



MEMO TO: Mayor Angela Birney

FROM: Carrie Hite, Parks & Recreation Director

DATE: March 15, 2021

SUBJECT: Summary of Redmond Senior & Community Center Partnership Proposals

I. PURPOSE ☒ For Info Only

II. RECOMMENDATION

Move forward with B+H Advance Strategy to develop a refined scope, timeline and mix of affordable housing types that could be accommodated at the sites along with potential lease payments to the City.

III. DEPARTMENT CONTACTS

Carrie Hite, Parks and Recreation Director	425-556-2326
Loreen Hamilton, Parks and Recreation Deputy Director	425-556-2336
Eric Dawson, Construction Project Manager	425-556-2867
Jeff Aken, Senior Park Planner	425-556-2328

IV. DESCRIPTION/BACKGROUND

Process

The *Community Priorities for the Future of Redmond's Community Centers* report in 2017 identified a strong interest in partnerships and urged the City to explore, "a variety of partnership models." In November of 2020, staff issued a broad Request for Letters of Interest (RFLOI) to understand the potential for a capital partnership at the Senior and Community Center (RSCC). The site on municipal campus allows up to five stories, so a potential partner could add an additional 3 floors on top of the planned RSCC or potentially a second building at the site. The RFLOI was posted in November, an information session was offered for interested respondents and the LOI was due on December 23 at 4:00pm.

Six organizations responded to the RFLOI. The six respondents included the Lake Washington School District, Friends of Youth, Northwest Share, Indian Association of Western Washington, B+H Strategies and the YMCA.

Two rounds of interviews were conducted with all interested respondents. The first round consisted of phone interviews with Park Planning staff and the Construction Project Manager. Five of the six respondents participated, with the YMCA withdrawing

after learning more about the proposal and specific desire for capital projects (not provision of services).

A second round of panel interviews were conducted with the Parks & Recreation Director and Deputy Director, members of the Senior Advisory and Parks & Trails Commission, Construction Consultant, Construction Project Manager and Park Planner. All five remaining respondents were invited to present to this panel and four interviews were conducted the week of March 1, 2021. The Indian Association of Western Washington did not respond to the interview request.

The priorities of the interview panel included:

- Synergy/compatibility Redmond Senior & Community Center
- Project Timing (to not delay the RSCC)
- Financing

Analysis

B+H Advance Strategy

B+H proposed a combination of affordable housing and community amenities on the site and acknowledged the need for senior affordable housing and the synergy that could provide with the RSCC. They proposed modular construction to create minimal disruption to the RSCC and interest in potentially developing a second phase in the north parking lot. The initial activity in the proposal would be a workshop with City staff and other stakeholders. The workshop would be to evaluate what mix of housing and amenities would work best based on timing, funding, and community needs and opportunities.

Evaluation:

B+H was the consensus choice of the panel. They showed flexibility and creativity to address community needs at the site with senior affordable housing, partners that have experience building both workforce and low-income housing and a process to develop scenarios that will help the City better understand the opportunities.

Lake Washington School District (LWSD)

LWSD proposed an urban school facility that could accommodate 400-800 students (primary or secondary) with flexible, adaptive, and creative learning spaces to serve the growing needs of the district. They were also interested in shared space including the gymnasium, kitchen/dining, lobby, and outdoor amenities. They would work with Opsis architects and preferred using the City's builder (Absher). Financing was dependent on a bond in earlier 2022 with a levy as an alternative. The district is familiar with GC/CM and has used it on many projects.

Evaluation:

While LWSD was well positioned in terms of timing, GC/CM contracting, and the design and construction team, the panel expressed concerns over the synergy with the RSCC and the District's need for shared space (gym, cafeteria etc.) vs. the community needs during those same periods of the day. The panel was also concerned that LWSD's proposal was dependent on a 2022 ballot measure and the potential impacts if it was not approved by voters.

Friends of Youth (FOY)

FOY proposed 10,000-15,000 square feet of space to serve youth and young adults ages 16-24. This space would include offices, commercial kitchen, bathroom/showers, computer space, temporary shelter space (30 beds) and storage areas. FOY would be interested in opportunities to share space, such as gym or classrooms. The center would serve approximately 1800-2000 young adults per year. FOY would look at funds through the Housing Trust Fund, capital campaign and other sources. They are seeking to replace space they are losing by April 2023.

Evaluation:

Friends of Youth proposal had many benefits for the community but didn't align with the RSCC in terms of timing and financing. The smaller footprint, a less developed proposal and uncertainty over funding models held their proposal back.

Northwest Share

Northwest Share proposed a variety of operational partnership ideas around meals, community events, arts and engagement. The capital partnership proposal centered on a juice bar/snack bar that would serve patrons of the RSCC and offer healthy, vegetarian snacks for 500-1000 people per day. This would use around 1500 square feet and would ideally be located on the first floor of the RSCC. NW Share has funding available and would work through the City's process to have snack bar included in emerging designs/space planning.

Evaluation:

NW Share provided many examples of future operational partnerships including hosting events and opportunities to provide food and cultural events to both seniors and the community at large. The snack bar concept does not fit into current space planning for the RSCC and has potential procurement challenges.

Indian Association of Western Washington (IAWW)

IAWW proposed 40-60 one-bedroom apartment units for senior living along with a variety of community needs including a gathering hall for 200 occupants, conference rooms, satellite healthcare space in partnership with hospitals, childcare facilities, café, and reception hall. Proposed funding includes grants, endowments, private funding, and non-profit partnerships for the apartment component. IAWW did not respond to the invitation to present to the interview panel.

Evaluation:

IAWW did not respond to multiple requests to participate in the panel interviews

V. TIME CONSTRAINTS

The RSCC project team would like to have B+H Advance Strategy start to refine their scope, the affordability scenarios and timeline as soon as possible. To avoid any delay in the RSCC schedule, the partner's concepts must start to be incorporated into the project design before the schematic design is complete in July 2021.

VI. LIST OF ATTACHMENTS

Attachment A: B+H Advance Strategy Letter of Interest