacing the senior center.	This particular process is not designed to come to you in March with mockups of 2 different models. What it is designed to do is to bring a recommendation forward based on community feedback: what the community said, if they say we want an expanded model instead of 22000 sf we want 40000 sf, or we want to look at the cost of that, what that would look like, how the City would put that together, would we have to go out for a vote, etc. So, what we would bring to you are some criteria that is developed by the stakeholder's group: dedicated senior space, or a senior center building only, or dedicated teen space-if that's an interest. (Right now, I have not heard that interest in having the teens join that space. We did go out and talk to the teens last week and they like their firehouse, but we can envision that.) What we're going to bring to Council is the discussion the community had, the interest the community has, with some rough numbers, not from a mock up, but from square footage, zoning and the land use that we are under. We will have the architect put that together for Council to consider. We will also bring some information on the financial puzzle and how to put that together, whether it is a senior center or an expanded version.	
2/11/2020	Padhye	Then once we have those architect renderings, will we again have public input?	Absolutely, and from there after a Council decision we would develop a public engagement process for the design/development process. For example, I would say "OK the Council decided to give us a policy direction to build a 22000 ft² senior center building only" and then we would engage the community to start to design that space. If it's an expanded option we would engage the community to start to design that space and have some touch points along the way with Council.	
2/11/2020	Padhye	I am OK with taking out option A if that helps expedite the process. I'm also interested to hear what the hybrid possibilities of the 2 or 3 options that we're looking at are.	One hybrid option could include adding the structural integrity to add a partner at a future phase. In addition, a hybrid option could be for Council to decide on an option that is somewhere in between option B and C, depending the budget.	
2/11/2020	Anderson	Are we going to be asked to select from a suite of options that are presented to us? My understanding was our authority would be in appropriating a set of funds, perhaps earlier outside of a budget cycle for this purpose. I just wanted to make sure that we're not going to be deliberating on the details. I'm not sure about saying yes to A or D. While it might expedite staff's work, I'm not sure we really need to get into that. I'm just going to put that out there. We ought to have the space nailed down before we put any money toward it. If that is a question mark, I	It would be great to see Council come out to our public open houses and even the recreation stakeholder's group. Mayor Birney: No. It would be lovely, except we have legal requirements that make that really complicated. So unfortunately that makes that a huge challenge. Director Hite: Just to have that connection with the public is really helpful. Mayor Birney: I think the other thing as Council you can do, is the process that Eric outlined - to approve moving the GCCM process forward and approved by the Council. That would be helpful to make that line up with the work that we're doing.	

Council Q&A Matrix-Redmond Senior and Community Center

Date	Councilmember	Question	Answer	Additional Information or Attachments
2/11/2020	Anderson	I didn't quite understand the concern about control and what loss of control we might be experiencing by not being able to participate or if it is the specifications for the public process, or if the City doesn't want to hand it over or how that looks. I would appreciate a conversation about that or a follow up email.	In the GCCM model, the City hires the architect directly and they prepare the design from planning level all the way to final construction drawings. The City is the architect's client, and any changes we'd like to the design along the way are included by our architect. We work directly with the architect for the duration of the design in a collaborative effort.	
2/11/2020	Anderson	With CPARB-do they require a certain threshold for that step or process to be enabled?	There is no threshold. In the past CPARB had a financial threshold but that has been eliminated	
2/11/2020	Anderson	Is this a potential policy barrier that we could investigate? I would be interested in enabling this type of process in the long-term and for the folks at the table, in my experience a Design/Build or any alternative delivery method helps with sustainability.	We are unaware of any policy barrier to either GCCM or Design-Build, other than needing CPARB approval.	
2/11/2020	Anderson	Have we looked into a design/build/operate/maintain?	We have not, and it's not recommended at this point. This type of arrangement can often be a sticking point with City union employees, as any future O&M performed by a contractor/developer would likely not be union staff. The recommendation is to continue with City O&M and reevaluate (if necessary) in the future. The advantage of the DBOM model is some maintenance risk is shifted to a developer/contractor, but we would pay more for that.	
2/11/2020	Anderson	Have we done a project in the City that is a GCCM and what the level of experience that staff was?	This building (City Hall) was kind of a hybrid GCCM. We formed a non-profit that was created as a developer doing the GCCM and there were also City staff working on it. So, we have a nominal amount of experience in it. If we pursue this, we have consultants that will help navigate this process and do the procurement documents and they can advise us a long way to make sure that we're taking full advantage of this set up. It was essentially a GCCM process. Just at the time the methodology that was available to us did not include GCCM. So, they came up with a hybrid that had a nonprofit actually developing and owning the building.	
2/11/2020	Anderson	Would the design/build be similar to [the City Hall build]? Do we have more experience with one method or another for the contracting?	Design/Build is very similar to that. I think the main difference with design/build is in design/build we're stating for everybody what we want at the 30% design phase. So, you have to know what you want earlier in the project and then the contractor's design team controls more of that ending that 30 to 100% design. So, we give them pretty rigid parameters about what we want to see kind of what Sound Transit's doing now but the contractor designs the remainder the project. In GCCM we don't put that out there until about the 90% design stage.	
2/11/2020	Anderson	Are we intending to hire out support for both of those parts of the process for design and construction?	Yes, we would get assistance.	
2/11/2020	Anderson	I have a curiosity of the timeline so that Council can understand the difference in timeline between GCCM and the design/build option if that is the priority for the community and they want something sooner.	The overall timeline length is similar. The difference is when design constraints and cost assurances are locked in.	
2/11/2020	Anderson	I would love to see the selection of the lowest lifecycle cost vs. the lowest initial cost option.	Evaluation of life cycle costs can and will be included as we move forward with design, but this would apply whether we use GCCM, Design-Build, or Design-Bid-Build. The delivery method would not significantly impact the life cycle cost, although having a contractor involved with design may help us select lower operations cost materials.	
12/3/2019	Fields	So the concept of like for like, does that include the amenities like the stage, the full kitchen? It's not just the square footage.	Correct. The estimate was based on what was there.	
12/3/2019	Padhye	We must have a robust public process because we want to make sure we do this right. How long, in addition to the 2 1/2 to 3 year process, do you think the public process will take? Can this be fast tracked?	Yes, The City of Redmond has already had a robust public process for community centers, and I would suggest using that as a template: engage seniors and recreation stakeholders and have a few public meetings, shape with info to come back to City Council.	
12/3/2019	Padhye	How will this fit into the holistic context of our overall budget? What other projects are going to be impacted or delayed? We really need to understand what the impacts will be.	Engage Finance Department and look at our tools to see what we have available.	
12/3/2019	Anderson	Do you have an idea if you have some sense of timeline of the repair/renovate option vs. the new? Do you know today?	2 1/2 years to renovate and 3 years for new building construction.	

Exhibits to Correspond with the Council Matrix Spreadsheet

These are exhibits that correspond with questions asked by Council and answers that were provided throughout 2020; Council discussions, council meetings, emails and a City Council survey.

Exhibit 1:

Pros and Cons of Councilmanic versus Voter Approved Bonds

	Pros	Cons
Councilmanic Bonds (non-voted)	1. Timing is flexible 2. No costs related to an election	1. Relies on City's cash flow for debt service
Voter Approved Bonds	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

Exhibit 2:

FACILITIES STRATEGIC PLAN RECOMMENDATIONS

Department	Priority	2019 - 2030 CIP Projects	Status
Facilities	HIGH	Citywide Facilities Maintenance & Repair (small cap)	Project in progress (funded in 19-20, proposed for 21-22)
	MEDIUM	Building Automation System Upgrades	Project in progress (2 sites complete)
Fire	HIGH	Fire Station 11 Replacement	Pending Fire Master Plan
	HIGH	Fire Station 12 Replacement	Pending Fire Master Plan
	MEDIUM	Fire station 16 and Shop Systems replacement & Seismic	Design Complete
	MEDIUM	Fire Station 17 Parking Lot & Interior Build-out	Not Started
Fire District 34	N/A	Fire Station 13 Replacement	Not Started
	N/A	Fire Station 14 Seismic Upgrade	Design Complete, Out for Bid
	N/A	Fire Station 18 Seismic upgrade	Design Complete, Out for Bid
Police	HIGH	Public Safety Building Phase II	Project in progress (partially funded in 19-20, proposed for 21-24 CIP)
Parks & Recreation	MEDIUM	Senior Center Renovation & Seismic Upgrade	Proposed for 21 - 26 CIP
	MEDIUM	LWIT Lease	Complete
	MEDIUM	New Community Center	Proposed for 21 - 26 CIP
	HIGH	Hartman Pool Renovation	Under Construction
	LOW	Teen Center Renovation & Seismic Upgrade	Not Started
Public Works & Parks MOC	HIGH	MOC Pinfab Warehouse Acquisition	Not Started
	HIGH	MOC Recapitalization	Efficiencies Work In-Progress
Administration	N/A	City Hall Maintenance Contract Transition	Not Started

Exhibit 3:

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

IMPACTED COMMUNITY GROUPS

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

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

Public Involvement Process

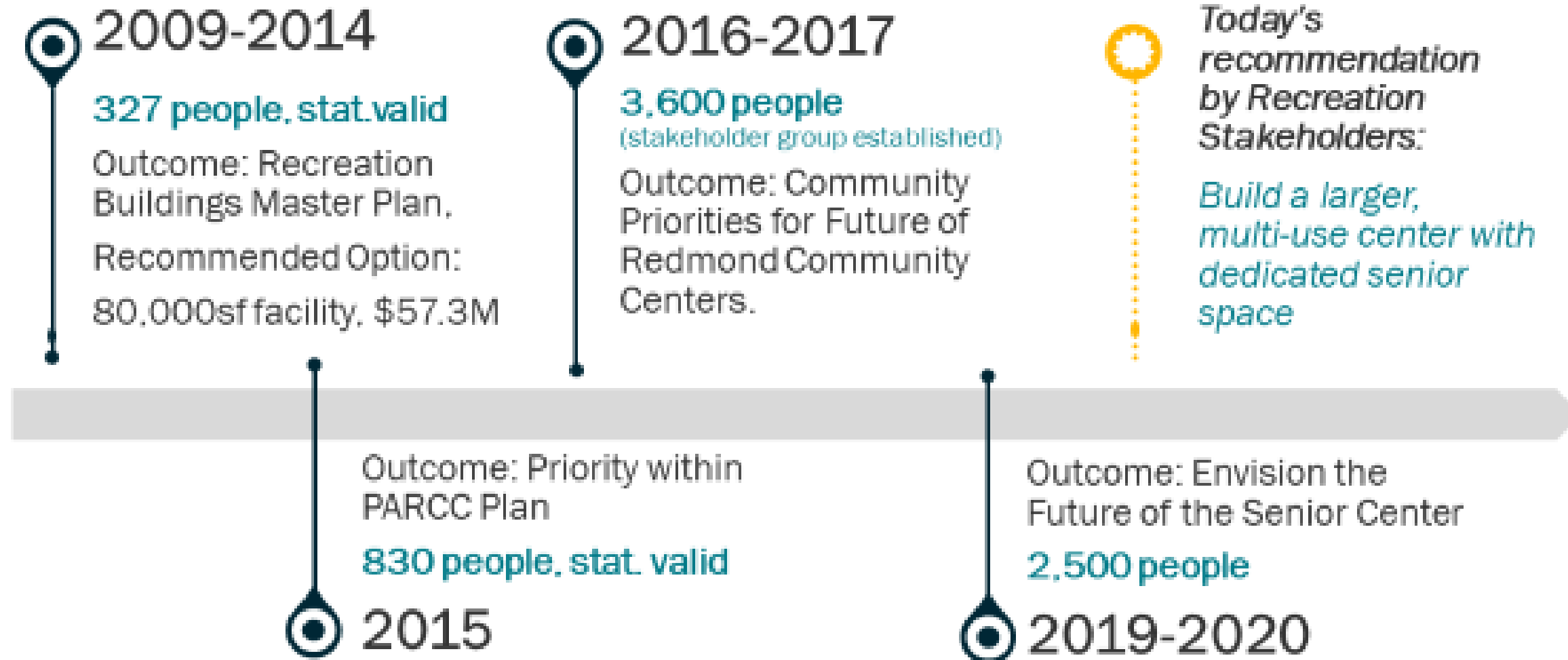


Exhibit 6:

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

Opportunity Costs



Option B: 22,000 s.f. facility

- CIP projects can be completed sooner
- 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
- Additional revenue per year for rentals and programs

Exhibit 8:

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 9:



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

Exhibit 10:



Council Reviews and Approvals

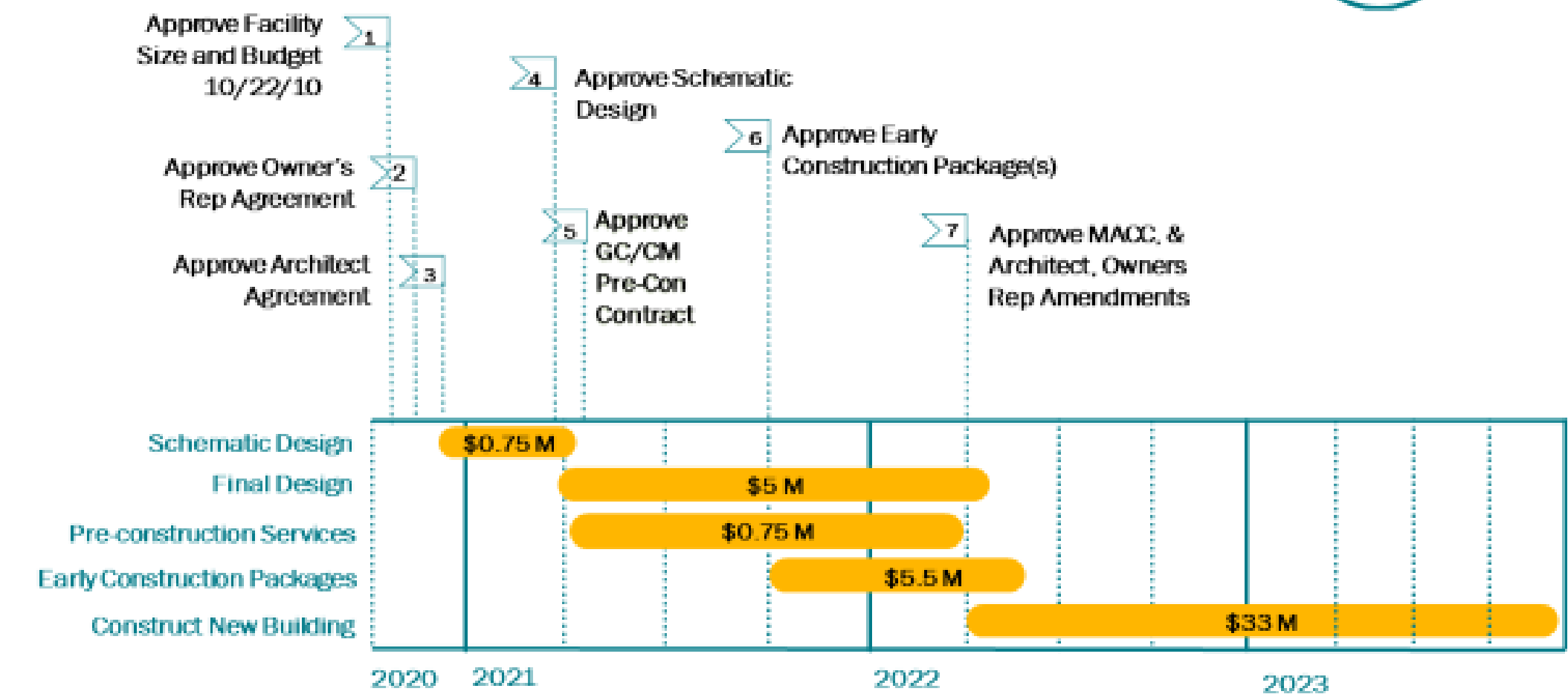


Exhibit 11:

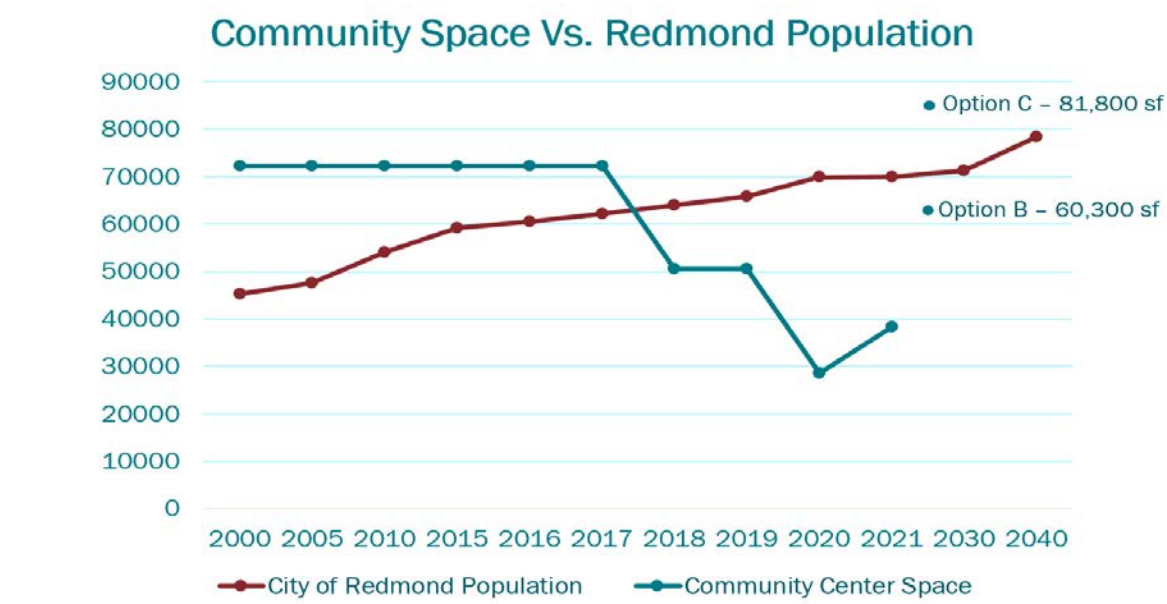
NEIGHBORING CITY COMMUNITY CENTERS

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 LWSD 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



Note: 2030 and 2040 population projections will be available at the end of 2020 as part of the Vision 2050 project. Estimates are conservative and real population growth will likely be much greater.

Exhibit 12:

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	<u>\$21.9 million</u>
Total	\$48.6 million

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

Exhibit 13: Community Center Space in Redmond

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

Exhibit 14: Stakeholder Group Summary Report

The Stakeholder Group Summary Report is found at: <https://online.flippingbook.com/view/202300/i/>

Key Findings & Points of Reference:

- Community Feedback on Rebuild Vs. Renovate: <https://online.flippingbook.com/view/202300/9/>
- Conceptual Layouts: <https://online.flippingbook.com/view/202300/57/>
- Methods of Community Engagement: <https://online.flippingbook.com/view/202300/7/>
- Comprehensive List of Community Outreach: <https://online.flippingbook.com/view/202300/27/>
- Community Outreach Survey Report: <https://online.flippingbook.com/view/202300/65/>