



Poulsbo Events &
Recreation Center

PERC Community Steering Committee Meeting #3 Summary

Meeting Date: Thursday, July 15, 2020 | 5:15-7:00 p.m.

www.cityofpoulsbo.com/perc

Meeting Video: <https://vimeo.com/575875777>

1. Welcome and Work to Date Update

Karla Boughton, Poulsbo Planning and Economic Development Director welcomed members and thanked them for their continued attendance and involvement. Karla updated the Committee on the June 17, 2021 Market Analysis Work Group, and the expected delivery of the Final Report to the full Steering Committee. Karla introduced the ARC Architects team and asked the SC members chat questions during the presentation, and ARC will try to answer in chat or at the end. Also, that for discussion, we'll start with each SC Member sharing their thoughts, questions and concerns, then transition to interactive.

2. Program Desires, Program Means and Constraints – ARC Architects

Paul Curtis, Emily Wheeler and Ariel Jameson from ARC Architects, and Michael Faulkner from BD Associates (landscape architect) are present at the SC Meeting. ARC consultants made a powerpoint presentation, setting the context that today's committee meeting is balancing the program desires with its constraints (site and cost). ARC consultants presented three Site Options: Option 1 – 2 Fields, No Building; Option 2 – 1 Fields, 1 Building (sited at the north part of the site or south side of the site). The 1 building has three options – small, medium, and large with corresponding price points. The Building Options were presented as such:

Small: 29,000 square feet – Event Space (200 people), HS Gym, No Pool, Plaza, Playground, Parking, 1 field - \$25M

Medium: 46,000 square feet – Event Space (300 people), HS Gym, Outdoor Pool, Plaza, Playground, Parking, 1 field - \$41M

Large: 70,000 square feet – Event Space (450 people), NBA Gym, Indoor Pool, Outdoor Pool, 2-story building, Plaza, Playground, Parking, 1 field, tight fit - \$58M

3. Discussion

Committee members asked questions in chat box throughout the presentation, and each member was requested to provide their thoughts and feedback after the consultant presentation. See comment summary.

4. Closing and Next Steps

After ARC presentation and discussion, Peter Battuello asked if there was anything missing or to add that hadn't been already discussed. The meeting closed announcing the next Steering Committee with ARC is yet to be scheduled but is anticipated in mid-August.

5. Adjourned at 6:55 pm





Poulsbo Events & Recreation Center

PERC Steering Committee Meeting #3 Attendees July 17, 2021 – 5:15-7:00pm

Meeting Video: <https://vimeo.com/575875777>

First Name	Last Name	Organization/Affiliation	Work Group Assignment*
Peter	Batuello	Project consultant to City of Poulsbo	Executive Team
Peter	Blue	New Life Poulsbo	Management Plan Work Group
Karla	Boughton	City of Poulsbo (Planning and Economic Development)	Executive Team
Marty	Cavalluzzi	Olympic College	Financial Plan Work Group
Paul	Curtis	ARC Architects	Consultant
Tom	Eckmann	Olympic College	Financial Plan Work Group
Becky	Erickson	Poulsbo Mayor	Financial Plan Work Group
Michael	Faulkner	Bruce Dees Associates	Consultant
Kathi	Foresee	Poulsbo Chamber of Commerce	Financial Analysis Work Group
Mari	Gregg	Poulsbo Park and Recreation Commissioner	Site Concept Work Group
Holly	Hill	Western WA University on the Peninsulas	Market Analysis Work Group
Diane	Lenius	City of Poulsbo (Engineering)	Site Concept Plan Work Group
Ariel	Jameson	ARC Architects	Consultant
Irene	Moyer	Community Member	Market Analysis Work Group
Doug	Newell	CK School District Finance & Support/Community Member	Market Analysis Work Group
Jessie	Palmer	YMCA	Market Analysis Work Group
Jess	Rae	City of Poulsbo	Exec Team Support
Dan	Schoonmaker	City of Poulsbo (Parks & Recreation)	Executive Team
John	Vaughan	Olympic College	Financial Analysis Work Group
Mike	Walton	Kitsap Public Facilities District	Financial Analysis Work Group
Michael	Walz	WWU on the Peninsulas	Site Concept Work Group
Emily	Wheeler	ARC Architects	Consultant

*Steering Committee members are invited to attend all work group meetings, not only their 'assigned' work group.



PERC MARKET ANALYSIS WORK GROUP MEETING #3
COMMENTS SUMMARY
July 15, 2021 - 5:15-7:00pm

Meeting Video: <https://vimeo.com/575875777>

The City of Poulsbo convened the PERC Steering Committee on July 15, 2021, for the Committee's third meeting on the PERC Feasibility Study. ARC Architects presented a PowerPoint and discussed each slide. {See PowerPoint presentation.} Committee members asked questions and provided comments throughout the meeting verbally and in the chat box. PowerPoint key points and comments are as follows:

- ARC begin presentation introducing the theme of tonight's meeting as discussion the limitations of the ideas and desires of what could be included in the PERC facility. The constraints are site and cost. ARC has developed three different cost models – a small, medium and large – and they'll discuss in detail each one and the cost drivers. After, each member of the Steering Committee will have an opportunity to provide their feedback on what's appropriate for the PERC.
- ARC focused their site layout on the city-owned parcel only. There was discussion about the potential for two smaller parcels to the east, however, those have been purchased. ARC focused on what can fit on the City-owned parcel solely.
- Site Option 1: Two Fields - this option is for two full tournament sized fields that can support soccer on both and football on one. This option also includes a field house with a restroom and maintenance, 90 parking spaces and a potential playground.
- Site Option 2: Building w/One Field: in order to fit a building on the site, two fields cannot fit. Option 2 has one full field with the building at the northern end of the site with 120 parking spaces. The field would be sized for both football and soccer, and includes an outdoor pool and plaza. This option is similar to the original rendering done a couple of years ago and can take advantage of views.
- Site Option 3: Building w/One Field: Same components of Site Option 2, but with the building oriented at the southern portion of the site. Option 3 has one field for both soccer and football (although football would be tight), an outdoor pool, plaza, basketball court and approximately 100 parking spaces.
- From the site options drawings, its clear the site is fairly tight. ARC presented the cost per square foot they used when calculating the costs for building and site elements. They used real projects they worked on and then escalated the calculations. The cost estimates do include all-in costs (soft costs).
- ARC then described they programmed three different sized buildings, which costs were then calculated. All the costs with buildings had only one field.

- Option 1 – Two Fields: \$8 million
 - Option 2 – One Field, Building (classrooms, indoor fitness, event center space, kitchen), Outdoor Amenities (1 field, plaza, court(s), plaza, parking, outdoor pool):
 - Small Building 29,000 sf: \$25 million
 - Medium Building 46,000 sf: \$41 million
 - Large Building 70,000 sf: \$58 million
 - These numbers were calculated by ARC’s cost estimator.
- ARC walked through what is included in each of the building sizes, focusing on 1) the event center component and how large (how many people) should it be; 2) gymnasium spaces and sizes; and 3) pool options (medium building included outdoor pool; large building included an outdoor pool and an indoor pool).
 - ARC presented the costs of the outdoor recreation options.
 - ARC concluded with a ‘price is right’ slide where the different element costs were summarized and discussion with the Steering Committee began. What is the priority? What is maybe not as important? What’s your opinion?
 - SC Member Comment: One field rather than two; open to no pool, but if a pool then an outdoor pool; gym could be smaller with elevated track. Event space could be bigger and dividable into smaller rooms.
 - Question: Are the costs presented here equal to the size of the anticipated bond? Is there data yet on the bond?
 - At today’s meeting, it really is to get your feedback on the different sizes and components. The financing strategy has not yet been developed, but soon will be.
 - PFD partnership is tied to the event space and the uses that will generate sales tax.
 - SC Member Comment: The Large building option is too big for us. Curious about the pool – indoor is really high cost and outdoor is limited to a few months. Like the event space sizing in the medium building. Only one field. Curious about the large building option with both an indoor and outdoor pool.

Discussion: Indoor pool would be more useful for the community, but we have to be realistic about whether we can afford it, and what that means for taxes. The outdoor pool consideration is the limitations of when it can be open but would require much less subsidizing. Does the BI pool operate at a loss? Yes, but it is subsidized through their park district. Is there a way to have an outdoor pool but

have some type of enclosure to perhaps extend the time it can be open and generate revenue?

- SC Member Comment: Medium size works well for me. I like the outdoor pool and would be a great amenity for families and would most likely be able to be revenue neutral. Think we need a pool to move it forward.
- SC Member Comment: Having options to bring revenue is important; that return on investment. The event space, probably want a larger space that can be divided into smaller spaces to maximize its ability to be rented. The gym and fields size should be of a size that can attract tournaments, and I'm not sure we have the space.
- SC Member Comment: We want to make sure the event space that we provide is large enough for the local events so they don't leave the area. We don't want to use the gym for an awards banquet or to dress up for an event. Most of the revenue will come from meeting space. As to the pool, I think we should have an outdoor pool, that probably could be open longer than we are thinking it will be.
- SC Member Comment: Agree with medium building and 300 person event space. neutral on the pool, but year round indoor is better for families.
- SC Member Comment: Has experience with a 300 person capacity event center and it gets used, but not sure its being used to the full capacity. Need to consider how much it'll be used. As to the pool, can see the benefit and see the appeal of an outdoor pool. Swimming skills is very important in this area. As to the field, even the one field takes up so much of the footprint.
- SC Member Comment: The parking for the medium building not being nearly enough. Have experience building these types of facilities, and parking is always full. The fields are taking up too much room and the one field is not going to be a draw for tournaments. It'd be nice to have the field, but it should be with other outdoor elements, like courts – tennis, pickleball, basketball. Having more room without a field would allow for an amphitheater or outdoor area to take advantage of summer evenings. I think if we create a couple of smaller things where people go, there will be an energy of 'let's go to the event center because there's probably something going on.' I'd sacrifice the fields and maybe go with half a field, with a running/walking track all the way around, with the courts. As to the gym, its not enough, it won't attract tournaments and will be a community rec gym. Put more space into the meeting areas.
- SC Member Comment: The Large building is way too big. Focus on the Medium. The space should really be a gathering spot for the community. I like the focus on year around activities. Like the idea of the walking track inside. Poulsbo is lacking places for teens to go. Parking is a concern. Like the idea of an outdoor pool, and maybe a kids splashing area. Water features throughout the site would be nice. Want it to be

a year round facility that generates revenue, but is a real gathering spot for the community.

- SC Member Comment: Concern that we are trying to be all things to all people. And when we talk about fields and pools, will they be used enough to justify them? I think we should be scaling this down and try to do a few things really well rather than trying to do a bunch of things. As to the pool, the tax burden for that is big. And the field just takes up too much valuable real estate. There are other fields around. The parking is not near enough, and while OC may be able to offer some shared parking, it isn't realistic long term. Need to get more focused and do some things really well that the community will support.
- SC Member Comment: Is this a sports place or a meeting place? I think it needs to be a meeting/events space rather than a recreation or athletic space. I don't think we need the field and use the space to provide adequate parking. Support the medium size event center.
- SC Member Comment: Is there a signature piece here that can be a draw for people?
- SC Member Comment: The event space is the most important for the PFD because it brings in revenue. And if you can combine the need to generate revenue with the community gathering component, that's a good mix. But the event center must generate revenue. Two fields are not enough for tournaments and the one field takes up too much space. The largest space should be the event center. A gym is not conducive to an excellent event space either.
- SC Member Comment: The large option is off the table because the City cannot afford that. An outdoor pool would be hard to have sit for nine months out of the year. Perhaps the indoor pool is more attractive for families. An expanded outdoor play area is supportable, without an outdoor pool. What would eliminating the fields do to expand the footprint of the building and outdoor activities. An indoor track would be widely used. The event center and meeting rooms will generate the most revenue. It needs to be very flexible in its configuration and ability to be rented.
- SC Member Comment: The strongest driver for economic development in our area is the quality and character of our community. This building has to generate enough revenue to help keep the lights on and provide economic development. It also has to create and support community.
- Final comments:
 - There was a lot of information and options presented tonight. We want to keep comments open for the Steering Committee, especially those who were not able to attend tonight, to next Friday, July 23rd. Please email any additional comments.



Poulsbo Events &
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- The meeting video link and powerpoint will be emailed to the Steering Committee tomorrow (July 16th).
- We will take all the input received and work with ARC for a refinement of the site and building options. We expect our next meeting to be mid-August.

STEERING COMMITTEE MTG - JULY 15, 2021

MEETING GOALS:

- 1- RECAP LAST MEETING - PROGRAM NEEDS
- 2- PROGRAM POTENTIAL
 - a- SITE OPTIONS
 - b- COSTS: SMALL, MEDIUM, LARGE
- 3- DISCUSS MAJOR PROGRAM SPACE COST DRIVERS

PROGRAM - BALANCING

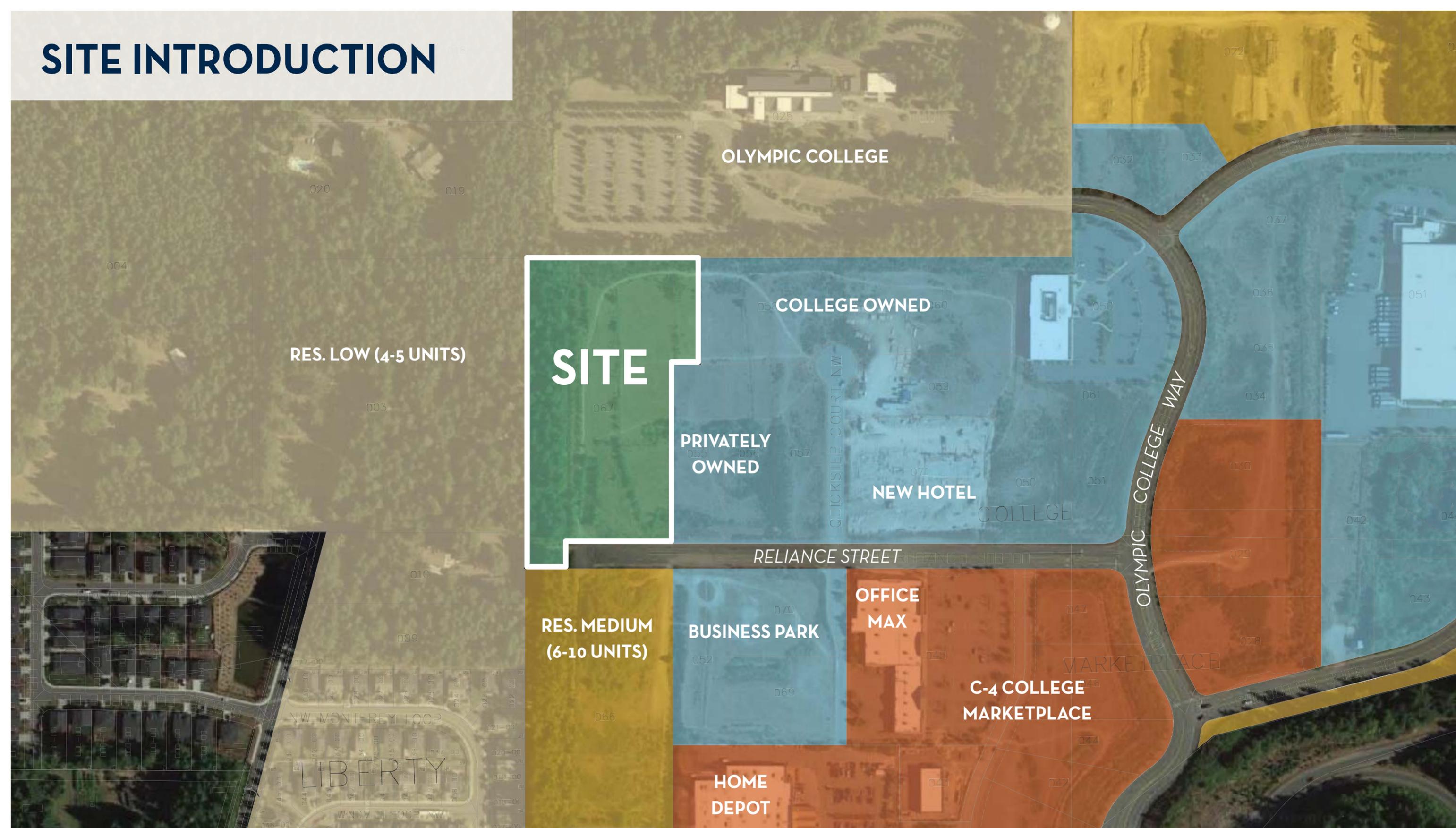
PROGRAM DESIRES



PROGRAM MEANS



SITE INTRODUCTION



STEERING COMMITTEE MEETING - JULY 15, 2021

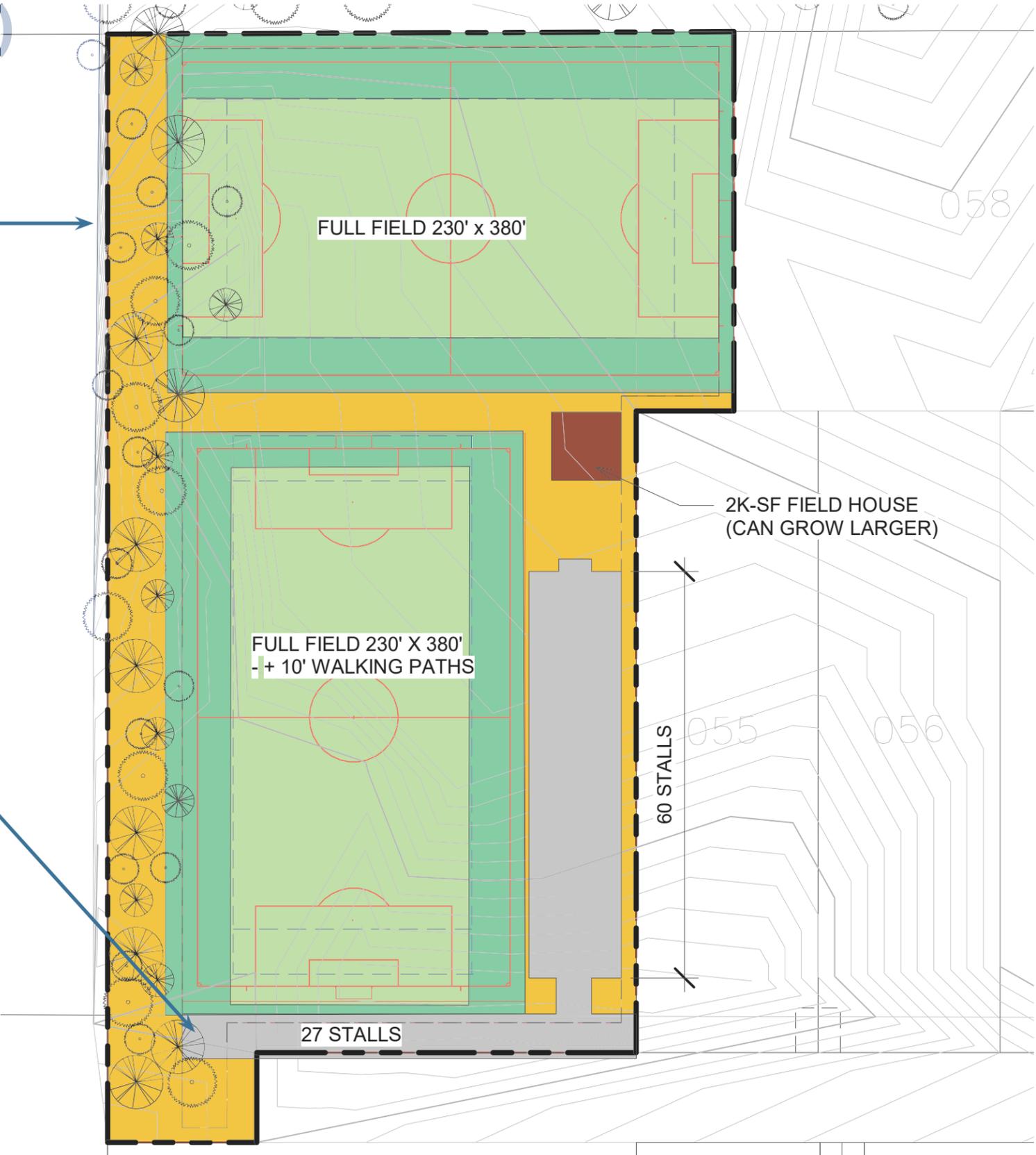
POULSBO EVENT & RECREATION CENTER STUDY

SITE option 1 (2 Fields, No Building)

10' FIELD RUN OUT AND WALKING PATHS ENCORACH INTO 50' BUFFER

STREET PARKING ON SITE

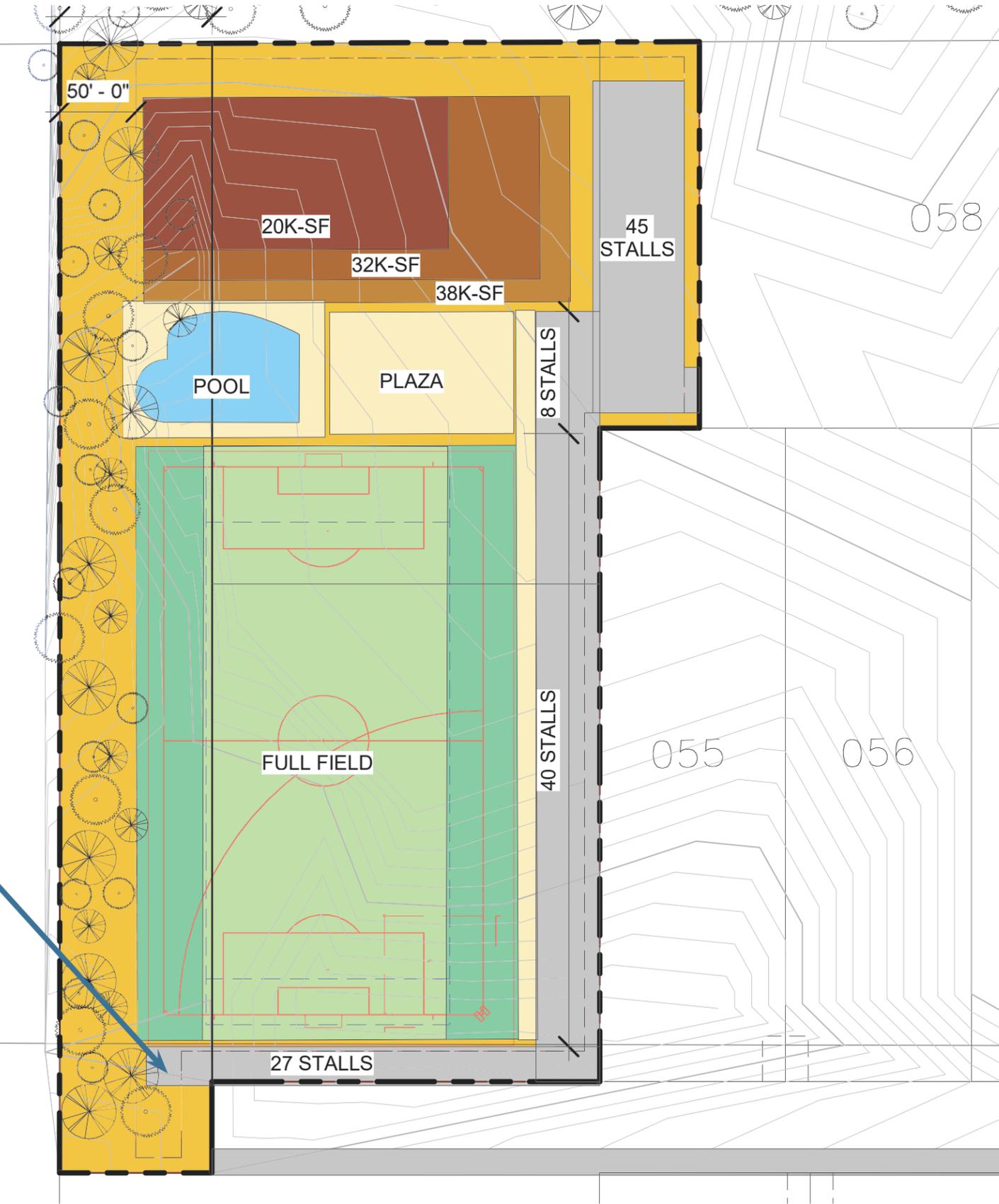
- RESTROOM BUILDING
- MAINTENANCE BUILDING
- POTENTIAL CONCESSIONS
- 2 FULL SIZE FIELDS
 - 1 FOOTBALL FIELD
 - 2 SOCCER FIELDS
- WALKING PATHS
- POTENITAL PLAYGROUND
- PARKING ~90 STALLS ON SITE



SITE option 2 (1 Field, 1 Building-N)

STREET PARKING ON SITE

- COMMUNITY REC BUILDING
- OUTDOOR POOL
- PLAZA
 - POTENTIAL AMPHITHEATER
- 1 FULL SIZE FIELD
 - FOOTBALL
 - SOCCER FIELDS
- WALKING PATHS
- POTENITAL PLAYGROUND
- PARKING ~120 STALLS ON SITE

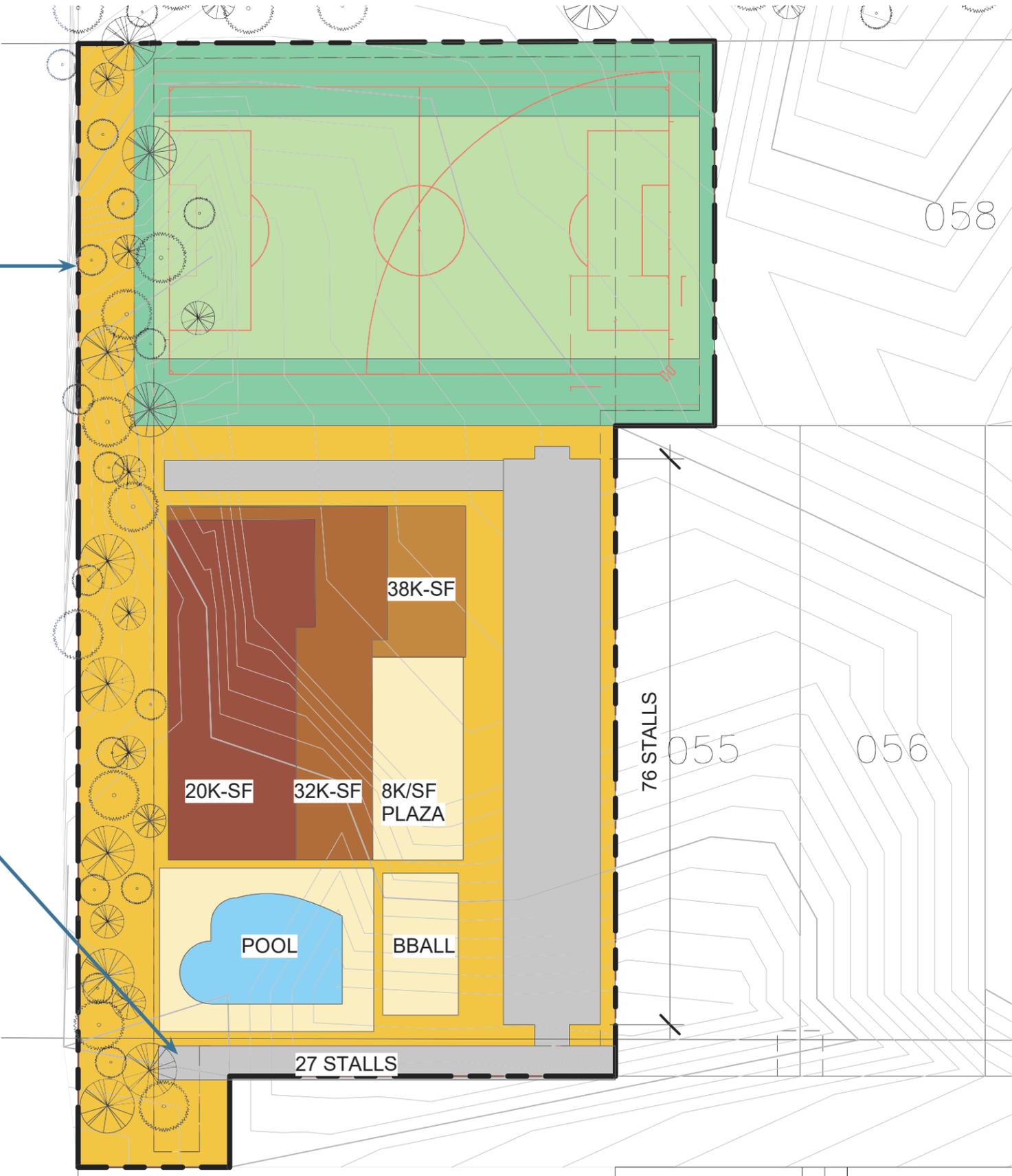


SITE option 3 (1 Field, 1 Building-S)

10' FIELD RUN OUT AND WALKING PATHS ENCROACH INTO 50' BUFFER

STREET PARKING ON SITE

- COMMUNITY REC BUILDING
- OUTDOOR POOL
- PLAZA
 - POTENTIAL AMPHITHEATER
- OUTDOOR BASKETBALL COURT
- 1 FULL SIZE FIELD
 - FOOTBALL**
 - SOCCER FIELDS
- WALKING PATHS
- POTENITAL PLAYGROUND
- PARKING ~100 STALLS ON SITE



PROGRAMMING - COST BASIS



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 (recession)
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



FIRCREST COMMUNITY CENTER

15,000 SF CENTER BUILT IN 2021
ESCALATED CONSTRUCTION COST: \$7,480,000 (2022)
BUILDING COST PER SQUARE FOOT: \$500
LOW-BID IN 2021 - KASSEL ONSTRUCTION



PROGRAMMING - OPTIONS

2 FIELDS
OPTION

1 SMALL BLDG
1 FIELD OPTION

1 MEDIUM BLDG
1 FIELD OPTION

1 LARGE BLDG
1 FIELD OPTION

\$8M

\$25M

\$41M

\$58M

- RESTROOMS BUILDING
- MAINTENANCE BUILDING
- 2 PLAY FIELDS
- PLAYGROUND
- PARKING

- EVENT SPACE (200 PEOPLE)
- HS GYM (1 FULL - 2 HALF COURTS)
- NO POOL
- 1 FULL SIZE FIELD
- PLAZA & PLAYGROUND
- PARKING

- EVENTS (300 PEOPLE)
- HS GYM (1 FULL - 2 HALF COURTS)
- OUTDOOR POOL
- 1 FULL SIZE FIELD
- PLAZA & PLAYGROUND
- PARKING

- EVENT SPACE (450 PEOPLE)
- NBA GYM (1 NBA - 2 HS COURTS)
- INDOOR POOL
- OUTDOOR POOL
- 1 FULL SIZE FIELD
- 2 STORY BUILDING
- PLAZA & PLAYGROUND
- PARKING
- TIGHT FIT ON SITE

COMMUNITY CENTER ROOMS - EVENT SPACE



CONFERENCES



PERFORMANCES



TRADESHOWS



WEDDINGS / PARTIES



GAME HALL



COMMUNITY EVENTS



COOKING CLASSES



CLASSES / TRAINING



AWARD CEREMONIES



CELEBRATIONS

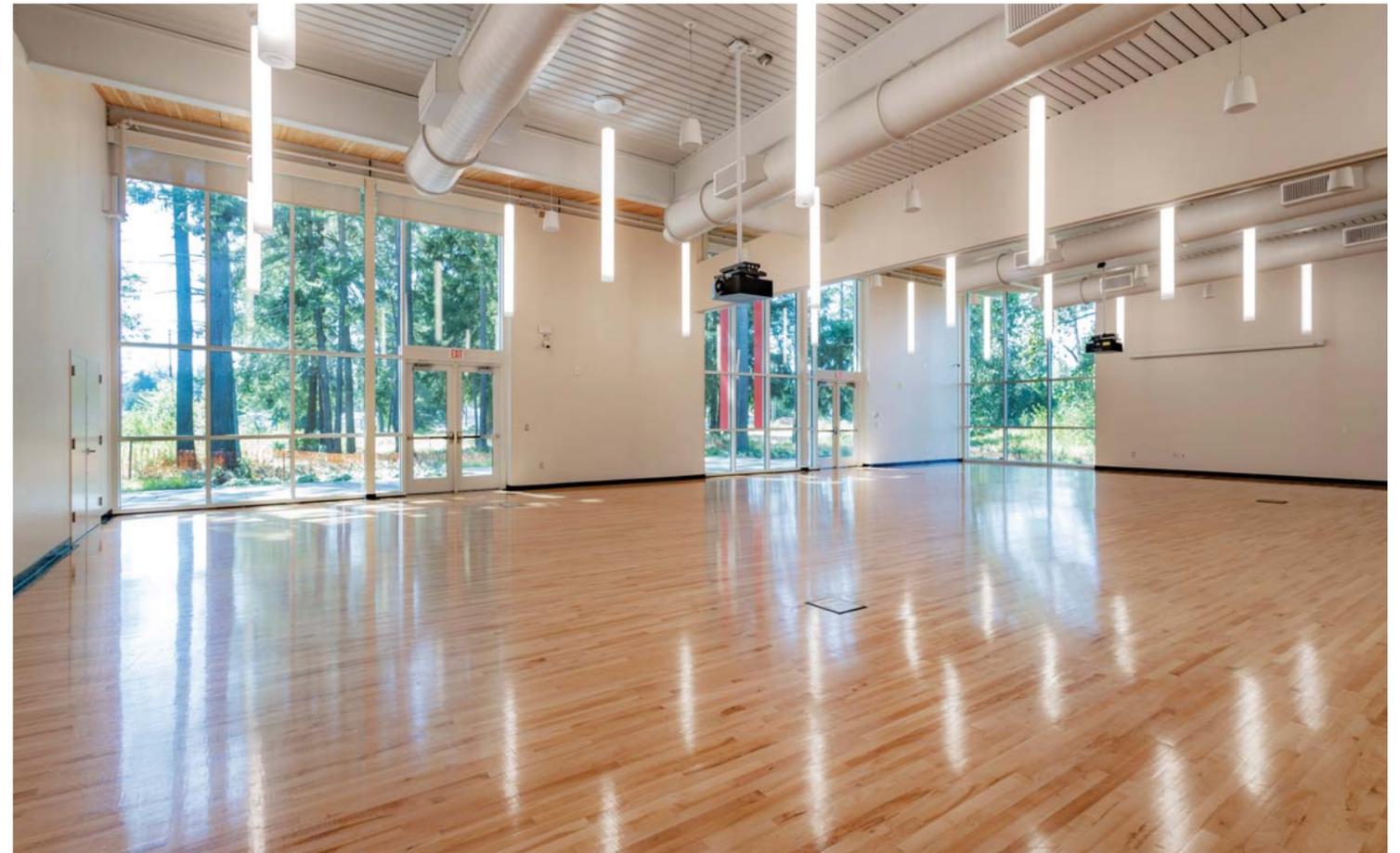
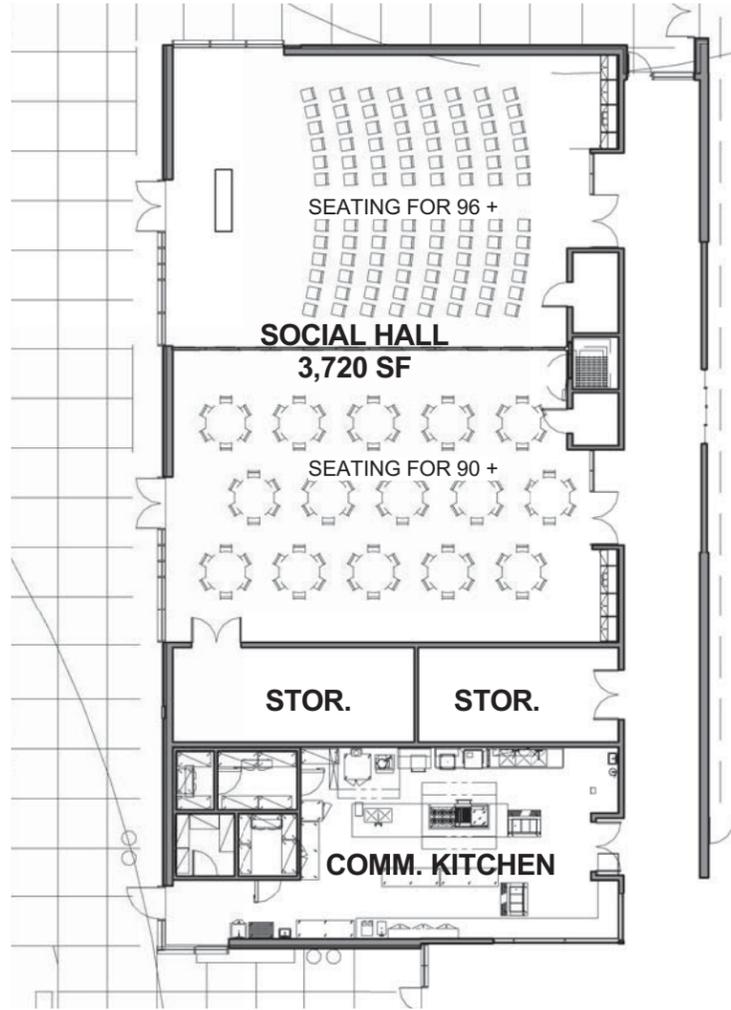
SUPPORT SPACES:
KITCHEN
STORAGE
AV EQUIPMENT

STEERING COMMITTEE MEETING - JULY 15, 2021

POULSBO EVENT & RECREATION CENTER STUDY

EVENT SPACES

SMALL BUILDING -
29,000 SF

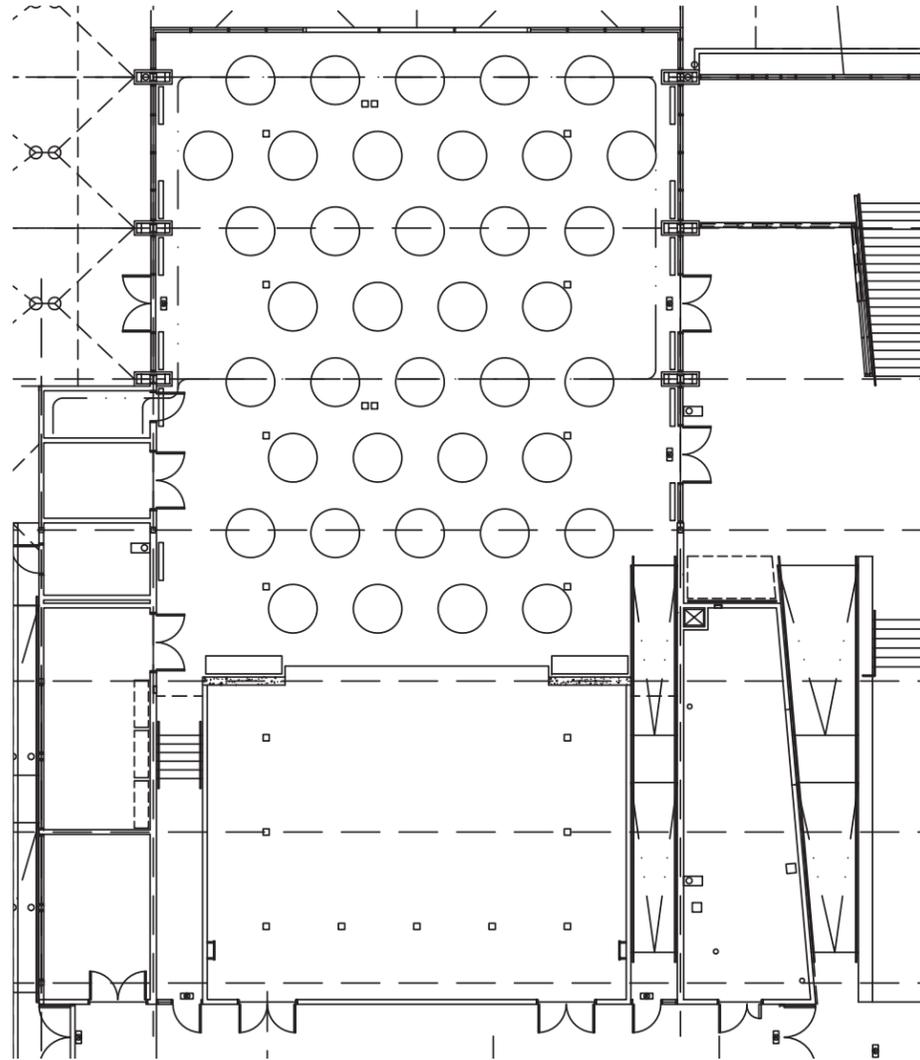


EVENT SPACE FOR 200 - EASTSIDE TACOMA CC COMP
3,500 sf Event Room and 2,150 sf Support
\$4.1M

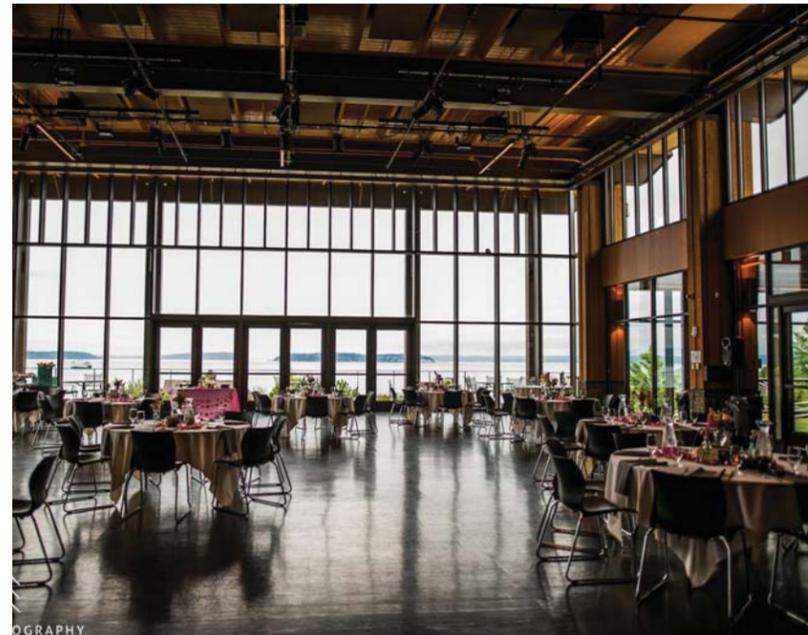
STEERING COMMITTEE MEETING - JULY 15, 2021
POULSBO EVENT & RECREATION CENTER STUDY

EVENT SPACES

MEDIUM BUILDING -
46,000 SF

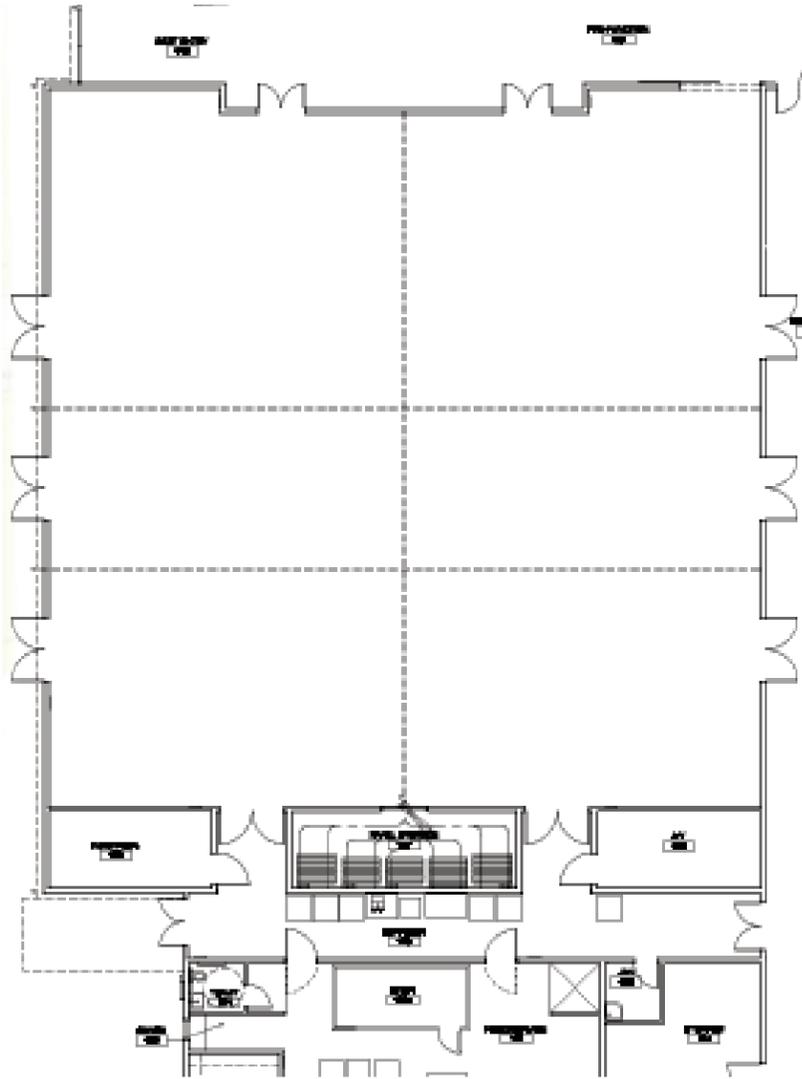


EVENT SPACE FOR 300 - ROSEHILL CC COMP
4,000 sf Event Room and 2,400 sf Support
\$5.7M



EVENT SPACES

LARGE BUILDING -
70,000 SF



EVENT SPACE FOR 450 - COWLITZ CC COMP
6,000 sf Event Room and 2,800 sf Support
\$7.8M

COMMUNITY CENTER ROOMS - GYMNASIUM



BASKETBALL



CELEBRATIONS



BANQUETS



INDOOR SOCCER



TODDLER TIME



PICKLEBALL



LUNCHEONS



VOLLEYBALL



BADMINTON



INDOOR TRACK

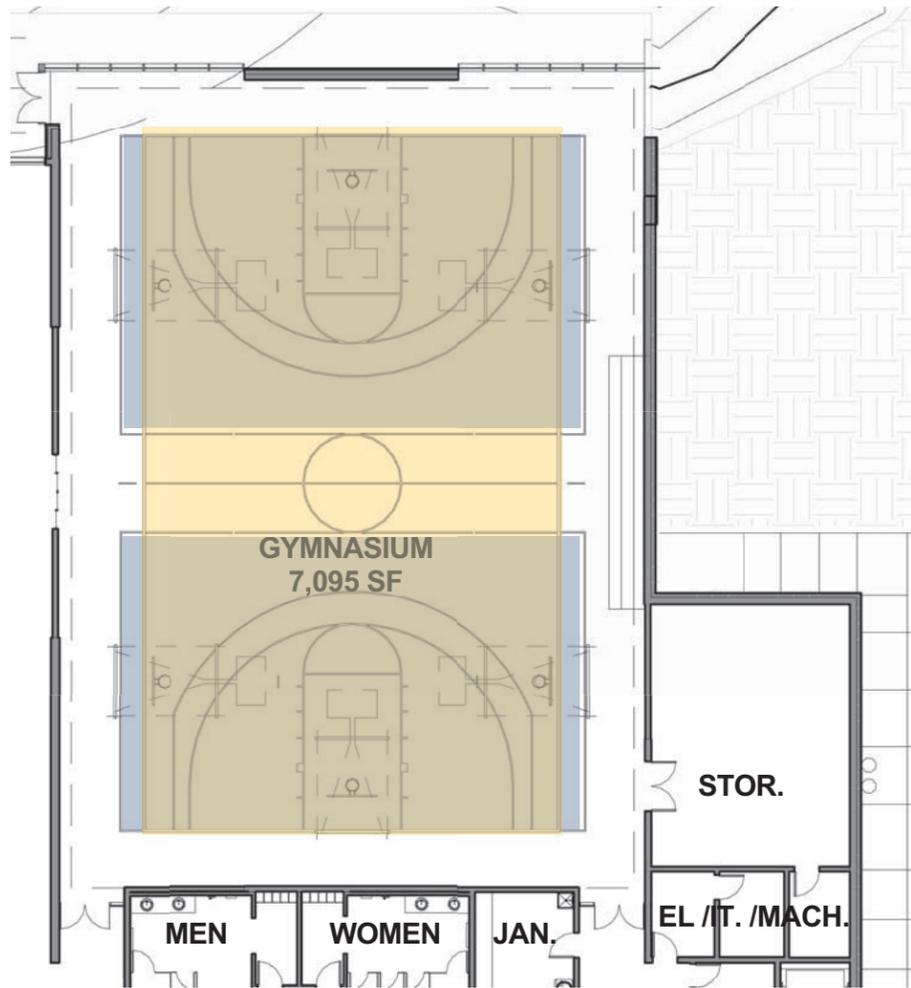
SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
LOCKER ROOM

STEERING COMMITTEE MEETING - JULY 15, 2021

POULSBO EVENT & RECREATION CENTER STUDY

GYMNASIUM SPACES

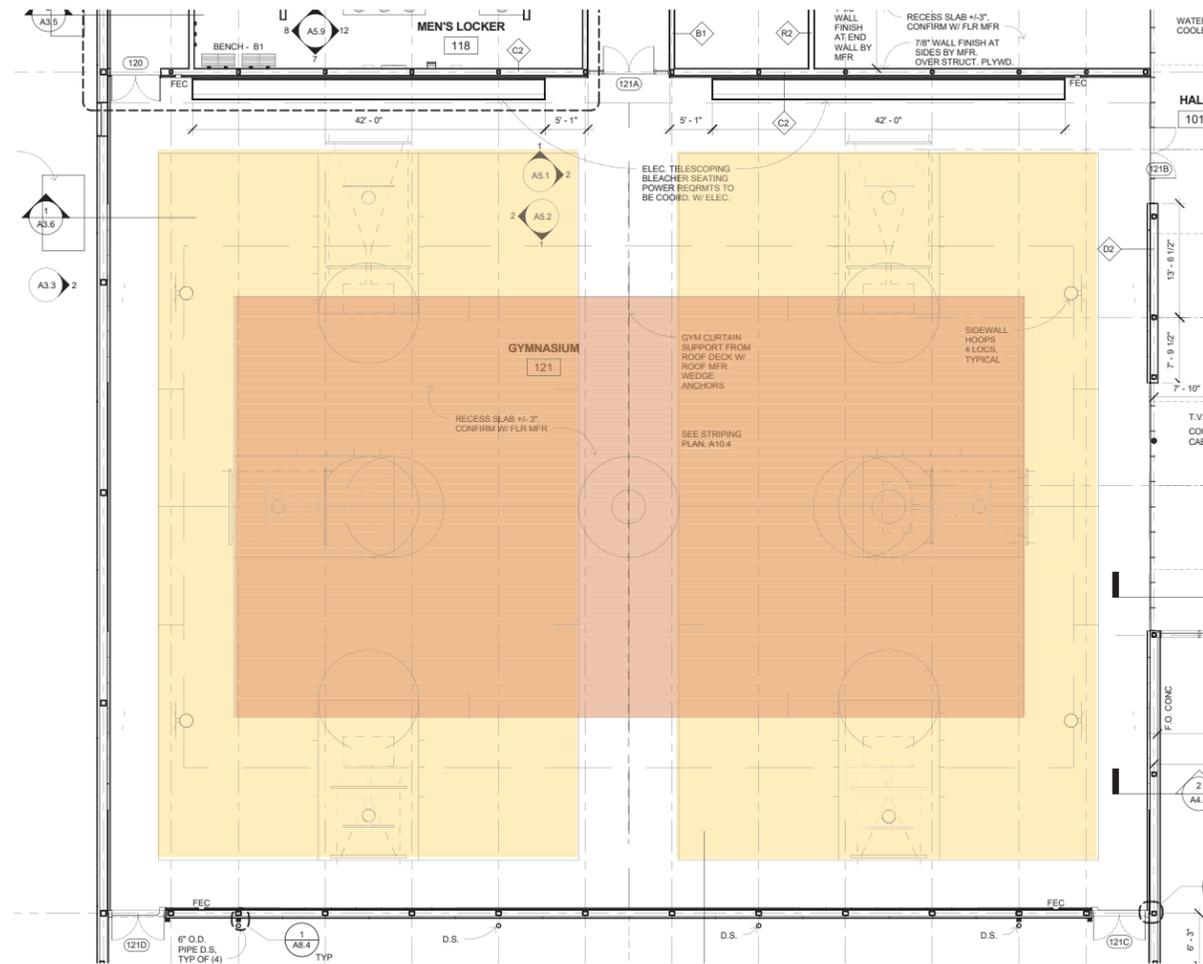
SMALL/MEDIUM BUILDING -
29,000 SF / 46,000 SF



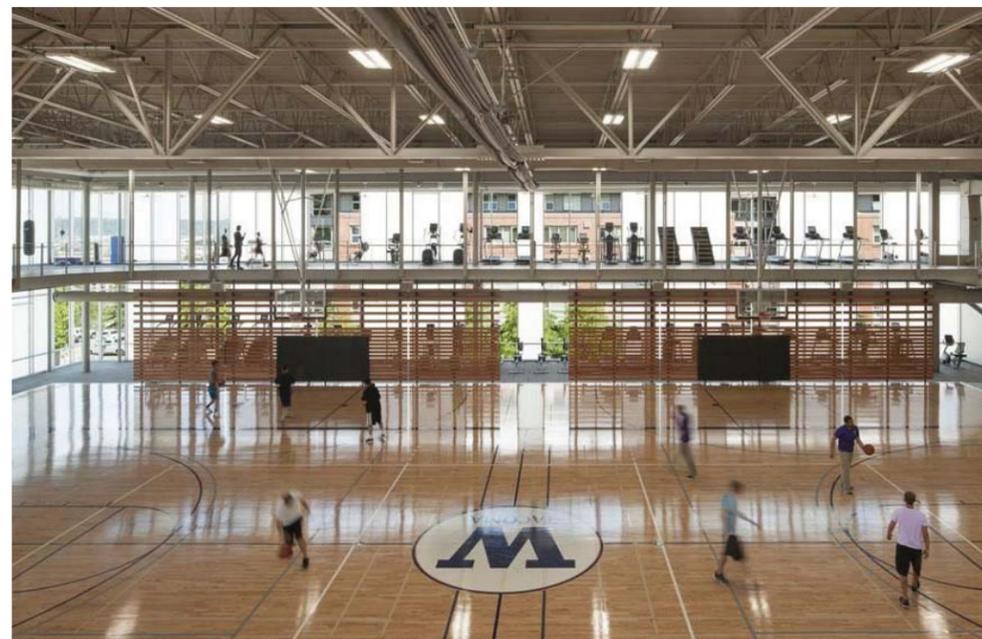
GYM SPACE FOR HIGH SCHOOL COURT
2 SMALLER CROSS COURTS
8,000 sf, 800 sf Store, 2,200 sf Track (Med Only)
\$7.8M / \$9.8M

GYMNASIUM SPACES

LARGE BUILDING -
70,000 SF



GYM SPACE FOR NBA COURT
2 HIGH SCHOOL CROSS COURTS
12,000 sf, 800 sf Store, 2,800 sf Track
\$13.9M



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

STEERING COMMITTEE MEETING - JULY 15, 2021

POULSBO EVENT & RECREATION CENTER STUDY

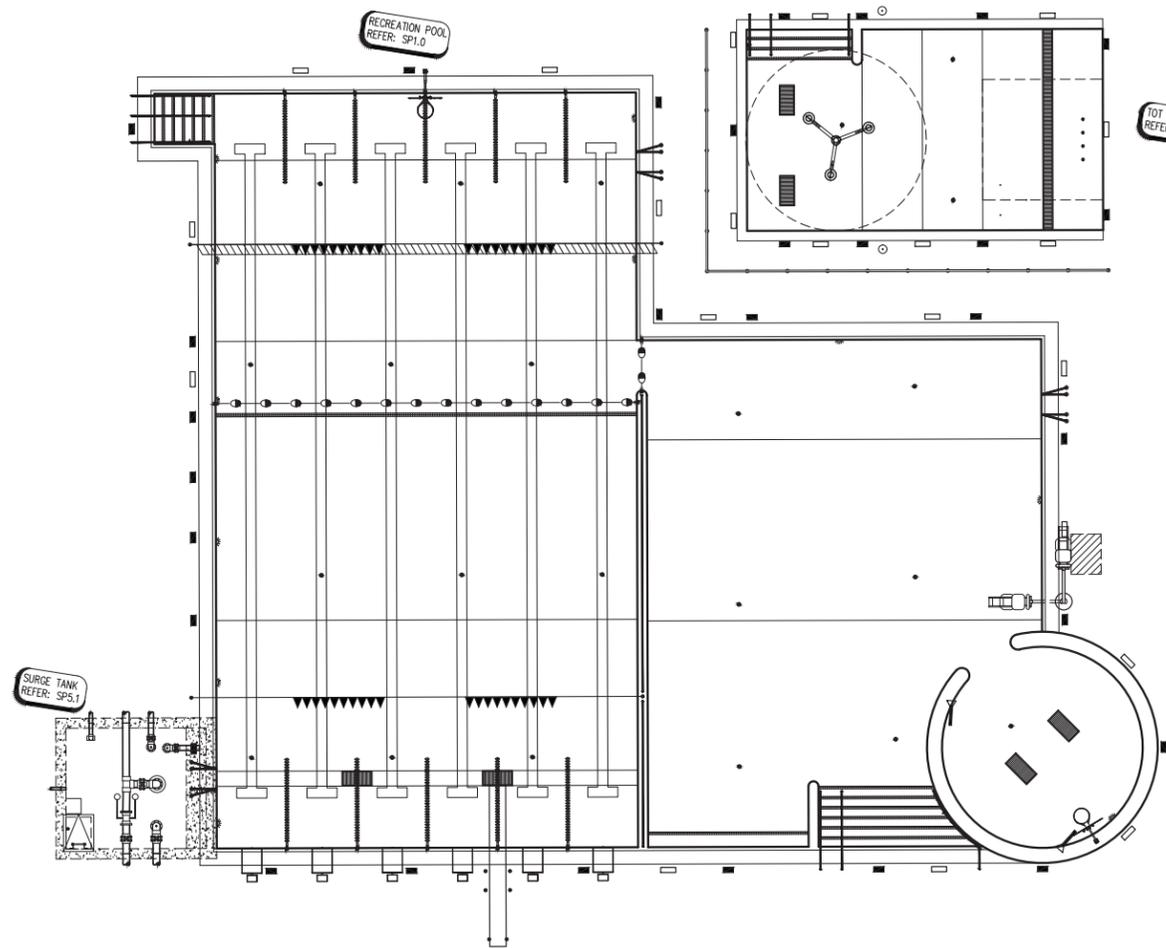
POOL OPTIONS

SMALL BUILDING -
29,000 SF

(NO POOL)
0 sf
\$0 M

POOL OPTIONS

MEDIUM BUILDING -
46,000 SF

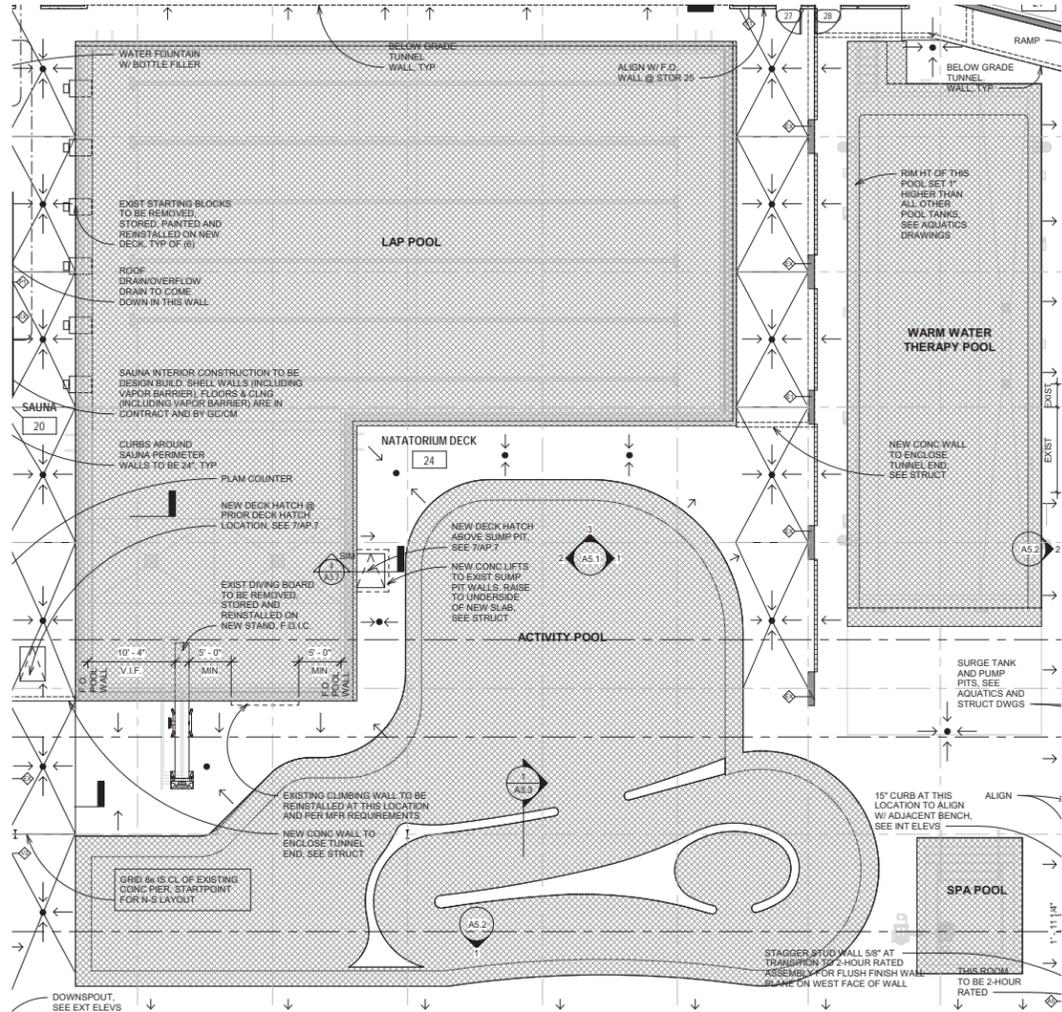


OUTDOOR POOL (June- Sept)
Lap / Leisure Pool w play area & Toddler pool
5,000 sf Outdoor Pool and 5,280 sf Support
\$8.2M

STEERING COMMITTEE MEETING - JULY 15, 2021
POULSBO EVENT & RECREATION CENTER STUDY

POOL OPTIONS

LARGE BUILDING -
70,000 SF



INDOOR LEISURE, THERAPY and OUTDOOR POOLS
6,000 sf Leisure Pool, 3,000 sf Therapy Pool,
5,000 sf Outdoor Pool and 5280 sf Support
\$17.3M

COMMUNITY CENTER OUTDOOR - FIELDS



SOCCER



LACROSSE



BASEBALL



ULITMATE FRISBEE



RUGBY



PICKLEBALL



SOFTBALL



FOOTBALL



BASKETBALL

SUPPORT SPACES:
STORAGE
EQUIPMENT ROOM
MAINTENANCE

STEERING COMMITTEE MEETING - JULY 15, 2021

POULSBO EVENT & RECREATION CENTER STUDY

OUTDOOR REC OPTIONS

Concession for Park (\$325k)

Exterior Storage (\$260k)

Full-Size Multi-Use Field (\$850k)

Reduced Multi-Use Field (\$715k)

Field Lighting (\$350k)

Multi-Use Sport Court (\$150k)

Trails (\$60k)

Plaza / Water Feature (\$550k)

Landscaping / Irrigation (\$350k)

Parking / Hardscape (\$375k)

Fencing, Screens & Backstops (\$250k)

Playground (\$125k)

Amphitheater (\$150k)

Stormwater / Civil (\$450k)

TOTAL = \$5,360,000



PROGRAMMING - OPTIONS

2 FIELDS
OPTION

1 SMALL BLDG
1 FIELD OPTION

1 MEDIUM BLDG
1 FIELD OPTION

1 LARGE BLDG
1 FIELD OPTION

\$8M

\$25M

\$41M

\$58M

- RESTROOMS BUILDING
- MAINTENANCE BUILDING
- 2 FULL SIZE FIELDS
- PLAYGROUND
- PARKING

- EVENT SPACE (200 PEOPLE)
- HS GYM (1 FULL - 2 HALF COURTS)
- NO POOL
- 1 FULL SIZE FIELD
- PLAZA & PLAYGROUND
- PARKING

- EVENTS (250 PEOPLE)
- HS GYM (1 FULL - 2 HALF COURTS)
- OUTDOOR POOL
- 1 FULL SIZE FIELD
- PLAZA & PLAYGROUND
- PARKING

- EVENT SPACE (350 PEOPLE)
- NBA GYM (1 NBA - 2 HS COURTS)
- INDOOR POOL
- OUTDOOR POOL
- 1 FULL SIZE FIELD
- 2 STORY BUILDING
- PLAZA & PLAYGROUND
- PARKING
- TIGHT FIT ON SITE

EVENT ROOM SIZE (Divisible for Classrooms):

- 3,500 sf, 200 Seated Occupants (\$4.1m)
- 4,000 sf, 300 Seated Occupants (\$5.7m)
- 6,000 sf, 450 Seated Occupants (\$7.8m)

GYM SIZE:

- 8,000 sf (\$7.8m / \$9.8m)
- 12,000 sf (\$13.9m)
- Elevated Track?

POOL SIZE(S):

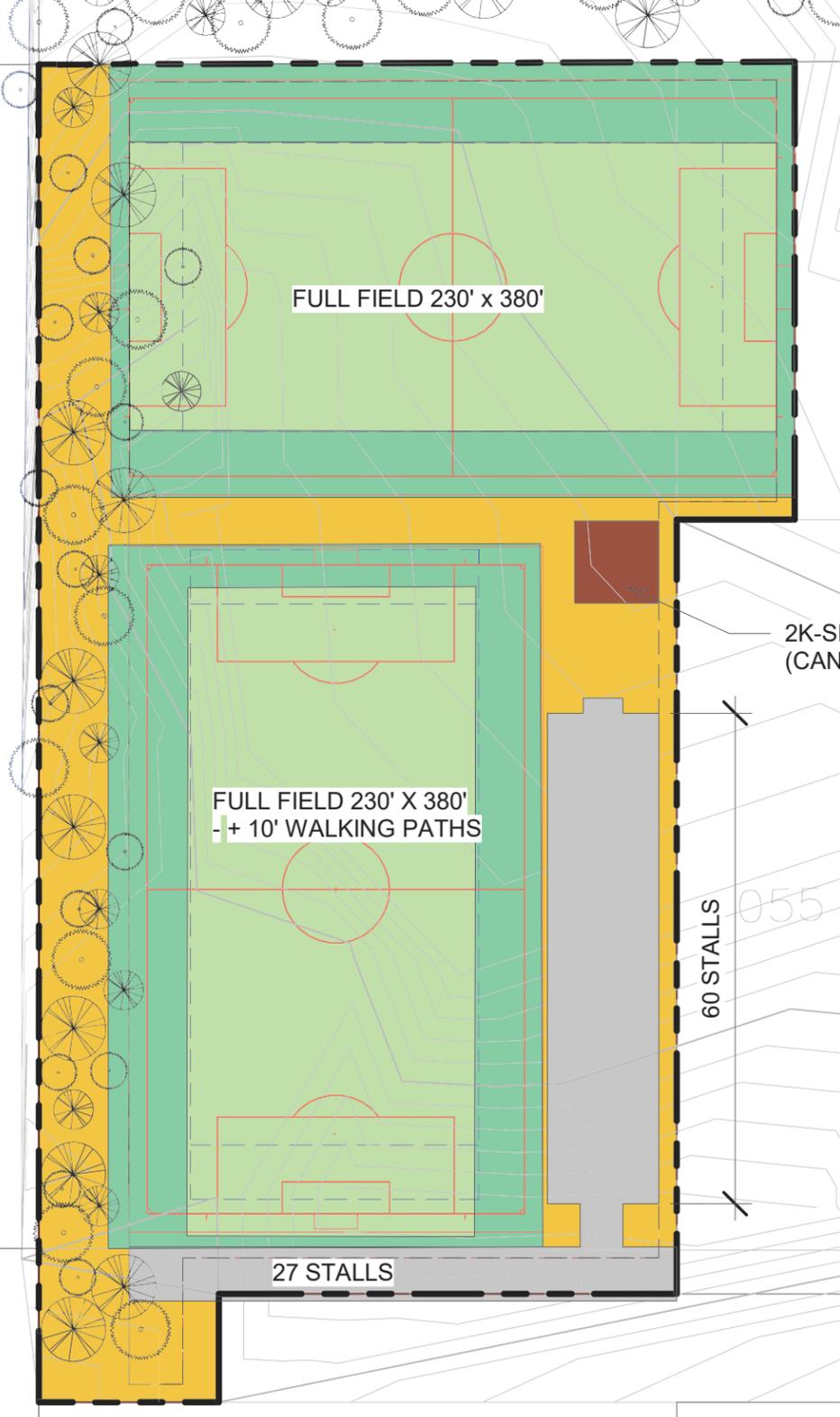
- No Pool (\$0m)
- 5,000 sf Outdoor (\$8.2m)
- 5,000 sf Outdoor and 9,000 sf Indoor (\$17.3m)

FIELD SIZE(S): (\$5.4m)

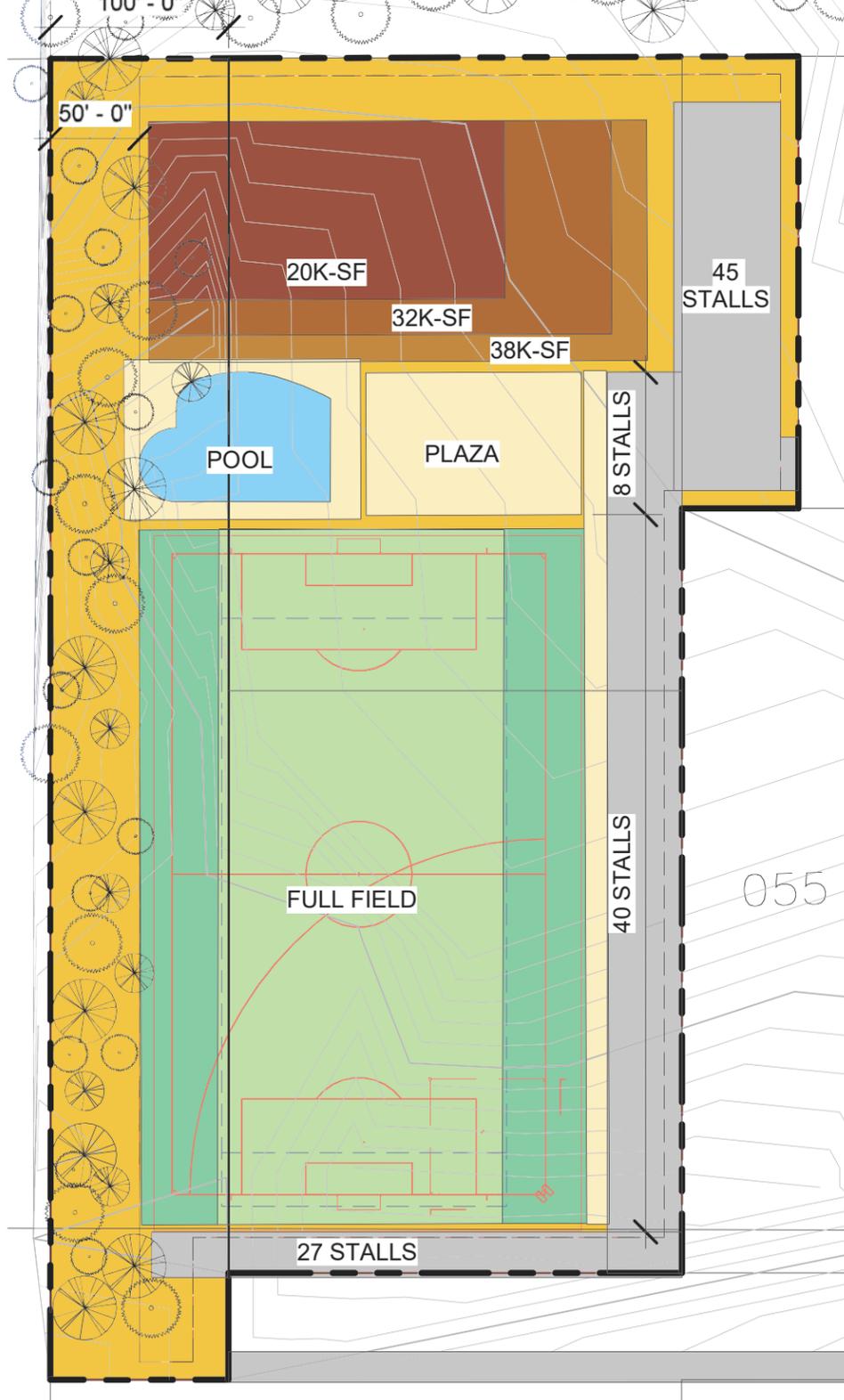
- 1 Field or 2? Accommodate Football?



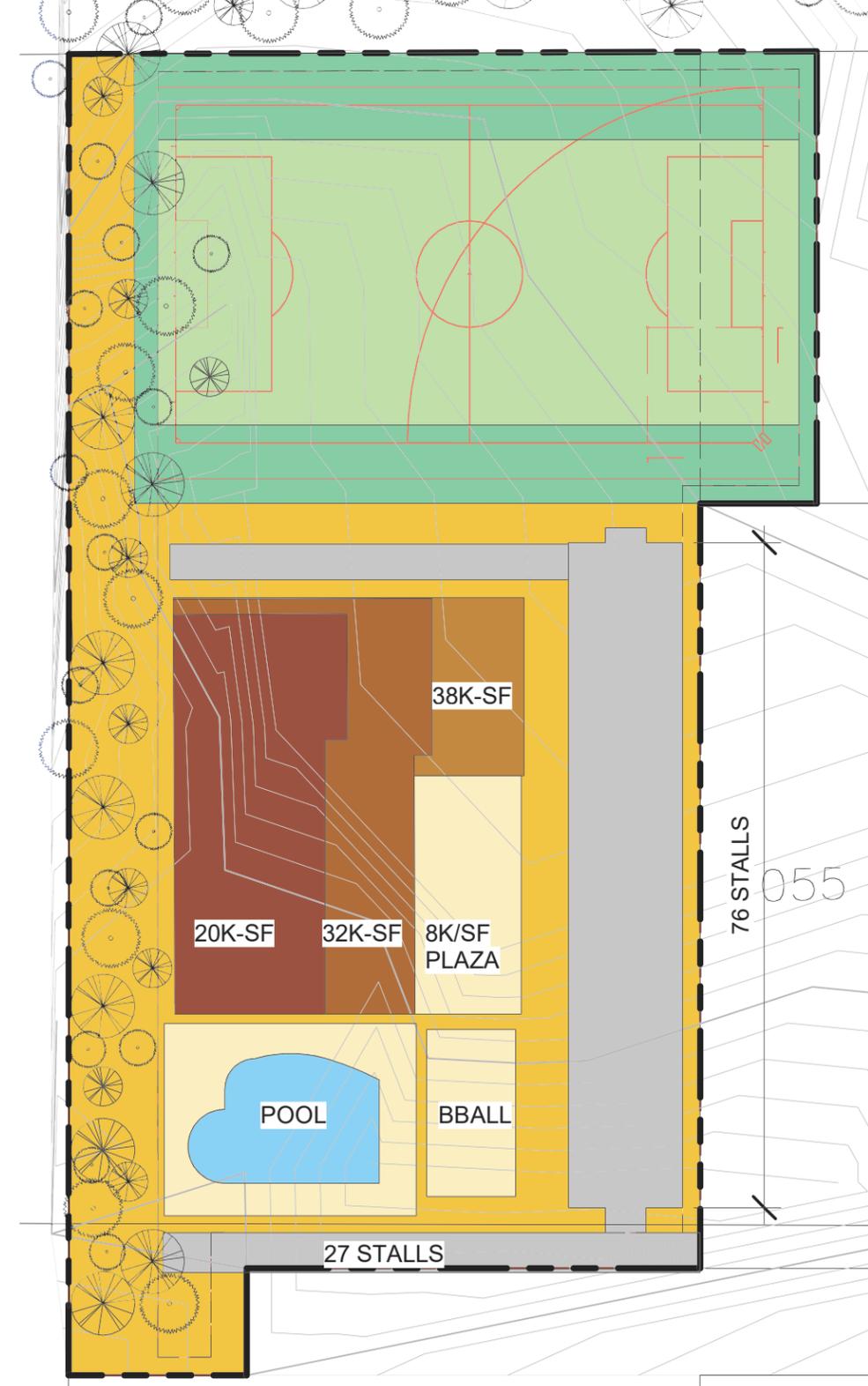
2 Fields, No Building



1 Field, 1 Building - North



1 Field, 1 Building - South



STEERING COMMITTEE MEETING - JULY 15, 2021

POULSBO EVENT & RECREATION CENTER STUDY



THANK YOU!