



Redmond's
SENIOR & COMMUNITY CENTER
Building our future TOGETHER

Project Update and Meet & Greet with the Design Team Redmond Senior and Community Center

December 14, 2020



Redmond
WASHINGTON

Participating in Today's Meeting



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- Stay **on mute** unless you are speaking
- Drop thoughts or comments into the **chat box**
- There will be a **5-min break** halfway through
- There will be time for stakeholders to **introduce yourselves** after the break
- We will have a **Q&A session** after updates from the City and Design team

Purpose of Today's Meeting



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- **Hear** an update on what has happened since March
- **Meet** your City staff, Design and Outreach Team
- **Answer** your questions and hear your ideas on engaging with the Design and Outreach Team
- **Set** next steps for the Stakeholders Group

Speakers



Redmond Team

Carrie Hite
Loreen Hamilton
Eric Dawson
LouAnn Ballew



Design Team

Chris Roberts
Jim Kalvelage
Ken Ballard



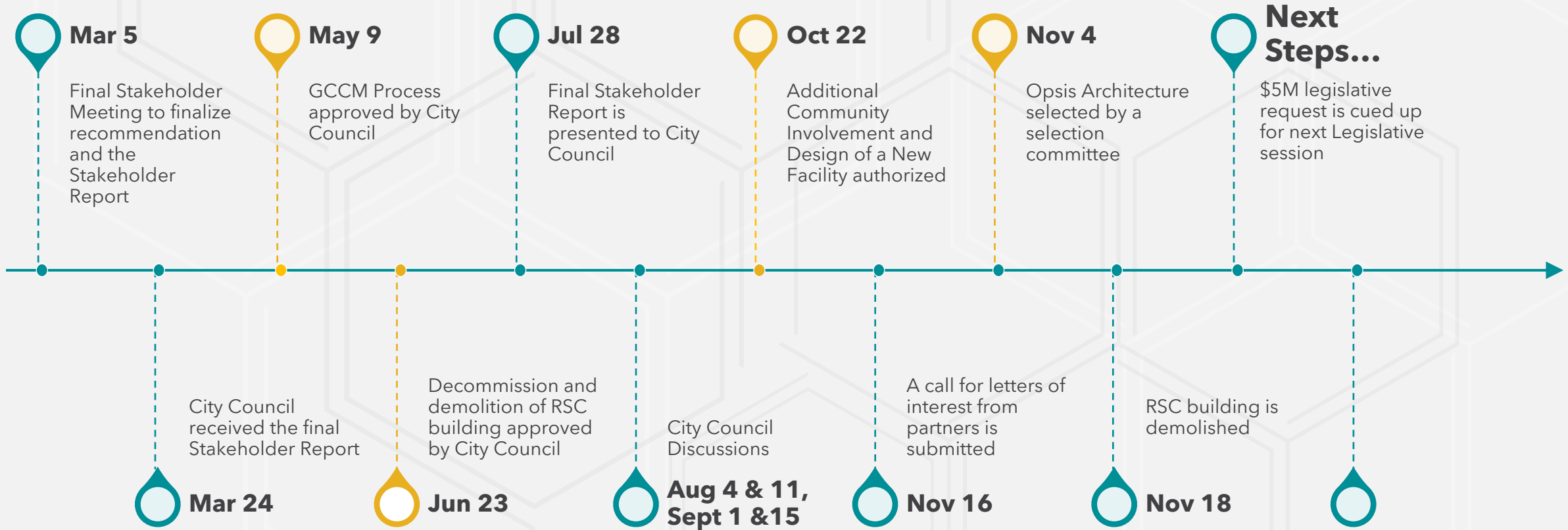
Outreach Team

Aileen Dinh
Alison Peters
Sarah Omlor

Overview of Progress since March 2020



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May 9

GCCM Process Approved

General Contractor and Construction Manager

City Council passed a resolution to authorize the GCCM application process.

This method allows for an alternate bid approach and allows the City to hire both a designer and contractor to work together in the build process.





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Jun 23

Approval to decommission and demolish the Redmond Senior Center building

City Council authorized the Mayor to decommission and demolish the Redmond Senior Center building.

This decision saved \$180,000 in one year and significant staff time. In addition, decommissioning the building in the dry season is more efficient than waiting until winter.





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Oct 22

Additional Community Involvement and Design of a new facility is authorized.

The Redmond City Council unanimously authorized the Mayor to repurpose \$15 million allocated for the Redmond Senior and Community Center in the 2019-2020 budget to fund additional community involvement and the design of a new facility to be located on the site of the existing Redmond Senior Center.

- A policy decision on the size and cost of the building was not provided.
- The City is authorized to move forward with a design process in alignment with the final recommendation from the Stakeholders.
- Seniors must be involved at every step of the process.





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NOV 4

Opsis Architecture Selected

An RFP for an Architect team resulted in 16 responses, which were narrowed down to three.

A team comprised of staff and representatives from the Senior Advisory Committee, Parks & Trails Commission, and Stakeholder Groups helped review, interview, and select a final architect.

The contract for Opsis Architecture will go to Council in January 2021.





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NOV 4

Selection Process

- 10-member interview panel
- Listening for a vision of dedicated senior spaces
- Why Opsis?
- Our decision-making conversation





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NOV 16

Letter of Interest from Potential Partners

The City is seeking letters of interest from prospective partners to finance, build, and operate up to an additional 60,000-square feet of the new building to enhance the new center and provide additional community benefit.

Letters of interest are due December 23, 2020 by 4:00 p.m.





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The Redmond Senior Center Building is Demolished.

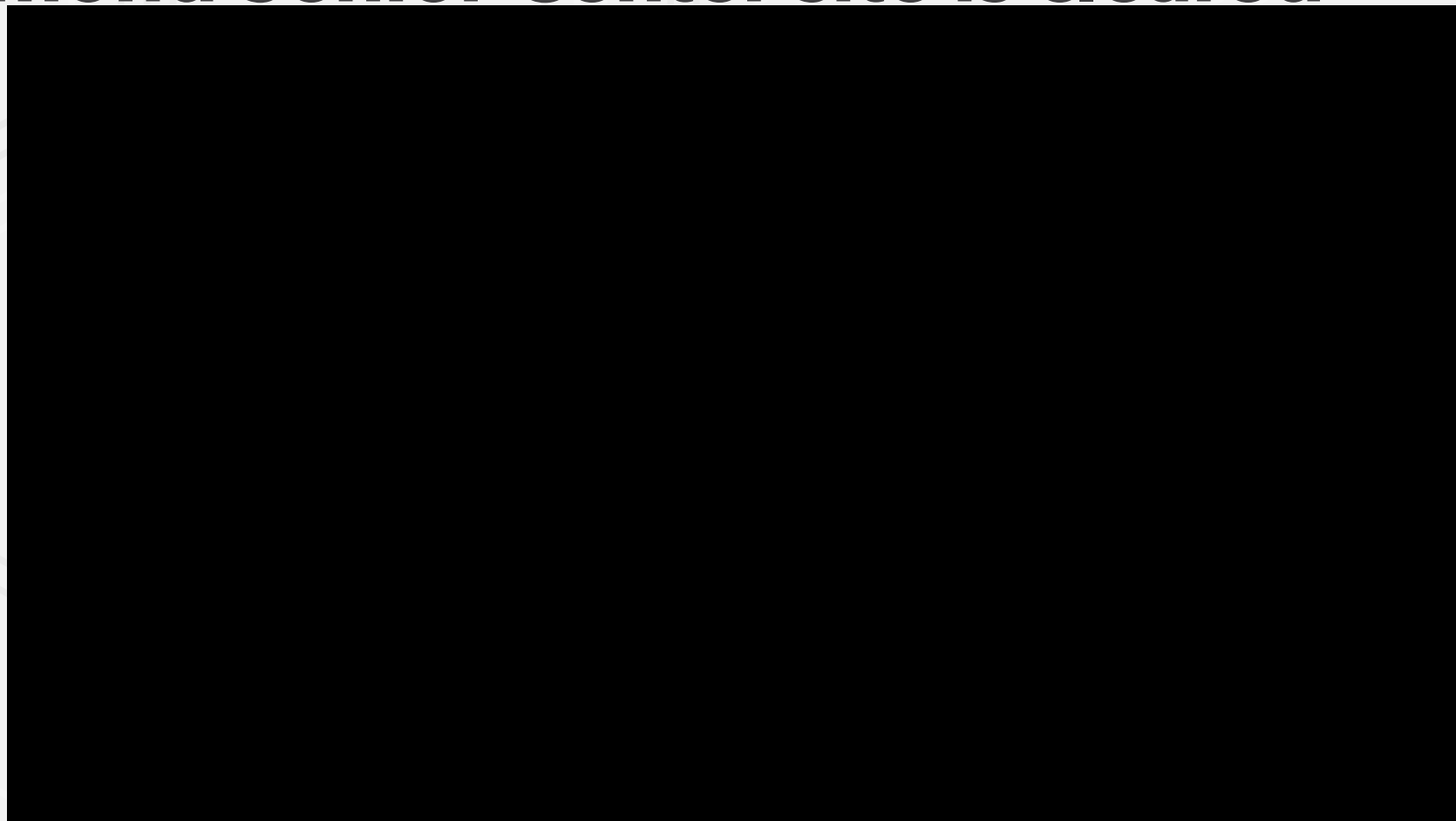




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NOV 18

The Redmond Senior Center site is cleared



Upcoming Milestones



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Letter of Interest from Potential Partners

Due December 23,
2020 by 4:00 p.m.



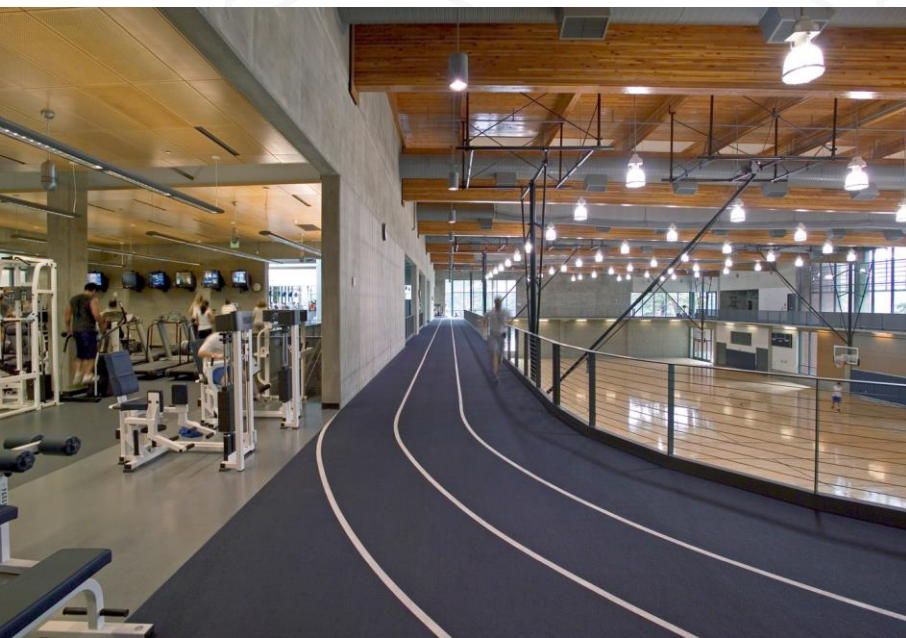
Legislative Request for \$5M

Cued up for the
next Legislative
Session.



General Contractor

RFP is released on
December 15.



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Opsis Architecture

- **National leaders** in Community Centers and Integrated Senior Centers
- **Leaders** in sustainable recreation design
- **30 build projects** in Washington



Johnston Architects

- **10-year** history with Opsis
- **Local partner**—start to finish
- **Guide** land use and entitlement process



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Ballard*King Associates

- **National** planning and operations expertise
- **Prior work** in Redmond
- **16** projects with Opsis



Envirolssues

- **Public outreach** expertise
- **Successful history** with Redmond
- **Shared values** with Opsis and team

How we'll work with you as stakeholders

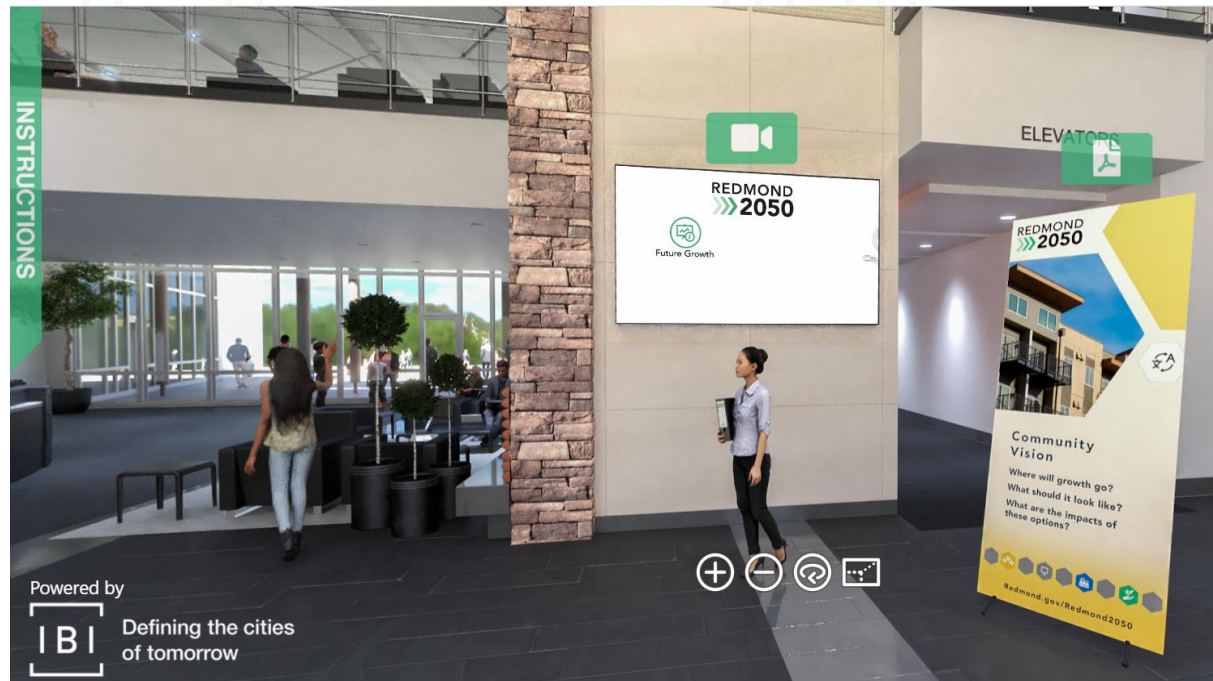


- Regular meetings from Jan – Jun
- Listening to what you hear from the community
- Sharing your ideas with the City
- Presenting with you at City Council meetings
- Capturing your input from the project inbox

How we'll work with the entire community



- Senior-only Zoom meetings + other public meetings
- Project website
- Commission and committee briefings (including SAC)
- Social media posts and newsletters
- Emails and Encore mailers to seniors
- Outreach to cultural groups



A sample of a virtual lobby for the Redmond2050 project

FIRSTENBURG COMMUNITY CENTER





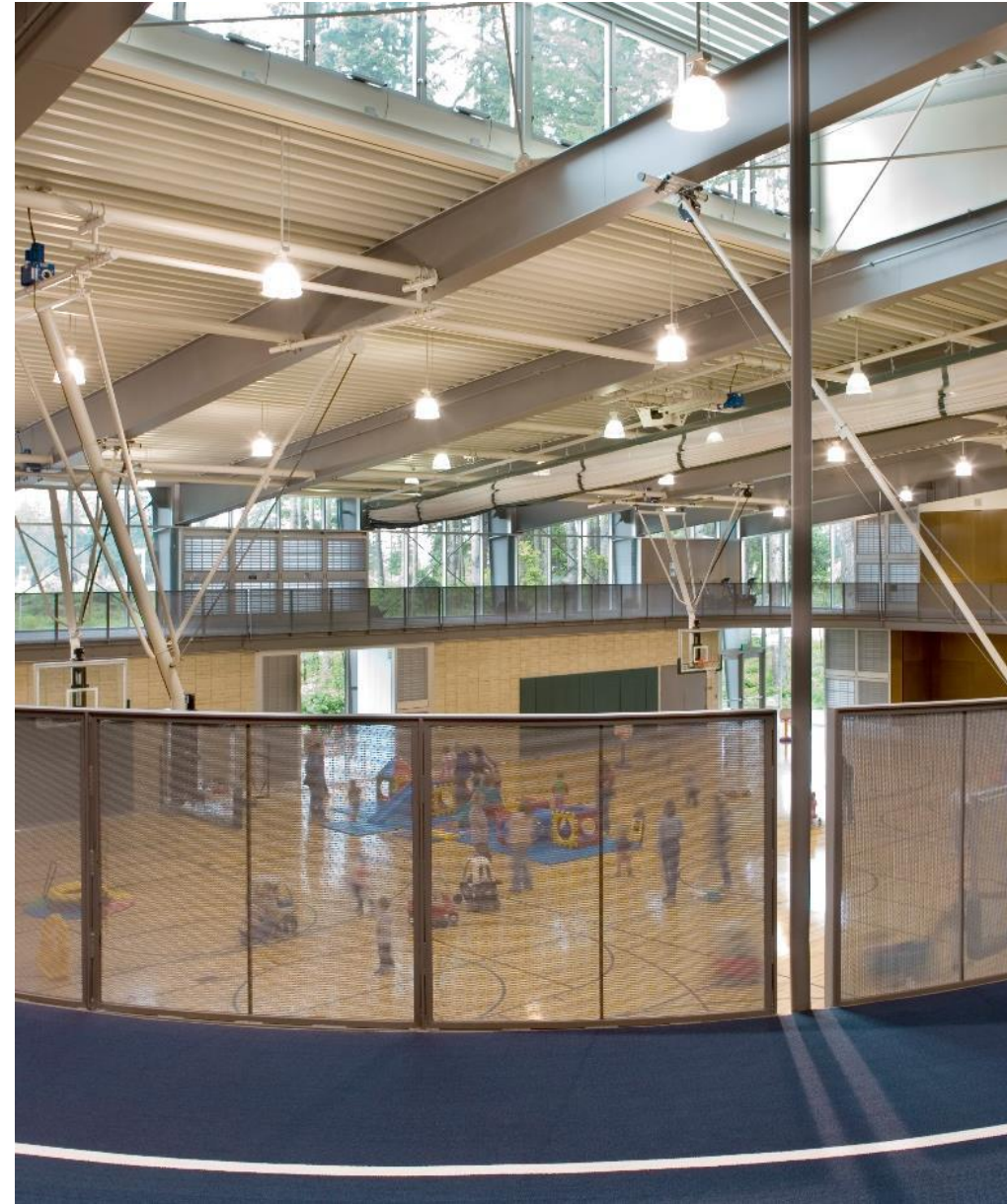


Adult	1.2%	1.1%
Senior	2.3%	2.0%
Family	8.5%	7.4%









HIDDEN CREEK COMMUNITY CENTER

Hillsboro, OR (completed 11.2020)





Cross Laminated Timber (CLT) Construction



Operational Planning



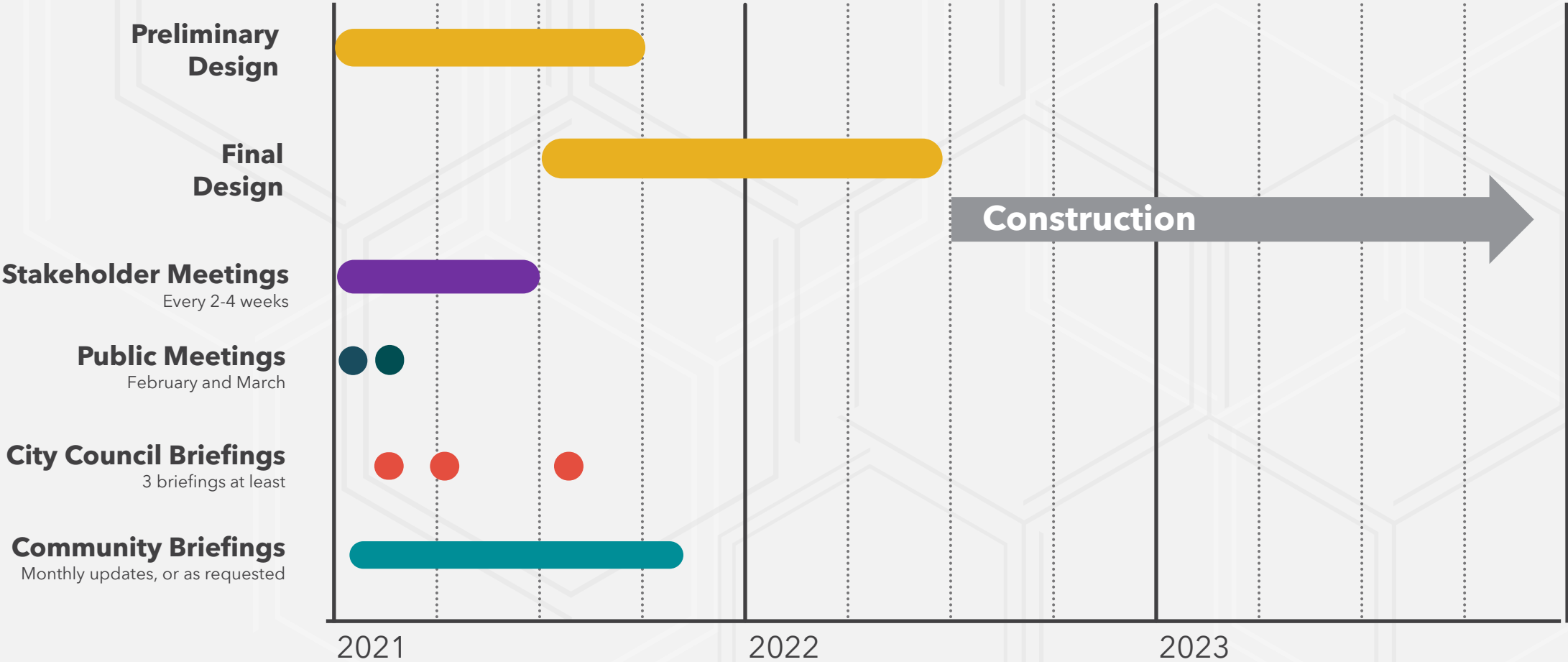
- Choice of amenities impacts operations
- Operations includes both expenses and revenues
- Potential partners will impact operations as well

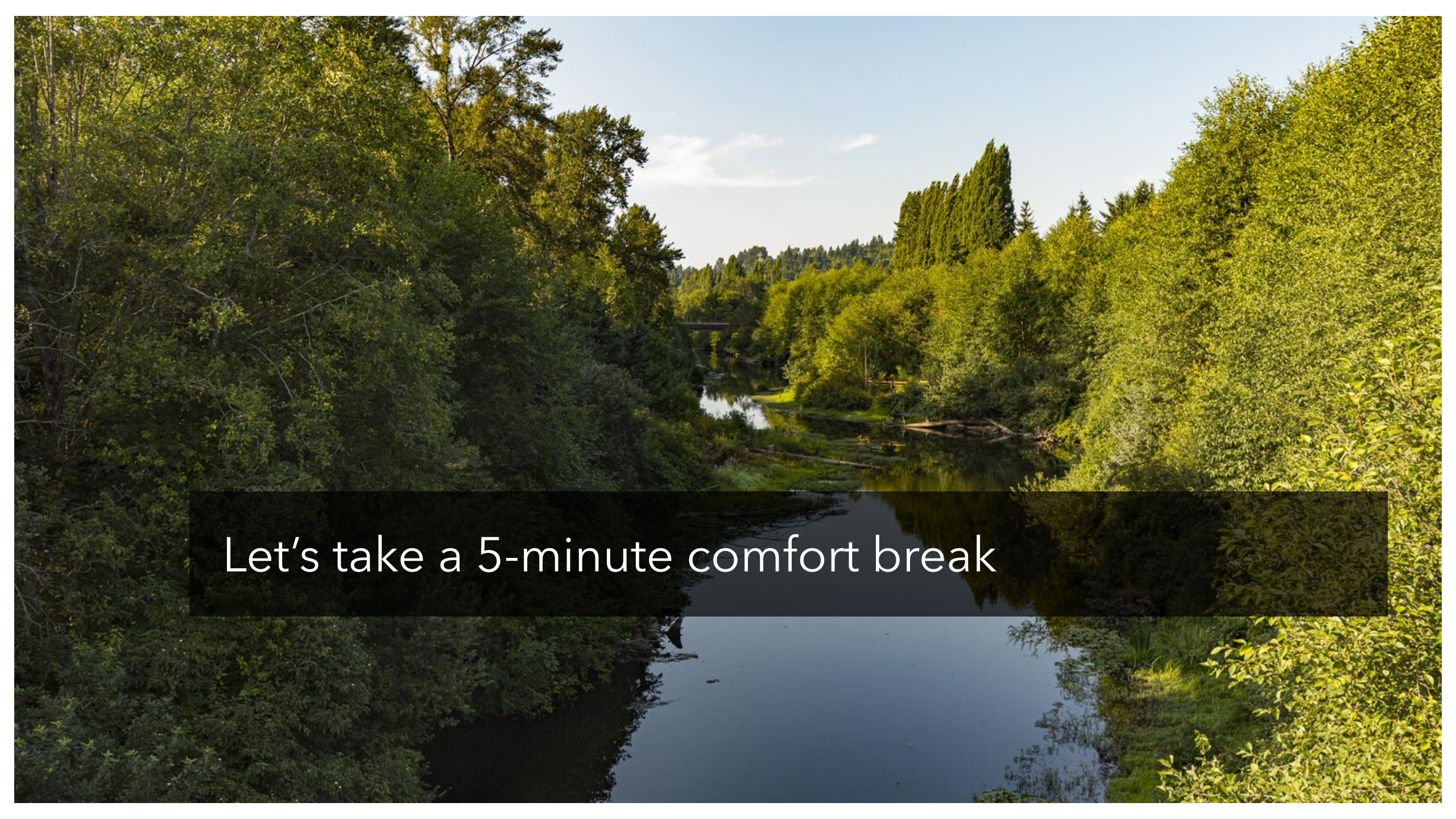


Preliminary Project Schedule



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Let's take a 5-minute comfort break

Q & A Time

1. Brief stakeholder introductions
2. Raise hand if you'd like to ask your question aloud and come on video
3. Type your question into the chat if you'd like Alison to ask your question

Next Steps

1. Send your comments and questions to comment@redmondcommunitycenter.org
2. We are working on a new project website that will launch in January 2021

Stakeholder Meeting Schedule 2021



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January 11, 2021	January 25, 2021	March 1, 2021	March 22, 2021	April 12, 2021
Discuss project goals and guiding principles	Review refined program options	Review final space program & cost recovery	Review refined select concept options	Review concept design cost estimate



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Thank you

Carrie Hite, Parks and Recreation Director
chite@Redmond.gov | 425-556-2326

Loreen Hamilton, Parks and Recreation Deputy Director
lharrison@Redmond.gov | 425-556-2336

Eric Dawson, Project Manager
edawson@redmond.gov | 425-556-2867

