



## Memorandum

**Date:** 2/9/2021

**Meeting of:** Committee of the Whole - Planning and Public Works

**File No.** CM 21-042

**Type:** Committee Memo

**TO:** Committee of the Whole - Planning and Public Works

**FROM:** Mayor Angela Birney

**DEPARTMENT DIRECTOR CONTACT(S):**

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

**DEPARTMENT STAFF:**

Parks	Jeff Aken	Senior Planner
Public Works	Eric Dawson	Senior Engineer

**TITLE:**

Approval of a Contract with DBecker Consulting, LLC, in the Amount of \$494,750 for Owner's Representative services for the Redmond Senior and Community Center

**OVERVIEW STATEMENT:**

On October 22, 2020, the City Council directed staff to begin design on the Redmond Senior and Community Center, using input previously received from seniors and stakeholders to guide the design. The Owner's Representative provides consulting services as the liaison between the City and the contractor, including General Contractor/Construction Manager (GC/CM) selection and contract administration, pre-construction services, construction cost negotiations, and risk management. This scope of work includes Owner's Representative services through the design phase.

☐ **Additional Background Information/Description of Proposal Attached**

**REQUESTED ACTION:**

☐ **Receive Information**

☒ **Provide Direction**

☐ **Approve**

**REQUEST RATIONALE:**

- **Relevant Plans/Policies:**
  - Envision Redmond Senior Center Building Stakeholders Report March 2020
  - Redmond Community Strategic Plan
  - 2017 Community Priorities for the Future of Redmond's Community Centers Report
  - Redmond Comprehensive Plan
  - Redmond Parks, Arts, Recreation, Culture, and Conservation (PARCC) Plan
  - Redmond Facilities Strategic Management Plan
  - 2017-2022 Redmond Capital Investment Program (CIP). Redmond Zoning Code 21.10.070B
- **Required:**

Revised Code of Washington 39.80 and City Purchasing Policies and Procedures requires Council authorization for the Mayor to sign the contract.

- **Council Request:**

On October 22, 2020, Council provided direction to utilize the existing \$15,000,000 budget for Senior Center renovations to begin design of the new Senior and Community Center

- **Other Key Facts:**

N/A

**OUTCOMES:**

The desire to open a new Senior and Community Center within three years has been well documented by stakeholders, citizens, and the Council. The Council has provided direction to demolish the existing building, begin with the design process, and to include all stakeholder input from past efforts and to include stakeholders as the design begins and progresses.

**COMMUNITY/STAKEHOLDER OUTREACH AND INVOLVEMENT:**

- **Timeline (previous or planned):**

01/09/20-Stakeholder Conference Call

01/15/2020-Public Meeting Facilitated by EnviroIssues and Patano

01/16/2020-Lunch Briefing with Seniors

01/23/2020-Public Meeting Facilitated by EnviroIssues and Patano

02/06/2020-RYPAC-Senior Center Discussion

02/10/2020-Community Centers Open House-Facilitated by Patano

02/24/2020-Stakeholder Meeting #1-Facilitated by EnviroIssues

03/05/2020-Stakeholder Meeting #2-Facilitated by EnviroIssues

12/14/2020-Project update for stakeholder and "Meet and Greet" with architect team

01/11/2021-Project Stakeholder Group Meeting #1

01/25/2021-Project Stakeholder Group Meeting #2

- **Outreach Methods and Results:**

Outreach Methods: public meetings, email, city newsletters, city website, lunch briefings with seniors, postcard mailers, social media posts, press releases, online surveys, results-gathered by online surveys, paper surveys, and comment cards

- **Feedback Summary:**

Feedback included items such as build a larger facility than what existed at the prior Senior Center, with the understanding that Redmond's existing recreation spaces are already underserving its senior population, as well as other demographic groups. Future growth is expected and needs to be addressed by considering future demand and trends that keep our community healthy, active, and connected across neighborhoods, ages, and cultures.

**BUDGET IMPACT:****Total Cost:**

\$494,750

**Approved in current biennial budget:**

☒ Yes

☐ No

☐ N/A

**Budget Offer Number:**

CIP

**Budget Priority:**

Infrastructure, Healthy and Sustainable, Vibrant and Connected

**Other budget impacts or additional costs:** ☒ Yes ☐ No ☐ N/A

**If yes, explain:**

The City has \$15M currently in the CIP and approved by Council for use in demolition, design and public outreach and part of the construction. Additional funding will be necessary for full construction of the new Senior and Community Center.

**Funding source(s):**

General Government CIP \$15M, requested direct appropriation from State Legislature \$5M, possible partnerships, and potential Councilmanic bonds. Models of community investment (i.e. individual purchases of solar panels) are also being discussed.

**Budget/Funding Constraints:**

In the 2020 CIP, there is currently \$15M set aside for renovation of the Senior Center. Council has provided direction to staff to use this \$15M for demolition and to begin design and public outreach. This will also fund part of the construction. The City will be seeking a state appropriation for this project, potential partnership funds and community investment, and will seek approval for Councilmanic bonds in order to fund the complete construction.

☐ **Additional budget details attached**

**COUNCIL REVIEW:**

**Previous Contact(s)**

Date	Meeting	Requested Action
9/17/2019	Business Meeting	Receive Information
12/3/2019	Business Meeting	Receive Information
2/11/2020	Study Session	Receive Information
2/25/2020	Committee of the Whole - Finance, Administration, and Communications	Receive Information
3/3/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/2/2020	Committee of the Whole - Parks and Human Services	Receive Information
6/23/2020	Study Session	Receive Information
7/7/2020	Committee of the Whole - Parks and Human Services	Receive Information
7/28/2020	Study Session	Receive Information
8/4/2020	Committee of the Whole - Parks and Human Services	Receive Information
8/11/2020	Committee of the Whole - Planning and Public Works	Provide Direction
9/1/2020	Committee of the Whole - Parks and Human Services	Provide Direction
9/15/2020	Business Meeting	Approve
10/22/2020	Special Meeting	Approve
12/1/2020	Committee of the Whole - Parks and Human Services	Receive Information

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1/5/2021	Committee of the Whole - Parks and Human Services	Approve
1/19/2021	Business Meeting	Approve

**Proposed Upcoming Contact(s)**

Date	Meeting	Requested Action
2/16/2021	Business Meeting	Approve

**Time Constraints:**

Delay in approval of this Owner's Representative agreement will result in delay of the design of the Senior and Community Center. The Owner's Representative's primary immediate goal is leading the selection of the General Contractor/Construction Manager (GC/CM) and preparation of the GC/CM contract. The GC/CM will offer critical input into the design of the project and securing their services in the 2<sup>nd</sup> quarter of 2021 is a critical path schedule item.

**ANTICIPATED RESULT IF NOT APPROVED:**

Design of the Senior and Community Center would be delayed, and the goal of a 2023 opening would be jeopardized.

**ATTACHMENTS:**

Attachment A - Consultant Agreement