



McMinnville Community Recreation Center Study

City Council Presentation
July 14, 2026



**City of
McMinnville**



BALLARD * KING
& ASSOCIATES LTD

opsis

Council Feedback & Considerations

Natatorium:

- 10-Lane Stretch Pool
- Increased deck space for storage and teams
- 3-5 Warm-up lanes in Comp. Pool
- Increase to 500 spectator seats
- Visual connection between Comp. and Rec Pools
- Space on deck for parents at Rec Pool
- Aquatic office access to Comp. and Rec Pools

Other Considerations:

- Laundry
- Staff Break Room and Admin. Office layout
- Add bleacher seating in gymnasium
- Skylights
- Vendor Plaza (Food Carts, etc.)

Cost Information:

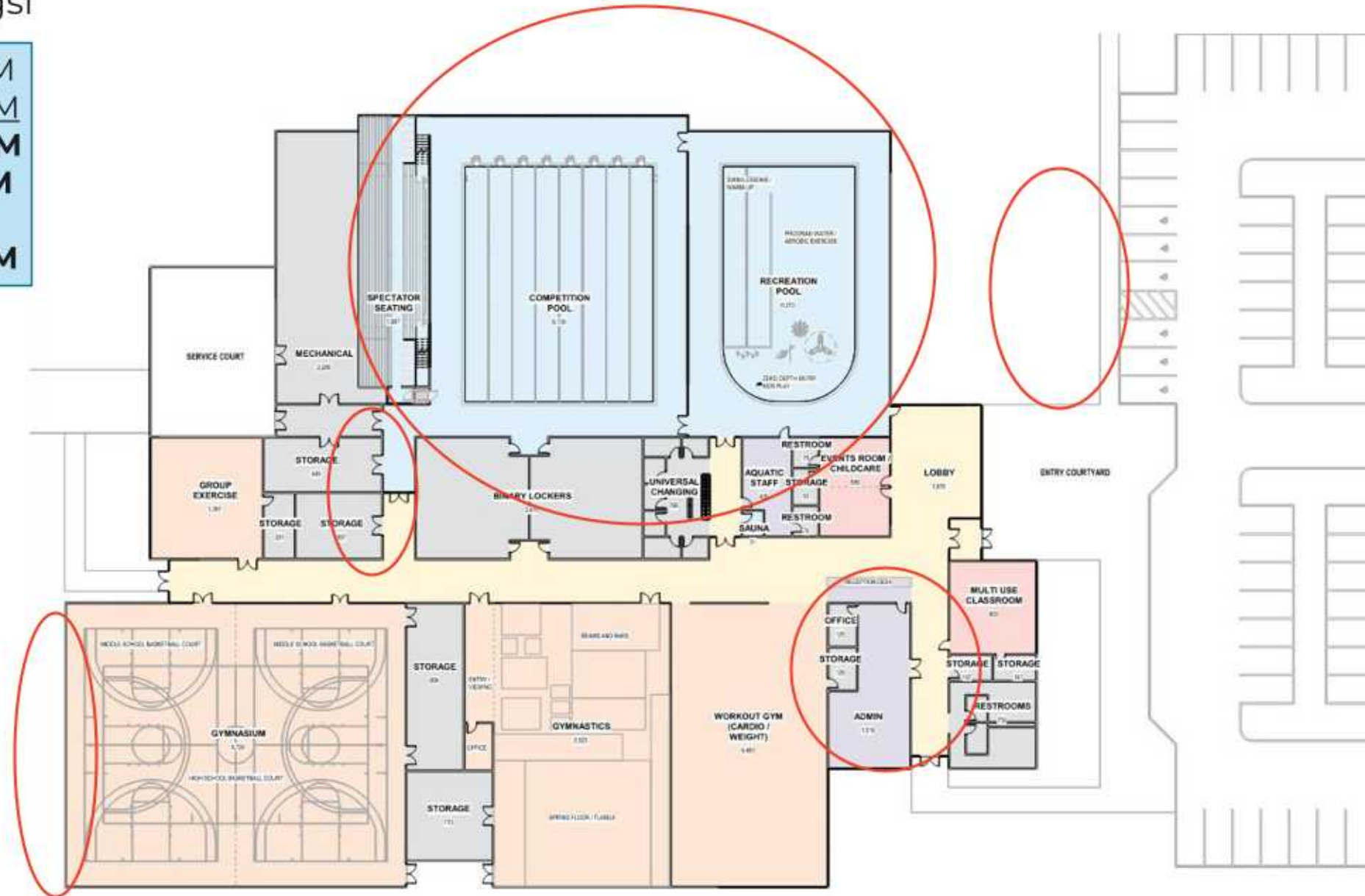
- Community Room Addition
- Detail on sitework cost

Prior Floor Plan

Building Area – 59,500 gsf

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

* Based on Nov. 2026 Bond



Option 1: 8-Lane 25-Yard Pool

Building Area – 60,000 gsf

Building	\$53.90M
Sitework	\$7.35M
Const. Cost	\$61.25M
Soft Cost (32%)	\$19.60M
Total Project*	\$80.85M

* Based on Nov. 2026 Bond



Building Area – 62,500 gsf

* Based on Nov. 2026 Bond



Option 3: 10-Lane 25-Yard Stretch Pool

Building Area – 64,500 gsf

Building	\$59.03M
Sitework	\$7.30M
Const. Cost	\$66.33M
Soft Cost (32%)	\$21.22M
Total Project*	\$87.55M

* Based on Nov. 2026 Bond

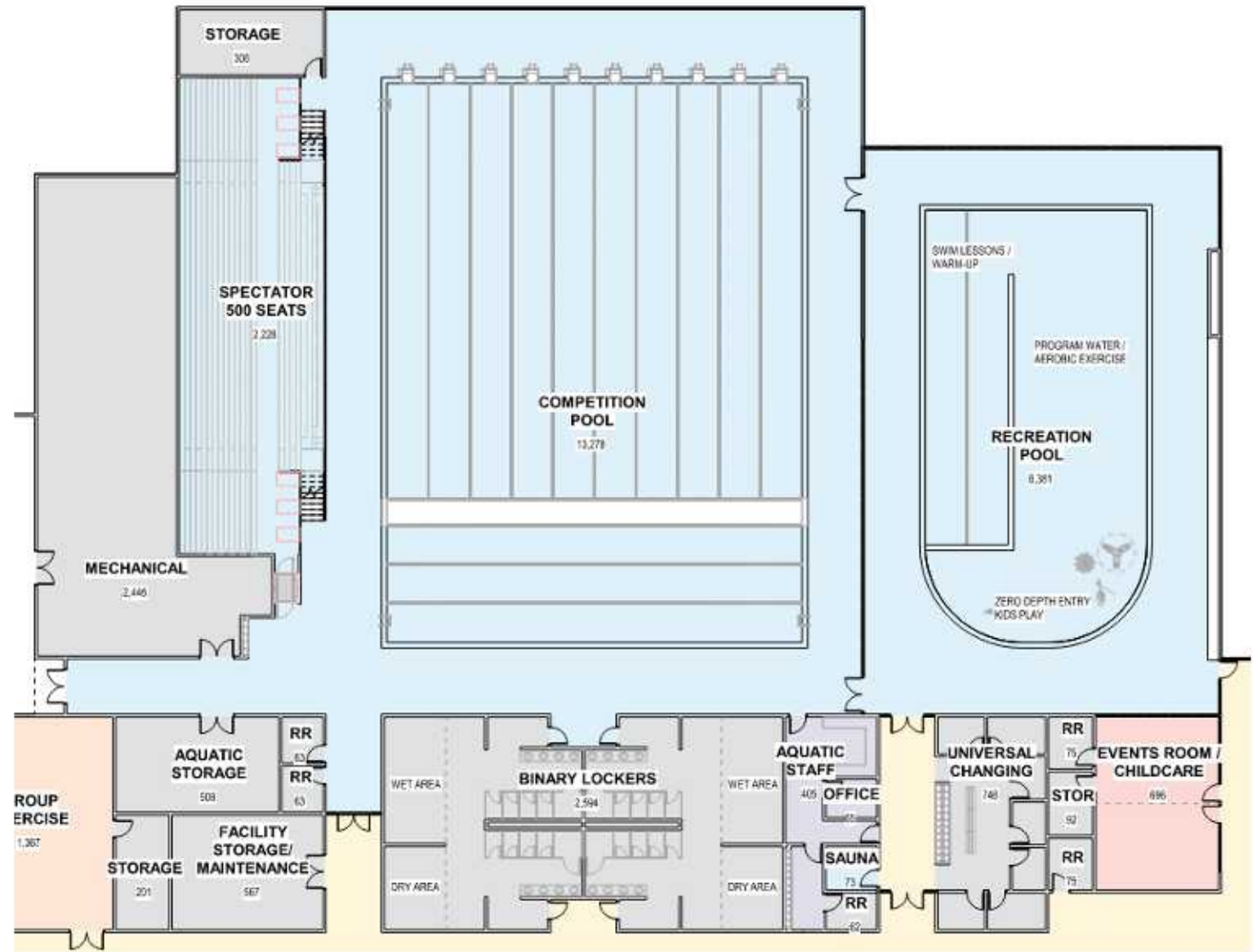


Natatorium – 500 Spectator Seats

Area – 600 gsf

Cost \$450,000

- 400 seats adequate for most meets.
- 500 seats is nice amenity for 10-lane stretch Competition Pool.



Community Room

Area – 3,500 gsf

Cost – \$1.69M

- Common amenity in Rec Centers.
- Provides space for a larger variety of programs and activities.
- Community functions and rentals typically provide additional revenue.
- Rec Centers without Community Room typically regret not including.



Gymnasium Bleacher Seating

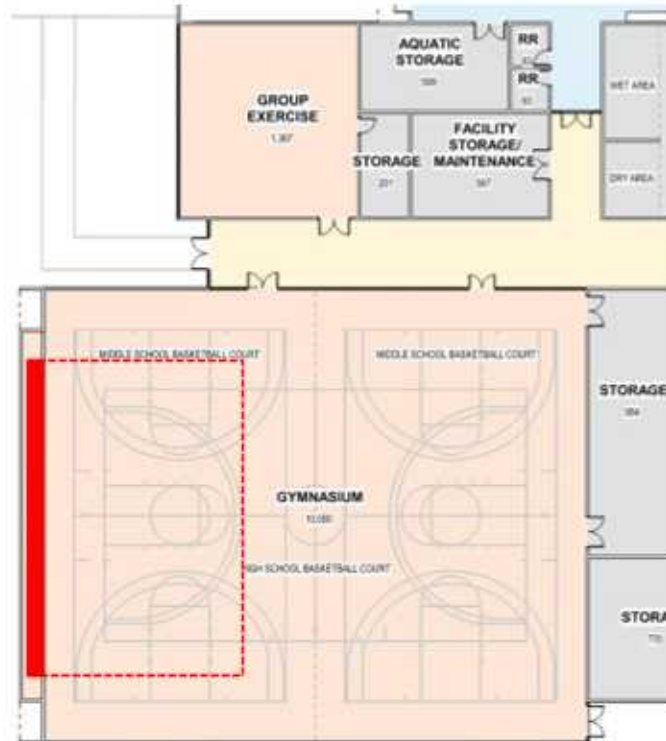
Fixed vs. Moveable Bleachers

- Moveable bleachers allow for a variety of spatial configurations.
- Challenging to relocate existing fixed bleachers.



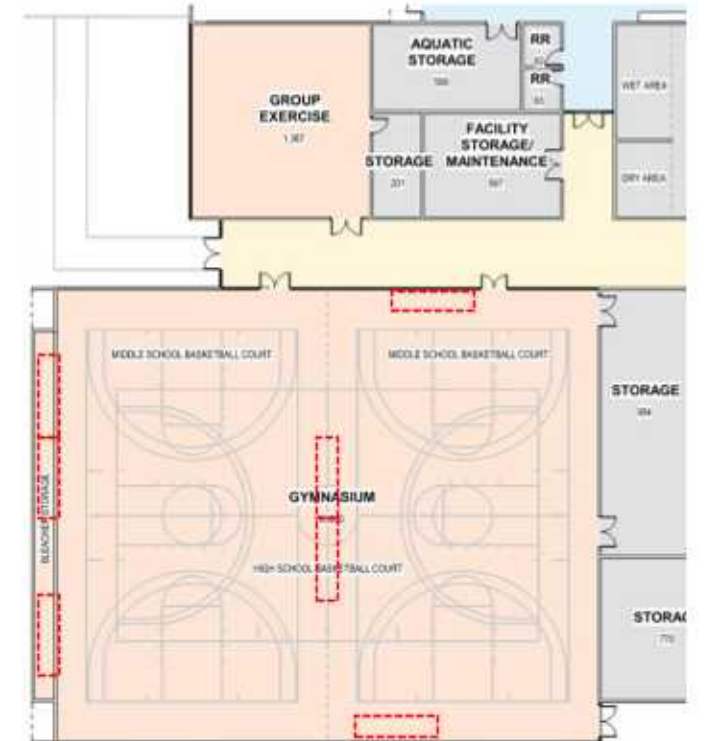
Option A: Fixed Retractable

Added cost to relocate - \$220,000



Option B: Moveable

Cost included in Base Estimate



Cost Comparison with Alternates



Option 1: 8-Lane 25-yard

Base Plan:	\$61.25M
Community Room:	\$ 1.69M
<u>Total Construction</u>	<u>\$62.94M</u>

Project Cost = \$83.08M



Option 2: 8-Lane 25-yard Stretch

Base Plan:	\$63.75M
Community Room:	\$ 1.69M
<u>Total Construction:</u>	<u>\$65.44M</u>

Project Cost = \$86.38M



Option 3: 10-Lane 25-yard Stretch

Base Plan:	\$66.33M
Community Room:	\$ 1.69M
Natatorium Seating:	\$ 0.45M
<u>Total Construction:</u>	<u>\$68.47M</u>

Project Cost = \$90.38M

Return on Investment Comparison

8-Lane vs. 10-Lane Stretch Pool:

- Bigger Competition Pool results in lower ROI.
- Hosting a large regional meet would occur once a year at most due to competition with other aquatic centers.
- Local swim meets are not a significant revenue producer.

400 vs. 500 spectator seats:

- Larger seating results in lower ROI; Space is typically underutilized.

No Community Room vs. With Community Room :

- Community Room revenue can be equal or higher than operating costs.

Gymnasium Seating:

- Typically, no impact on ROI.

Bond Timing

November 2026 Bond:

- Build on current momentum
- Shorter Informational Campaign
- Reduced Escalation Costs

May 2027 Bond:

- Longer Informational Campaign
- Additional Community Engagement effort
- Closer to November 2027 School Bond
- Increased 6-month Escalation Costs (2.4%)



Bond Timing Cost Comparison



Option 1: 8-Lane 25-yard

Nov. 2026	May 2027
\$83.08M	\$85.06M



Option 2: 8-Lane 25-yard Stretch

Nov. 2026	May 2027
\$86.38M	\$88.45M



Option 3: 10-Lane 25-yard Stretch

Nov. 2026	May 2027
\$90.38M	\$92.67M

Next Steps

- Confirm Program
- Confirm Bond Date
- Confirm Budget
- Finalize Concept Design
- Finalize Bond Collateral