



Legislation Details (With Text)

File #: AM No. 19-196
Type: Staff Report
File created: 11/26/2019
On agenda: 12/3/2019
Title: Redmond Senior Center

Status: Presented
In control: City Council
Final action: 12/3/2019

Sponsors:

Indexes:

Code sections:

Attachments: 1. Agenda Memo No. 19-196, 2. Attachment A: PowerPoint Presentation, 3. Attachment B: Building Investigation Report, HDR, November 2019, 4. Attachment C: Building Investigation Report, SSF, August 2019, 5. Attachment D: Community Priorities, 6. Attachment E: Facilities Strategic Management Plan

Date	Ver.	Action By	Action	Result
12/3/2019	1	City Council	presented	

MEMO TO: Mayor and Members of the City Council

FROM: Mayor John Marchione

SUBJECT:

Redmond Senior Center

I. RECOMMENDED ACTION

Informational update only.

II. DEPARTMENT CONTACTS

Carrie Hite	Director, Parks and Recreation	425-556-2326
Dave Juarez	Director, Public Works	425-556-2733
Rachel Van Winkle	Deputy Director of Parks and Recreation	425-556-2334
Eric Dawson	Senior Engineer	425-556-2867

III. DESCRIPTION/BACKGROUND

The Redmond Senior Center mid-life improvements project was identified in the Facilities Strategic Management Plan that was adopted by Council in January 2019, and additionally through the Future of Redmond's Community Centers stakeholder involvement process. Based on these recommendations, the City has identified the Redmond Senior Center in the 6-year Capital Investment Program for renovation (mid-life repairs and maintenance). The City has set aside \$15M for this work which includes the exterior envelope and mechanical systems.

The Redmond Senior Center recently underwent an exterior building evaluation in August 2019 in preparation for long term maintenance and repairs outlined in the City's Capital Improvement Plan (CIP). This evaluation conducted by a contracted structural engineering firm confirmed extensive structural damage to the exterior walls and substantial impact to both the lateral and gravity systems. As a result of this evaluation, and at the recommendation of the consultant (Swenson Say Faget), the City closed and vacated the Redmond Senior Center on September 5, 2019, to allow for the ongoing investigation of the building interior, exterior, and roof. Only limited entry for building inspectors and engineers has been permitted to conduct further assessment.

Parks staff have relocated programs, rentals, and events to alternate locations with the goal to minimize impact to customers and visitors. Senior activities are held at City Hall in various rooms, the Public Safety Building, the Redmond Community Center at Marymoor Village, the Redmond Teen Center, the art studio at Grass Lawn Park, and St. Jude's church. The City has been able to continue most of the services for seniors at these various locations.

The City's construction team contracted with HDR Engineering, Inc. to further evaluate the internal and external integrity of the building, roof, roof structure, roof framing, and sheathing integrity. In addition, the scope of work for HDR included a cost estimate for renovation and a recommendation based on their experience and expertise.

The final report was submitted to the City on November 25, 2019 and is attached to this staff report.

Findings:

The consultant (HDR Engineering, Inc.) investigation found extensive water damage in the exterior walls. The damage was not evident without multiple investigation openings cut into the tile, stucco, roof, and interior walls under HDR's direction. The roof and interior wall structures are not damaged. The water intrusion comes from the wall penetrations (windows, vents, doors, trim, etc.) and caused significant damage to the structural stud walls and the plywood sheathing behind the stucco and tile. The consultant determined this damage compromises the safety of the building and it should not be occupied until all structural repairs can be made to the entire building. There is no way to make partial repairs to the building and re-occupy while remaining repairs are taking place. The consultant also determined the cost of the structural repairs combined with the cost of the renovation already programmed in the 2019-2024 CIP are comparable to the cost of a new building and suggested a new building warrants further consideration.

Communications and Outreach

Staff has been communicating with the Senior Advisory Committee weekly; providing both facility and operational updates. In addition, staff has had an open meeting with displaced participants to gain feedback and create priorities for programs and services:

- Press Release to Community September 6
 - Communications to Advisory Committees,
 - Recreation Stakeholders September 7-9
 - Senior Advisory Meeting September 9
 - Open Meeting at Redmond Community Center September 11
- Planned:
- Senior Advisory Meeting December 4
 - Senior Coffee with Director December 6
 - Press release to Community December 9
 - Open Meeting at Redmond Community Center TBD

Possible options of policy decisions for Council to consider:

1. Allocate additional funds and continue with renovation plan, including structural integrity.
2. Allocate additional funds, demolish, and rebuild:
 - a. Senior Center, like for like
 - b. Community Center, larger space, intergenerational, could include spaces for seniors/teens
 - c. Senior/Community Center with partnership opportunities on top (i.e., workforce housing, urban school, etc.)
3. Demolish Senior Center and absorb programs in current facilities.

Next Steps:

Staff will be working with the Senior Advisory Committee and the Recreation Community stakeholder group to identify options to move forward. Staff will schedule another update with the Council early in the year to discuss policy direction for the Senior Center.

IV. PREVIOUS DISCUSSIONS HELD

There have been email communications sent to Council throughout this evaluation process.

City Council staff report: September 17, 2019
City Council staff report: December 3, 2019

V. IMPACT

A. Service/Delivery:

In an effort to maintain service to senior participants, City Hall first floor has been activated and activities have been expanded to the Redmond Community Center at Marymoor Village, Grasslawn Pavilion, Redmond Teen Center, and Redmond Public Safety Building. Some interest groups and drop in activities have been discontinued or are meeting off site due to space restrictions. These activities include Chorus, Just Reminiscing Band, Pipe Organ Group, Sophisticated Swing Band, Computer Corner and Billiards. Holiday events have been combined to a December 4 celebration at City Hall. Lunch program participants are being directed to Bellevue and Kirkland on Monday, Tuesday, Wednesday and Friday. On Thursdays, Redmond hosts lunch at the Bytes Café. The monthly Indian Lunch program has been relocated to St. Jude's Church. Space rentals for large groups have been redirected to Redmond Community Center, the Public Safety Training Room and other internal spaces. Staff cannot accommodate all large rental requests at this time. A pilot transportation service will start in January and take

seniors to Bellevue once a week and to the Redmond Community Center once a week. Staff is monitoring the lunch and transportation program for possible expansion. Staff estimates that 80% of Redmond Senior Center activities have been preserved at new locations.

B. Fiscal Note:

There is currently \$15M set aside for renovation of the Senior Center. This original scope of work includes replacement of all exterior cladding, roof/coping/flashings, windows, HVAC replacement, seismic retrofits, electrical and plumbing repairs, and a fire alarm upgrade.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

This is informational only.

VII. TIME CONSTRAINTS

Staff will bring back options for Council to consider and give policy direction in Q1 of 2020.

VIII. LIST OF ATTACHMENTS

Attachment A: Redmond Senior Center Update - PowerPoint presentation

Attachment B: Redmond Senior Center Building Investigation Report, HDR, November 2019

Attachment C: Redmond Senior Center Building Investigation, SSF, August 2019

Attachment D: Community Priorities for the Future of Redmond's Community Centers, April 2017

Attachment E: Facilities Strategic Management Plan