

Poulsbo Events and Recreation Center (PERC) Phase I Update

Public Facility District August 25, 2025



**KITSAP
PUBLIC
FACILITIES
DISTRICT**



August 2025 Project Update

- Additional 2.4 Acres Acquired by the City
 - \$860K investment
- Phase I - Site Plan Technically Complete
- Phase I 60% Design Complete
- 60% Construction Cost Estimate Complete
- Moving forward with Final Design, Permitting, and 2026/27 Construction

- 2 Requests for PFD consideration -
 - Time Extension (3 month)
 - Additional Phase I Funding and Consideration of 20-year Bond Repayment



Olympic College

College Owned

Site

6 Acres

Purchased
By
City

2.4 Acres

Hotel

Residential

Business Park

Pickleball Kingdom



Phase 1 - 60% Design

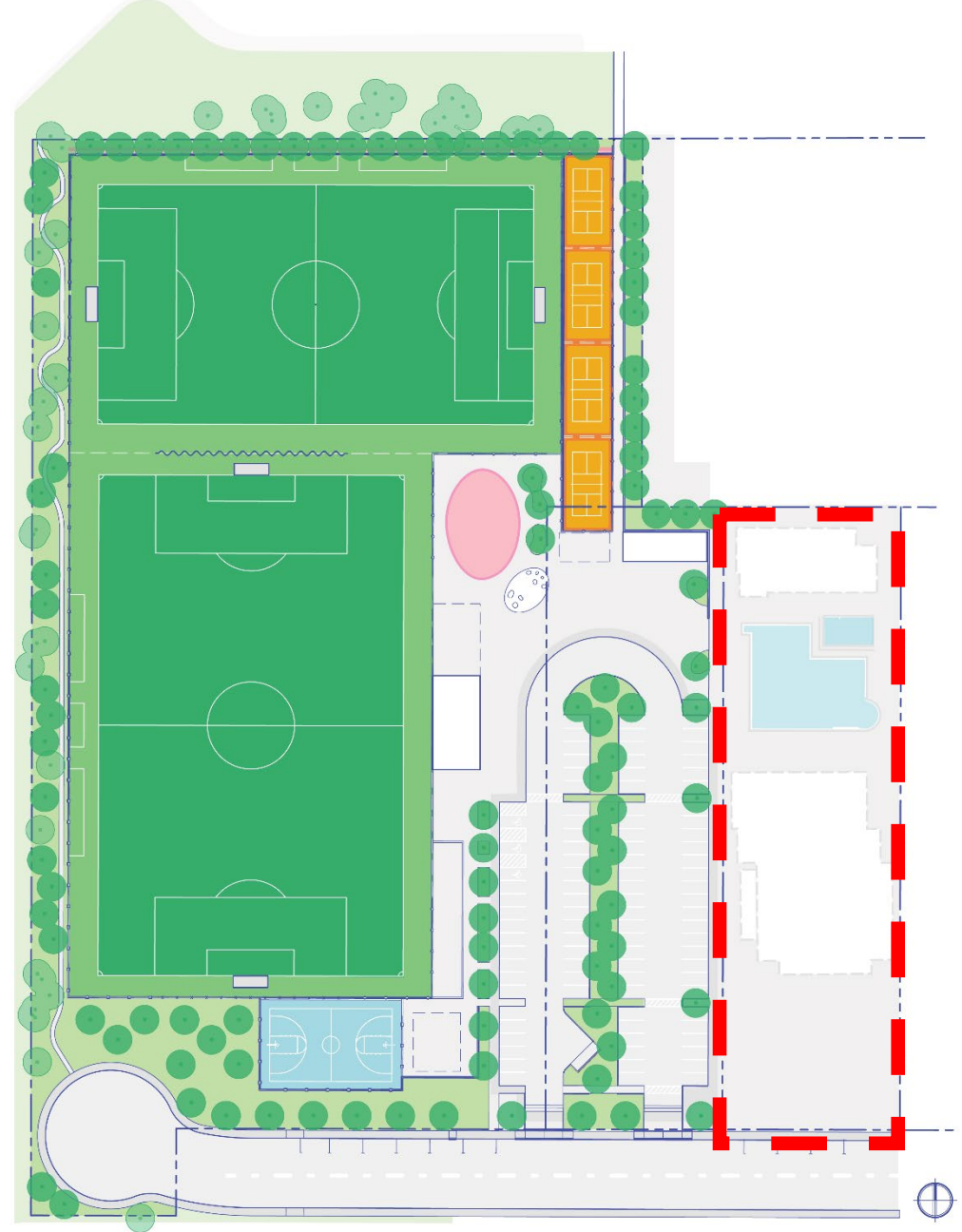
- Soccer Fields (2) and Multi use fields
 - Multi-use Lacrosse, Intermural, and more
- Pickleball Courts (4)
- Multipurpose Court
- Picnic Shelters and Playground
- Walking Circulation Path
- Parking, Restrooms, & Storage



Phase 1 - 60% Design

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 - Multi-use Lacrosse, Intermural, and more
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- Multipurpose Court
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Future Phase 2 Expansion Area



Olympic College

College Owned

Site

Hotel

FUTURE ROAD EXPANSION

Residential

Business Park

Pickleball Kingdom



Phase 1 Schedule Update

- 60% Design Complete
- Purchased East side 2.4 Acres
- Expanded Site Plan with Amenities
 - Full Build Out Phase I
 - Expanded Field Youth and Adult Soccer Field
 - Expanded Parking to accommodate a successful project
- Project is on schedule for 26/27 Construction

| | |
|----------------------------------|----------------------------------|
| April - July | 60% Design |
| August - October | 100% Design / Permitting |
| November | Advertise for Bid |
| December/January | Contract Bid Opening |
| Feb/March 2026 | Contract Award/Bond Issue |
| April 2026 - October 2027 | Construction |

Funding Request Phase 1

Project Capital Cost Estimate:

- Design + Bond Fee = \$1.6 M
- 60% Const. Cost Est. = \$15.6 M
- Capital Cost Total = **\$17.2 M***

*Excludes City Adjoining Property Investment: \$860K

Project Cost Increased by \$4.2 M

- Build Out for Phase I – Rising Construction Cost
 - Field Youth and Adult Soccer Field
 - Parking to accommodate a successful project
-
- **Bond Issue early Feb/March 2026**



Request for PFD Consideration

- Modify Cost Split to incorporate overall capital cost increase of \$4.2 M
 - PFD Increase \$2.8 M (67%)
 - City increase \$1.4 M (33%) +\$860K Property Investment
- PFD potential modification from 15 to 20- year Bond term
- Extend Award Date Deadline to March 31, 2026
 - Allows for flexibility in Bid process and potential cost savings



Poulsbo Events & Recreation Center

Thank you -

