



# McMinnville Community Recreation Center Study

City Council Presentation  
June 23, 2026



**City of  
McMinnville**



**BALLARD \* KING**  
& ASSOCIATES LTD

**opsis**

# Agenda

**00** Project Goals

**01** Schedule

**02** Program

**03** Concept Design

**04** Cost & Operations

**05** Next Steps

# Guiding Principles

- Welcoming & Accessible to Everyone
- Passes through Diversity, Equity, & Inclusion Lens
- Represents McMinnville's Identify & Character
- Offers Indoor & Outdoor Programming Opportunities
- Provides Highly Functional Multi-Use Spaces
- Provides Safe & Secure Environment
- Environmentally Sound & Energy Efficient
- Offers Potential for Partnership Opportunities
- Public Support for Successful Bond Measure
- Enduring Quality as Community Legacy project
- Potential for Phased Implementation & Expansion
- Optimizes Value of Budget (Capital & Operations)
- Prioritize Preservation of Existing Parkland



# Project Schedule

## Project Start Up

Notice to Proceed

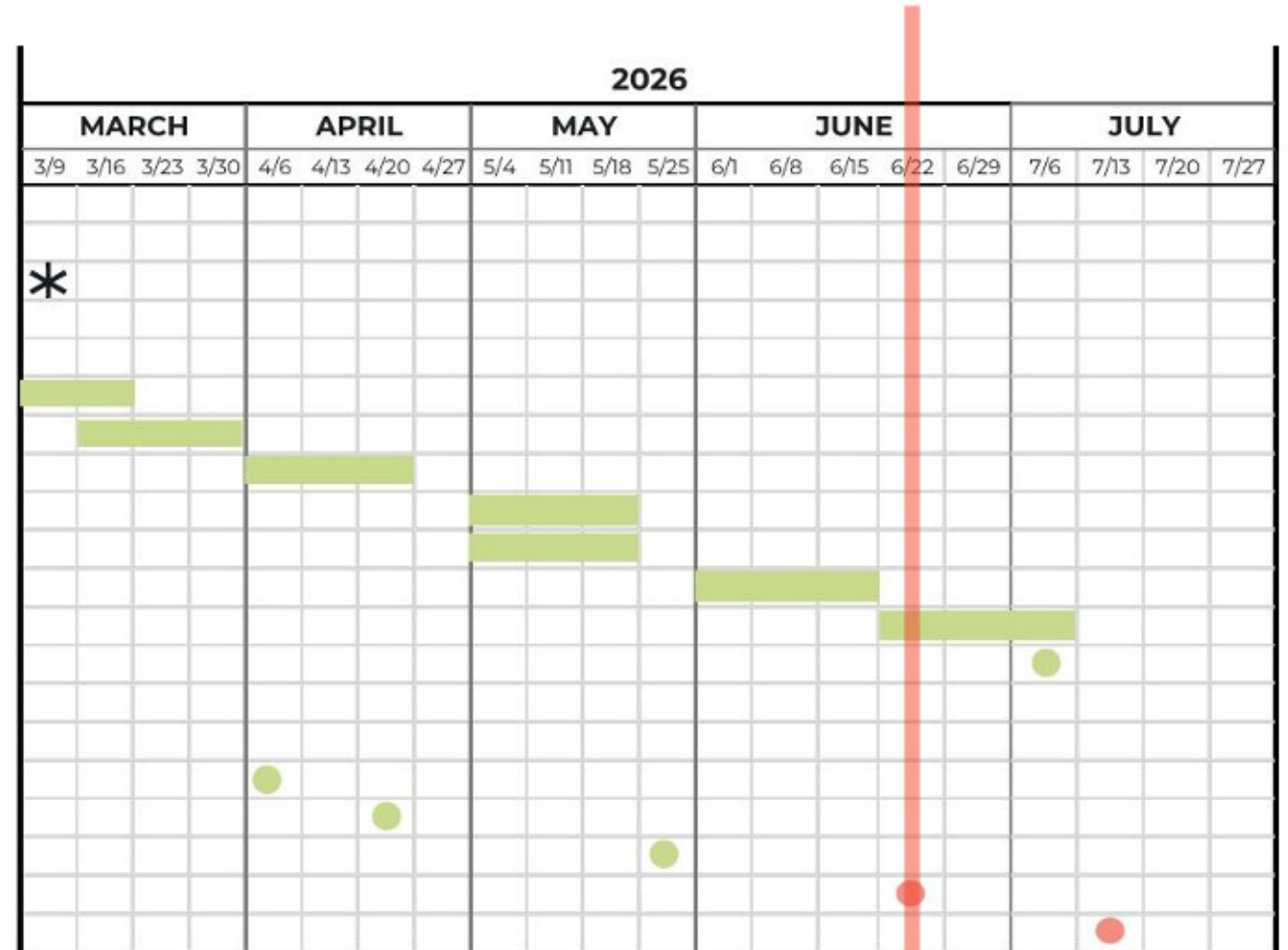
## Design Phase

- Program Review and Budget Alignment
- Initial Design Options
- Refine Preferred Design
- Operations Update and Cost Estimate
- Rendering Updates
- Final Modifications to Design, Operations, Budget
- Finalize Concept Design Based on Council Feedback
- Issue Concept Design Package

## Meetings & Workshops

- Workshop 1: Program and Initial Design Options
- Workshop 2: Updated Design Options
- Workshop 3: Operations and Budget Review
- City Council - Concept Design Presentation**
- City Council - Bond Decision & Language**

Week Beginning



# Building Program

## Aquatic Space



<b>Aquatics Space</b>	<b>20,413 sf</b>
Competition Pool (8 Lane, 25 Yard) + Deck	8,360 sf
Spectator Seating (400 Seats)	1,900 sf
Recreation Pool (Water Area)	3,230 sf
Sauna	50 sf
Aquatic Offices/Guard Room	
Pool Storage	
Pool Mechanical	
<b>Recreation Space</b>	<b>23,575 sf</b>
1-Court Multi-Purpose Gymnasium	9,720 sf
Gymnasium Storage	
Multi-Purpose Group Exercise	1,800 sf
Multi-Purpose Storage	
Workout Gym (Cardio Weight)	4,490 sf
Workout Gym (Cardio Weight) Office / Storage	
Gymnastics	5,500 sf
<b>Community Space</b>	<b>1,773 sf</b>
Multi-Use Classroom	803 sf
Classroom Storage	
Events Room/Childcare	700 sf
Events Room Storage	
Events Room Restroom	
<b>Support Space</b>	<b>8,335 sf</b>
Office Administration	1,218 sf
Entrance / Lobby/Access Control/Registration	
Reception Storage / Retail	
Concessions / Vending	
Locker Rooms	2,600 sf
Universal Shower/Changing Rooms	
Lobby Restrooms	
General Building Storage	
<b>Grossing Factor</b>	<b>5,402</b>
<b>TOTAL AREA (sf)</b>	<b>59,498</b>

## Add-on Program

8 lane 25-yard Stretch with Bulkhead + 2,000 sf = **61,600sf**

Community Room + 3,400 sf = **65,000sf**

# Building Program

## Recreation Space



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# Building Program

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# Site Context



# Site Plan

8 lane 25-yard Pool



# Site Plan

8 lane 25-yard Stretch Pool



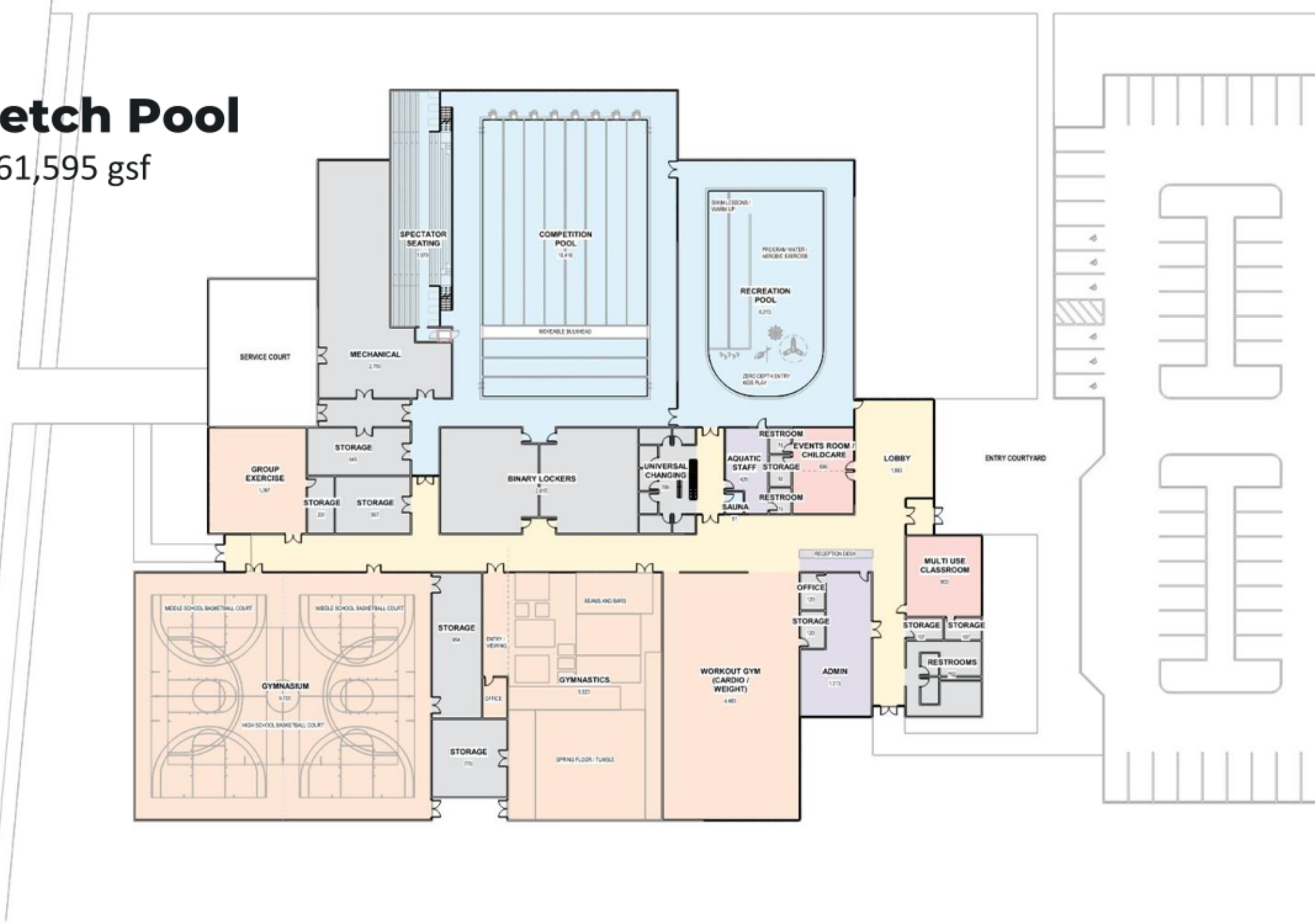
# Base Floor Plan

Building Area – 59,498 gsf



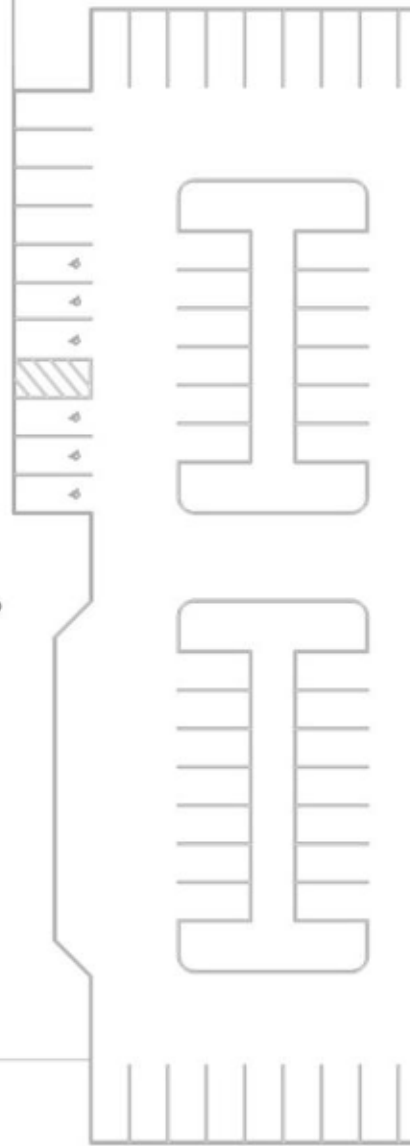
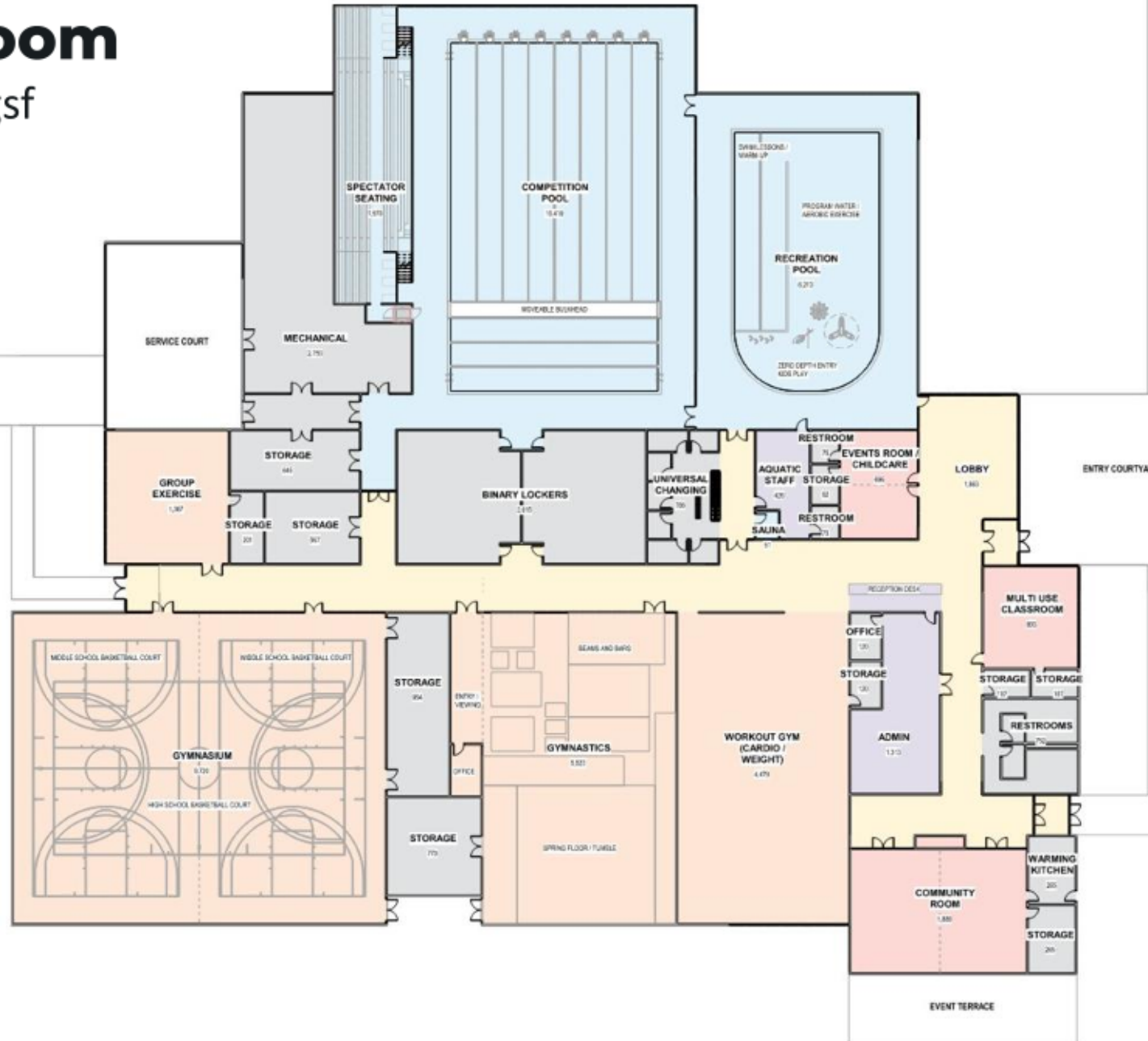
# 8 lane Stretch Pool

Building Area – 61,595 gsf



# Community Room

Building Area – 65,041 gsf



# Inspiration for Building Character



# Aerial View from NW



# View from NE



# View from NW Corner



# View from NE Corner



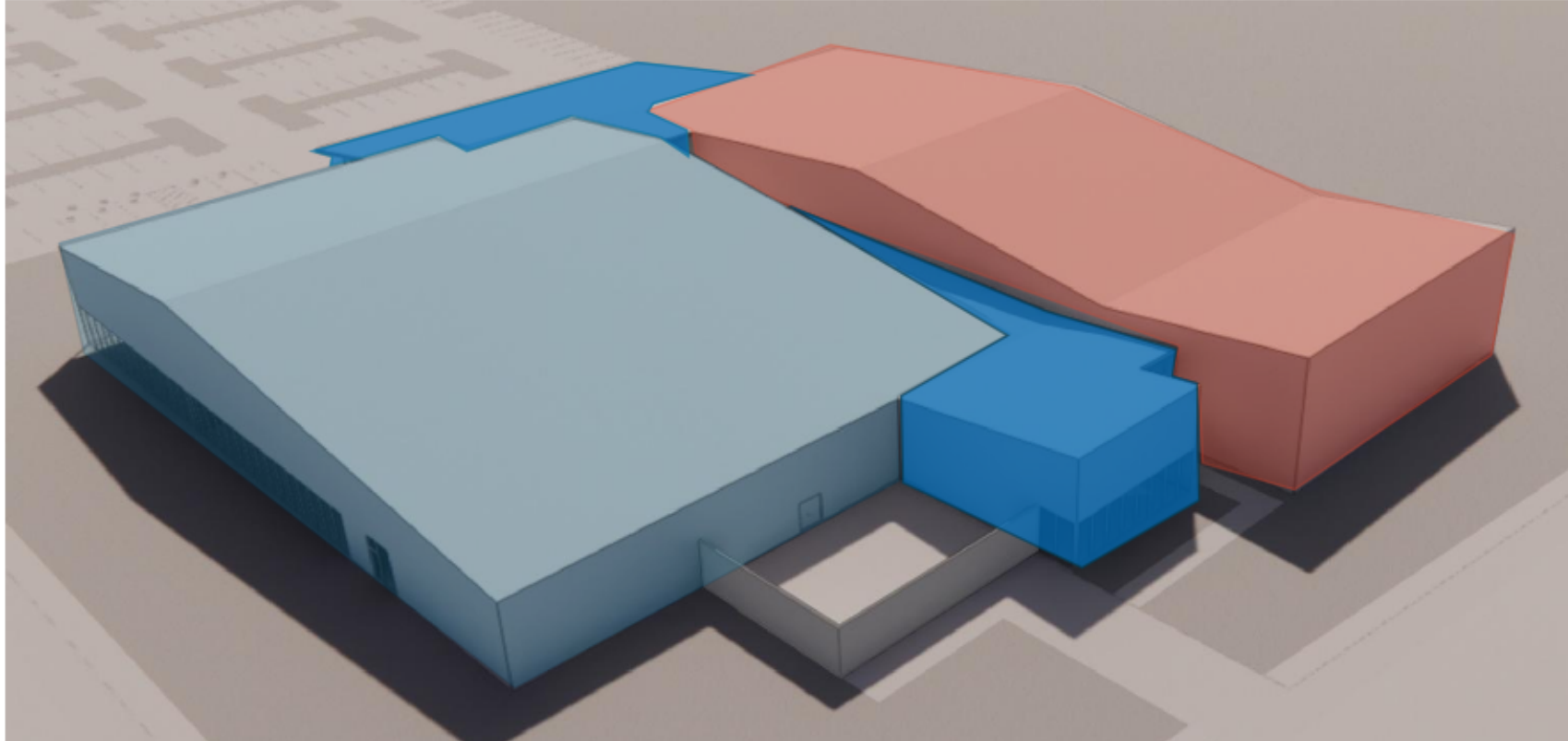
# View from Entry



# View from SE Corner



# Project Cost – Base Pool



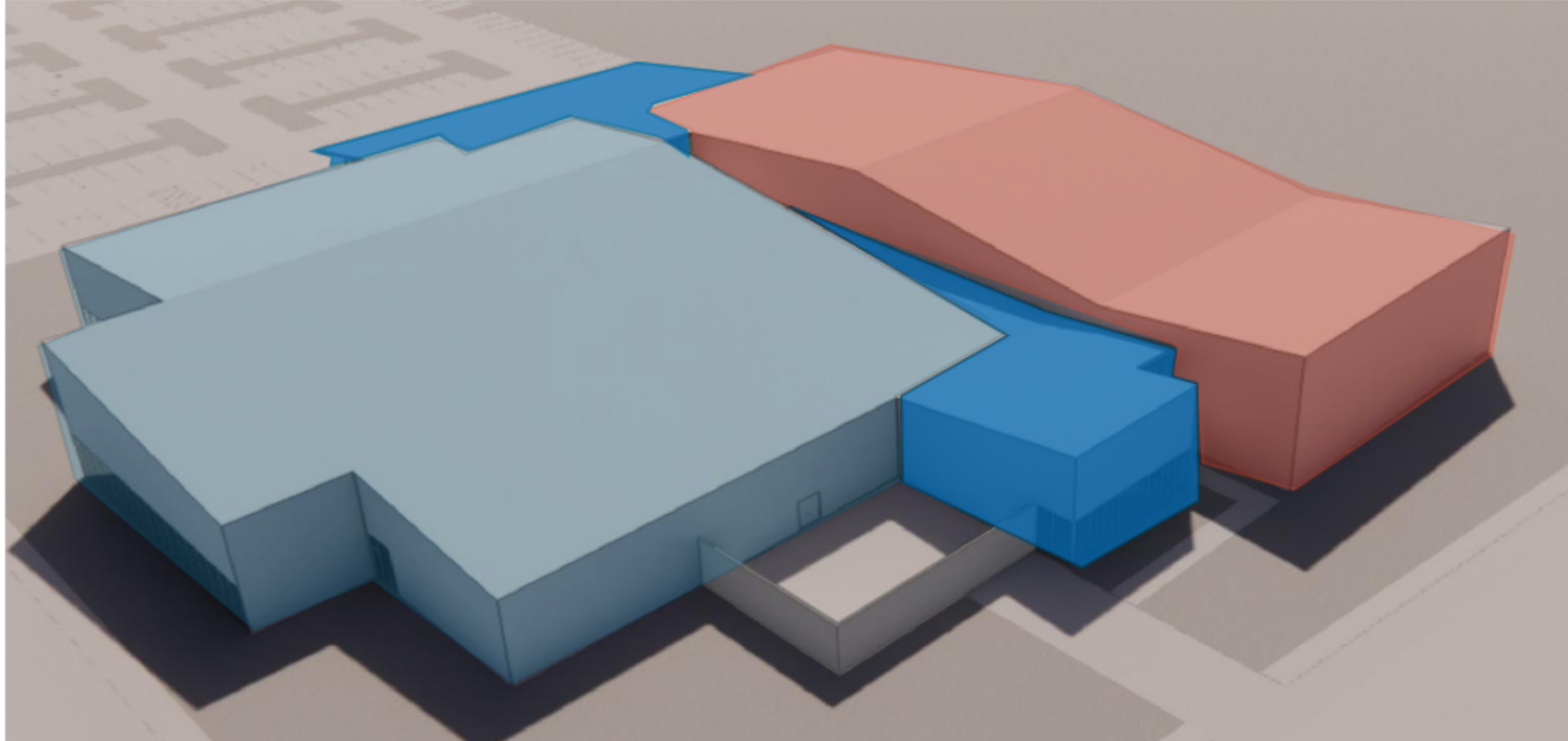
## Base Plan - 59,498 gsf

Building	\$53.48M
Sitework	\$7.29M
<b>Const. Cost</b>	<b>\$60.77M</b>
<b>Soft Cost (32%)</b>	<b>\$19.45M</b>
<b>Total Project</b>	<b>\$80.21M</b>

### Construction Systems :

- Pre-Engineered Metal Building
- CMU & Mass Plywood
- Metal Frame & Mass Plywood

# Project Cost – Stretch Pool



## Stretch Pool – 61,595 gsf

Building	\$54.49M
Sitework	\$7.29M
<b>Const. Cost</b>	<b>\$61.78M</b>
<b>Soft Cost (32%)</b>	<b>\$19.77M</b>
<b>Total Project</b>	<b>\$81.55M</b>

### Construction Systems :

- Pre-Engineered Metal Building
- CMU & Mass Plywood
- Metal Frame & Mass Plywood

## Soft Cost Detail

Arch/Engineering	12.00%
Permitting	2.50%
Testing/Survey/Inspections	0.30%
Commissioning	1.00%
BR Insurance	2.00%
Owner Const. Manager	1.50%
FF&E	3.00%
Owner Contingency	10.00%
<b>TOTAL</b>	<b>32.00%</b>

# **New Facility Operations/Cost Recovery Benefits:**

- Enhanced operational and staff efficiencies
- Less infrastructure / maintenance with a single facility
- More energy and water efficient structure
- Single comprehensive facility will attract higher level of use and greater fee revenue.
- Addition of recreation pool and fitness amenities draw more users and increase revenue.
- Increased opportunities for recreation programs and services
- More efficient layout of program in less space

# Operational Budget Summary – Base Plan

	26 Amended Budget	26 Amended Adjusted to 2029	New Rec Center Budget	Diff. to 26 Amended Budget	Diff. to 26 Amended - 2029
Expenses	\$2,511,452	\$2,938,044	\$3,975,253	\$1,463,801	\$1,037,209
Revenues	\$713,975	\$835,250	\$2,343,468	\$1,629,493	\$1,508,218
<b>Difference</b>	<b>(\$1,797,477)</b>	<b>(\$2,102,794)</b>	<b>(\$1,631,784)</b>	<b>\$165,693</b>	<b>\$471,010</b>
Recovery %	28%	28%	59%	111%	145%

# Project Cost & Operational Cost Summary – Base Plan



**Base Plan - 59,498 gsf**

Building	\$53.48M
Sitework	\$7.29M
<b>Const. Cost</b>	<b>\$60.77M</b>
<b>Soft Cost (32%)</b>	<b>\$19.45M</b>
<b>Total Project</b>	<b>\$80.21M</b>

Expense	\$3.97M
Revenue	\$2.34M
<b>Subsidy</b>	<b>\$1.63M</b>
<b>Current Subsidy</b>	<b>\$2.10M</b>
<b>Cost Recovery</b>	<b>59%</b>

## **Next Steps**

- Updates based on City Council Feedback
- Provide additional information (if needed)
- Open Discussion
  - Feedback on Building Program
  - Feedback on Concept Design
  - Comfort with Total Project Cost
  - Additional needs for November bond