



Poulsbo Events &  
Recreation Center

## PERC Community Steering Committee Meeting #4 Summary

**Meeting Date:** Thursday, September 9, 2020 | 5:15-7:00 p.m.

[www.cityofpoulsbo.com/perc](http://www.cityofpoulsbo.com/perc)

**Meeting Video:** <https://vimeo.com/602110101>

---

### 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 availability of the Final Market Analysis Report on the PERC website. Karla also clarified the role of the Steering Committee work groups, and that moving forward the Draft Management Plan and Financial Plan work groups would be meeting as we continue through the feasibility study process.

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.

### 2. PERC Program and Site Design Focus – 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, summarizing the cost and site constraints set out in the July 15, 2021 Steering Committee meeting, and the two possible options: 2 fields, small building, 1 field with building (that could be of different sizes with various indoor recreation), plaza and space for an outdoor pool. Building size and costs from these options were also revisited.

The presentation then summarized the input received from the Steering Committee at the July 15<sup>th</sup> meeting, as well as the findings of the Final Market Analysis, and combined with community input and the requirements of KPF funding, how the program to be presented at the September 9<sup>th</sup> Steering Committee was arrived.

ARC the presented a proposed focused program of an Event Center and Outdoor Recreation to the Steering Committee with the following elements:

- Event Building – one floor sized for large events (350 people), with ability to divide into three spaces, with commercial kitchen, reception and administrative area; lower floor with smaller event area for classes and meetings, with ability to divide into three spaces, and café and gathering area.
- Outdoor Recreation – open green, informal field, plaza w/water features, playground, sports courts, and onsite parking
- Outdoor Pool – community recreation pool with robust landscaping and ‘NW resort’ sense

ARC presented a conceptual site design, building design and floor plan, as well as preliminary cost estimates.

### 3. Discussion

After ARC’s presentation, committee members were asked to give a thumbs up or thumbs down on the proposed PERC program focus, and to provide their comments. Committee members provided comments



on the proposed program and conceptual site plan and building design. See comment summary.

#### **4. Closing and Next Steps**

The meeting closed with announcing that the video and slide deck would be distributed to the Steering Committee the following day and inviting further consideration of the proposed program, and a follow-up email would be sent in a week seeking additional comments and thoughts. It is anticipated that final refinement of the program would begin after receiving any additional comments, and development of the draft management plan would then begin.

#### **5. Adjourned at 7:05 pm**

**PERC MARKET ANALYSIS WORK GROUP MEETING #4**  
**COMMENTS SUMMARY**  
**September 9, 2021 - 5:15-7:00pm**

**Meeting Video:** <https://vimeo.com/602110101>

The City of Poulsbo convened the PERC Steering Committee on September 9, 2021, for the Committee's fourth 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 with a recap of the site and cost constraints presented at the July 15<sup>th</sup> Steering Committee meeting. ARC reviewed the different programming models – 2 fields; 1 field, small building; 1 field medium building; 1 field large building as well as site plan on how the elements could fit on the PERC site. The discussion at the July Steering Committee meeting provided information.
- “How we arrived at the PERC” – a slide showing a flow chart, and PERC team member walked through the slide discussing the broad community input received Fall 2020, and the Steering Committee discussion in meetings 1 and 2 on hopes and dreams of a new facility. The Market Analysis informed what uses could be marketable and what are market saturated. And the constraints of the site and the cost. All these factors were considered and taken into account in tonight's proposed program: multi-use event facility with outdoor recreational amenities.
- ARC presented the proposed refined focused programming: a facility that focuses on multi-use event spaces, that can be flexible and available for a number of uses and meetings. ARC shows slide of the preliminary costs:
  - \$17M: Event Building up to 350 people, dividable with commercial kitchen, green room, dressing room, reception and administrative offices; and lower floor with additional classroom/meeting space, café/concessions and lounge. Outdoor recreation of plaza with water spray feature, playground, open green/informal field, amphitheater, walking paths, sports courts (tennis, pickleball and basketball) and on-site parking and circulation.
  - \$24M: Same building and outdoor features as above with outdoor recreation/family pool with NW resort aesthetic
- ARC presented the conceptual site plan drawings, building floor plan and square footage breakdowns, and building design (see powerpoint slide deck).
- Question from the chat box: 1) are the costs prevailing wages? These are preliminary costs and that will be taken into account when the cost estimator begins her work. 2) Noticed there are no locker rooms programmed for the pool? Yes,

we've programmed five large individual changing rooms which is a trend in the aquatics design and the city indicated it wanted.

- At the conclusion of ARC's presentation, the question to the Steering Committee was a 'thumbs up or thumbs down' on the proposed program and site plan, and your thoughts and comments:
- SC Question: Is this vision aligned with a North Kitsap vision or a Poulsbo vision? At the last Steering Committee meeting, it was emphasized at the end of the meeting that the ideal is both: that the PERC would serve as a regional facility while also serving the local community as a gathering place.
- SC Question: The fiscal viability of this will be a critical component after tonight's exercise. Is this too aspirational? Can this be scalable or implemented in phases? The overall approach can be phased, with the event building as one, the pool and the associated building as another, and the outdoor recreation components as another.
- SC Member Comment: Thumbs down at the loss of tournament fields. The tournament fields would draw people from outside of Kitsap as well as benefit the community. The fields at the PERC combined with the fields at Strawberry Fields by the NKSD would handle a tournament and would bring in people for the weekend. Is this scaled down so much that it won't be a draw for people outside of Kitsap?
- SC Member Comment: Its fun to see these drawings and think about the future and what could be possible. I think the splash pad is more ideal for the space than an outdoor pool. It could be used longer and the maintenance and upkeep is less expensive. I'd also like to see a preschool here. I like the commercial kitchen and it adds a lot of opportunities for learning and income for the facility.
  - Discussion: Yes, the splash pad is significantly less expensive than an outdoor pool. There are areas where the splash pad could be expanded if the pool was not to move forward.
- SC Member Comment: It looks beautiful as configured, and it seems like a pretty reasonable compromise based on pervious discussions. When we were looking at the financial analysis early one, as much as I loved the concept of the pool – and how it is included here – but maybe it's something for the future and just focus on the event center. But as it is configured in the drawing, it is something that could be added.
- SC Member Comment: Remind that the aquatics piece is the first choice from the survey last year, so there's a danger if lose the pool that maybe lose that support. This is a good compromise with the event center that can be a revenue generator, while also allowing for recreational opportunities for the community. It hits both pieces that need to generate revenue for the KPFDF requirements and providing a cool space for the community. It also melds really well with the college campuses.

- SC Member Comment: Very impressed with this presentation. After last meeting, I felt defeated. But this is beautiful, and it captures everything we asked for in the last meeting. And it provides something for a broad group of people, not just a niche to sports or to a certain market. I think it has broad appeal to the totally community. I think we should consider the pool if it is within the ability to be funded. It is something the community wanted and is very unique, which would be a draw. I like the fact that the sports courts can also be used for the farmer's market. I think this is very well done. I am nervous about the \$25 million, but if its something we can figure out how to afford, we should consider it.
- SC Member Comment: Thumbs up! So many of the things were taken into consideration. We know that it can't be all things to all people, but you've listened to input. The pool is something that people want, but it is costly to maintain – there's a reason there's not a lot of swimming pools. The splash pad can be enlarged. But it sounds like there's the ability to plan for the pool and it could come at a different phase, so the idea doesn't totally get scrapped and the community's input wasn't discarded.
- PERC Team Member Comment: Clarification of the outdoor space and the amphitheater has availability for outdoor performances that range from theater to musical events or other performing arts. This would also have a great regional draw and revenue generation. Also, a comment in the chat about seasonal skating rinks. This is also an option in the outdoor space that would be a fun draw to the facility during the shoulder seasons.
- SC Member Comment: Endorse the direction going and done an excellent job bringing ten pounds of hopes and dreams into a five-pound bag and making it attractive and something that will be an asset to the community.
- SC Member Comment: We've been on a journey of two years to get here, from the beginning pitch to the KPF. It was going to be a challenge to fit fields on this site. But the current approach fits on the site, its complimentary to the OC building adjacent – it'll almost be like one campus. The outdoor areas will be great in the summer and there are opportunities to host events and activities in the winter. I think it all works, however there still are choices to make. I think we should see what we could do with the aquatics, even if it's a phased approach to the outdoor recreation elements. It could work. As to an athletic center and fields – between Kitsap County and CK School District, there are many many fields. I'm not sure we should be completing against or should compete with what the county is doing. I think this fits the scale of what we are trying to do, and that it would be a draw for people to come to.

- SC Member Comment: This process has been very eye opening for me, and I've really enjoyed the conversations we've had. In the beginning, I was very supportive of a pool, and that opinion has changed. And as we've discussed, the PERC can't be all things to all people. But I really feel that this direction does really allow us to at least be more to more people than just fields. This really encompasses more people and more of the community than one segment looking for tournament space. I think it is beautiful and willing to pay some extra taxes for it. The outdoor pool is very unique, and one we don't have around here. Glad to see that performing arts was considered as part of the event center space, because there was a lot of interest in that in the survey as well.
- SC Member Comment: The multiple use concept for the site works. You must consider what the market analysis says about the tournament fields. Pools are very costly and the market analysis says that 40% of people can use the military facilities. The pool concept presented is very unique, but again, need to think of the operational costs. The splash pad is low operational costs and probably get more bang for your buck. ARC has done a really good job with this multi-use facility, on a particularly small and difficult site.
- SC Member Comment: Very excited about the outdoor pool, it looks great. It is a great compromise – as we've talked that it cannot be all things to everyone. I will echo other comments about the work that has gone into the revised site plan. As to how it can support the colleges, yes, this can really help with engaging students and providing a vibe to keep students on campus or provide an experience for them. We can use this for fall kickoff concert at the amphitheater. It could something really similar to what we do in Bellingham. Or pickup athletics, or go to the green space to study, and just have a different experience because its adjacent to the campus. This approach could be utilized and provide support to Western and our future plans. Well done.
- SC Member Comment: I've been participating all the meetings, and its gone from one extreme to another, and I've been thinking how is all going to fit on the site? And I really like what I'm looking at today. I think its great. And it's not about OC, but about the students who are community members who are also taking classes. Would they like it? I think there is so much potential and possibility. This seems like a good compromise that not everything can fit on this site. The event space can generate revenue. The outdoor space and amphitheater has so much potential for concerts and festivals. Two thumbs up.
- SC Member Question: Is the City planning on reinstating the preschool? Not at this time, but it is possible in the future that the City may wish to.



Poulsbo Events &  
Recreation Center

- SC Discussion: A skating rink at the PERC would be a great winter activity, with lights in the trees around, could be magical, and people from all around would come.
- SC Member Comment: This is a win win. I love the design and it integrates nicely with the college campuses and offers great facilities that the colleges could use.
- Final comments:
  - There was general consensus from the Steering Committee that this was a good approach, and we can continue moving forward. The next phase is the management plan and how to finance it.
  - The meeting video link and powerpoint will be emailed to the Steering Committee the following day and encourage continued thoughts and reflection on the proposed direction.
  - We continue to work with ARC and get back to the Steering Committee in a couple of weeks with next steps.



Poulsbo Events & Recreation Center

## PERC Steering Committee Meeting #4 Attendees September 9, 2021 – 5:15-7:00pm

Meeting Video: <https://vimeo.com/602110101>

First Name	Last Name	Organization/Affiliation	Work Group Assignment*
Catherine	Ahl	League of Women Voters	Draft Management Plan
Peter	Batuello	Project consultant to City of Poulsbo	Executive Team
Debbie	Booher	City of Poulsbo (Finance Department)	Finance Plan
Karla	Boughton	City of Poulsbo (Planning and Economic Development)	Executive Team
Marty	Cavalluzzi	Olympic College	Financial Plan
Paul	Curtis	ARC Architects	ARC Architects/Consultant
Tom	Eckmann	Olympic College	Financial Plan
Becky	Erickson	Poulsbo Mayor	Financial Plan
Michael	Faulkner	Bruce Dees Associates	Landscape Architect/Consultant
Abby	Garland	Community Member	Market Analysis
Rob	Gelder	North County Commissioner	Site Concept
Mari	Gregg	Poulsbo Park and Recreation Commissioner	Site Concept
Holly	Hill	Western WA University on the Peninsulas	Market Analysis
Daron	Jagodzinske	KPFD Board - Poulsbo	Site Concept
Diane	Lenius	City of Poulsbo (Engineering)	Site Concept Plan
Gary	Lindsey	Civic Leader/Community Member	Site Concept
Ariel	Jameson	ARC Architects	Consultant
Irene	Moyer	Community Member	Market Analysis
Doug	Newell	Community Member /CK School District Finance & Support	Market Analysis
Jessie	Palmer	YMCA of Pierce and Kitsap Counties	Market Analysis
Jess	Rae	City of Poulsbo	Exec Team Support
Chris	Rieland	PNW Title/Community Leader	Market Analysis

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



**PERC Steering Committee  
Meeting #4 Attendees  
September 9, 2021 – 5:15-7:00pm**

**Meeting Video: <https://vimeo.com/602110101>**

Dan	Schoonmaker	City of Poulsbo (Parks & Recreation)	Executive Team
Ed	Stern	Poulsbo City Councilmember	Financial Analysis
John	Vaughan	Olympic College	Financial Analysis
Mike	Walton	Kitsap Public Facilities District	Financial Analysis
Michael	Walz	WWU on the Peninsulas	Site Concept
Don	Williams	Community Member	Financial Analysis
Emily	Wheeler	ARC Architects	ARC Architects/Consultant

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



# STEERING COMMITTEE MTG - SEPTEMBER 09, 2021

## MEETING GOALS:

- 1- RECAP - CHOOSE ONE THING AND DO IT REALLY WELL.
- 2- REFINED PROGRAMS (BUILDING & SITE), RESULTING BUDGETS
- 3- SITE PLAN, DESIGN GOALS
- 4- BUILDING PLANS, DESIGN GOALS

# 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**

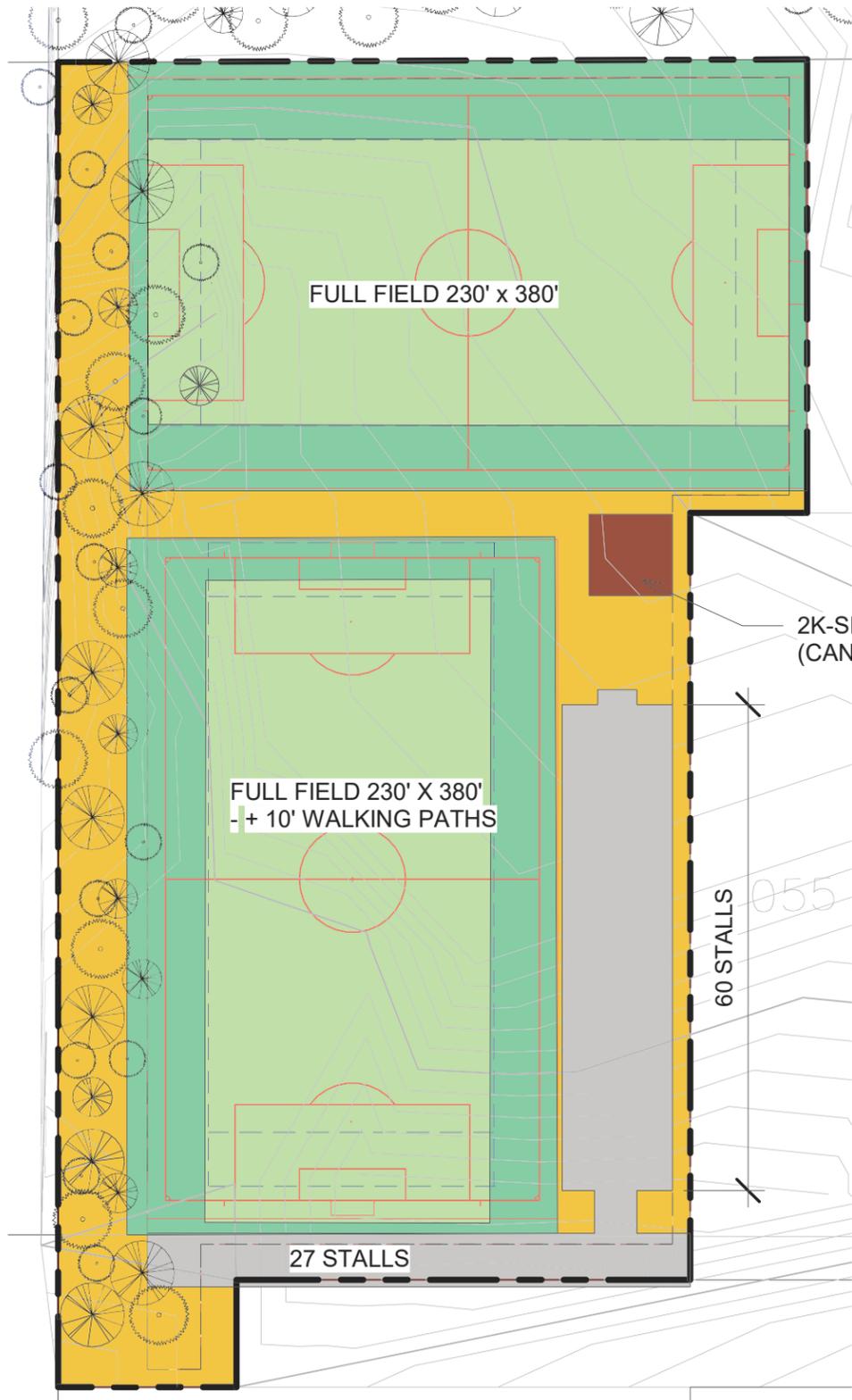
- RESTROOMS BUILDING
- MAINTENANCE BUILDING
- 2 PLAY FIELDS
- PLAYGROUND
- PARKING

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

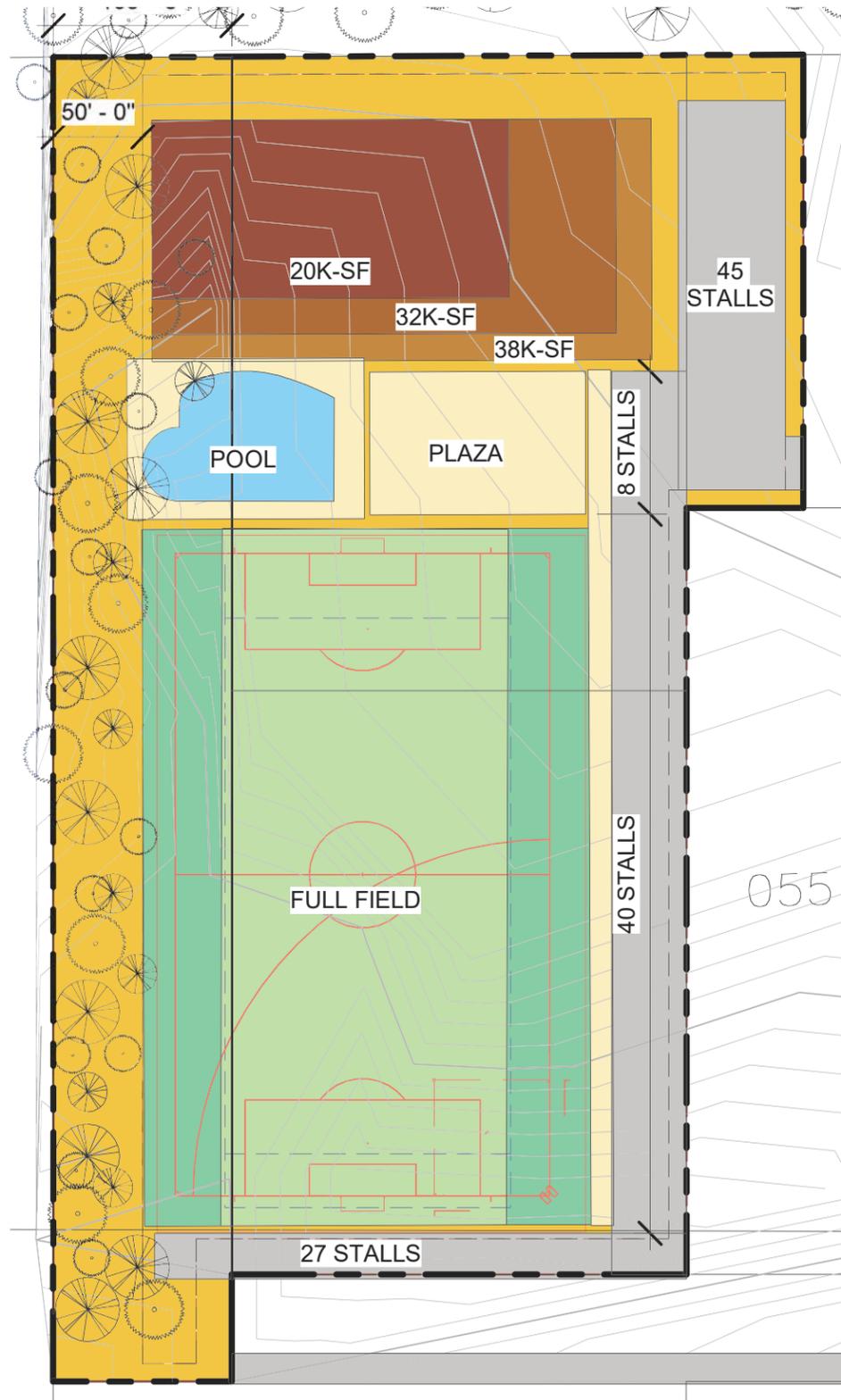
- EVENTS (300 PEOPLE)
- HS GYM (1 FULL - 2 HALF COURTS)
- OUTDOOR POOL
- 1 FULL SIZE FIELD
- PLAZA & PLAYGROUND
- PARKING

- 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

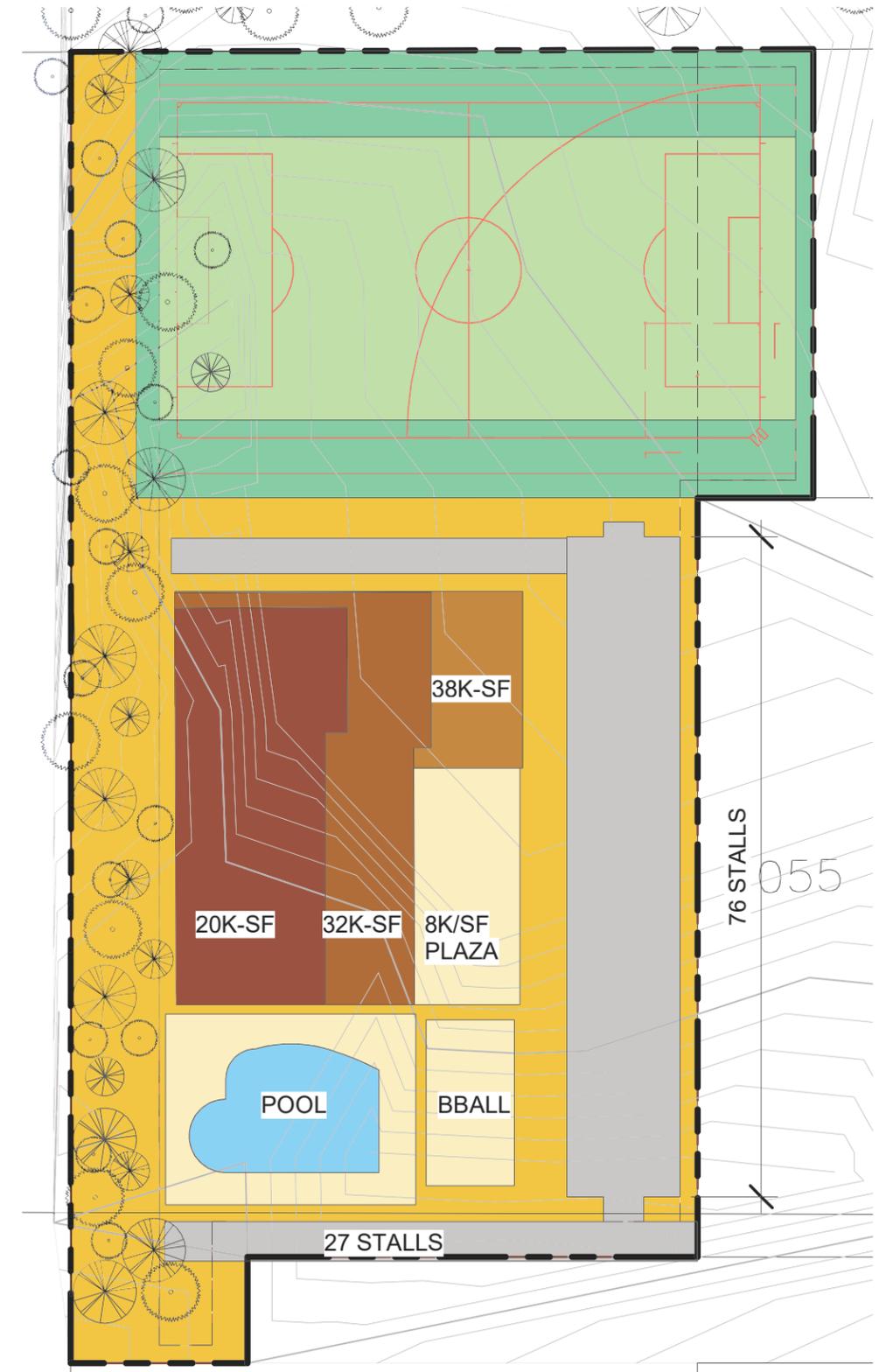
# 2 Fields, No Building



# 1 Field, 1 Building - North



# 1 Field, 1 Building - South



**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

**POULSBO EVENT & RECREATION CENTER STUDY**

## 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)

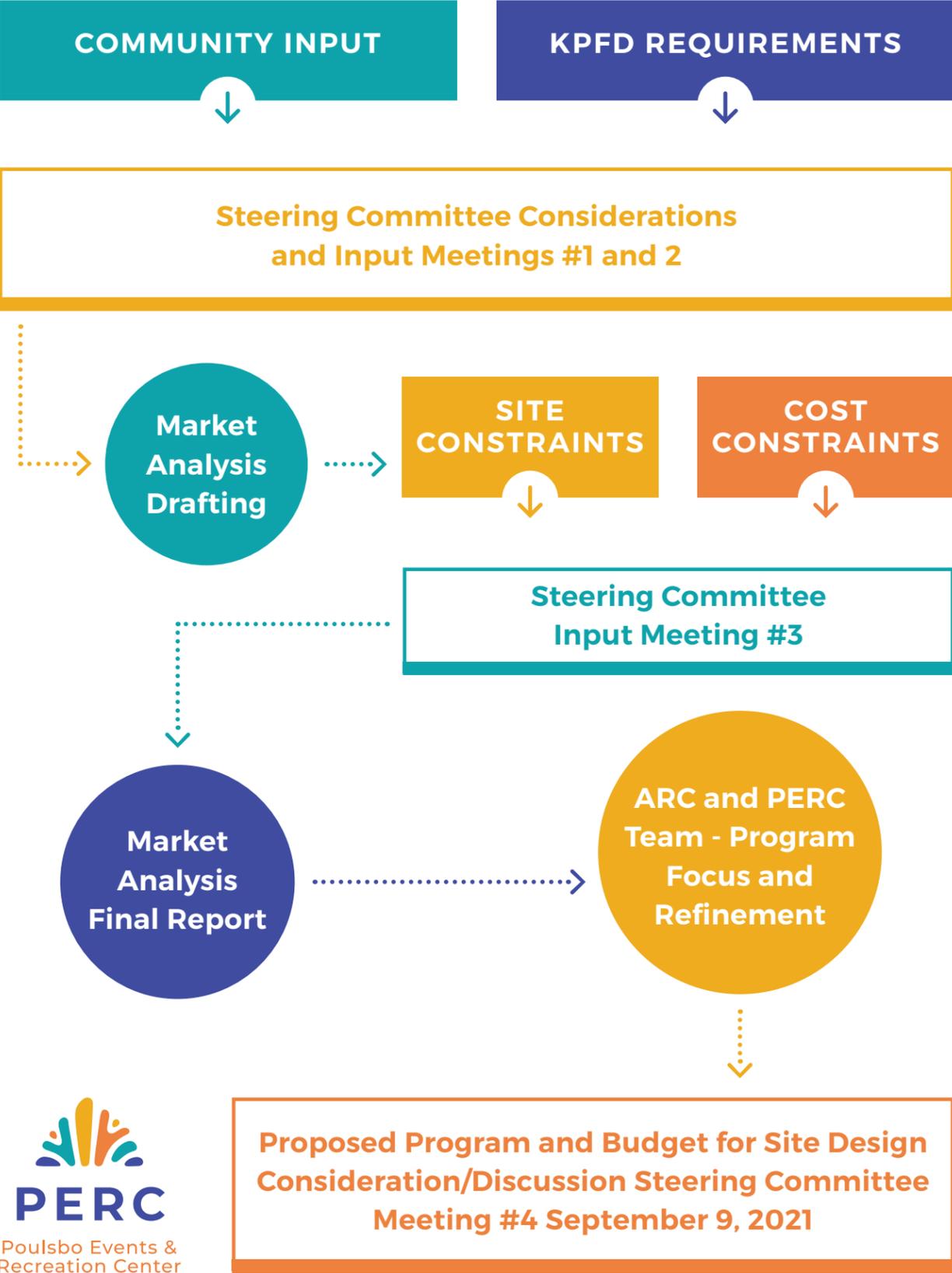
## FIELD SIZE(S): (\$5.4m)

- 1 Field or 2? Accommodate Football?



# HOW WE ARRIVED AT THE PERC

**FOCUS.  
DON'T BE ALL THINGS TO ALL PEOPLE.  
CHOOSE ONE THING AND DO IT REALLY WELL.**



## **STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021** POULSBO EVENT & RECREATION CENTER STUDY

# HOW WE ARRIVED AT THE PERC

Program Focus and Refinement Considerations	
A pool facility was the community's top desire.	PERC Market Study reports lap pools are saturated in the market area. Aquatic center construction and operations financially challenging/unattainable. Unique/destination outdoor pool potentially financially feasible.
Tournament fields were desired to create a competitive destination tournament facility	PERC Market Study reports without at least 4-6 tournament fields, the PERC is not competitive. The Site size supports two tournament fields at best. Shifted focus to multi-use event facility and less structured outdoor recreation elements.
PERC costs ranged upward to \$58M based on number of recreation components included in building.	The City's threshold for funding supports \$25M or less.
Steering Committee input emphasized the PERC should focus on doing one thing well.	The proposed program is for a destination events center with multi-use options for events within the building and outdoors (amphitheater, outdoor shows, events, food trucks). Additionally, the site design incorporates numerous outdoor recreational activities.
Existing Parks and Recreation offices were determined to be better value in its current inner-city location.	City Parks and Recreation offices will not fully relocate to PERC, but can utilize spaces, rooms, and field areas for programs.

## 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: - MULTI-PURPOSE CLASSROOMS

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

## 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) - INFORMAL GREEN

- 1 Field or 2? Accommodate Football?



# STEERING COMMITTEE DRIVEN OPTIONS (2)

EVENT BLDG  
+ DEVELOPED SITE



- EVENT SPACE (350 PEOPLE)
- NO POOL
- OPEN GREEN, INFORMAL FIELD
- PLAZA W/ SPRAY PAD & PLAYGROUND
- ON SITE PARKING +/- 125 SPACES
- OUTDOOR SPORT COURTS

EVENT BLDG  
+ DEVELOPED SITE,  
W/ OUTDOOR POOL



- EVENT SPACE (350 PEOPLE)
- FAMILY POOL AREA, NW RESORT
- OPEN GREEN, INFORMAL FIELD
- PLAZA & PLAYGROUND
- ON SITE PARKING
- OUTDOOR SPORT COURTS

# REVISED PROGRAM/COSTS - BUILDING

EVENTS & MEETING		Primary Criteria
Storage	510	<u>use</u> : portable stage, seating, tables, props
A/V Room	90	<u>use</u> : A/V equipment, related storage
Kitchen - Commerical Teaching	900	<u>use</u> : food prep, catering support, teaching <u>adjacencies</u> : service entry, trash enclosure, events space
Green Room	500	<u>use</u> : rehearsal, meetings, backstage, live feed from stage, acoustics, bridal party
Meeting / Dressing Room	900	<u>use</u> : costuming, rehearsal, meetings, backstage, restrooms, bridal party, changing
Events Space	4,400	<u>use</u> : dividable to 3 spaces, theater, parties, celebrations, dances, meetings, conferences, etc. <u>occupancy</u> : 300-350 seated for a meal with portable stage or 450+ standing <u>adjacencies</u> : outdoor terrace, lobby, restrooms, storage
<b>Sub-Total</b>	<b>7,300</b>	
INDOOR RECREATION		Primary Criteria
Multi-Purpose/Party Room	700	<u>use</u> : portable stage, seating, tables, props
Multi-Purpose/Party Room	700	<u>use</u> : A/V equipment, related storage
Gathering/Classroom	700	<u>use</u> : food prep, catering support, teaching
Café/Lounge/Concessions	700	<u>use</u> : coffee shop, socializing, studying, researching, reading, meeting, waiting, student hang out, study
<b>Sub-Total</b>	<b>2,800</b>	

**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

POULSBO EVENT & RECREATION CENTER STUDY

# REVISED PROGRAM/COSTS - BUILDING

BUILDING SUPPORT		Primary Criteria
Reception	125	<u>use</u> : space for 2-3 staff
Vestibule	150	
Administration Offices	800	<u>use</u> : includes 2 office and 4 workstations. Plus lunch and workroom
Main Restrooms - Daylit Basement	300	
Main Restrooms - Ground Floor	460	
Building Storage - Daylit Basement	300	
Building Storage - Ground Floor	300	
Custodial Support - Daylit Basement	100	<u>use</u> : janitorial services, small office, laundry
Custodial Support - Ground Floor	50	<u>use</u> : janitorial services, small office, laundry
Building Mechanical Room	425	building mechanical (excluding pool mechanical)
Fire Riser Room	50	along exterior wall, near main entry
Building Electrical / IT Rooms	430	near service entry
Elevator	200	
Lobby	1,000	
<b>Sub-Total</b>	<b>4,690</b>	

# REVISED PROGRAM/COSTS - BUILDING

Total Program Area	14,790	
Net to Gross (Actual)	22%	wall thicknesses, chases, elevators, circulation, etc
<b>Total Building Area</b>	<b>18,951</b>	
Total Building Area	18,951	excluding outdoor deck/ terraces
Cost/SF	\$450	
<b>Building MACC</b>	<b>\$8,527,950</b>	
Building MACC	\$8,527,950	
Soft Costs	\$2,728,944	32% soft costs
<b>Project Cost</b>	<b>\$11,256,894</b>	

**GRAND TOTAL PROJECT COST** **\$11,256,894**

# REVISED PROGRAM/COSTS - SITE

ROOM / SPACE	AREA/SF
<b>OUTDOOR RECREATION</b>	<b>\$\$\$</b>
Exterior Storage / Restrooms	\$500,000
Flexible open grass area	\$150,000
Outdoor Lighting / Power	\$200,000
Multi-Use Sport Courts	\$430,000
Walking Path/Trails	\$100,000
Plaza / Water Feature	\$400,000
General Landscaping / Irrigation	\$350,000
Garden / Gathering Area	\$150,000
Parking / Hardscape	\$1,000,000
Fencing, Screens & Backstops	\$100,000

Retaining Walls	\$150,000
Playground	\$150,000
Amphitheater	\$150,000
Stormwater / Civil	\$500,000
<b>Site MACC</b>	<b>\$4,330,000</b>

Site MACC	\$4,330,000
Soft Costs	\$1,385,600
<b>Site Project Cost</b>	<b>\$5,715,600</b>

**GRAND TOTAL SITE PROJECT COST** **\$5,715,600**



**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**  
**POULSBO EVENT & RECREATION CENTER STUDY**

# REVISED PROGRAM/COSTS - AQUATICS

AQUATICS (BUILDING)	
Party Rooms, Two	0
Aquatics Reception	0
Manager & Lifeguards	275
Women's Locker Room	0
Men's Locker Room	0
Family Changing / Shared	450
Pool Storage	460
Pool Mechanical	554
Chemical Storage	180
Sub-Total	1,919
Total Program Area	1,919
Net to Gross (Actual)	11%
<b>Total Aquatics Building Area</b>	<b>2,164</b>
Total Aquatics Building Area	2,164
Cost/SF	\$600
<b>Aquatics Building MACC</b>	<b>\$1,298,400</b>

AQUATICS (SITE)	
Outdoor Pool	\$2,500,000
Deck	\$500,000
Landscaping	\$100,000
Site Utilities	\$350,000
Retaining Walls	\$100,000
Spa	\$300,000
Lounge/Games Structure	\$150,000
Sub-Total	\$4,000,000

Aquatics Building MACC	\$1,298,400
Aquatics Site MACC	\$4,000,000
<b>Total Aquatics MACC</b>	<b>\$5,298,400</b>
Total Aquatics MACC	\$5,298,400
Soft Costs	\$1,695,488
<b>Project Cost</b>	<b>\$6,993,888</b>

**TOTAL AQUATICS PROJECT COST** **\$6,993,888**

# REVISED PROGRAM COSTS ESTIMATE - SUMMARY

BUILDING: \$11,300,000

SITE: \$5,700,000

**TOTAL PROJECT COST: \$17,000,000**



AQUATICS (BUILDING, POOL, & SITE): \$6,600,000

**TOTAL COST INCLUDING AQUATICS: \$23,600,000**



# SITE DESIGN GOALS

+ PROVIDE A **VARIETY OF OUTDOOR USES**  
TO **CREATE A DESTINATION**

+ LOCATE BUILDING TO **MAXIMIZE VIEWS**  
INCLUDING TO **OVERLOOK SITE ACTIVITIES**

+ PROVIDE **ON SITE PARKING** FOR THE  
ENTIRE BUILDING. **140 PARKING SPACES**  
DRIVEN BY 350-PERSON EVENT SPACE

+ **DISTRIBUTE VEHICULAR ACCESS**  
THROUGHOUT SITE AND BUILDING

+ LOCATE SITE ACTIVITIES TO  
**TAKE ADVANTAGE OF NATURAL SITE GRADE**

+ DIVERSE, **SHARED-USE FACILITIES**  
WHEREVER POSSIBLE



FAMILY POOL/  
LOUNGE/ GAMES/  
RESISTANCE EXERCISE/  
LAZT RIVER FLOATING



PLAY AREAS/ VARIED  
AGES



PICK-UP GAMES/  
VOLLEYBALL/ HORSE  
SHOES/ REC CLASSES



OUTDOOR SPORTS/  
FARMER'S MARKET/  
FOOD TRUCKS/ GATH-  
ERING/ ART FAIR



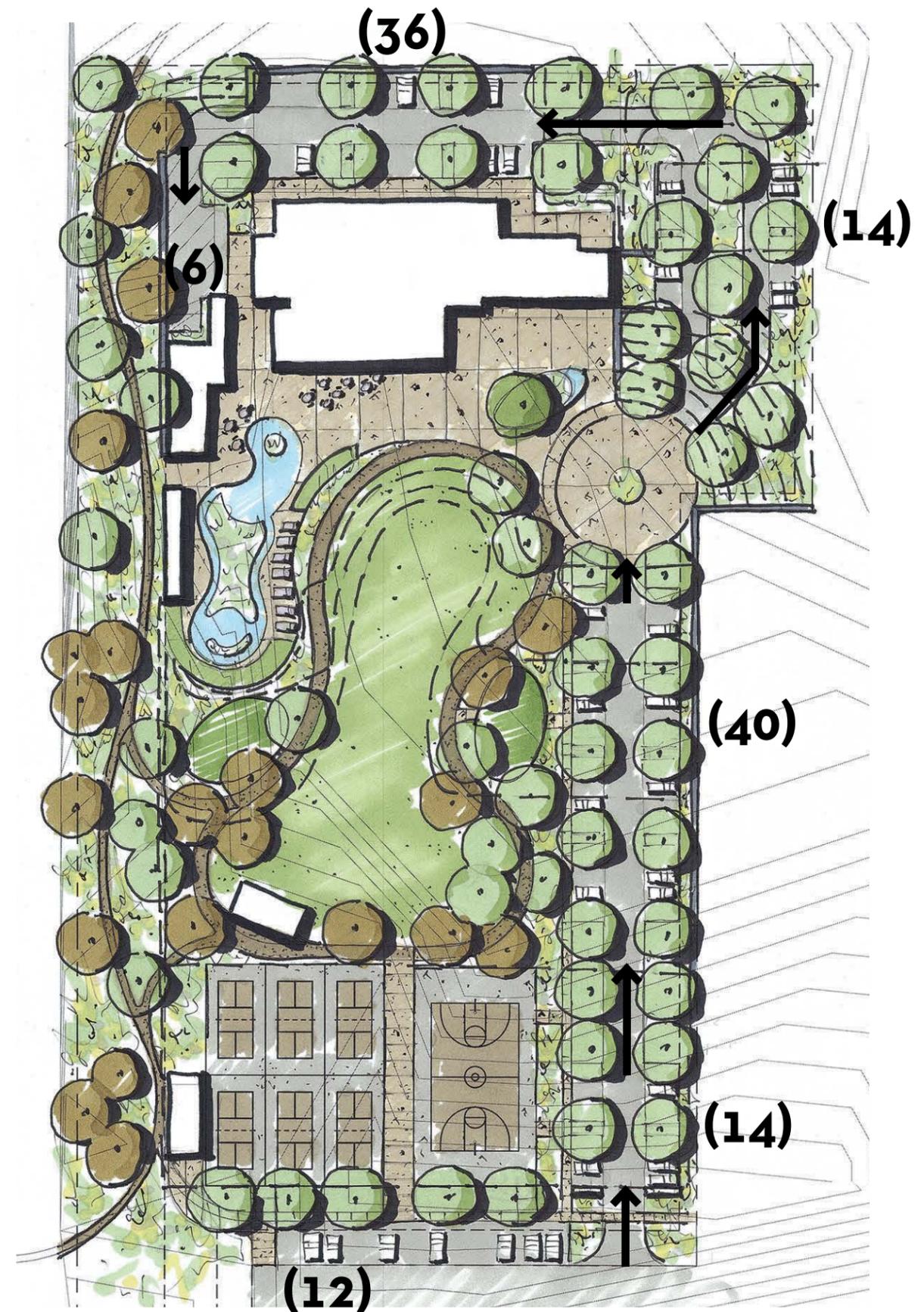
AMPHITHEATRE/  
MOVIES / SMALL  
EVENTS / OUTDOOR  
SHOWS



EXERCISE PATHS/  
JOGGING/ WALKING/  
CIRCUIT TRAINING

# SITE PLAN - OVERALL

- + LAWN AREA IS 33,500 SF WHICH COULD **ACCOMMODATE UP TO 4,000** FOR A VERY LARGE EVENT
- + FULL LENGTH OF **OPEN LAWN** IS 300'. WIDTH VARIES FROM 175' TO 75'.
- + TARGET IS **140 PARKING SPACES** DISPERSED; SET FOR A 350 PERSON EVENT AND ASSUMES 2.5 OCCS/CAR
- + SPORTS / ACTIVITIES THAT COULD BE ACCOMMODATED:
  - VOLLEYBALL
  - BADMINTON
  - BOCCE BALL
  - HORSESHOES
- + INFORMAL ACTIVITIES
  - FLAG FOOTBALL (FULL SIZE FIELD IS 210' X 105')
  - SOCCER - DRILLS AND GAMES
  - BASEBALL - DRILLS AND GAMES



# SITE PLAN - NORTH

## CHARACTER IMAGERY



FAMILY POOL  
SPRAY FEATURES



CONCESSIONS



COVERED  
LOUNGE AREA



PLAZA WATER  
FEATURE



NW RESORT POOL CHARACTER



WALK/RUN PATH



**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

POULSBO EVENT & RECREATION CENTER STUDY

# SITE PLAN - SOUTH

## CHARACTER IMAGERY



PLAYGROUND



SMALL EVENTS



SPORT COURTS



AMPHITHEATRE



FARMERS MARKET

**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**  
POULSBO EVENT & RECREATION CENTER STUDY

# BUILDING DESIGN GOALS

- + **LOCATE BUILDING TO MAXIMIZE VIEWS** AT REAR OF SITE (NORTH END)
- + **MAXIMIZE VIEWS AT EVENT SPACE** BY LOCATING ON SECOND FLOOR
- + LOWER LEVEL / DAYLIGHT BASEMENT CREATES **DIRECT CONNECTION TO SITE**
- + INCLUDE AN **OUTDOOR DECK** SPACE OFF OF THE MAIN EVENT ROOM
- + LAYOUT BUILDING TO ALLOW THE **POSSIBILITY OF A POOL ADDITION**
- + **CLEAR CIRCULATION DESIGN** ALLOWING OVERSIGHT FROM CENTRAL RECEPTION DESK TO **MINIMIZE STAFF REQUIREMENTS**
- + **PROVIDE FLEXIBLE, MULTI-USE SPACES** RECEPTION DESK (MINIMIZE STAFF REQ'MENTS)



COOKING CLASSES



COMMUNITY EVENTS



PERFORMANCES



WEDDINGS / PARTIES



CLASSES / TRAINING



TRADESHOWS

# AQUATIC DESIGN GOALS

- + **OUTDOOR POOL** DESIGN FOR **BEST COST/REVENUE** POSITION
- + LAP/COMPETITION POOL MARKET IS SATURATED - **NO DUPLICATED SERVICES**
- + **CREATE UNIQUE IDENTITY**; NW RESORT
- + ALLOW **STAND-ALONE FUNCTIONALITY**; POOL AND POOL SUPPORT SERVICES CAN BE OPEN WHEN FACILITY IS NOT
- + ADJACENCY TO **MULTI-PURPOSE SPACE/ PARTY ROOMS**
- + ADJACENCY TO **CAFE/CONCESSIONS**
- + FUN **INTEGRATION WITH LANDSCAPING**



SPA



WATER AEROBICS



SPRAY FEATURES



PARTY ROOMS



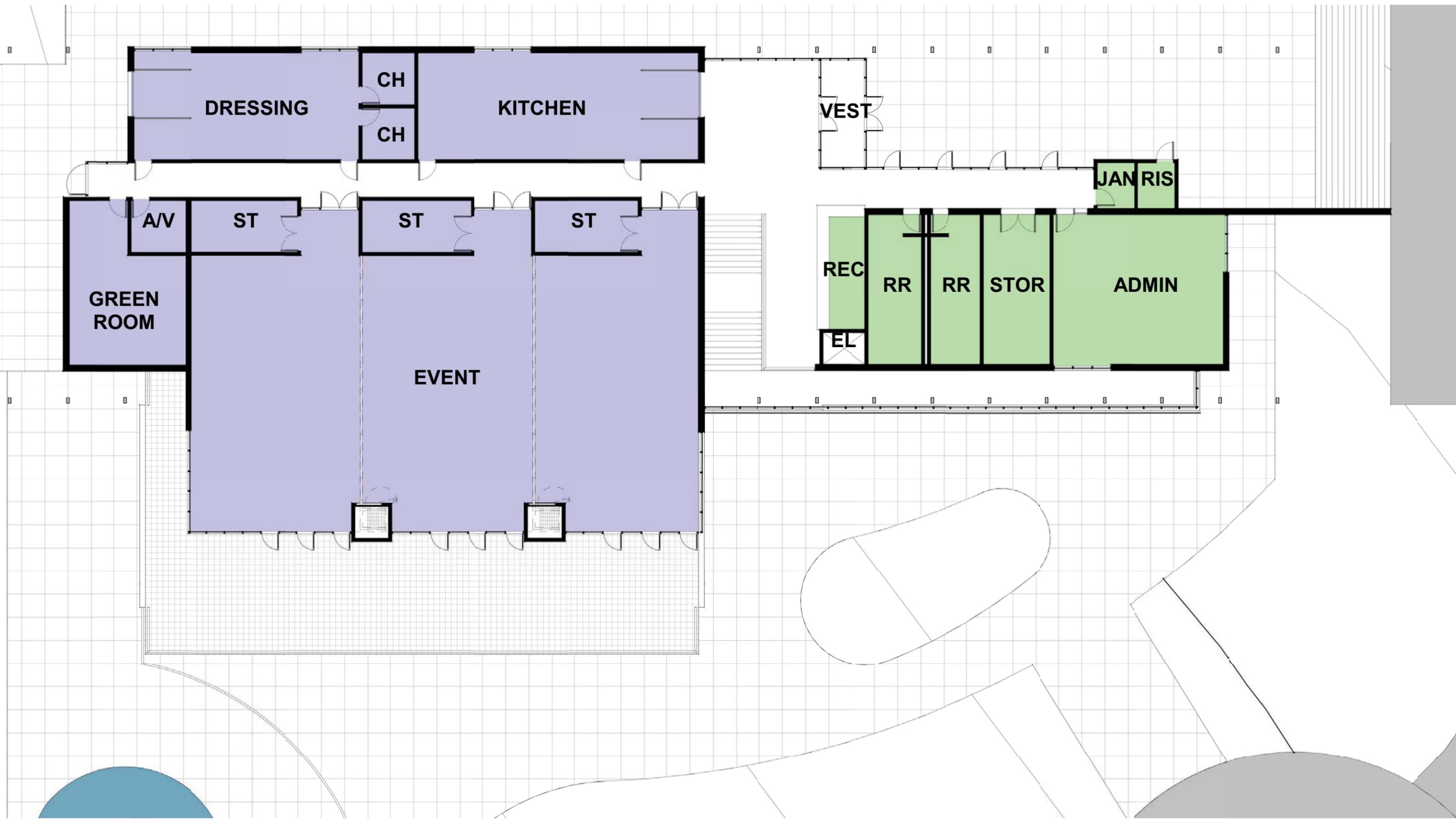
LAZY RIVER/ VORTEX



WADING POOL

# BUILDING GROUND FLOOR PLAN

## CHARACTER IMAGERY



**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

**POULSBO EVENT & RECREATION CENTER STUDY**

# BUILDING DAYLIT BASEMENT PLAN

## CHARACTER IMAGERY

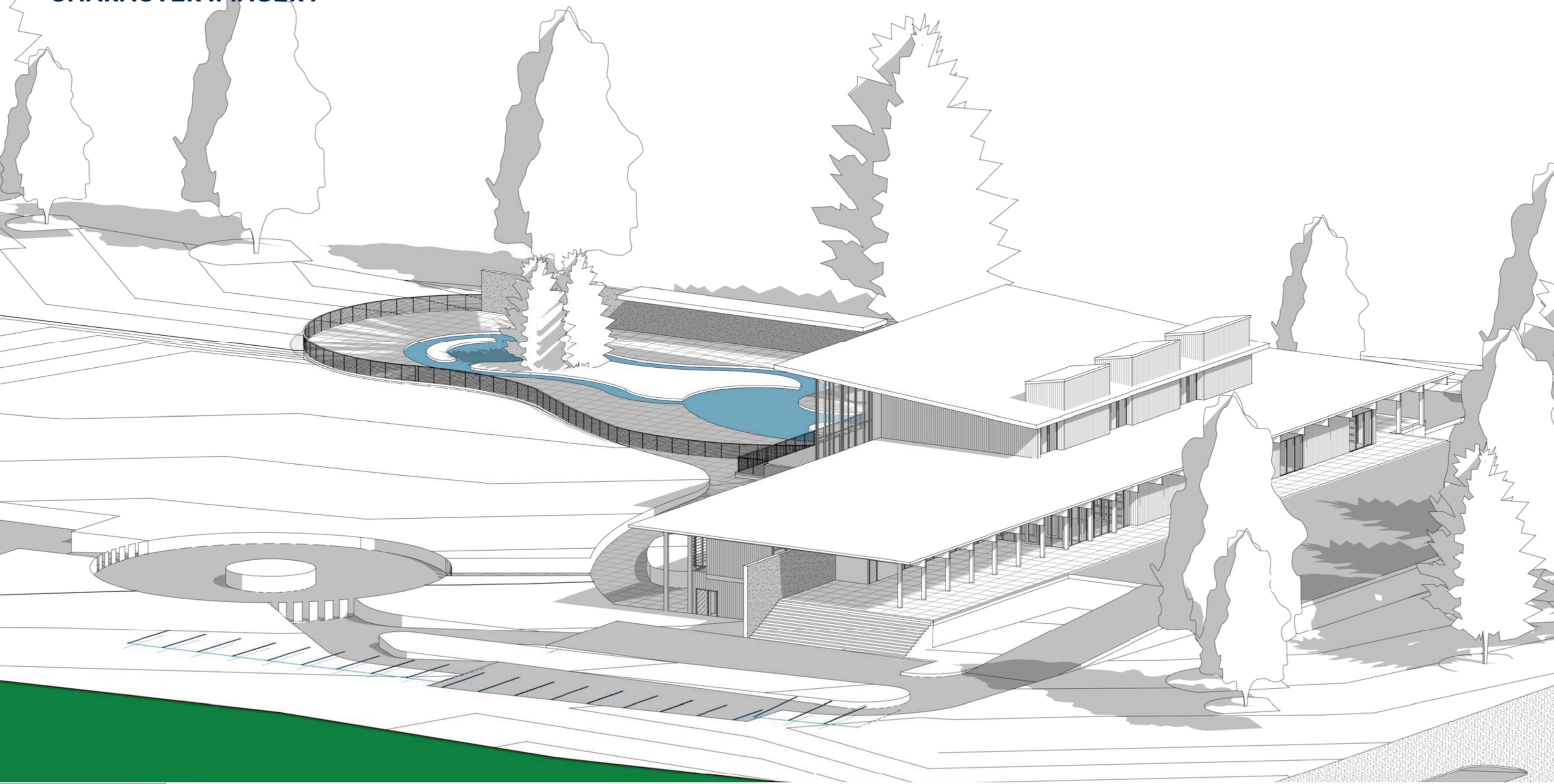


**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

**POULSBO EVENT & RECREATION CENTER STUDY**

# BUILDING MASSING AND PERSPECTIVES

## CHARACTER IMAGERY

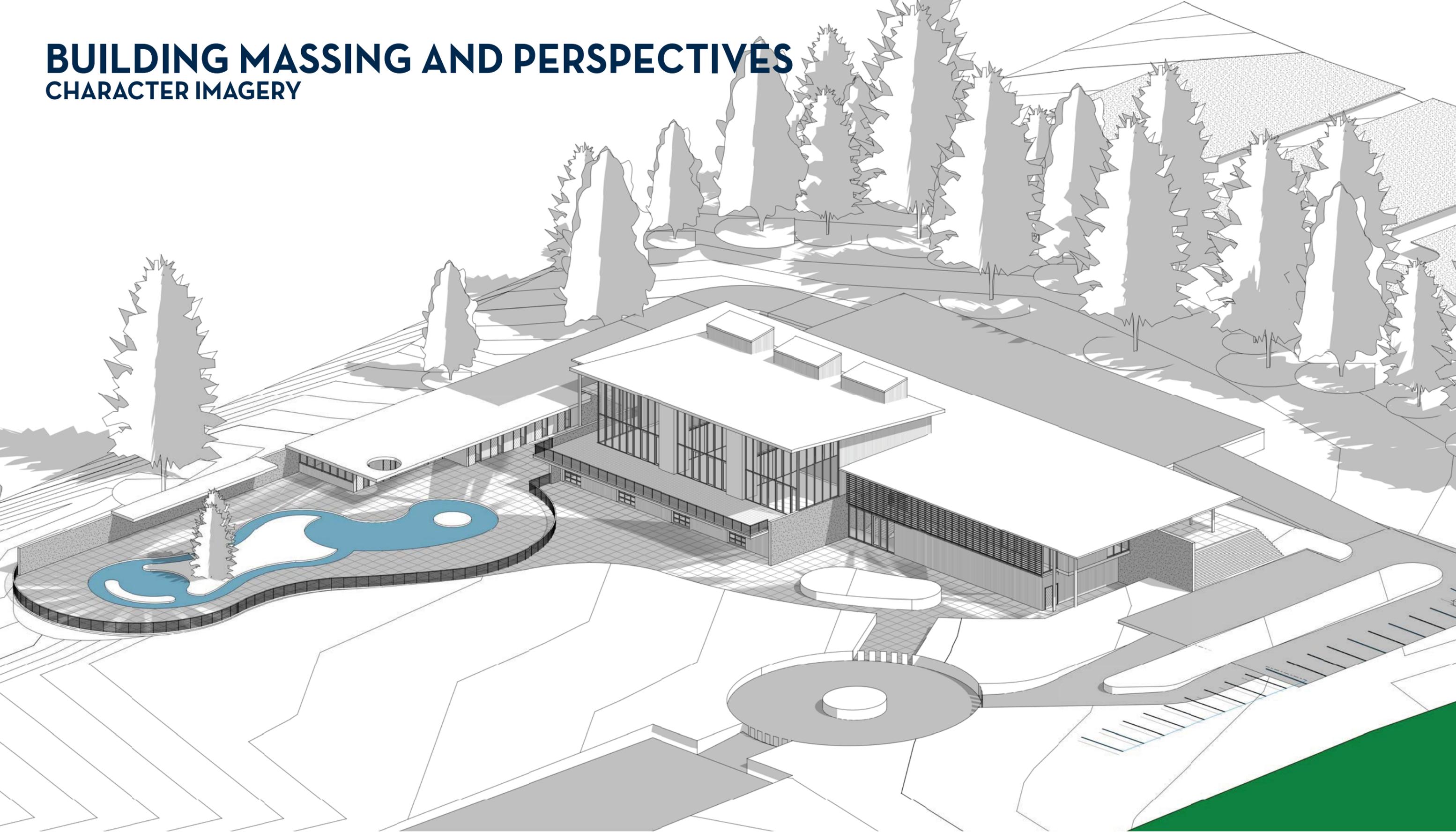


**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

**POULSBO EVENT & RECREATION CENTER STUDY**

# BUILDING MASSING AND PERSPECTIVES

## CHARACTER IMAGERY



**STEERING COMMITTEE MEETING - SEPTEMBER 09, 2021**

POULSBO EVENT & RECREATION CENTER STUDY



**WHAT'S NEXT:**

- 1- FINAL REFINEMENTS FROM TONIGHT'S COMMENTS**
- 2- COST ESTIMATE/BUDGET ALIGNMENT**
- 3- MATERIALITY AND FINAL RENDERINGS**

**THANK YOU!**