



PERC

Poulsbo Events &
Recreation Center



Update to KPFD Board of Directors

- **Tonight we'll present:**
 - Summary of Project
 - Progress of work accomplished under the Phase I ILA
 - Our public launch and work ahead
 - Our phased approach to project delivery and funding



What's Important about the PERC?

- ✓ A Public – Public Project
- ✓ Fulfills the Public Facilities Legislation
 - A "regional center" with convention, conference, and special events center
 - A special events center available to the public for community and sporting events, trade shows, and artistic presentations or performances
 - The only KPFDD funded project that is proposing new fields and multi-use recreation
- ✓ Connected to 2- and 4-year Education Institutions
- ✓ Benefit to Local Businesses



Summary of Project

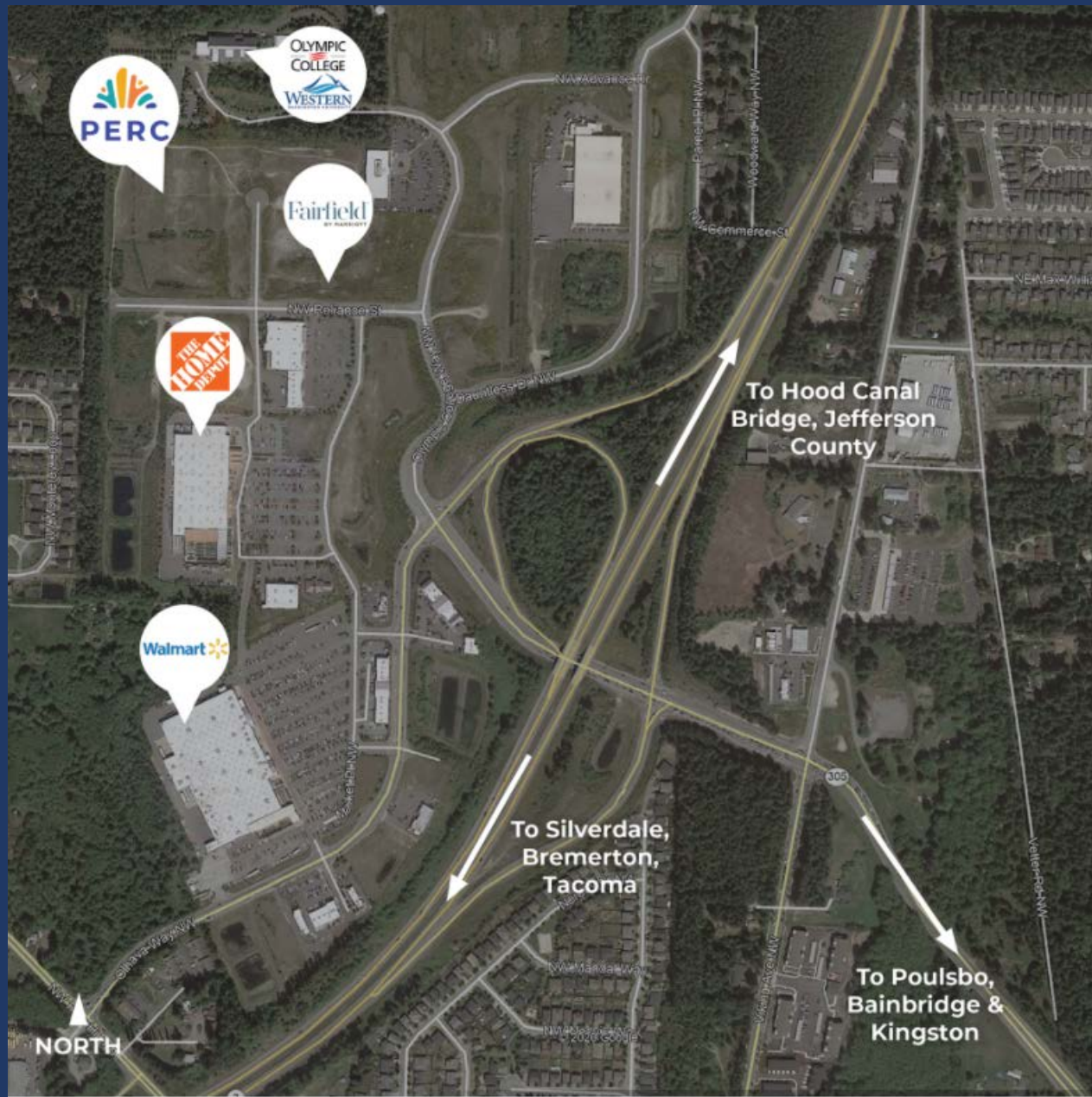
THE PERC IS A COLLABORATION BETWEEN THE CITY OF POULSBO, THE KITSAP PUBLIC FACILITIES DISTRICT AND THE COMMUNITY TO DEVELOP A REGIONAL CENTER WITH CONCEPTS THAT INCLUDE:

- ✓ 20,000 square foot events center
- ✓ 20,000 square feet of classrooms with A/V, commercial catering kitchen, fitness facilities, meeting rooms, and administrative space for the City of Poulsbo Parks and Recreation Department
- ✓ 4 acres of all-season lighted turf fields for multi-use sporting, recreational and entertainment events
- ✓ Located on six acres of City-owned property



Ideal Location

 At the crossroads of North Kitsap



Kitsap PFD *and* City of Poulsbo ILA

- KPFDD made a call for proposals in 2018
Submitted in December 2018; presentation March 2019
- Ranked 2nd out of 7 projects in July 2019
- ILA negotiated between August – Nov
2019
- KPFDD Board/Poulsbo City Council
approved ILA Dec 2019



ILA Details

Phase I Feasibility - \$243,900

- City Match is in form of staff time

Agreement is for City and KPFD to work collaboratively during first phase to evaluate feasibility:

- Community Outreach
- Market and Financial Analyses
- Concept Plan/Determination of Uses
- Site Planning
- Facility Management Plan



Phase 1 Progress Report

KPFD Coordination and Community Outreach

➤ **KPFD Coordination and Project Management**

- Project Manager selected – KPFD ED member of selection committee
- Bi-monthly progress reports and in-person (virtual) coordination meetings
- Two reimbursement requests
- Maintain a spending plan and financial tracking of grant funds

➤ **Community Outreach**

- Website and Community Preference Survey launch
- Establish steering committee
- Hired consultant to assist with community engagement



Phase 1 Progress Report

Community
Outreach
Launch!

October 23,
2020



- www.cityofpoulsbo.com/perc
- perc@cityofpoulsbo.com
- Postcard mailed to 5,200 addresses
- Email to nearly 15,000 email addresses
- Social Media Blast
 - 20,000 hits over the weekend
- Media Coverage

Live 
this week



Phase 1 Progress Report

Market/Financial Analyses and Concept Plan

➤ **Market and Financial Analyses**

- Selected BERK to provide market and financial analysis, and input to the facility management plan

➤ **Concept Plan | Determination of Uses**

- Preliminary discussions with College Market Place broker on options to acquire adjacent parcels.
- Issue RFP for consultant to assist with determination of space/use analysis November 2020
 - Site Planning will be included with this RFP



Phase 1 Progress Report

Looking Ahead:
October 2020-
January 2021

➤ **Community Outreach**

- Results of first of two community preference surveys
- Convene the steering committee
- Facilitate steering committee work groups

➤ **Market Analysis**

- Initiate market analysis contract with BERK
- Begin work on the draft management plan

➤ **Concept Planning**

- Retain an Architect for space planning and conceptual site plans



Phase 1 Progress Report

3-Phase Process Timeline

P1: FEASIBILITY STUDY

- Community Input
- Market Analyses
- Concept Plan
- Management Plan
- Financial Plan

P2: DESIGN & DEVELOPMENT

- Architectural Plans
- Recreation Facility Plans
- Site Engineering
- Capital Funding Strategies
- Partner Agreements
- Construction Plans and Specs

P3: CONSTRUCTION

- Events Center
- Outdoor Recreation Facilities
- Indoor Recreation/Fitness
- PERC amenities



Funding Process

P2: REQUEST TO KPFD

- City Council resolves to pursue Phase II funding – Fall 2021
- PERC request to KPFD Board for \$1.75M to \$2.0M for Phase 2 – Design and Development

P3: REQUEST TO KPFD

- City Council resolves to move forward with Phase 3
- Community vote for City share of construction - 2023-2024
- PERC request to KPFD Board for remaining share of construction





PERC

Poulsbo Events &
Recreation Center

QUESTIONS?

