



Brookwood Library Tour



inspire
inspira

design
diseña

create
crea



Quiet Room

Salón silencio


DO NOT
ENTER
NO ENTRE


DO NOT
ENTER
NO ENTRE







Hidden Creek CC Tour





















NORTH





Recreation Center Site Alternative

McMinnville Water & Light Site



WATER & LIGHT SITE STUDY



Front Lot: 170
Back Lot: 236
406

An aerial photograph of a town, likely McMinnville, with a dense residential area in the foreground and rolling hills and mountains in the background. The image is in grayscale. A white rectangular box is overlaid on the middle of the image, containing text.

Review Design & Project Cost

- McMinnville Senior Center Remodel / Addition
- McMinnville Public Library
- McMinnville Recreation Center



Senior Center Remodel / Addition

Concept Design & Project Cost

SITE CONTEXT MAP

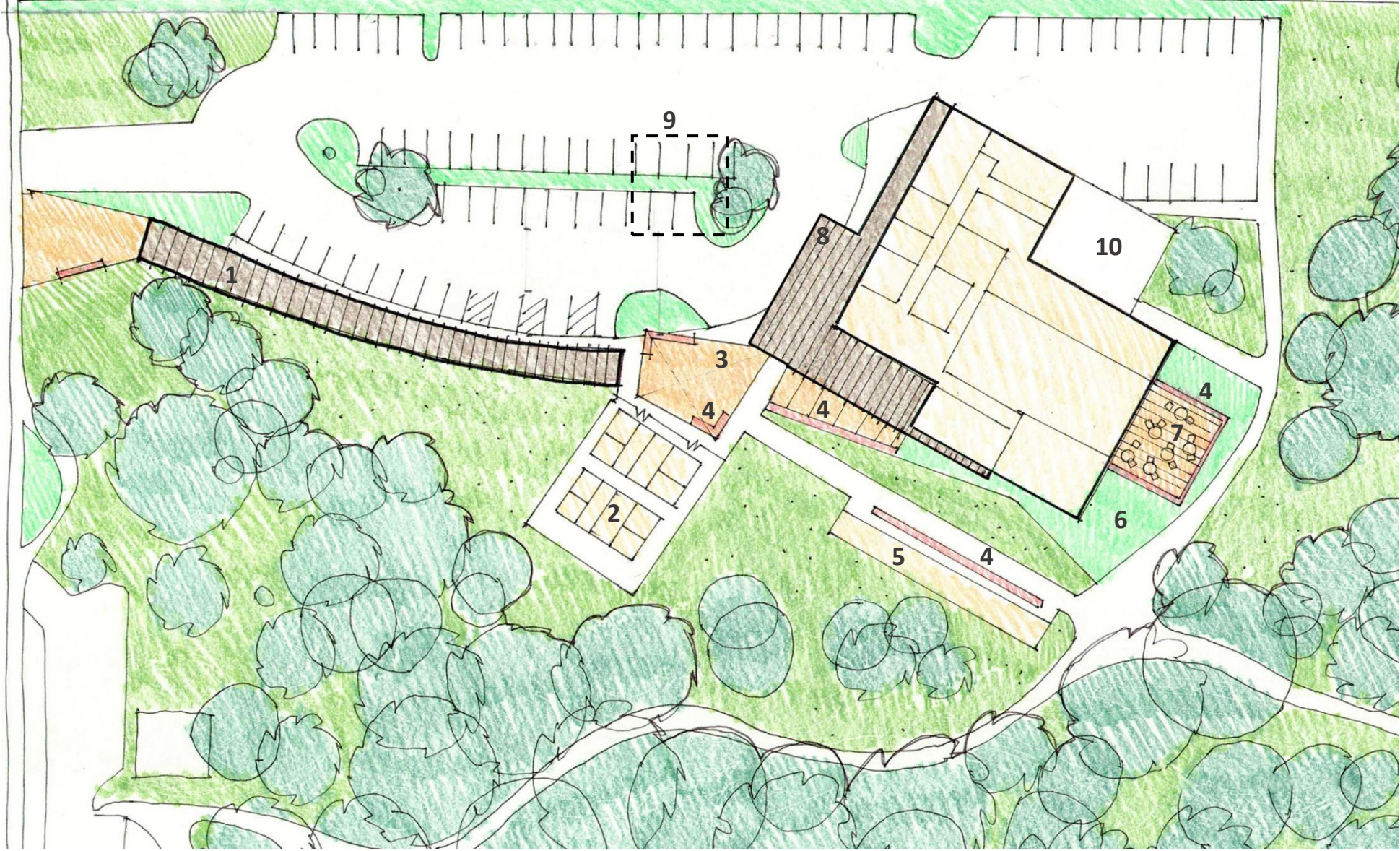


SENIOR CENTER DEFICIENCIES



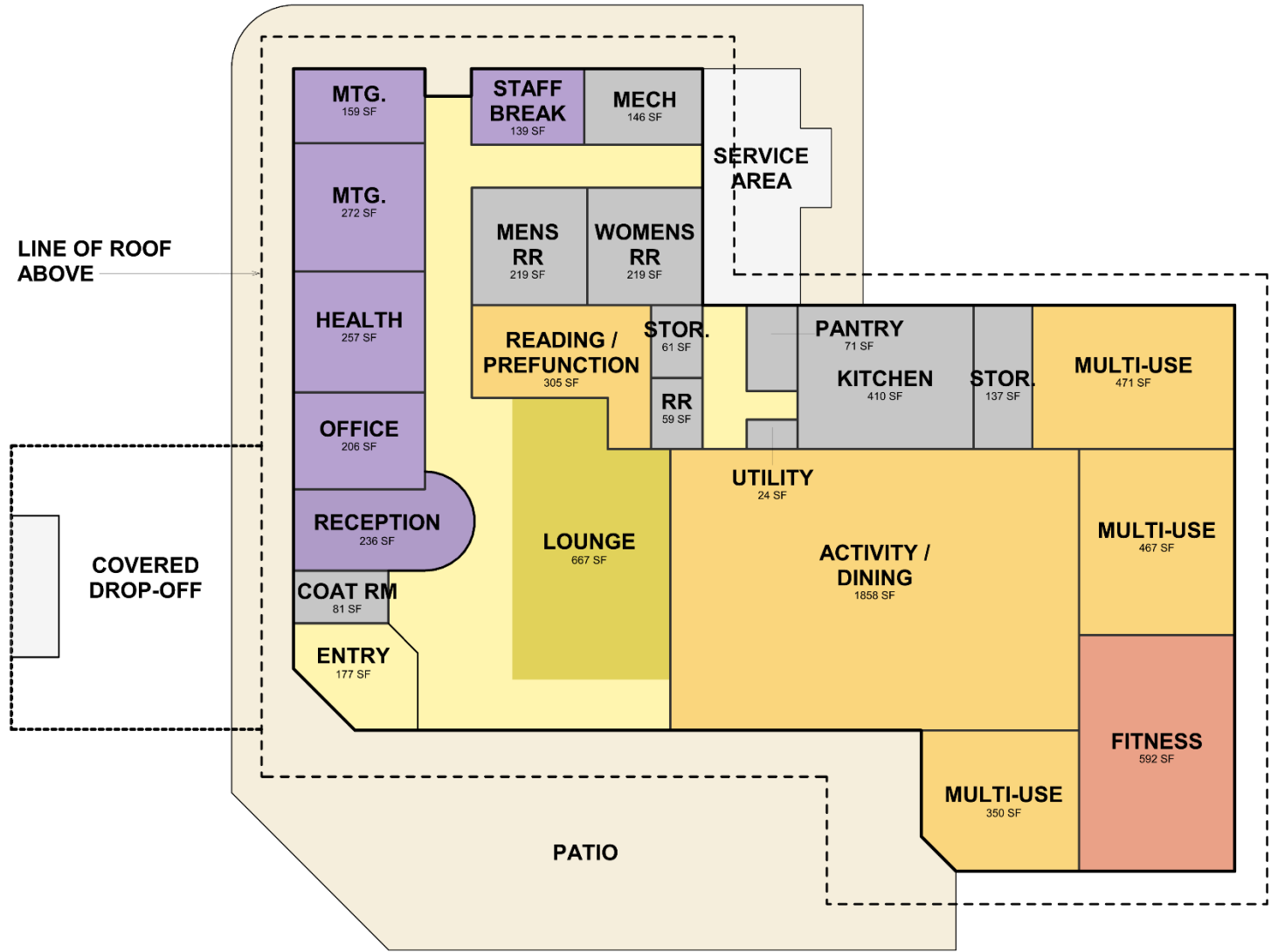
SITE PLAN

- 1 Covered Pergola
- 2 Fenced Pickleball Courts
- 3 Entry Court
- 4 Seat Wall (Typical)
- 5 Bocce Court w/ Seat Wall
- 6 Plantings
- 7 Dining Terrace
- 8 Extend Roof at Drop-Off
- 9 Expand Parking
- 10 Service Court



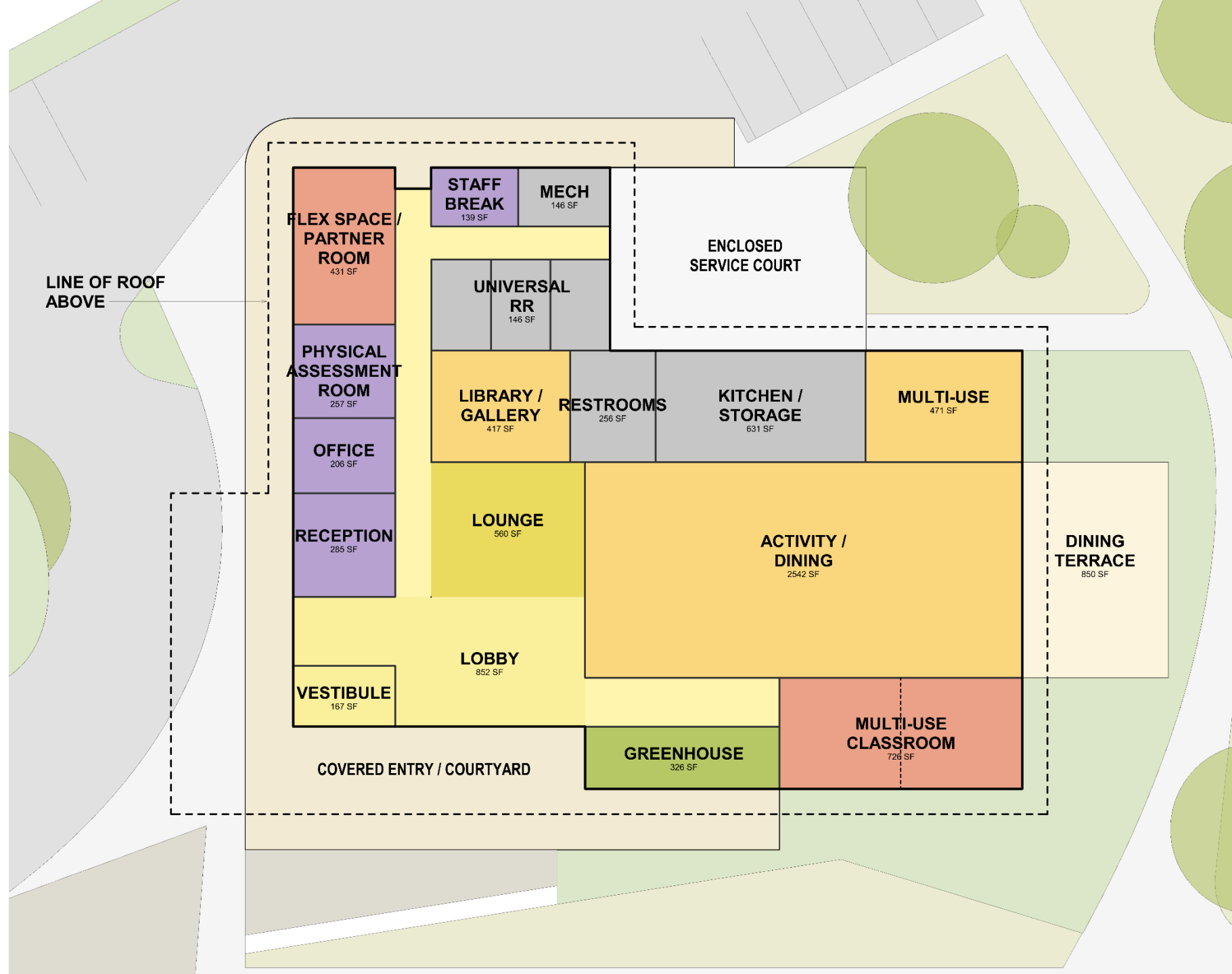
EXISTING FLOOR PLAN

- COMMUNITY SPACES
- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT



PROPOSED PLAN

- COMMUNITY SPACES
- RECREATION SPACES
- LOUNGE
- ADMINISTRATIVE
- CIRCULATION
- BUILDING SUPPORT



PROJECT COST ESTIMATE

Capital Cost Estimate \$2.63M

Building Cost (\$131/SF) \$1.32M

Site & Park Development Cost \$1.31M

Indirect Project Costs \$ 0.92M

35% of Construction Cost

Total Project Cost Estimate \$3.55M

Indirect Project Costs: Owner's Construction Contingency, Permitting & Testing, Fixtures, Furnishing & Equipment, Architecture & Engineering Fees, Owner's Representative, Legal Fees, and Commissioning

Escalated to a construction start date of March 2023



McMinnville Library

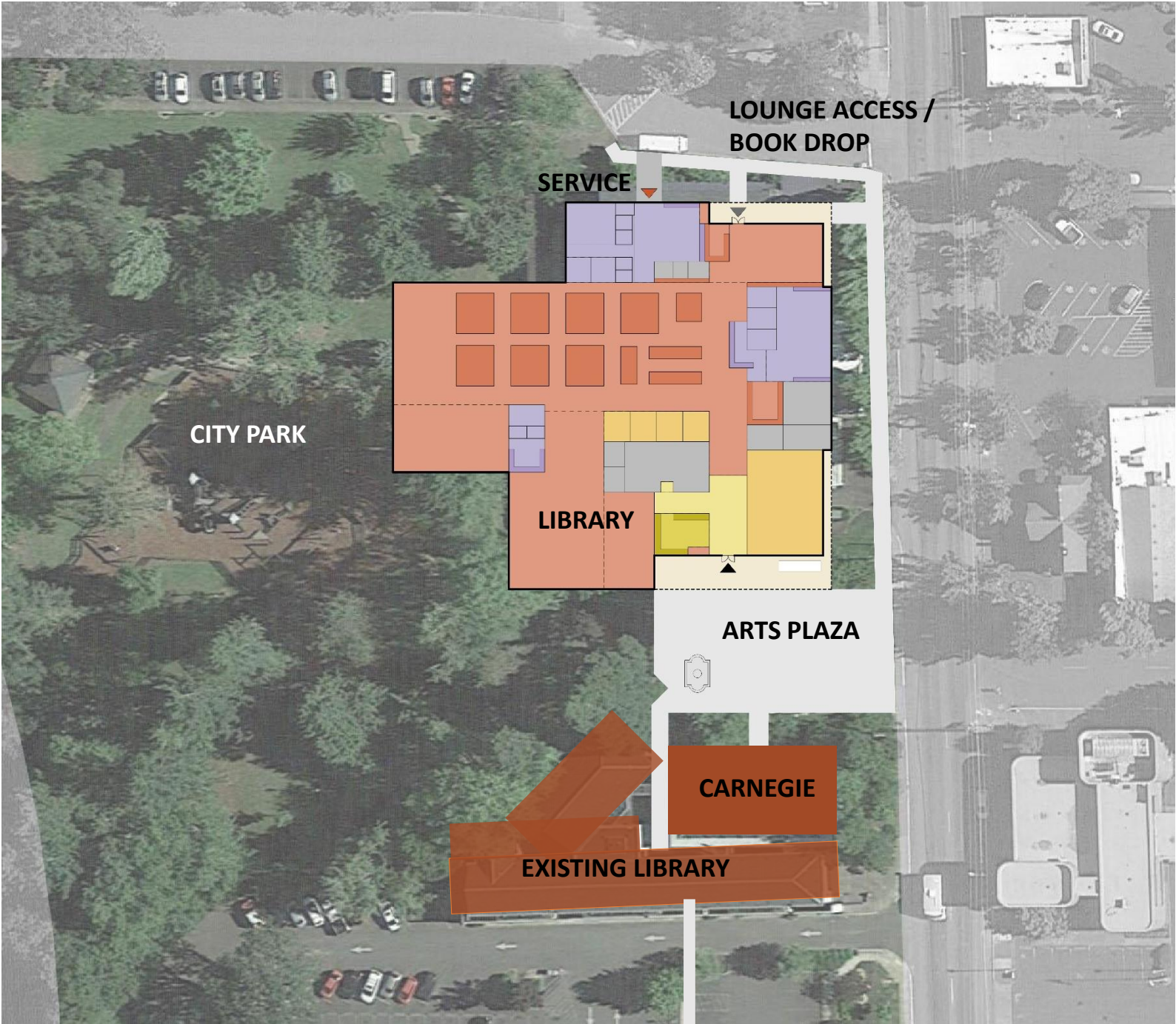
Concept Design & Project Cost



SITE CONTEXT MAP



SITE PLAN



CONCEPT PLAN

- 1 Covered Entry
- 2 Lobby
- 3 Large Meeting Room
- 4 Service Point
- 5 Fiction Collection
- 6 Non-Fiction Collection
- 7 Children's
- 8 Storytime Room
- 9 Teen
- 10 Small Meeting Room
- 11 Technical/Adult Services
- 12 Circulation and AMH
- 13 Restrooms
- 14 Mechanical/Storage
- 15 Storage
- 16 Book Drop
- 17 Holds
- 18 Café / Reading Lounge
- 19 L.O.T.
- 20 Friends Bookstore
- 21 Computers



- LIBRARY PUBLIC
- COMMUNITY
- LIBRARY SUPPORT
- BUILDING SUPPORT

EAST AERIAL



99W & FOURTH ST



THIRD ST CROSSING & ARTS PLAZA



MAIN ENTRY



CITY PARK READING ROOM



READING ROOM



PROJECT COST ESTIMATE

Capital Cost Estimate

\$19.52M

Building Cost (\$607/SF)

\$18.05M

Site & Park Development Cost

\$1.47M

Indirect Project Costs

\$5.86M

30% of Construction Cost

Total Project Cost Estimate

\$25.38M

Building Area: 30,000gsf

Escalated to a construction start date of March 2023

COMPARABLE PROJECT COSTS

	Construction Cost	Escalated to 2023	SF	\$/SF
2020 Blaine, WA Library	\$5.56M	\$6.44M	8,905	\$723
2020 Deschutes Public Library	\$57.15M	\$66.16M	100,000	\$662
2023 McMinnville Library	\$18.05M	\$18.05M	30,000	\$607
2017 Springfield Library	\$20.90M	\$28.01M	56,000	\$500
2015 East Boise Branch Library	\$6.22M	\$8.76M	15,894	\$551



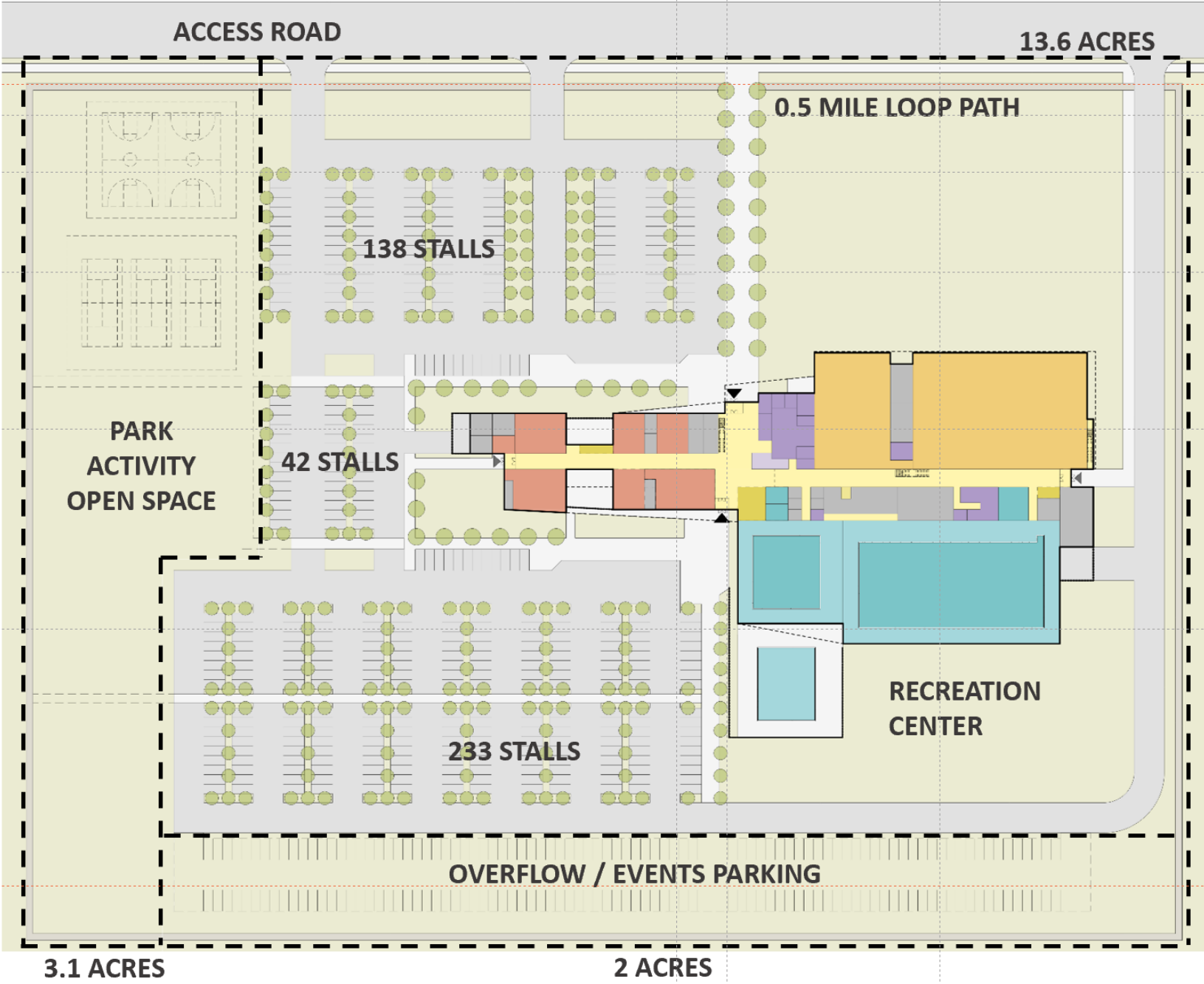
McMinnville Recreation Center

Concept Design & Project Cost

SITE CONTEXT MAP



SITE PLAN

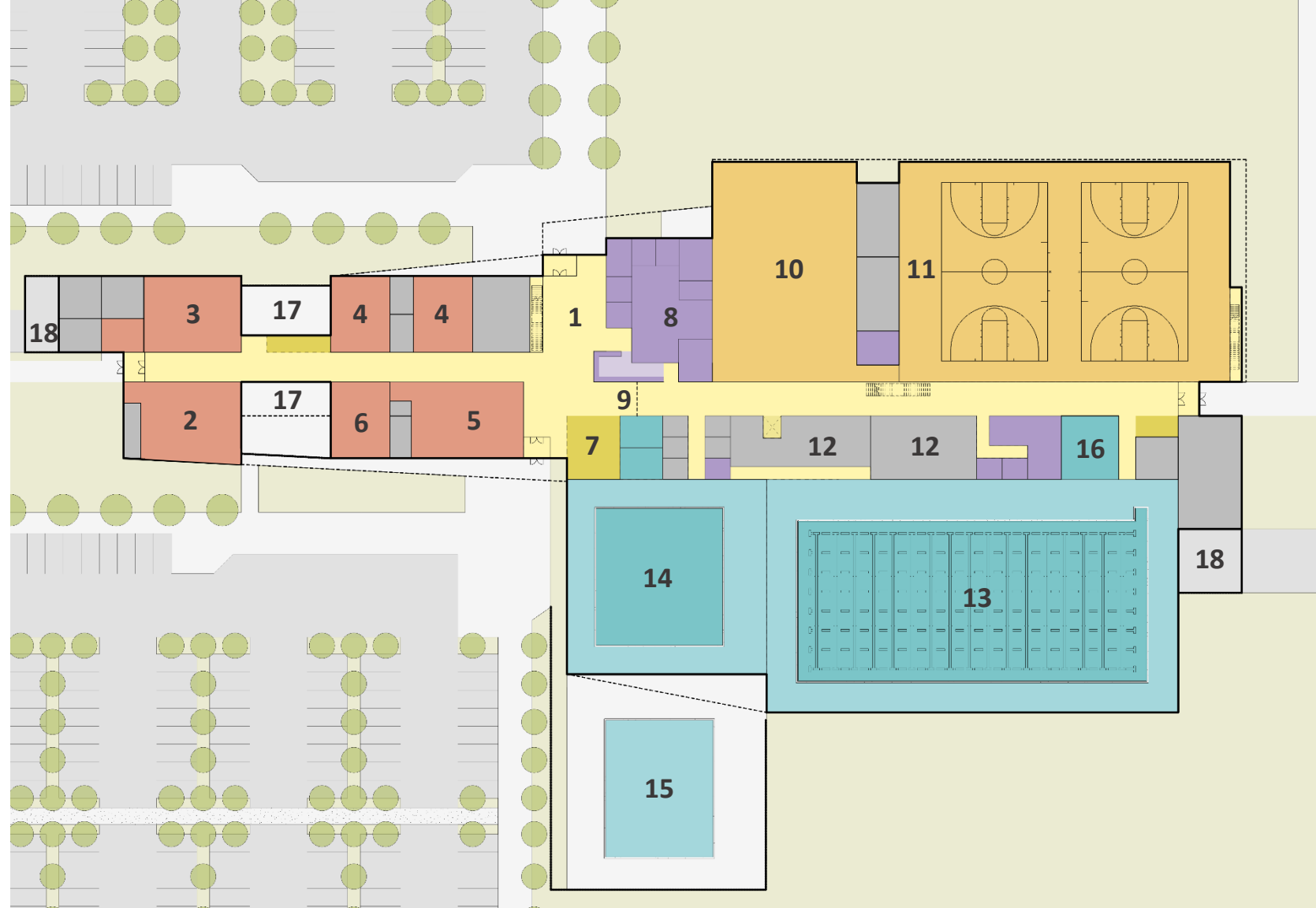


PARKING TOTALS
410 STALLS
174 OVERFLOW



LEVEL-1 FLOOR PLAN

- 1 Entry Lobby
- 2 Afterschool / Youth
- 3 Multi-Purpose Room
- 4 Crafts Classroom
- 5 Indoor Playground
- 6 Childwatch
- 7 Lounge
- 8 Administrative Offices
- 9 Reception / Control Point
- 10 Gymnastics
- 11 Multi-Purpose Gymnasium
- 12 Locker Rooms
- 13 50M x25Y Competition Pool
- 14 Recreation Pool
- 15 Outdoor Aquatics
- 16 Wet Classroom
- 17 Enclosed Courtyard
- 18 Enclosed Service Yard

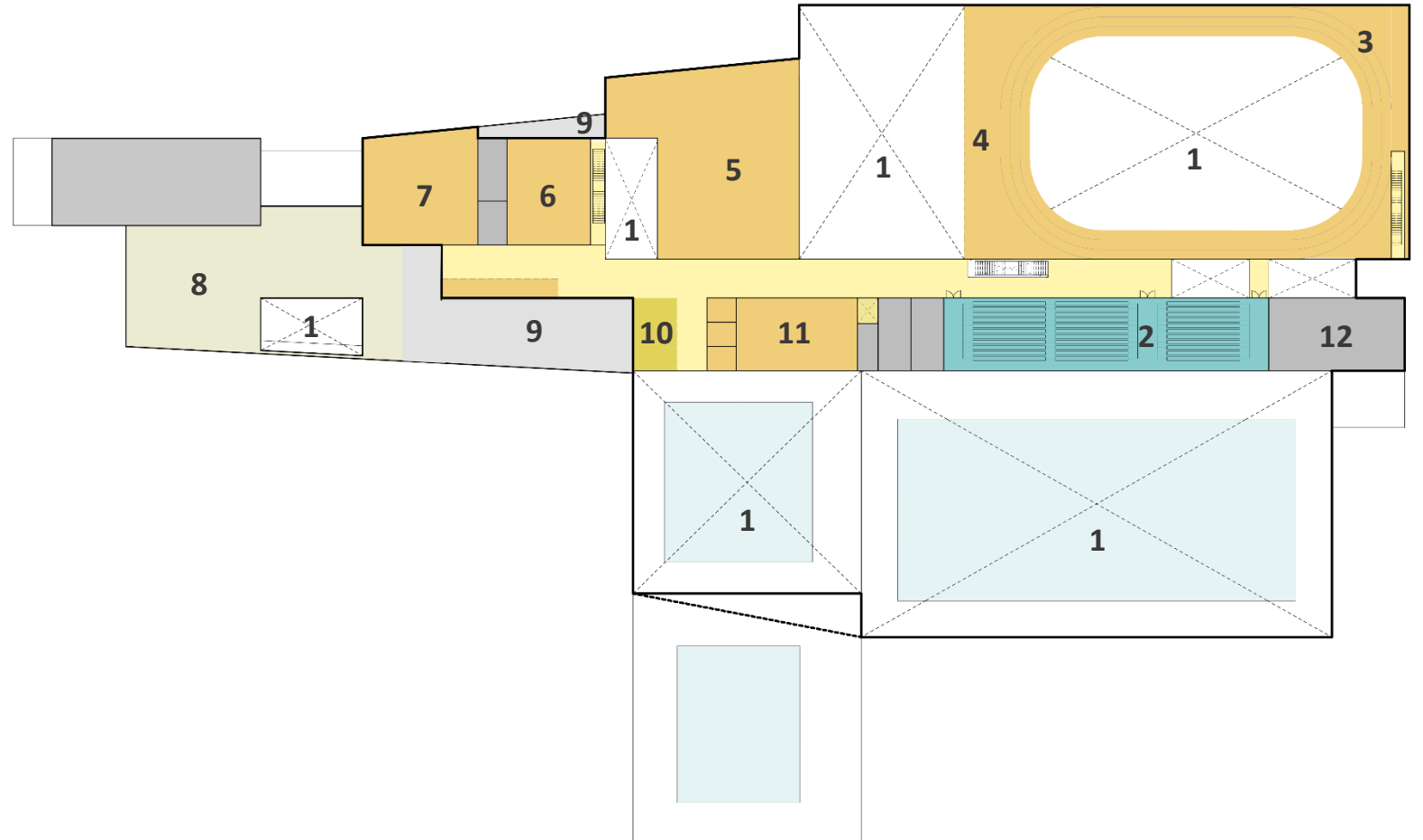


Level 1	91,519 SF
Level 2	33,217 SF
Total	124,736 SF



LEVEL-2 FLOOR PLAN

- 1 Open to Below
- 2 Aquatics Spectator Seating
- 3 Elevated Walk / Jogging Track
- 4 Cardio Loft
- 5 Weight Training
- 6 Group Exercise
- 7 Fitness Studio
- 8 Green Roof
- 9 Fitness Terrace
- 10 Lounge
- 11 Functional Training
- 12 Building Support



Level 1	91,519 SF
Level 2	33,217 SF
Total	124,736 SF

 AQUATICS	 COMMUNITY SPACES	 ADMINISTRATIVE
 AQUATICS	 RECREATION SPACES	 CIRCULATION
 COMMUNITY SPACES	 LOUNGE	 BUILDING SUPPORT



NORTH AERIAL



MAIN ENTRY DRIVE



MAIN ENTRY



MCMINNVILLE
RECREATION CENTER
City of McMinnville
PARKS & RECREATION

GYMS / FITNESS & SOCCER FIELD



SOUTH AERIAL



BACK ENTRY



MCMINNVILLE
RECREATION CENTER

City of
McMinnville
PARKS & RECREATION

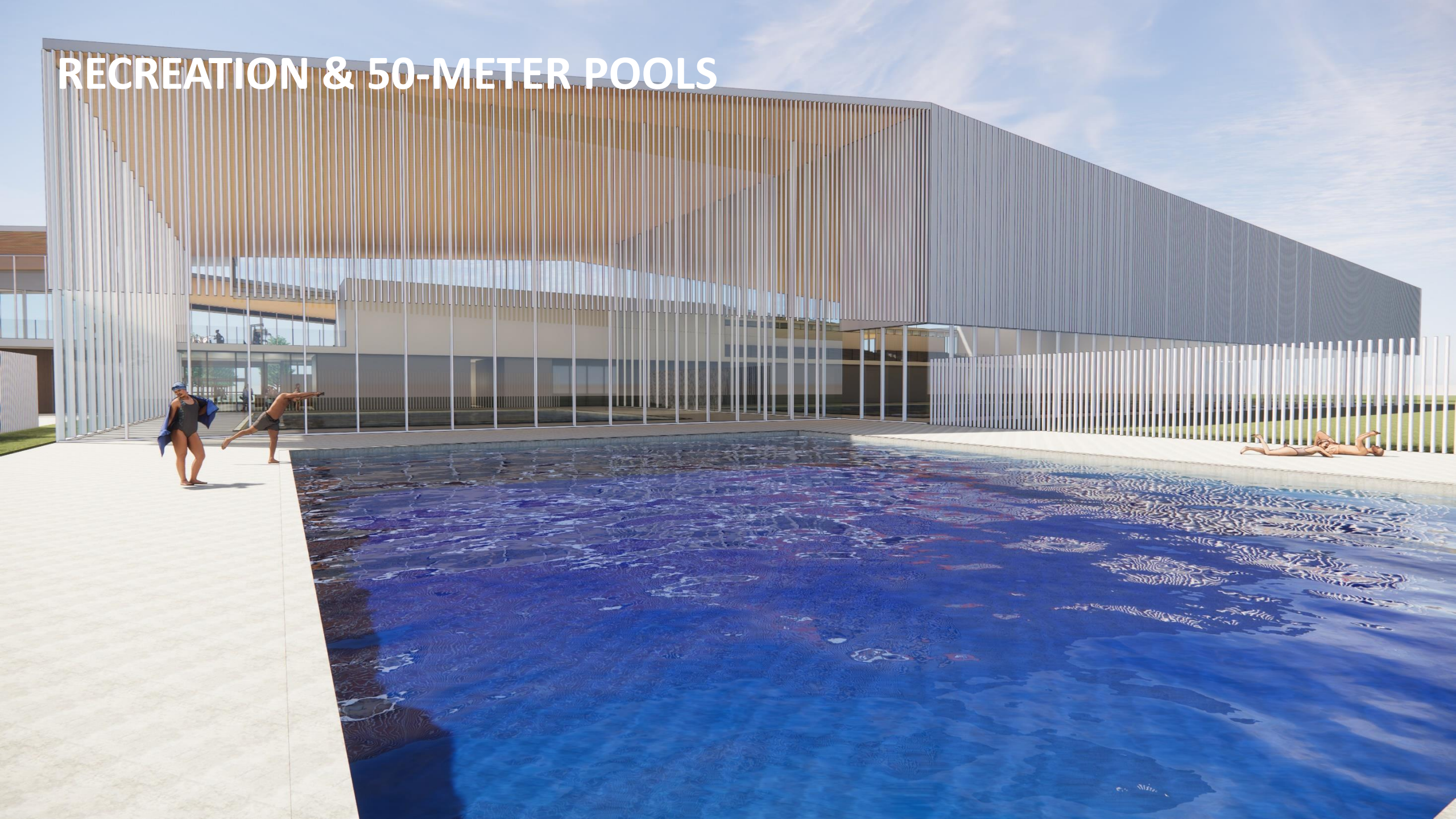
FITNESS & EVENT TERRACE



GREEN ROOF



RECREATION & 50-METER POOLS



PROJECT COST ESTIMATE

Capital Cost Estimate

\$85.68M

Building Cost (\$615/SF)

\$76.75M

Site & Park Development Cost

\$8.93M

Indirect Project Costs

\$25.70M

30% of Construction Cost

Total Project Cost Estimate

\$111.38M

Building Area: 125,000gsf

Escalated to a construction start date of March 2023

COMPARABLE PROJECT COSTS

	Construction Cost	Escalated to 2023	SF	\$/SF
2017 Hood River Aquatic Center	\$47.21M	\$63.26M	84,207	\$751
2013 Sammamish Aquatic Center	\$24.28M	\$39.55M	54,825	\$721
2023 McMinnville Rec Ctr	\$76.75M	\$76.75	125,000	\$615
2017 Chehalem Aquatic Center	\$18.30M	\$25.75M	43,500	\$592
2018 SEPRD Aquatic CC	\$21.94M	\$28.00M	47,422	\$591

OPERATIONS PLAN - NEXT STEPS

- Work with Staff to Develop Line-Item Budget
- Finalize Hours of Operation / Fees for Use
- Match Operating Plan to Evolving Facility Concept Plan
- Make any Adjustments Based on Site

TOTAL PROJECTS COST SUMMARY

McMinnville Senior Center	\$3.55M
McMinnville Library	\$25.38M
<u>McMinnville Recreation Center</u>	<u>\$111.38M</u>
Total Projects Cost Summary	\$140.21M

Escalated to a construction start date of March 2023

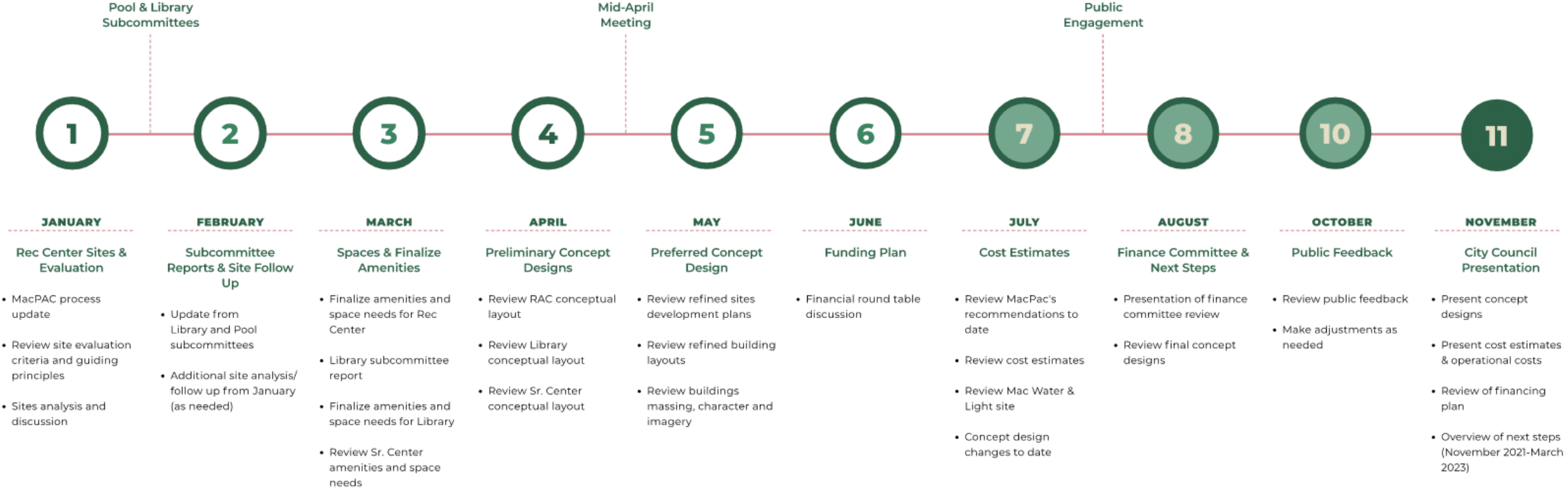


Next Steps



MCMINNVILLE CIVIC FACILITIES MASTER PLAN

MacPAC Schedule



Pool & Library Subcommittees

Mid-April Meeting

Public Engagement

