Renewal Plan vs Build New Plan w Renewal Plan Facilities

R. Ritz Architect Inc. July 16, 2026

	163,000	Existing structure building area		3.7419584	Total Building Area										
Renwal Plan	$94,129,770	RRA Estimators Cost for shell, concourse & parking w/o Pool a			**Build New Plan**	Current		Matched							
	$654	City consutant cost PSF for new development													
Facility			Area SF	Subtotal		Facility	Area SF		Area SF		Area SF	Sq Rt	Area AC	Area AC	
YMCA			36,105	$23,612,670	$23,612,670	YMCA	33,000	$21,582,000	36,105	$23,612,670			0.83		
Aquatic Centre Addition			27,940	$18,272,760	$18,272,760	Aquatic Centre	19,300	$12,622,200	27,940	$18,272,760			0.64		
Library			40,100	$26,225,400	$26,225,400	Library	35,000	$22,890,000	40,100	$26,225,400			0.92		
Childcare			8,840	$5,781,360	$5,781,360	Childcare	10,000	$6,540,000	8,840	$5,781,360			0.20		
Medical Clinic			11,462	$7,496,148		Medical Clinic		$0	11,462	$7,496,148		107	0.26		
Theatre			16,642	$10,883,868		Theatre		$0	16,642	$10,883,868		129	0.38		
Restaurant			3,610	$2,360,940		Restaurant		$0	3,610	$2,360,940		60	0.08		
Locomotive Museum			7,587	$4,961,898		Locomotive Museum		$0	7,587	$4,961,898		87	0.17		
Event Space/Hub			4,389	$2,870,406		Event Space/Hub		$0	4,389	$2,870,406		66	0.10		
Concourse			15,267	$9,984,618		Concourse	2,500	$1,635,000	15,267	$9,984,618			0.35		
	171,942			$112,450,068	$73,892,190		99,800	$65,269,200		$112,450,068					
Indoor Parking Garage Area	162,828									191,100					
Utility Room (UR)			2,125	$1,389,750		Utility Room			2,125				0.05		
Storage & Staging (S&S)			3,866	$2,528,364		Storage & Staging			3,866				0.09		
Shipping, Receiving & Waste (SR&W)			3,462	$2,264,148		Shipping, Receiving & Waste			3,462				0.08		
Residence						Residence					77,843				
Residence Indoor Parking						Residence Indoor Parking					26,659				
Total shared facilities				$6,182,262											
Multiplier															

	Building				Building	Parking	Res	Acres	
Total Area (SF)	181,395	$118,632,330			181,395	191,100	104,502	4.16	
Non city spaces area and cost									
Total Building Cost @ $654 PSF No Garage	$118,632,330				$118,632,330				
Remediation for Add'n/Pads	$1,282,826				$8,328,497				
Demolish 2/3 building	$0		108,667		$2,000,000			45.91	
Rehabilitate 1/3 building w roof	$0		54,333		$6,373,942				
Subtotal building portion	$119,915,156				$135,334,770		$135,334,770		
Subtotal building portion Cost/SF	$661				$746		$746		
Cost of shell								$71,179,398	
Parking Structure Enclosed	$22,950,372						$21,840,000	546 spaces at	40,000.00
Parking Structure Open	$0				$16,380,000			546 spaces at	30,000.00
Remediation for Parking Structure	$0		86,400		$3,966,935		$3,966,935		
Subtotal parking garage	$22,950,372		32460		$20,346,935		$25,806,935		
Cost per space			46160			$33,030.74		$41,894.38	
Total Project Cost	**$142,865,528**		**71775**		**$155,681,705**		**$161,141,705**		
Total Area of Building and Parking	344,223		**12290**		372,495		372,495		
Cost/SF	$415.04		162685		$417.94		$432.60		
					Open Garage		Enclosed Garage		