



**RIDGEFIELD CITY COUNCIL
SPECIAL MEETING/STUDY SESSION AGENDA**

**Thursday, June 5, 2025
RACC - Columbia Assembly Room
510 Pioneer Street, Ridgefield, WA 98642**

- I. SPECIAL MEETING CALL TO ORDER - 4:00 P.M.**
 - 1. Executive Session Pursuant to RCW 42.30.110(1)(b)) - To consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price.**
 - 2. Discussion and potential action may occur in open session following the executive session.**
- II. STUDY SESSION**
 - 1. Ridgefield Community Recreation Center - Steve Stuart, City Manager**
- III. ADJOURN**

Design Progress and Cost Update

June 5, 2025



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Project History

Goal: As the City of Ridgefield grows, meet community need to build a hub that provides space for recreation, connection and belonging.

- **2016:** Market Feasibility study conducted in partnership with YMCA showed very high level of interest for a new Ridgefield YMCA, with 13.5% of all households in the survey area expressing a great deal of interest (compared with national average of 4.5%)
- **2016-19:** Property and funding strategy evaluations
- **2020:** City property identified and private/public Partnership with Bluerock Ventures/YMCA/City memorialized in Letter of Intent
- **2021:** Design phase began with City taking lead on site and YMCA taking lead on building
- **2022:** First renderings of 50,000 square foot facility with 43,500 square foot recreation center
- **2022-2024:** Design modifications to address cost and functionality concerns
- **March 2024:** City Council directed staff to move forward with amended development concept building similar center to what community and Council saw in January 2022, with 2 legally separate – but functionally seamless – assets such that the recreation center could keep to approximately \$20M threshold, and City paying \$10M for community center. To reach this goal, City Council authorized contracts with aetta and Bluerock Ventures to complete design and permitting, readying for construction.



RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY



2016 YMCA Feasibility Study Desired Features

Features of a New Ridgefield YMCA								
Programs	Wellness/ Fitness Center	Group Exercise Studios	Multipurpose Classrooms	Indoor Multipurpose Gymnasium	Indoor Warm- Water Family Pool	Indoor Six-Lane Lap Pool	Child Watch Babysitting/ Kids' Zone	Youth/ Teen Center
Adult Fitness	Very High	High			Moderate	Moderate		
Adult Aquatics					Moderate			
Adult Adventure								
Adult Sports				Low				
Adult Recreation								
Nutrition and Weight Management		Moderate						
Stress and Relaxation		Very High						
Rehab/Health Programs			Moderate					
Women's Programs	Very High							
Family Activities	Moderate	Moderate	Moderate		High			
Programs for Children Ages 0–2			Low		Low		Low	
Programs for Children Ages 3–5		Low	Low	Low	Low		Low	
Programs for Children Ages 6–9		Moderate	Moderate	Low	High	Low	Moderate	
Programs for Children Ages 10–13	Low	Low	Low	Low	Moderate	Low	Low	Moderate
Programs for Children Ages 14–17	Low	Low	Low	Low	Low	Low		Moderate
Adult Rating Scale	Low	<15%		Children's Rating Scale		Low	<5%	
	Moderate	15%–29%				Moderate	5%–9%	
	High	30%–44%				High	10%–14%	
	Very High	≥45%				Very High	≥15%	



RIDGEFIELD RECREATION AND COMMUNITY CENTER SCHEMATIC DESIGN COST ESTIMATE SUMMARY



2016 YMCA Feasibility Study “Indoor Features Critical to the Success of a New Ridgefield YMCA”

Indoor Features Critical in Attracting New Membership Units for a New Ridgefield YMCA	Approximate Square Footage	Program Interest Findings
First-class wellness center that includes: - a cardiovascular area of 3,500 sq. ft. - a free weights and strength-training equipment area of 2,500 sq. ft., including a 30-minute circuit training area - a designated workout area of 750 sq. ft. with more staff supervision for teens, beginners, and women - consulting areas/rooms of 250 sq. ft.	7,000	Figure 8.01
Indoor walking and running track surrounding the perimeter of the fitness center	4,000	Figure 8.01
Three group exercise studios, one of 1,500 square feet for aerobics and group fitness classes; the second of 1,000 square feet for relaxation, dance, yoga, and tai chi; and the third of 800 square feet for specialty classes such as indoor cycling	3,300	Figure 8.02 & Figure 8.07
An indoor warm-water family pool with: - zero degree/beach entry for recreational swimming, lessons, and water aerobics - aquatic playground features such as splash pads and sprays - three lanes for lap swimming, aqua walking, and aqua running - showers, lockers, and changing areas for men, women, and families	12,000	Figure 8.08, Figure 9.01, & Figure 9.02
An indoor multipurpose activity center/gymnasium with half courts, dividers, retractable hoops, versatile flooring, and ample storage space for a variety of activities such as basketball, volleyball, gymnastics, summer day camps, and family nights	7,000	Figure 7.02, Figure 7.03, Figure 7.05, Figure 7.07, & Figure 8.05
Multipurpose classrooms with dividers and a sink/wet area for children's creative arts programs and community meetings	1,500	Figure 7.02 & Figure 8.03
Child watch/baby-sitting area for infants and toddlers ages 0–5	800	Figure 7.01
Kids' zone	1,000	Figure 7.01
Youth and teen center with TV, pool tables, Exergame, and seating for social activities (which can also be used for other programs when needed)	1,000	Figure 7.06
Members' lounge/snack bar/social area/community program area	2,500	Figure 8.03
Subtotal	40,100	
Minimal planning factor, H/V/AC, bathrooms, halls, and offices (25%)	10,025	
Total Indoor	50,125	



RIDGEFIELD RECREATION AND COMMUNITY CENTER SCHEMATIC DESIGN COST ESTIMATE SUMMARY





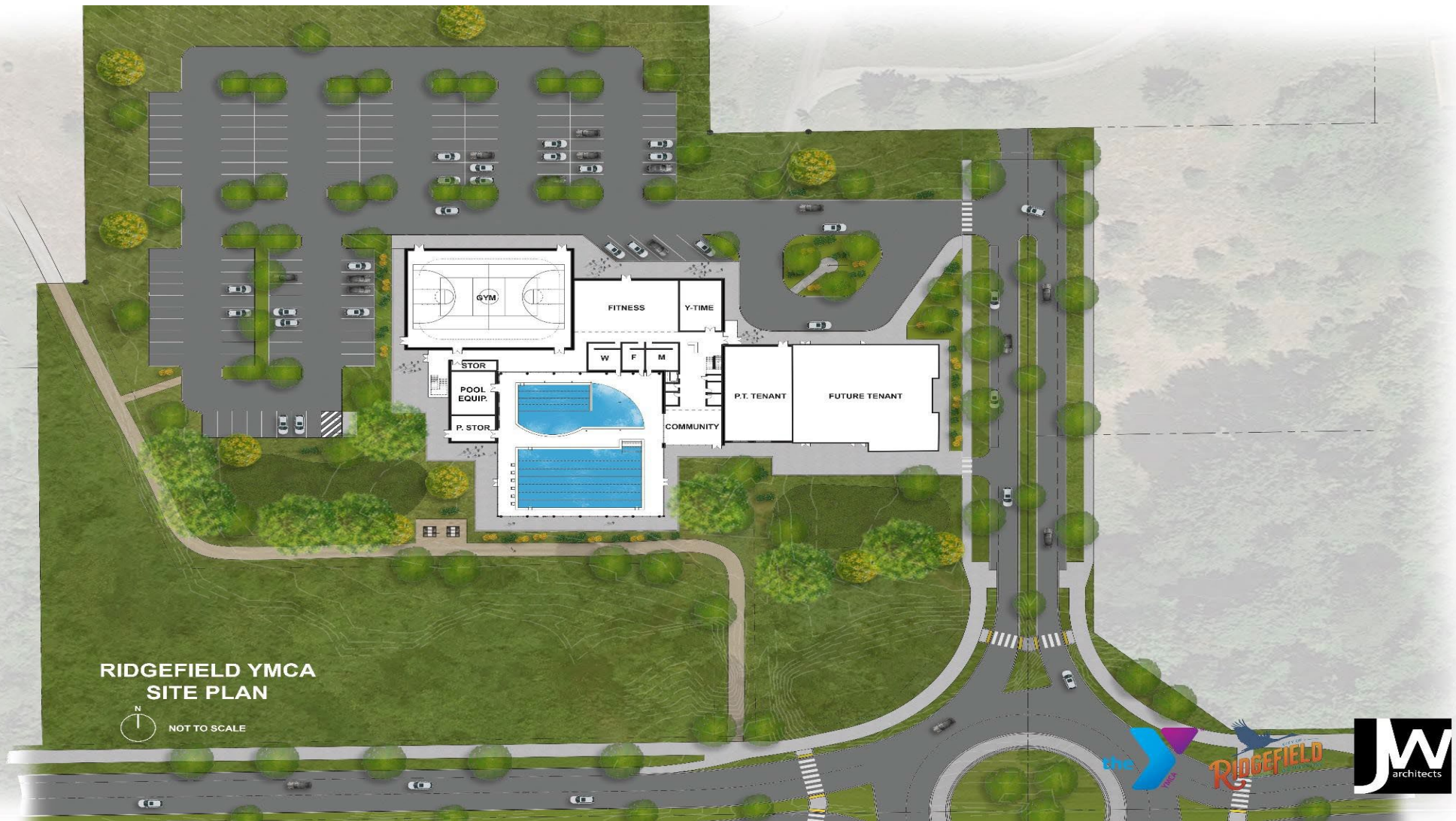
2022

RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY



aetta.
Architects



2022

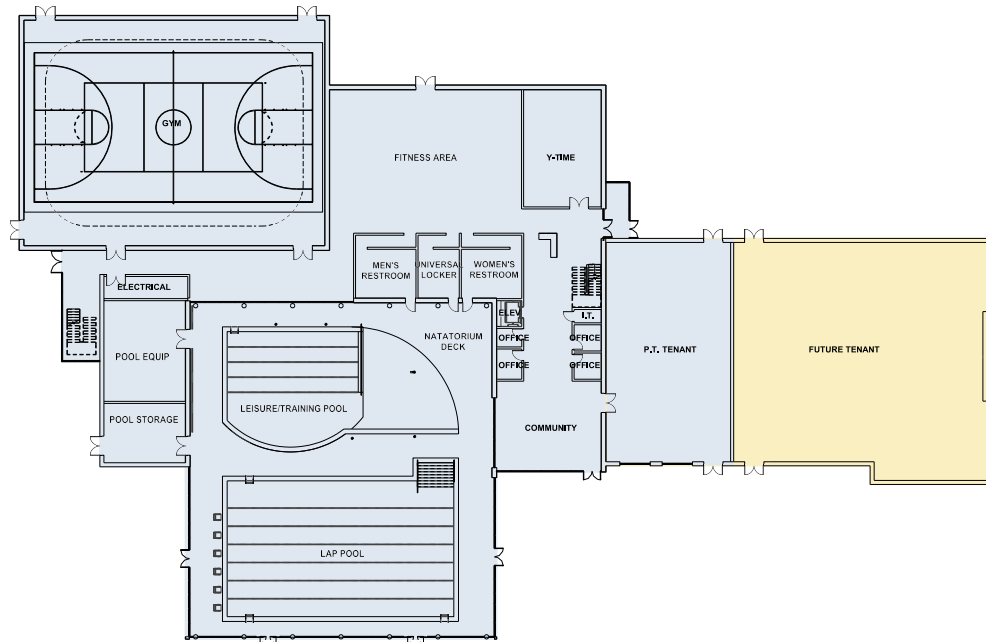
RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY



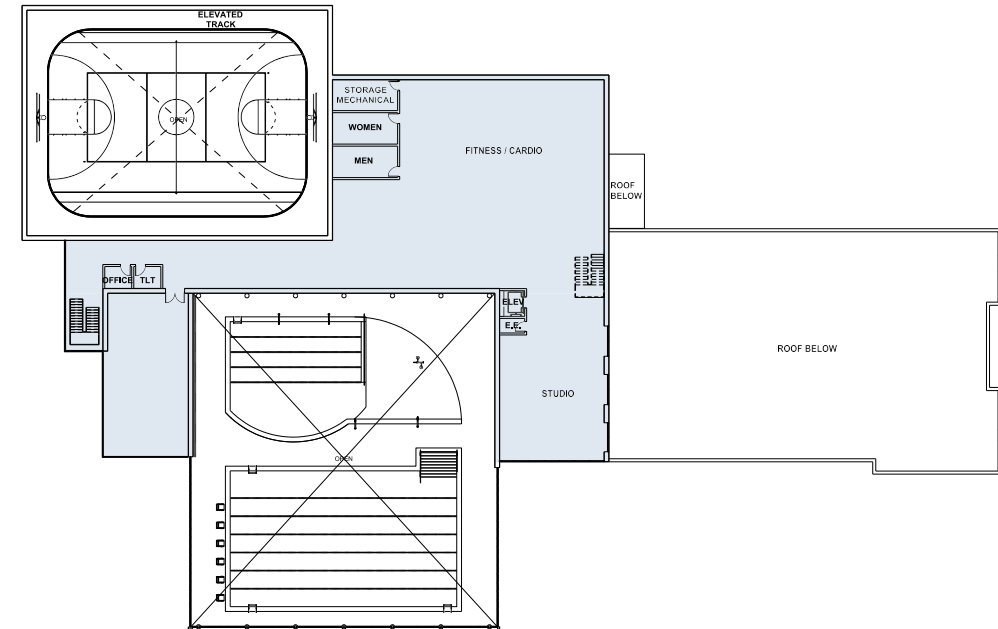
RIDGEFIELD RECREATION CENTER

JANUARY 2022



FIRST FLOOR PLAN

NOT TO SCALE



SECOND FLOOR PLAN

NOT TO SCALE

RECREATION CENTER + PT TENANT (Approximate Square Footage)
TOTAL (2 STORY): 43,000 SQ. FT. (approximate)

COMMUNITY CENTER (Approximate Square Footage)
SINGLE STORY: 7,500 SQ. FT.

TOTAL BUILDING: 50,500 SQ. FT.

CONSTRUCTION COST OPINION: \$27,423,000





March 2024

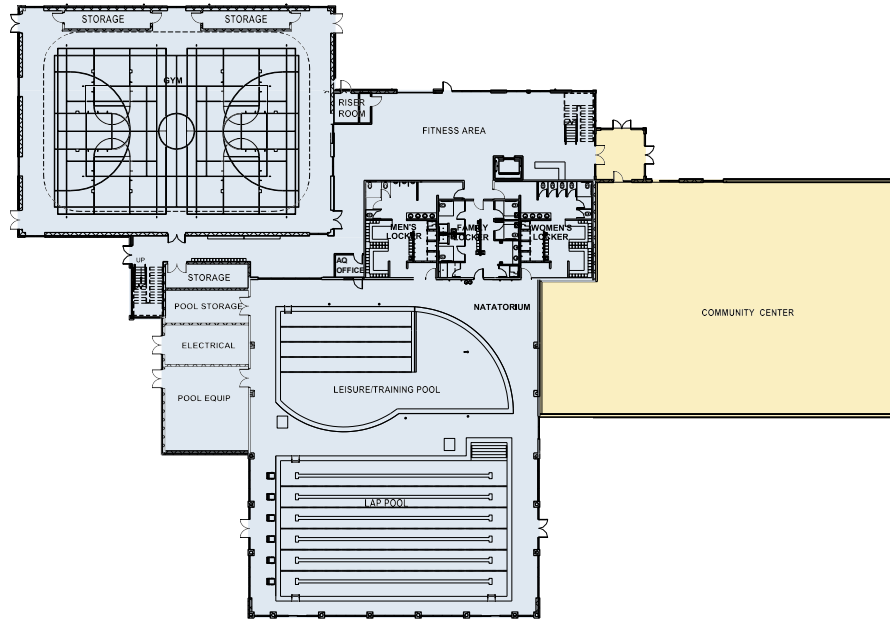
RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY

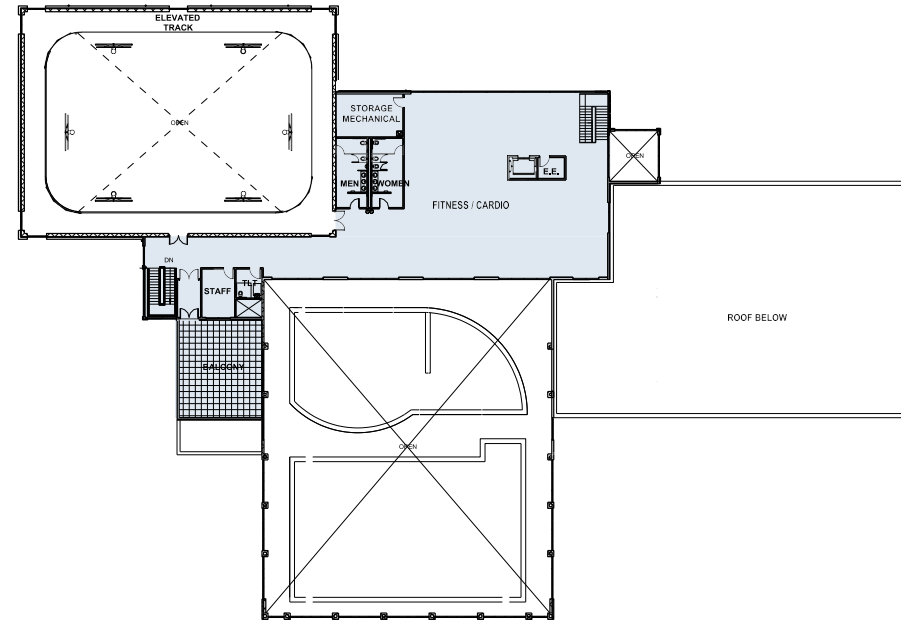


RIDGEFIELD RECREATION CENTER

MARCH 2024



FIRST FLOOR PLAN
NOT TO SCALE



SECOND FLOOR PLAN
NOT TO SCALE

RECREATION CENTER (Approximate Square Footage)
TOTAL (2 STORY): 34,500 SQ. FT.

COMMUNITY CENTER (Approximate Square Footage)
SINGLE STORY: 8,500 SQ. FT.

TOTAL BUILDING: 43,000 SQ. FT.

CONSTRUCTION COST OPINION: \$30,100,000



March 2024 Total Construction Cost Estimate	\$35 Million
Hard Cost	\$30 Million
Soft Cost	\$2-3 Million
Contingency	\$2 Million
Total City Funding Ask	\$10 - 12 Million
Total YMCA Funding Ask	\$20-23 Million



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Description	Quantity	UOM	\$/UOM	Total Cost
Building Improvements	43,000	GSF	\$657.15	\$28,257,486
Site Work ¹	141,000	SGA	\$57.07	\$8,046,319
General Conditions	16	MO	\$160,000	\$2,560,000
Total Estimated Construction Cost (Today's Dollars)				\$38,863,805
Escalation to Midpoint (Q3, 2026 @4% / yr)	5%	on	\$39,607,412	\$1,943,190
March 2025 Total Estimated Construction Cost (Escalated)				\$40,806,995

¹ Largest driver of cost increase



RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Rough Order of Magnitude Cost Breakout

Description	Quantity	UOM	\$/UOM	Total Cost
Community Center	8,000	GSF	\$562.50	\$4,500,995
Recreation Center	35,000	GSF	\$779.14	\$27,266,000
Sitework	141,000	SGA	\$64.11	\$9,040,000
March 2025 Total Estimated Construction Cost (Escalated)				\$40,806,995



RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Move Building Location & Reduce Earthwork

- Changes upper FF from 247.8 to 245
- Changes lower FF from 232.8 to 230
- Does this by creating a longer entry drive allowing parking grading to be dropped which reduces the amount of import on the site
- Requires us to rotate and mirror the floor plan so the Community Center is on the North side of the site and the Recreation Center to be on the South side. We also show the Main Entry and Community Center sliding to the East, so it is not hidden by the Recreation Center to the South.



1 SITE PLAN
NOT TO SCALE



RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY

aetta.
Architects

POSSIBLE DEDUCTIONS

Alternates (construction costs including all markups and escalation)	Deduction
Reduce Roof Overhangs to 2'-0" (all areas)	-\$208,120
HVAC System Reduction (replace 4-pipe hydronic system with rooftop heat pump package units system)	-\$520,300
Delete Building Separation MEP Redundancy	-\$159,421
Increase Earthwork and Delete Retaining Walls	-\$830,405
Move Building Location & Reduce Earthwork	-\$1,930,000
Remove the Fitness Studio (1,700 sf)	-\$956,250
Remove Balcony at Gym and Reduce Gym Area	-\$743,750
Total Savings	-\$5,348,246



RIDGEFIELD RECREATION AND COMMUNITY CENTER SCHEMATIC DESIGN COST ESTIMATE SUMMARY



View from SW looking NE



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



View from SW looking NE



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



View from SE looking NW



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



View from SW looking NE



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



View from SW looking NE



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



View from NW looking East



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



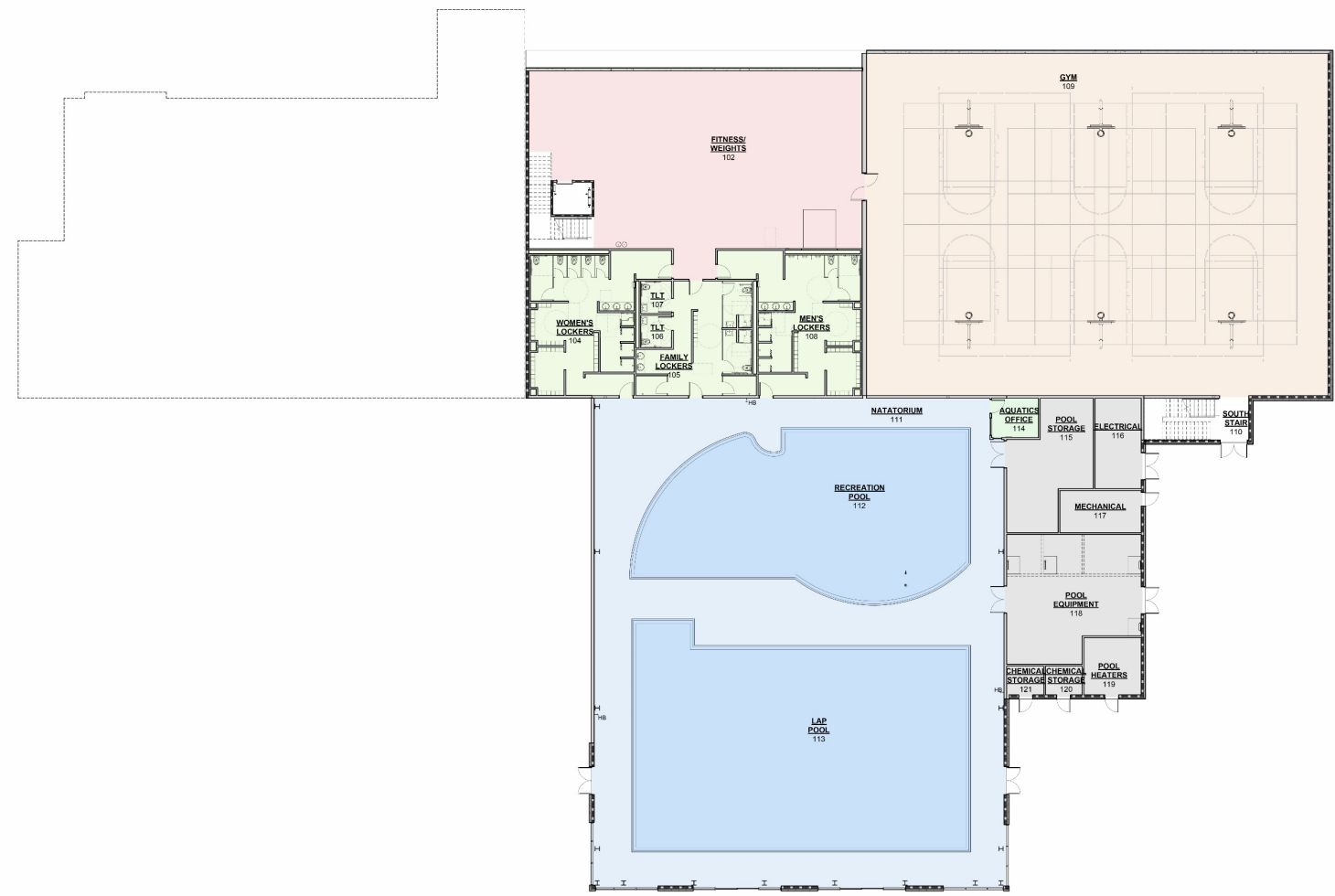
View from West looking East



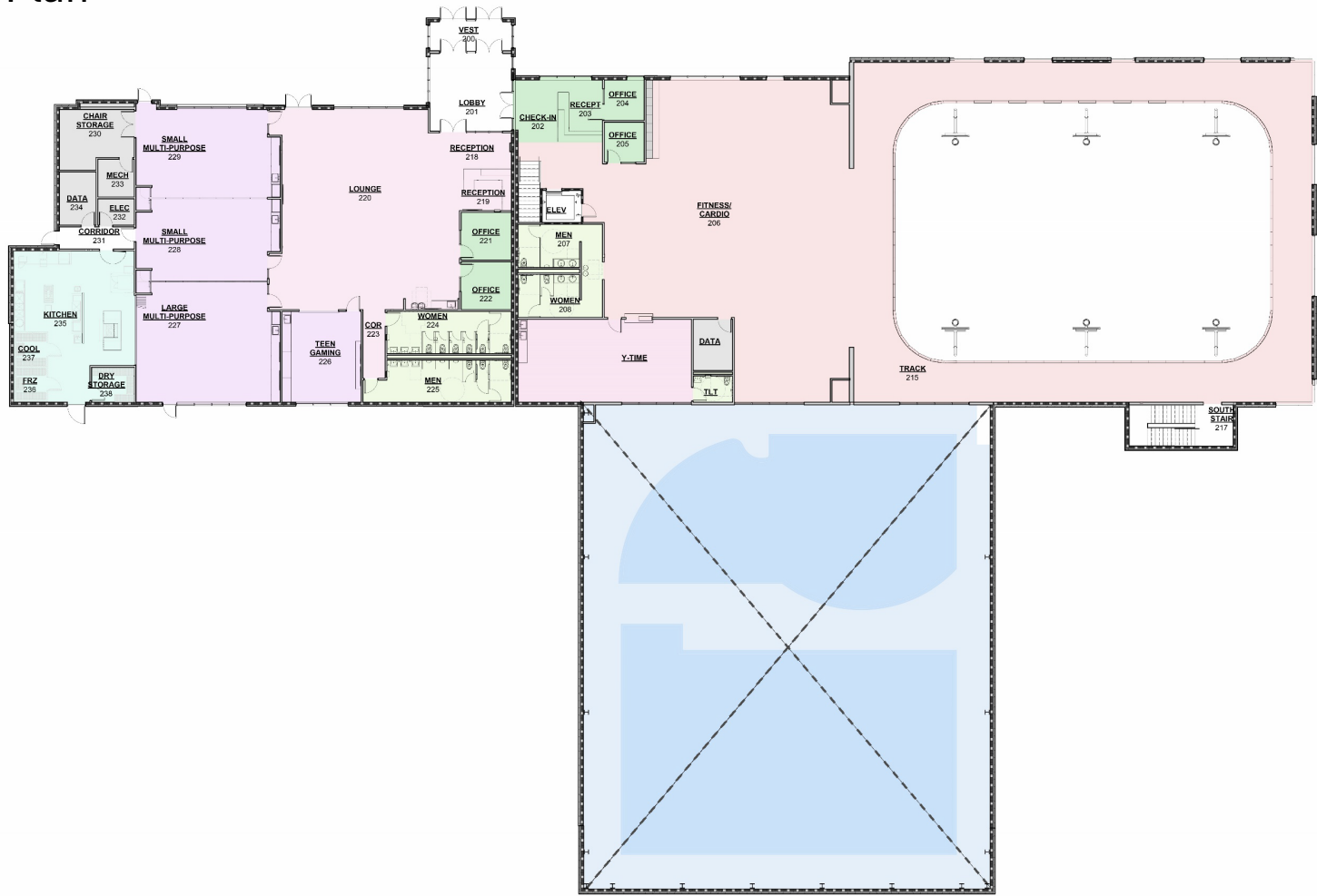
RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Lower Level Floor Plan



Upper Level Floor Plan



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Possible Deductions	
Description	Deduction
Total Estimated Construction Cost (Escalated)	\$40,806,995
Total Possible Deductions	-\$5,348,246
CURRENT Estimated Construction Cost with all Deductions	\$35,458,749



Description	2025												2026											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Schematic Design ¹																								
Design Development ¹																								
Construction Documents																								
Permitting																								
Land-Use Review																								
Building Permit																								
Project Partner Agreements																								
Construction																								
Bidding																								
Bid																	Summer 2027							
Construction																								

¹ Includes regular project team meetings with city staff, ACI (coordinating land use and infrastructure work), and YMCA staff



RIDGEFIELD RECREATION AND COMMUNITY CENTER

SCHEMATIC DESIGN COST ESTIMATE SUMMARY



Council Discussion

- Design
- Timeline
- Questions?



RIDGEFIELD RECREATION AND COMMUNITY CENTER
SCHEMATIC DESIGN COST ESTIMATE SUMMARY



THANK YOU

