



Connected Community
Enhanced Livability
Environmental Sustainability

TO: Committee of the Whole - Parks and Human Services

FROM: Mayor Angela Birney

DATE: February 2, 2021

DEPARTMENT DIRECTOR CONTACT(S):

Parks	Carrie Hite	425-556-2326
Public Works	Dave Juarez	425-556-2733

DEPARTMENT STAFF:

Parks	Loreen Hamilton	Deputy Director
Public Works	Eric Dawson	Senior Engineer

TITLE:

Redmond Senior and Community Center Update

DEMOLITION:

The demolition project was physically completed by the Dickson Company on December 11, 2021. The demolition finished approximately \$10,000 under budget and no significant change orders were required. The project was formally accepted by the Mayor on January 25, 2021.

CONSULTANT CONTRACTS:

The architectural design was awarded to Opsis Architecture and the Council approved their schematic design contract on January 19, 2021.

The Owner's Representative contract was awarded to DBecker Consulting, LLC. This contract will be introduced to the Planning and Public Works Committee on February 9, 2021 and we will request approval via the consent agenda on February 16, 2021. The owner's representative will assist the City with the General Contractor/Construction Manager (GC/CM) selection and contract administration, pre-construction services, construction cost negotiations, and risk management.

The GC/CM contract was advertised for proposals in December of 2020 and proposals were due on January 19, 2021. The City received 6 proposals and we are currently evaluating. We expect to shortlist 2-3 GC/CMs for interviews and final cost proposals. We will select a GC/CM on March 1, 2021 and start final negotiations for pre-construction services. We will request Council approval of the contract in May.

DESIGN:

The design effort is well underway. We are currently in the space planning phase which entails workshops with the architect team and City staff to determine what programs will be offered at the senior and community center and how much space they will require. An important factor in these discussions is Cost Recovery, as some programs can pay for themselves more sufficiently than others. To date we have held six of these workshops.

PARTNERSHIP:

Letters of Interest were received from 6 organizations for partnership in the new Redmond Senior and Community Center. These letters of interest are being evaluated and an interview process will be set up to determine if any partnership will prove to be feasible and add value to the future of the project.

COMMUNITY OUTREACH:

The community outreach on this project has been very robust and will continue through the design development. We will incorporate feedback throughout the design process. This past and future outreach will inform our schematic (and final) design as we move forward.

The Opsis architecture team includes the local firm EnviroIssues (EI). EI has been leading the past outreach efforts from 2016 and their staff is familiar to our stakeholders and community. They have created a robust community engagement plan in collaboration with City staff that includes briefings to the community and commissions, virtual open houses, online questionnaires, social media, and project inbox and website.

To date, there have been 3 Stakeholder Meetings, 3 community briefings, focused updates with the senior advisory committee and the Encore newsletter and the website and project inbox have launched. The first virtual open house is scheduled for February 24, 2021. There will be both a senior focused open house during the day and an evening open house. Both meetings will have the same information. In addition, the first online questionnaire will launch prior to this date and will remain live for 3 weeks.