



PERC

Poulsbo Events &
Recreation Center



STEERING COMMITTEE MEETING #2 June 10, 2021

Welcome



Poulsbo Events &
Recreation Center

PERC Community Steering Committee Meeting

Thursday, June 10, 2021 | 5:15-7:00 p.m.

www.cityofpoulsbo.com/perc

Remote Meeting Information:

- Link to the video conference and view the screen share:
<https://zoom.us/j/94608944911>
- To participate by phone only: **+1 (253)215-8782**
and enter the Webinar ID: **946 0894 4911**

1. <u>Welcome</u>	5:15
2. Update since last Steering Committee Meeting	5:20
• Community Open House summary	
• Market Analysis Consultant work	
• KPFID expectations and commitments	
3. Hope and Dreams Discussion - ARC Architects	5:30
4. Poll Questions	6:20
5. Next Steps: Steering Committee #3	6:30
6. Closing	7:00
• Market Analysis Work Group Meeting – June 17, 2021	
• Final Comments	



Meeting Goals

- Share new information
- Discuss “Hopes and Dreams” for spaces, uses, and areas at the PERC
- Ask for additional thoughts from the Steering Committee on important questions
- Move toward more detailed Site Concepts



Updates

- Community Open House
- Technical Analysis
 - Market assessment
 - Site concept planning
- Evaluating use options
- KPFD Expectations



Updates

Market Analysis

- Comparable facility assessment
- Community engagement
- Demand analysis



Hopes and Dreams

ARC – Architects for Site Planning

- Competitively selected
- Quality experience

Paul, Emily, and Ariel

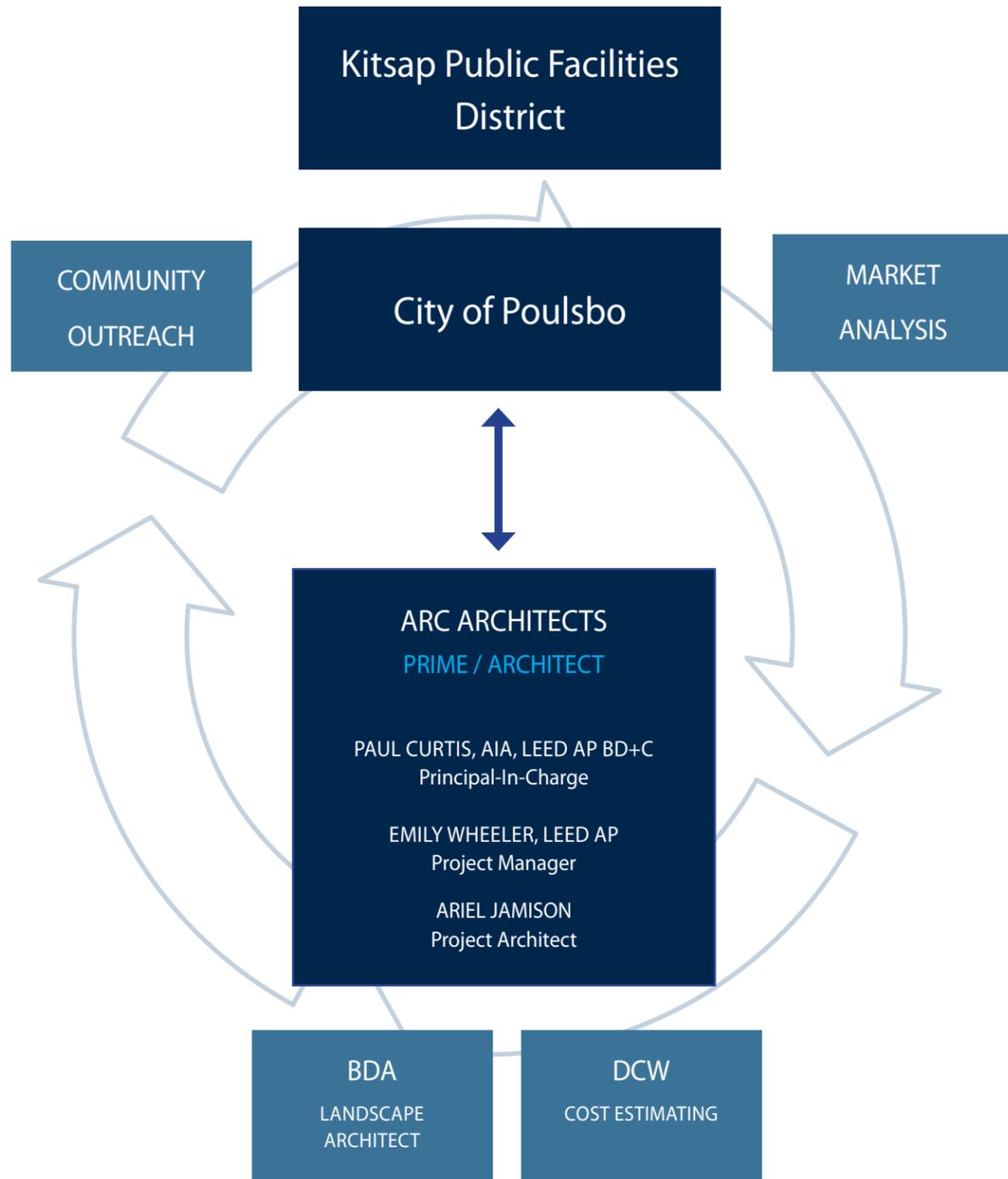


ARC PRESENTATION

STEERING COMMITTEE MTG - JUNE 10, 2021

- INTRODUCTIONS
- SCHEDULE
- PROGRAM BALANCING (ROOMS & ACTIVITIES)
 - PROGRAM NEEDS
 - PROGRAM MEANS
- SITE PREVIEW
- NEXT STEPS

INTRODUCTIONS



ARC ARCHITECTS



PRINCIPAL IN CHARGE
PAUL CURTIS

BDA LANDSCAPE



LANDSCAPE ARCHITECT
BRUCE DEES

ARC ARCHITECTS



PROJECT MANAGER
EMILY WHEELER

BDA LANDSCAPE



LANDSCAPE ARCHITECT
SHAWN JENSEN

DCW ESTIMATING



COST ESTIMATING
TRISH DREW

ARC ARCHITECTS



PROJECT ARCHITECT
ARIEL JAMISON

BDA LANDSCAPE

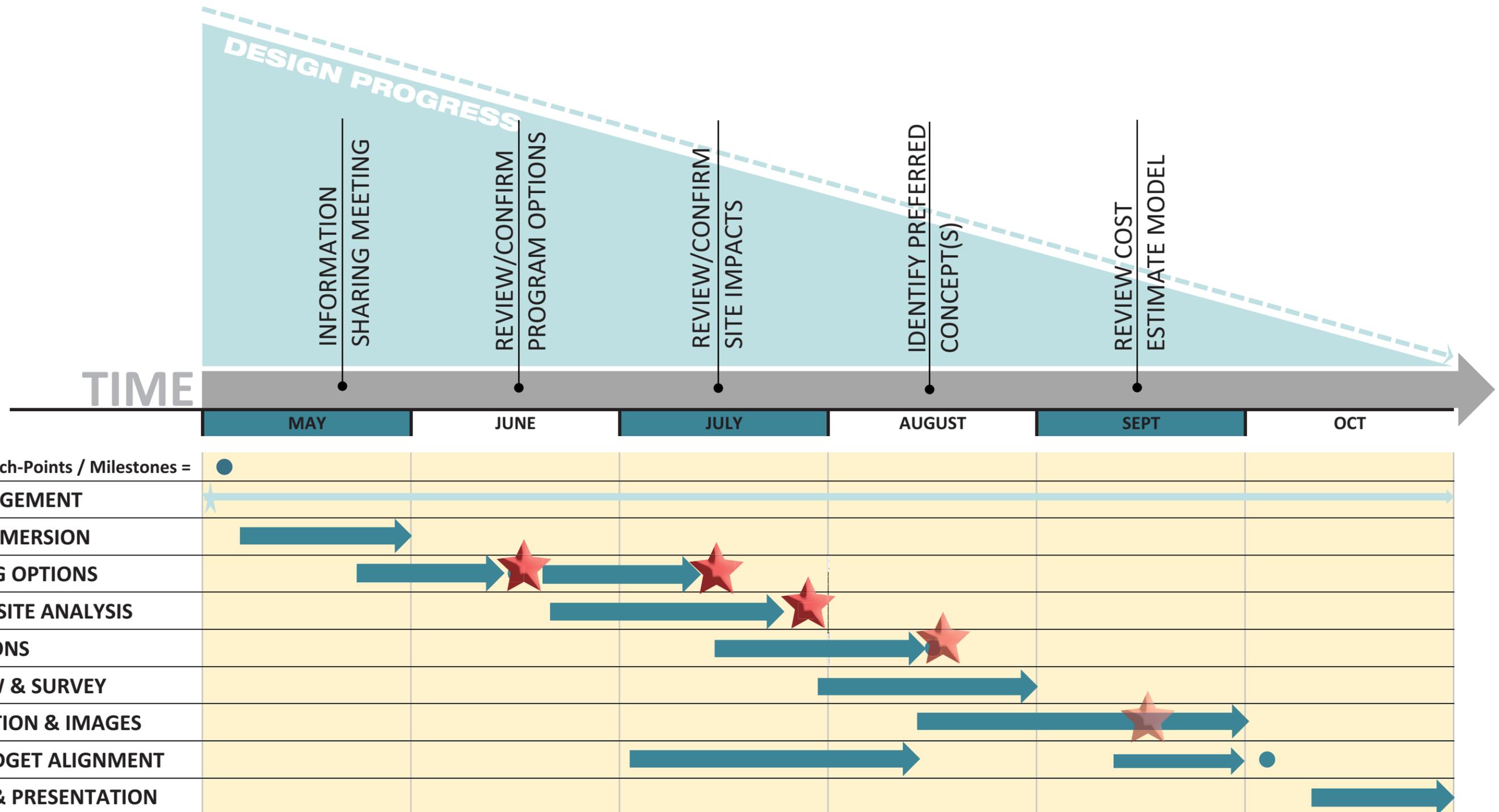


LANDSCAPE ARCHITECT
MICHAEL FAULKNER

STEERING COMMITTEE MEETING - JUNE 10, 2021

POULSBO EVENT & RECREATION CENTER STUDY

PROJECT SCHEDULE - STUDY



POULSBO PERC

PROGRAM - BALANCING

PROGRAM (NEEDS DRIVEN)



STEERING COMMITTEE MEETING - JUNE 10, 2021

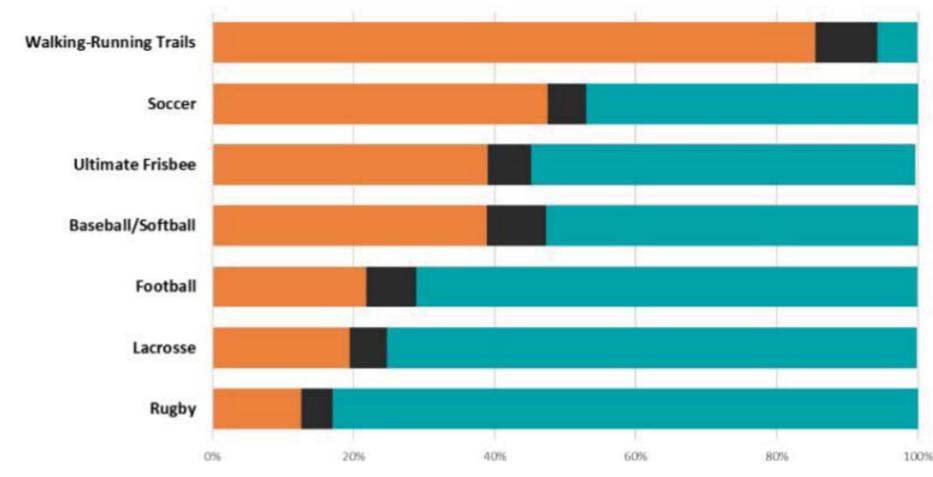
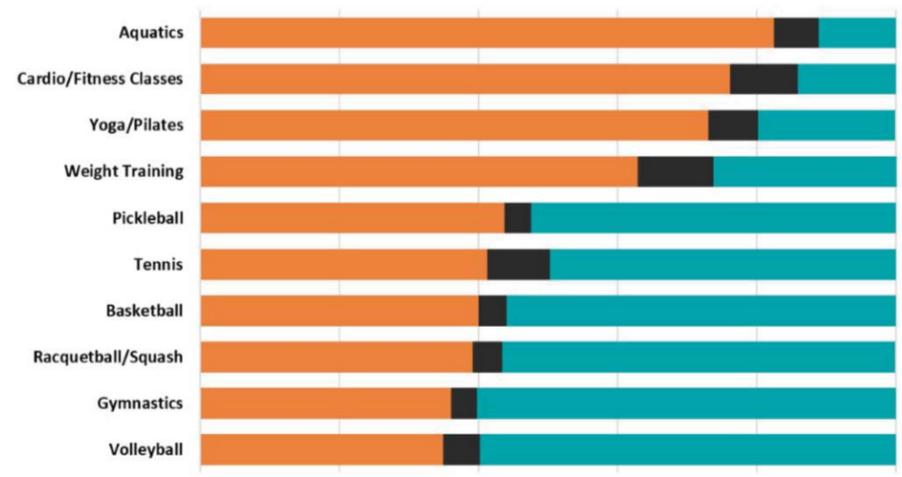
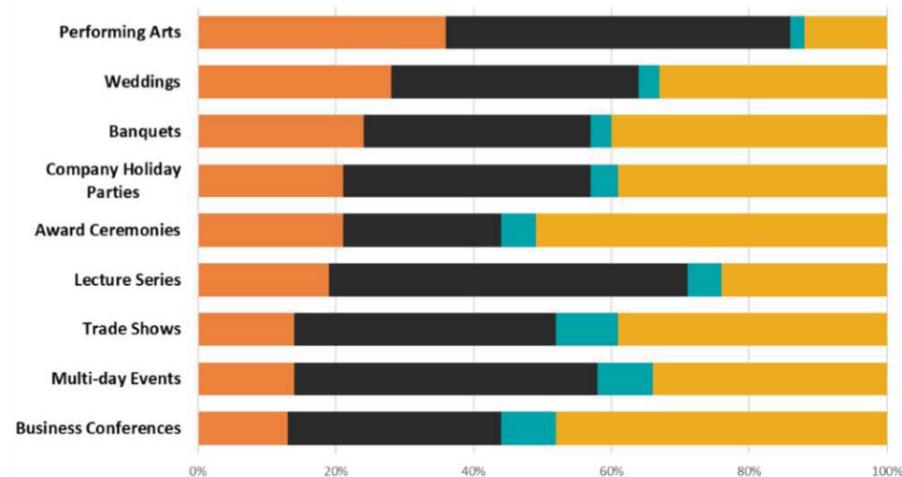
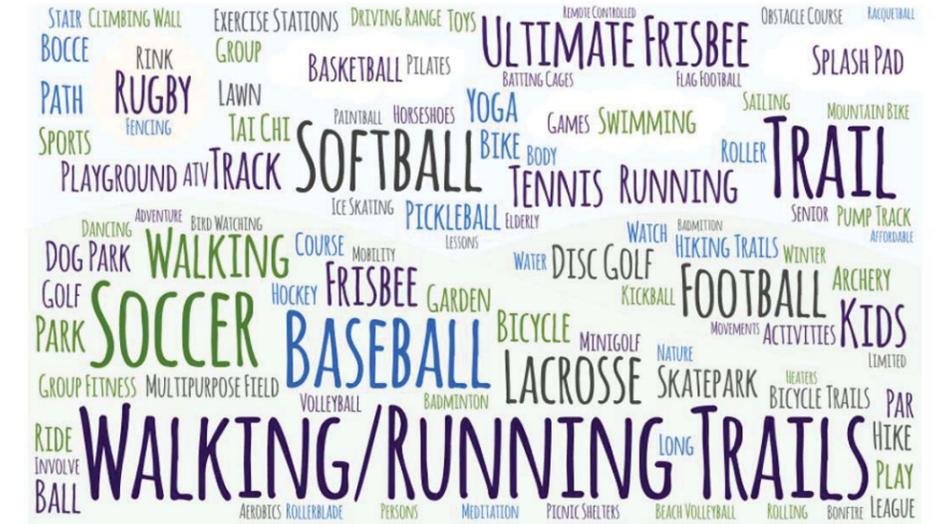
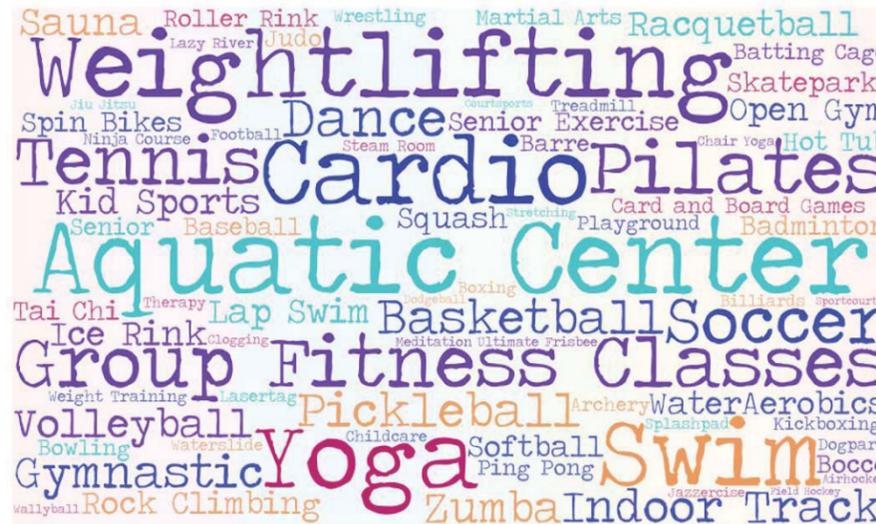
POULSBO EVENT & RECREATION CENTER STUDY

2020 - SURVEY RESULTS

EVENT SPACES

INDOOR RECREATION

OUTDOOR SPACES



■ I would like to do this activity at the PERC
■ I'd like to do this activity, but not at the PERC
■ These events don't come to Poulsbo
■ I don't attend these types of events

■ I would like to do this activity at the PERC
■ I'd like to do this activity, but I not at the PERC
■ I wouldn't do this activity

■ I would like to do this activity at the PERC
■ I'd like to do this activity, but I not at the PERC
■ I wouldn't do this activity

2021 - BERK MARKET STUDY

EVENT SPACES

Multi-Use Events:

- Black box performance venue
- Flex floor space for multiple concurrent events
- Executive meeting room(s)
- USES:
 - Business conference
 - Public meetings
 - Lectures
 - Performances
 - Trade shows
 - Weddings
 - Tournament Events
 - Community Meetings
 - Training
 - Business functions (parties/retreats)

INDOOR RECREATION

- Gymnasium (multi-use)
- Indoor track
- Fitness Area
- Aquatics
- Classrooms
- Commercial Kitchen (for events / cooking classes)

SUPPORT SPACES

- Offices
- Storage
- Utilities
- Locker Rooms

OUTDOOR SPACES

- Tournament Fields (either 1 or 2 to be paired with Sf)
 - All season, Lighted
 - Multi-use
 - * Soccer
 - * Rugby
 - * Ultimate
 - * Lacrosse
 - * Football
 - * Softball
- Fitness Trails
- Amphitheater
- Plaza
- Ancillary features
 - Walking paths
 - Multi-use ancillary areas (volley ball, tennis, etc)

ADDITIONAL INDOOR PROGRAMMING IDEAS

SURVEY ACTIVITIES

EVENT/INDOOR USES:

- Art Performances
- Weddings
- Banquets
- Company/Holiday Parties
- Award Ceremonies
- Lecture Series
- Trade Shows
- Multi-day Events
- Business Conference
- Aquatics
- Fitness Classes
- Yoga/Pilates
- Weight Training
- Pickleball
- Tennis
- Basketball
- Racquetball/Squash
- Gymnastics
- Volleyball

BERK STUDY

EVENT/INDOOR USES:

- Aquatic Recreation
- Art Performances
- Music/Theater
- Business Conferences
- Public Meetings
- Lectures
- Trade Shows
- Weddings
- Tournament Events
- Community Meetings
- Trainings
- Business Parties/Retreats
- Catering/Culinary
- Cooking Classes
- Gymnasium Sports
- Classes

ARC SUGGESTIONS

EVENT/INDOOR USES:

- Yoga / Pilates
- Dance / Martial Arts
- Teen Room
- Tech Room
- Lounge / Coffee Bar
- Senior Room
- Game Hall
- Child Watch
- Arts & Crafts Room
- Other?

COMMUNITY CENTER ROOMS - EVENT SPACE



CONFERENCES



PERFORMANCES



TRADESHOWS



WEDDINGS / PARTIES



GAME HALL



COMMUNITY EVENTS

SUPPORT SPACES:
KITCHEN
STORAGE
AV EQUIPMENT



CLASSES / TRAINING



AWARD CEREMONIES



CELEBRATIONS



COOKING CLASSES

STEERING COMMITTEE MEETING - JUNE 10, 2021

POULSBO EVENT & RECREATION CENTER STUDY

COMMUNITY CENTER ROOMS - GYMNASIUM



BASKETBALL



CELEBRATIONS



BANQUETS



INDOOR SOCCER



TODDLER TIME



PICKLEBALL

TALLER CEILINGS
REQUIRED



VOLLEYBALL



BADMINTON



INDOOR TRACK

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
LOCKER ROOM

STEERING COMMITTEE MEETING - JUNE 10, 2021

POULSBO EVENT & RECREATION CENTER STUDY

COMMUNITY CENTER ROOMS - FITNESS & CLASSROOMS



RECORDING STUDIO



TEEN ROOM



YOGA



MARTIAL ARTS



ELDER EXERCISE



CARDIO CLASSES



ARTS & CRAFTS



TECH ROOM



LOUNGE / CAFE

FITNESS ROOM
SIZE TBD



FITNESS ROOM



CHILDWATCH



DANCE

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
LOCKER ROOM

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POULSBO EVENT & RECREATION CENTER STUDY

COMMUNITY CENTER ROOMS - NATATORIUM



LAP POOL



WATER AEROBICS



SPRAY FEATURES



SPA



LAZY RIVER/ VORTEX



WADING POOL



PARTY ROOMS



SWIM CLASSES



DIVING BOARD

SUPPORT SPACES:
STORAGE
PUMP ROOM
MECH ROOM
LOCKER ROOM

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POULSBO EVENT & RECREATION CENTER STUDY

OUTDOOR PROGRAMMING IDEAS

SURVEY ACTIVITIES

OUTDOOR USES:

- Walking / Running Trails
- Soccer
- Ultimate Frisbee
- Baseball / Softball
- Football
- Lacrosse
- Rugby

BERK STUDY

OUTDOOR USES:

- Tournaments (day & night use)
 - Soccer*
 - Lacrosse*
 - Football*
 - Rugby*
 - Ultimate*
 - Softball*
- Fitness Trails
- Amphitheater
- Plaza
- Ancillary courts
 - Volleyball*
 - Tennis*

ARC SUGGESTIONS

OUTDOOR USES:

- Playground
- Plaza
- Water feature
- Concessions
- Picnic Area
- Public Restrooms
- Ancillary courts
 - Basketball*
 - Pickleball*

COMMUNITY CENTER OUTDOOR - FIELDS



SOCCER



LACROSSE



BASEBALL



ULITMATE FRISBEE



RUGBY



PICKLEBALL



SOFTBALL



FOOTBALL



BASKETBALL

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
MAINTENANCE

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POULSBO EVENT & RECREATION CENTER STUDY

COMMUNITY CENTER OUTDOOR - AMENITIES



SEATING



PLAZA



SCULPTURE/ART



RUNNING PATHS



AMPHITHEATRE



WATER FEATURE



PLAYGROUND



PICNIC AREAS



CONCESSIONS

SUPPORT:
RESTROOMS
STORAGE
MAINTENANCE

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POULSBO EVENT & RECREATION CENTER STUDY

PROGRAM - BALANCING

PROGRAM (MEANS DRIVEN)



STEERING COMMITTEE MEETING - JUNE 10, 2021

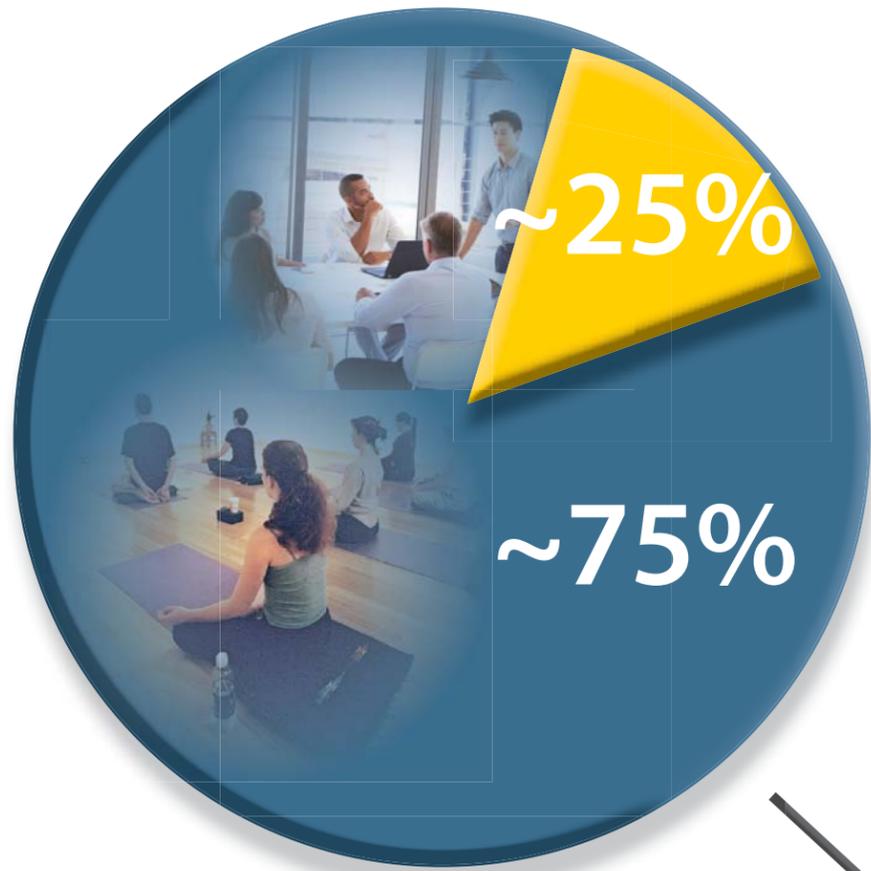
POULSBO EVENT & RECREATION CENTER STUDY

COST - PROGRAM FORMULA

$$(\text{BUDGET} \times 75\% - \text{SITE COSTS}) / \frac{(\$ \text{COST/SQ.FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$

COST - PROGRAM FORMULA

$$(\text{BUDGET X 75\% - SITE COSTS}) / \frac{(\$ \text{COST/SQ.FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$



SOFT COSTS:

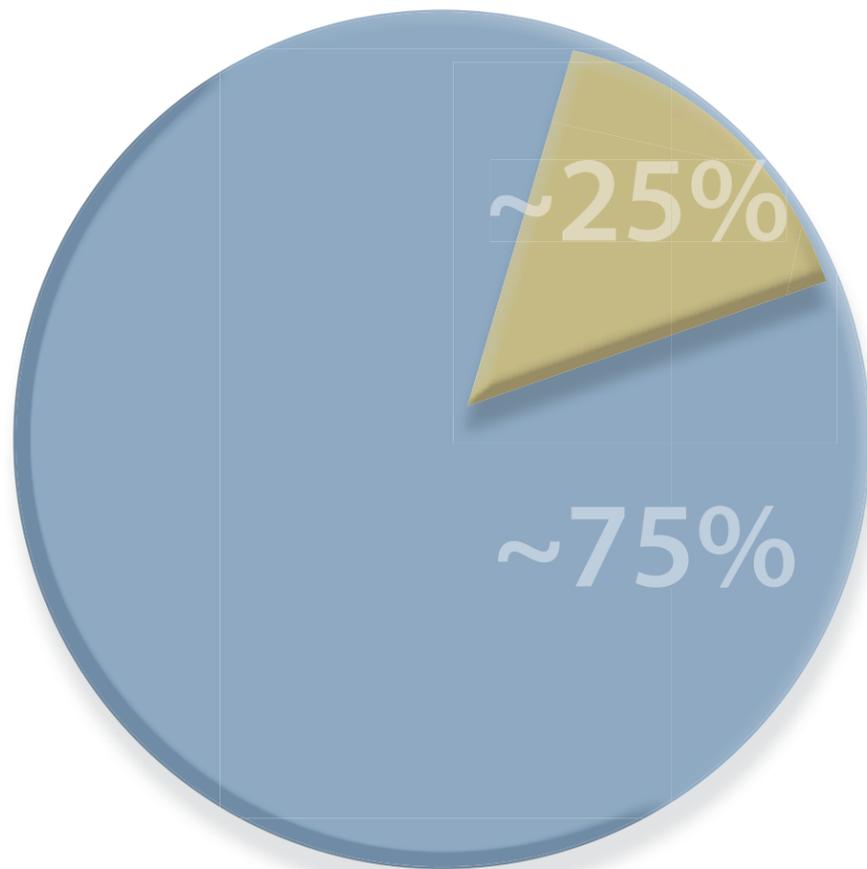
FF&E, DESIGN FEES,
ART, WSST, INSPECTIONS,
FINANCING COSTS

HARD COSTS:

MAXIMUM ALLOWABLE
CONSTRUCTION COST
(MACC) FOR LAND AND
BUILDING DEVELOPMENT

COST - PROGRAM FORMULA

$$(\text{BUDGET} \times 75\% - \text{SITE COSTS}) / \frac{(\$ \text{COST/SQ.FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$



EVENTS / PARTIES



CARDIO CLASSES



YOGA



FITNESS / WEIGHTS

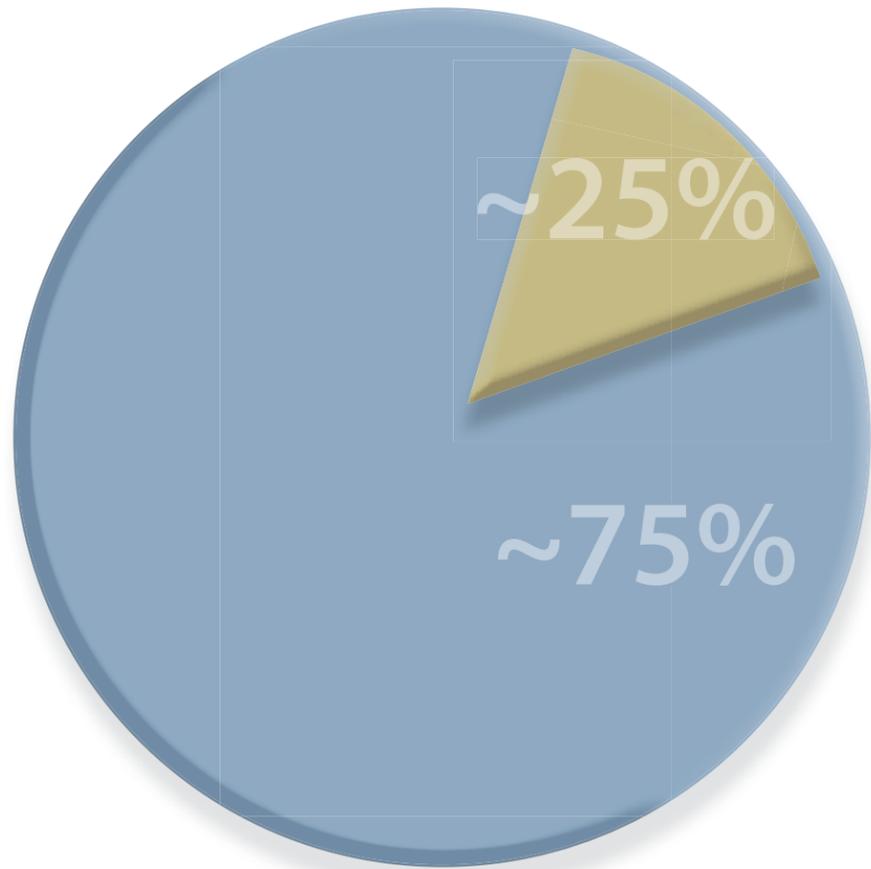
- UTILITY (MECHANICAL/COMMS)
- CIRCULATION (HALLS/STAIRS)
- CUSTODIAL (STORAGE)
- WALL THICKNESSES

~80%

~20%

COST - PROGRAM FORMULA

$$(\text{BUDGET} \times 75\% - \text{SITE COSTS}) / \frac{(\$ \text{COST} / \text{SQ. FT.})}{\text{NTGR (80\%)}} = \text{PROGRAM AREA}$$



EVENTS / PARTIES



CARDIO CLASSES



YOGA



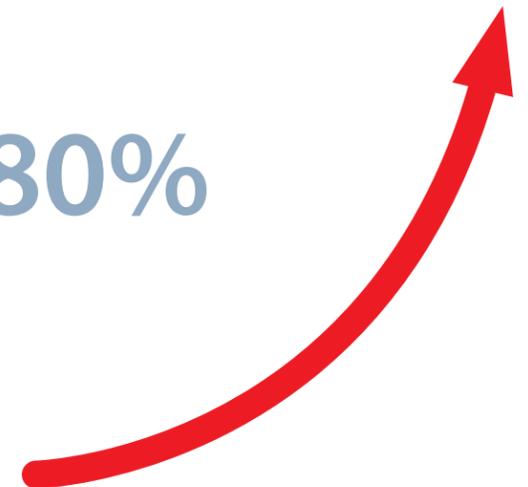
FITNESS / WEIGHTS

- UTILITY (MECHANICAL/COMMS)
- CIRCULATION (HALLS/STAIRS)
- CUSTODIAL (STORAGE)
- WALL THICKNESS



~80%

~20%



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POULSBO EVENT & RECREATION CENTER STUDY

PROGRAMMING - COST BASE



EASTSIDE COMMUNITY CENTER & POOL

55,400 SF CENTER BUILT IN 2018
ESCALATED CONSTRUCTION COST: \$32,900,000(2022)
BUILDING COST PER SQUARE FOOT: \$529
GC/ CM WITH KORSMO CONSTRUCTION



RAINIER BEACH COMMUNITY CENTER & POOL

48,000 SF CENTER BUILT IN 2013
ESCALATED CONSTRUCTION COST: \$23,500,000 (2022)
BUILDING COST PER SQUARE FOOT: \$490
LOW BID IN 2011 - CE&C CONSTRUCTION



SUQUAMISH TRIBE FITNESS & YOUTH CENTER

35,400 SF CENTER BUILT IN 2015
ESCALATED CONSTRUCTION COST: \$14,380,000 (2022)
BUILDING COST PER SQUARE FOOT: \$353
GC/CM WITH KORSMO CONSTRUCTION

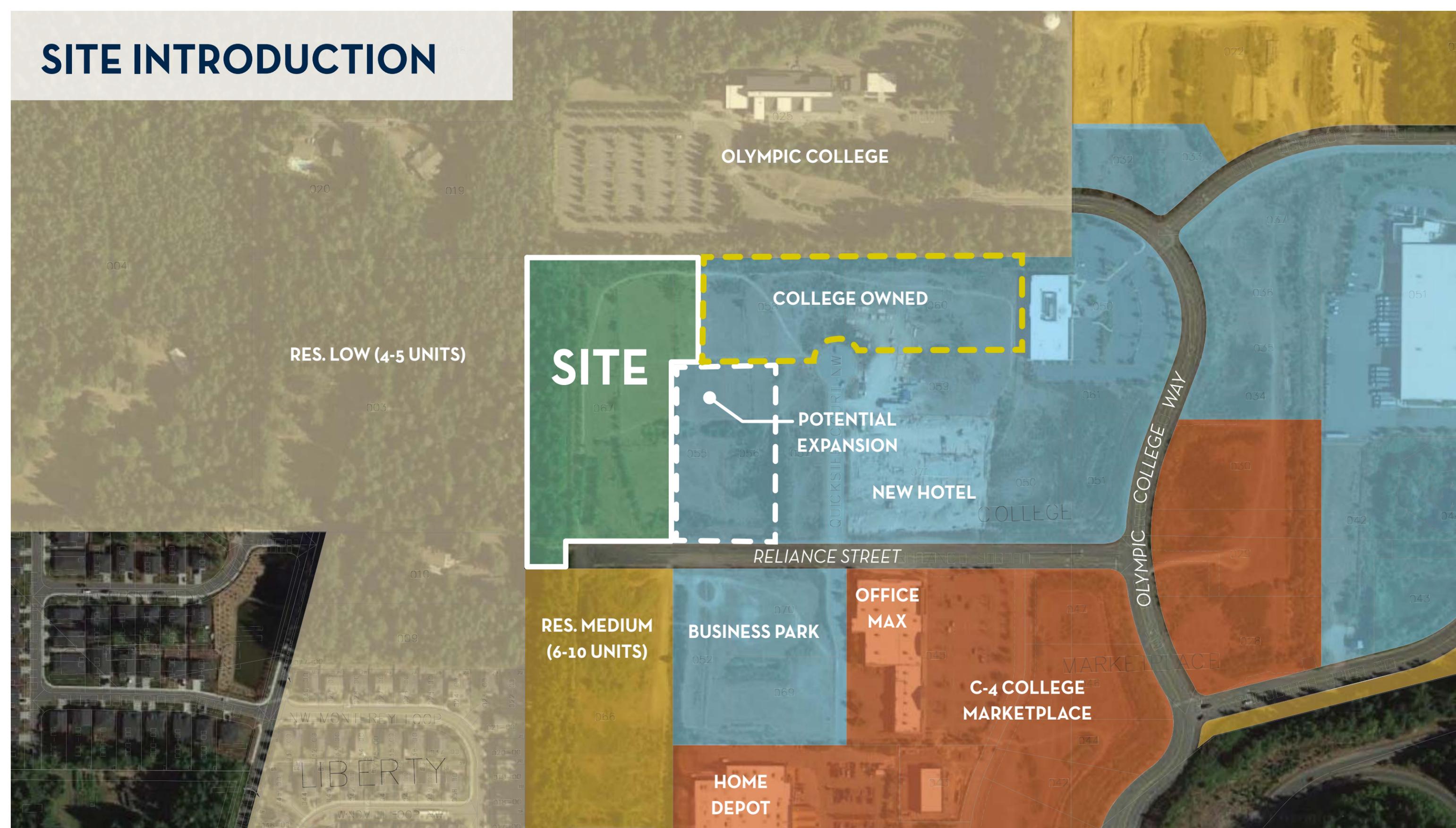


ROSEHILL COMMUNITY CENTER

30,000 SF CENTER BUILT IN 2011
ESCALATED CONSTRUCTION COST: \$13,560,000 (2022)
BUILDING COST PER SQUARE FOOT: \$322
LOW-BID IN 2010 - ALLIED CONSTRUCTION



SITE INTRODUCTION



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POULSBO EVENT & RECREATION CENTER STUDY

SITE OPPORTUNITIES

POTENTIAL SHARED PARKING

OLYMPIC COLLEGE

COLLEGE OWNED

NEW HOTEL

STREET PARKING

RELIANCE STREET

PUBLIC TRAILS

NEIGHBORHOOD CONNECTION

RES. LOW

RES. MEDIUM

BUSINESS PARK



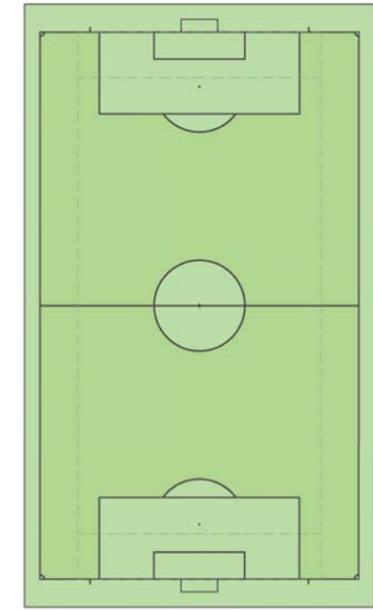
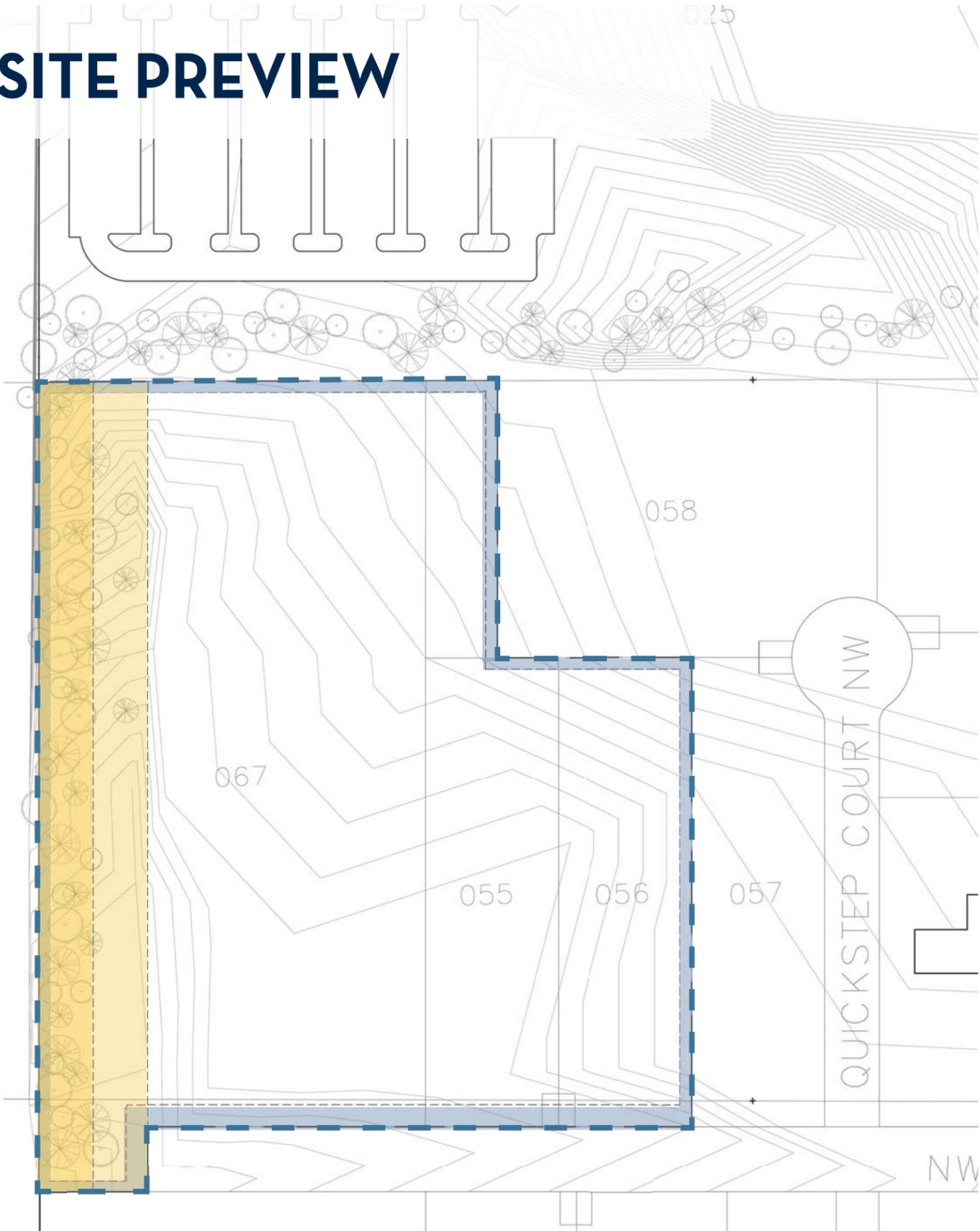
MOUNTAIN VIEW

SUNLIGHT

SUNLIGHT



SITE PREVIEW



SOCCER / FOOTBALL
MULTI-USE FIELD



80 CAR PARKING LOT



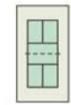
40 CAR PARKING LOT



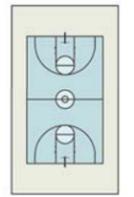
20,000 SQUARE FOOT PLAZA



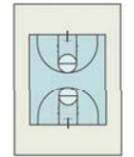
32,000 SQUARE FOOT
BUILDING



PICKLE BALL
COURT



HIGH SCHOOL
BASKETBALL COURT



RECREATIONAL
BASKETBALL COURT



50,000 SQUARE FOOT
BUILDING W/ POOL



WATER
FEATURE



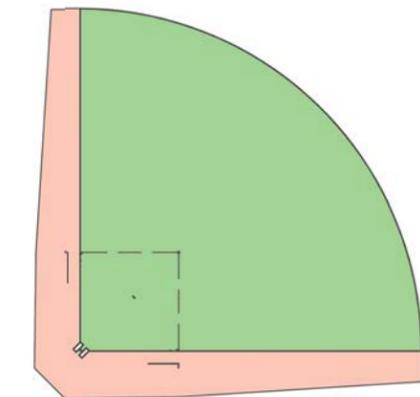
AMPHITHEATER
300 SEATS



AMPHITHEATER
100 SEATS



SOCCER FIELD



LITTLE LEAGUE FIELD



PLAYGROUND
(2-5 YRS)



PLAYGROUND
(5-12 YRS)

STEERING COMMITTEE MEETING - JUNE 10, 2021

POULSBO EVENT & RECREATION CENTER STUDY

PROGRAM - BALANCING

PROGRAM DESIRES



PROGRAM MEANS



STEERING COMMITTEE MEETING - JUNE 10, 2021

POULSBO EVENT & RECREATION CENTER STUDY

Poll Question

Considering tonight's
discussion and your
understanding of the PERC,

What are we missing ?



Closing

- Market Analysis Work Group – June 17
- KPFD Board Meeting June 28
- Site Concept Plan Update – July 15
- Community Outreach in August
- Distribute Summary by June 24



Anything Else?

