



Memorandum

Date: 2/16/2021
Meeting of: City Council

File No. AM No. 21-031
Type: New Business

TO: Members of the City Council
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
1/5/2021	Committee of the Whole - Parks and Human Services	Receive Information

1/19/2021	Business Meeting	Approve
2/9/2021	Committee of the Whole - Planning and Public Works	Provide Direction

Proposed Upcoming Contact(s)

Date	Meeting	Requested Action
N/A	None proposed at this time	N/A

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 2nd 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
Attachment B - Presentation