



**USE AGREEMENT**

between the  
**Parks and Recreation Division of the King County Department of Natural Resources and Parks,**  
and the  
**Ravensdale Park Foundation**  
for the  
**Construction and Public Use of Phase 1 and Phase 2 Improvements**  
at  
**Ravensdale Park**

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This Agreement ("Agreement") is entered into by and between the Parks and Recreation Division of the King County Department of Natural Resources and Parks, (hereinafter "Parks" or "Division") and the Ravensdale Park Foundation (hereinafter "RPF") (collectively, the "Parties") for:

- (1) Continued use of the Phase 1 improvements consisting of the synthetic soccer and baseball fields constructed pursuant to the 2011 Community Partnerships and Grants Agreement (Contract # D4I35D) between the Parties ("Phase 1 Improvements"); and
- (2) The construction and use of Combination Fields #1 and #2 and related infrastructure ("Phase 2 Improvements"). Collectively, the Phase 1 and Phase 2 Improvements will be referred to as the "Facility," and described on Exhibit A, Ravensdale Site Map & Phase II Scope at Ravensdale Park (hereinafter "Site").

In consideration of the promises, covenants, and other provisions set forth in this Agreement, the Parties agree as follows.

**SECTION I. BACKGROUND**

- 1.1 King County, a home rule charter county and political subdivision of the State of Washington, is the owner of the Site, located at SE Kent Kangley Rd and 272<sup>nd</sup> Avenue South, Ravensdale, Washington 98051, and described and depicted with greater particularity in Exhibit A to this Agreement.
- 1.2 RPF is a nonprofit Washington corporation that is tax-exempt under section 501(c)(3) of the Internal Revenue Code. RPF is a community-based organization, in good standing, with a mission to steward the Ravensdale Park Master Plan on behalf of public users and other stakeholders of Ravensdale Park. RPF directly represents the public interests related

- 41 to public youth soccer, public youth baseball, public youth lacrosse, public youth  
42 football, passive recreation, and other stakeholders of the park.  
43
- 44 1.3 RPF has demonstrated its experience, ability, and resources to develop synthetic  
45 ballfields and related infrastructure at the Site through the work it performed pursuant to  
46 Contract D4135D and the design and construction of the Phase 1 Improvements. RPF  
47 intends to develop the Phase 2 Improvements for public use, with an expected  
48 infrastructure life of the Phase 2 Improvements of approximately thirty years.  
49
- 50 1.4 Parks has determined that constructing the Phase 2 Improvements at the Site will have  
51 significant rural public recreation value.  
52
- 53 1.5 King County Ordinance 14509 authorized the Department of Natural Resources and  
54 Parks to create new public recreation opportunities by empowering user groups, sports  
55 association, and community organizations like RPF to develop mutually agreed upon  
56 capital improvements for public recreation facilities on King County land, and thereby  
57 address regional and/or rural community recreational needs while minimizing tax funded  
58 operations and maintenance costs.  
59
- 60 1.6 King County Code 4.56.150(E) and (F) and Revised Code of Washington 35.21.278  
61 authorize King County to enter into agreements with non-profit organizations that  
62 provide a service to the public and make improvements to King County property.  
63
- 64 1.7 The Parties intend this Agreement to extend for up to thirty years, provided the Parties  
65 exercise the extension options as set forth in *Section 2.13*  
66
- 67 1.8 The City of Maple Valley (the "City") supports the development of public recreational  
68 facilities that enhance recreational opportunities available to its constituents, and will  
69 contribute Two Million Dollars, for the benefit of RPF and the public, toward the cost of  
70 the project under the terms and conditions established in an Interlocal Agreement  
71 ("Separate Agreement") between the City and King County, attached hereto as Exhibit E.  
72

## 73 **SECTION 2. CONSIDERATION**

- 74
- 75 2.1 **EFFECTIVE DATE.** The effective date ("Effective Date") of this Agreement is the date  
76 of execution by the last party to execute this Agreement.  
77
- 78 2.2 **TERM** The term of this Agreement shall be ten (10) years from the Effective Date of the  
79 Agreement ("Term"), provided that:  
80
- 81 A. The Parties agree that once the Parks determines the Phase 2 Improvements are  
82 substantially complete as defined in *Section 2.11*, Contract # D4135D shall terminate  
83 and the terms and conditions of this Agreement shall control regarding the obligations  
84 of each party relative to the continued use of the Phase 1 Improvements by RPF; and  
85

- 86 B. The Parties may extend the Agreement for up to two separate additional ten year  
87 periods based on negotiations provided for in **Section 2.13**. RPF will notify Division  
88 in writing at least twelve (12) months prior to the expiration of this Agreement  
89 whether RPF desires to negotiate renewal or extension of the Agreement (including  
90 any proposed modifications). The Parties may modify this Agreement during the  
91 Term, as a condition of renewal, extension, or during a renewal or extension term,  
92 consistent with **Section 2.13**. Any renewal, extension, or amendment, except as  
93 provided in **Section 5.1**, is subject to King County Council approval by ordinance.  
94
- 95 2.3 RPF agrees to assume responsibility for design, permitting, and construction of the Phase  
96 2 Improvements on the Site consistent with the terms and conditions set forth in this  
97 Agreement. The Phase 2 Improvements will include two multi-use synthetic ballfields,  
98 parking, restroom, maintenance building, and related infrastructure, all as set forth in  
99 Exhibit A to this Agreement.
- 100
- 101 2.4 Upon completion of the Phase 2 Improvements, RPF and Parks will develop a mutually  
102 agreed upon Site Maintenance Plan (Exhibit C), which shall become part of this  
103 Agreement. The Site Maintenance Plan will specify the maintenance responsibilities of  
104 RPF and the maintenance responsibilities of Parks for the Facility and Site.  
105
- 106 2.5 RPF has inspected and knows the condition of the Site, and agrees to accept the Site in  
107 AS IS condition.  
108
- 109 2.6 Parks does not make and specifically disclaims any warranties, express or implied,  
110 including any warranty of merchantability or fitness for a particular purpose, with respect  
111 to the Site, and no official, employee, representative, or agent of King County is  
112 authorized to represent otherwise.  
113
- 114 2.7 Parks will provide a total of Two Million Dollars towards the capital cost to construct the  
115 Phase 2 Improvements at the Site to be disbursed in accordance with the Grant Award  
116 Matrix (Exhibit D). The County may in its sole discretion accelerate the payment  
117 schedule in support of the project, and make appropriate deductions to cover interest or  
118 other expenses incurred related to accelerating payments to RPF. Further, Parks will  
119 make available for the cost of constructing the Phase 2 Improvements all additional funds  
120 provided by the City, anticipated to total Two Million Dollars, consistent with the  
121 Interlocal Agreement (Exhibit E).  
122
- 123 A. RPF will be solely responsible to secure and provide all other funding needed to  
124 design and construct the Phase 2 Improvements. The present total estimated market  
125 cost to design, permit, and construct the Phase 2 Improvements is Six Million Dollars.  
126 Although RPF may apply for additional Community Partnerships and Grants ("CPG")  
127 or Youth Sports Facility Grants ("YSFG"), Parks is under no obligation, directly or  
128 indirectly, to pay for any labor, material, or improvement associated with the Site or  
129 the Phase 2 Improvements in excess of the Two Million Dollars capital grant outlined  
130 above. RPF will, upon request, inform any inquiring person or entity that Parks has

131 no further financial obligations associated with the construction of the Site or the  
132 Phase 2 Improvements.

133  
134 B. Upon the substantial completion of Phase 2 Improvements, public youth ballfield  
135 users represented by RPF shall have first priority public use scheduling at the Facility  
136 up to five thousand (5,000) peak hours per year, PROVIDED that RPF acknowledges  
137 and agrees that City contracted and/or operated programs shall also receive first  
138 priority public use scheduling at the Facility up to one thousand (1,000) peak hours  
139 per year, for years one through ten, pursuant to the terms and conditions set forth in  
140 Exhibit E attached hereto, and PROVIDED FURTHER that RPF agrees to work in  
141 good faith with the City to schedule each party's allocation of priority hours at  
142 Ravensdale Park. RPF may utilize the balance of unused City priority hours, if any,  
143 consistent with the terms and conditions established in this Section and *Section 4.3*.  
144 The priority use hours may be used at any of the four fields. Peak field hours are  
145 defined as 5:00 p.m. – 10:00 p.m. on weeknights and 9:00 a.m. – 10:00 p.m. on  
146 weekends.

147  
148 C. For the use of the Facility, RPF will pay King County a guaranteed annual field rental  
149 fee of Eighty Thousand Dollars per year for RPF's first five thousand (5,000) annual  
150 hours of use, and Sixteen Dollars for each unused City hour that RPF utilizes, if any,  
151 starting in the year the Phase 2 Improvements are completed and continuing through  
152 the Term of this Agreement. For every hour of use beyond RPF's five thousand  
153 (5,000) priority hours and those unused City hours that RPF utilizes, RPF will pay  
154 King County standard hourly rate for Facility use.

155  
156 2.8 Upon termination of this Agreement, King County shall retain ownership of the Site and  
157 the Facility, including all improvements made by RPF, permanent fixtures installed by  
158 RPF, and county-purchased equipment.

159  
160 2.9 In recognition that the design, development, and construction of the Phase 2  
161 Improvements will benefit the public upon completion, Parks agrees to coordinate with  
162 RPF and to use its best efforts to assist with and facilitate the issuance of any federal,  
163 state, county, or local permits or approvals necessary for construction of the Phase 2  
164 Improvements at the Site to begin. RPF understands, acknowledges, and agrees that the  
165 Division's assistance and facilitation shall not and does not constitute King County's  
166 official endorsement or approval of RPF's plans, drawings, design documents, or  
167 construction for purposes of any applicable laws, regulations, codes, ordinances,  
168 guidelines, or industry standards (collectively, "authorities"). As between RPF and the  
169 Division, RPF will be solely responsible to comply with all applicable authorities and to  
170 obtain all necessary permits, approvals, and endorsements.

171  
172 2.10 Parks personnel or agents may inspect the Phase 2 Improvements construction project at  
173 any time provided that such persons observe due regard for workplace safety and  
174 security. Parks may require RPF or its contractors to stop work if Parks deems work  
175 stoppage necessary to remedy construction defects or to address risks to health, safety, or  
176 welfare. RPF specifically understands, acknowledges, and agrees that at a minimum,

177 Parks will inspect the Phase 2 Improvements construction project and approve work  
178 progress in writing at the following milestones:

179

180 A. Completed set of construction plans, drawings, specifications, and related design  
181 documents for the Phase 2 Improvements construction project;

182

183 B. Preconstruction meeting with RPF and primary contractor when all permits and  
184 approvals are in hand;

185

186 C. Demolition, excavation of Site complete;

187

188 D. Site plumbing complete and Site prepared for installation of base material;

189

190 E. Initial compaction of each and every lift of base material installed on Site;

191

192 F. Final compaction of base material;

193

194 G. Installation of synthetic turf carpet surface prior to fill;

195

196 H. G-max or equivalent shock test of synthetic turf carpet with completed fill; and

197

198 I. Installation of amenities other than playing surface (fencing, paving,  
199 bleachers, etc.).

200

201 2.11 When RPF considers that all work or work associated with the Phase 2 Improvements is  
202 substantially complete, RPF shall give written notice to Parks. Parks will promptly  
203 inspect the work and, if it does not agree that the work is substantially complete, Parks  
204 will prepare a list of items to be completed or corrected ("Punch List"). RPF or its  
205 contractor shall promptly complete or correct all Punch List items at the sole cost of RPF  
206 or its contractor, as they may decide between them. For purposes of this Agreement,  
207 "substantially complete" means that:

208

209 A. RPF and Parks have full and unrestricted use and benefit of the Phase 2  
210 Improvements for the purpose intended;

211

212 B. All the systems and parts of the Phase 2 Improvements are functional;

213

214 C. Only minor incidental work or correction or repair remains to complete all Phase 2  
215 Improvements construction requirements; and

216

217 D. RPF's contractor has provided all occupancy permits and easement releases, to the  
218 extent that any are required or applicable, to the Phase 2 Improvements.

219

220 2.12 WARRANTIES.

221

- 222 A. With respect to all warranties, express or implied, for work performed or materials  
223 supplied in connection with the Phase 2 Improvements, RPF shall:  
224
- 225 1. Obtain all warranties, express or implied, that would be given in normal  
226 commercial practice from supplies, manufacturers, contractors, or installers;
  - 227 2. Require all warranties be executed, in writing, for benefit of King County;
  - 228 3. Enforce all warranties for the benefit of King County; and
  - 229 4. Be responsible to enforce any warranty of a contractor, subcontractor,  
230 manufacturer, or supplier.
- 231
- 232 B. If, within an applicable warranty period, any part of the Phase 2 Improvements or  
233 work performed to construct the Phase 2 Improvements is found not to conform to  
234 specifications, permit requirements, or industry standards, RPF shall correct it  
235 promptly after receipt of written notice from Parks to do so. If Parks determines that  
236 RPF's corrective action is not satisfactory and/or timely performed, then the Division  
237 may either correct the problem itself or procure the necessary services,  
238 recommendations, or guidance from a third party, and invoice RPF for the cost to  
239 remedy the problem. RPF shall promptly reimburse the Division for all costs,  
240 expenses, or damages incurred by Parks, including but not limited to the cost to  
241 remedy the problem. An invoice is deemed received by RPF three days after deposit  
242 in the U.S. mail with proper address and postage. Invoices must be paid within sixty  
243 days. Parks will add a late fee of five percent to any invoice not timely paid. Any  
244 invoice outstanding sixty days after receipt will be sent to collections.  
245
- 246 C. The warranty-related remedies provided in this *Section 2.12* are in addition to any  
247 other rights or remedies provided elsewhere in this Agreement or by applicable law.  
248

249 **2.13 EXTENSIONS**

- 250
- 251 A. At least twelve (12) months before the expiration of (a) this Agreement's Term or  
252 (b) the first 10 year extension period, provided that RPF is then in compliance with  
253 the terms and conditions of this Agreement, Parks and RPF will begin negotiations  
254 regarding extending this Agreement for an additional ten year period contingent  
255 upon RPF replacing the synthetic surfaces on the fields in Phase 1 and Phase 2  
256 Improvements on a schedule acceptable to Parks and/or other investments in the  
257 Facility mutually agreeable to the Parties, and the Parties reaching agreement on  
258 maintenance responsibilities, priority use, and hourly fees in consideration for such  
259 Facility investments made by RPF. Prior to the expiration either of the Term or the  
260 first 10 year extension period, King County shall not negotiate with any person or  
261 entity other than RPF regarding a use agreement for the Facility.  
262

263 **SECTION 3. CONSTRUCTION OF PHASE 2 IMPROVEMENTS**

- 264
- 265 3.1 **CAPITAL IMPROVEMENTS.** The present total estimated market cost to design, permit,  
266 and construct the Phase 2 Improvements is Six Million Dollars. The combined King  
267 County and City contribution is Four Million Dollars. RPF will raise and expend and

268 estimated Two Million Dollars in cash or cash equivalents for the development and  
269 construction of the Phase 2 Improvements on the Site. RPF contributions may include  
270 donated professional services, management services, manpower, materials, and contractor  
271 consideration. RPF will serve as the supervisory nonprofit corporation for development  
272 and construction of the Phase 2 Improvements. RPF shall design, develop, and construct  
273 facilities, features, and amenities in accordance with all applicable design(s), timelines,  
274 restrictions, environmental considerations, permitting determinations, mitigations, and all  
275 other requirements in coordination with Parks. RPF understands, acknowledges, and  
276 agrees that it may not undertake or commence any construction activities on the Site until  
277 RPF can demonstrate to Parks' satisfaction that RPF has obtained and has in hand all  
278 Two Million Dollars of cash or cash equivalents, together with executed contracts or  
279 similarly firm, binding commitments for donated professional services, materials,  
280 equipment, and other in-kind contributions. Parks has sole discretion in determining if  
281 RPF has sufficient cash or cash equivalents in hand to satisfy this requirement. For  
282 purposes of this *Section 3.1*, "construction activities" do not include preliminary  
283 activities such as surveying, mapping, drainage test pits, installation of temporary  
284 fencing, or other low-impact or readily reversible actions.

285  
286 3.2 EXCLUSIVE POSSESSION DURING CONSTRUCTION. RPF shall be entitled to  
287 exclusive possession and use of that portion of the Site designated for development and  
288 construction of the Phase 2 Improvements during the design, development, and  
289 construction phases. This right of exclusive possession and use by RPF will be provided  
290 in writing and is subject to King County's entry, inspection, acceptance, and audit rights  
291 under *Sections 2.10, 4.12, 5.11, and 5.12* of this Agreement.

292  
293 3.3 DESIGN. RPF has retained a licensed architect and/or licensed professional engineer,  
294 registered in the State of Washington, who will prepare a design for the Site and the  
295 Phase 2 Improvements and exterior landscaping, which visually blends with the setting.  
296 Parks shall review the design plans for the Site in concept and reserves the right to  
297 approve the final design of the Site and the Phase 2 Improvements, consistent with  
298 applicable King County code requirements. Parks' approval shall not constitute King  
299 County regulatory approval.

300  
301 3.4 CONSTRUCTION/SITWORK/FENCING. RPF will be solely responsible for the site  
302 work, required permits, and grading at the Phase 2 Improvements. RPF will ensure the  
303 work area is properly barricaded, and will ensure that signage is installed directing  
304 unauthorized persons not to enter onto the construction site during any phase of  
305 development or construction. Unless otherwise agreed to by the Parties in writing,  
306 fencing will be placed around work areas. In addition, construction sites will be kept  
307 clean and organized during development periods. RPF will be responsible for site  
308 security, traffic, and pedestrian warnings at the Site during the development and  
309 construction phases.

310  
311 3.5 CONSTRUCTION DEADLINES. RPF is required to complete the development and  
312 construction of the Phase 2 Improvements within one year from the date that RPF

313 receives all funding, in-kind contributions, and the permits necessary to commence  
314 construction on the Phase 2 Improvements.

315  
316 3.6 RELOCATION OF UTILITY LINES. RPF will be responsible at its expense to relocate  
317 and improve storm drains, sewers, water lines, and other utilities, if any, as required to  
318 complete development and construction of the Phase 2 Improvements.

319  
320 3.7 ALTERATION OF SITE OR PHASE 2 IMPROVEMENTS AFTER CONSTRUCTION.  
321 After the Phase 2 Improvements are completed and accepted by RPF and Parks, as  
322 defined herein, RPF will not make any material alteration to the Site or to the Facility,  
323 including any changes to the landscaping, without express, written consent by Parks.

324  
325 3.8 DEVELOPMENT AND CONSTRUCTION FEES AND EXPENSES. RPF will be  
326 responsible to obtain and pay for all necessary permits, fees, and expenses associated  
327 with the development and construction of the Phase 2 Improvements.

328  
329 3.9 PUBLIC WORKS LAWS. To the extent applicable, RPF will comply with all public  
330 works laws, regulations, and ordinances, including but not limited to those related to  
331 prevailing wages (see RCW 39.12), retainage (see RCW 60.28), bonding (see RCW  
332 39.08), and use of licensed contractors (see RCW 39.06). RPF will indemnify and defend  
333 King County should it be sued or made the subject of an administrative investigation or  
334 hearing for a violation of such laws, regulations, and ordinances in connection with the  
335 improvements. Without limiting the foregoing, RPF understands, acknowledges, and  
336 agrees that before beginning construction of the Phase 2 Improvements on the Site, RPF  
337 must execute and deliver to King County a performance and payment bond in an amount  
338 equal to one hundred percent of the estimated full value of the Phase 2 Improvements  
339 construction contract, on a form acceptable to King County with an approved surety  
340 company and in compliance with RCW Ch. 39.08. King County must be named as the  
341 beneficiary of the payment and performance bond. RPF must notify the surety of any  
342 changes in the work. RPF must promptly furnish additional bond security to protect King  
343 County and persons supplying labor or materials required to construct the Phase 2  
344 Improvements if (a) King County has a reasonable objection to any surety; (b) any surety  
345 fails to furnish reports on its financial condition pursuant to King County's request; or (c)  
346 the estimated cost of the Phase 2 Improvements increases beyond the bond amount.

347  
348 3.10 CONTRACTOR INDEMNIFICATION AND HOLD HARMLESS. RPF will require its  
349 construction contractors and subcontractors to defend, indemnify and hold King County,  
350 the City of Maple Valley their officers, officials, employees, and volunteers harmless  
351 from any and all claims, injuries, damages, losses, or suits including attorney's fees and  
352 costs, arising out of or in connection with the design, development, and construction of  
353 the Phase 2 Improvements (hereinafter "Design and Construction Phase"), except for  
354 injuries and damages caused solely by the negligence of King County or the City of  
355 Maple Valley. The indemnification and hold harmless language will be at least as broad  
356 as that set forth in Section 5.19 of this Agreement.

357



358 In the event it is determined that RCW 4.24.115 applies to this Agreement, the  
359 Contractors shall agree to protect, defend, indemnify and save the County/City of Maple  
360 Valley, its/their officers, officials, employees and agents from any and all claims,  
361 demands, suits, penalties, losses damages judgments, or costs of any kind whatsoever for  
362 bodily injury to persons or damage to property (hereinafter "claims"), arising out of or in  
363 any way resulting from the Contractor's officers, employees, agents and/or subcontractors  
364 of all tiers, acts or omissions, performance of failure to perform the rights and privileges  
365 granted under this Agreement, to the maximum extent permitted by law or as defined by  
366 RCW 4.24.115, as now enacted or hereafter amended.

367  
368 3.11 CONTRACTOR INSURANCE. In addition to coverages provided in 3.12 and 3.13, RPF  
369 will require its construction contractors and subcontractors to carry insurance meeting all  
370 requirements set forth in *Section 4* of this Agreement.

371  
372 3.12 BUILDER'S RISK INSURANCE. RPF will require its construction contractors to  
373 procure and maintain, for the duration of the Construction Phase of the Phase 2  
374 Improvements, builder's risk insurance covering King County, the City of Maple Valley,  
375 RPF and the construction contractor in the work as their interests may appear. The  
376 builders risk insurance will be in the amount of the completed value of the Phase 2  
377 Improvements with no coinsurance provisions. Builder's risk insurance will be on an all-  
378 risk policy form and will insure against the perils of fire and extended coverage and  
379 physical loss or damage including flood and earthquake, theft, vandalism, malicious  
380 mischief, collapse, temporary buildings, and debris removal. This builder's risk insurance  
381 covering the work will have a deductible no larger than Five Thousand Dollars for each  
382 occurrence, which will be the responsibility of the construction contractor. Higher  
383 deductibles for flood and earthquake perils may be accepted by King County upon  
384 written request by RPF and written acceptance by King County. Any increased  
385 deductibles accepted by King County will remain the responsibility of the construction  
386 contractor. The Builders Risk insurance will be maintained until final acceptance of the  
387 work by RPF and King County. King County and the City of Maple Valley shall be a loss  
388 payee as their interests may appear.

389  
390 3.13 PROFESSIONAL ERRORS AND OMISSIONS. RPF must require its professional  
391 service providers to carry insurance meeting all requirements set forth in *Section 4* of this  
392 Agreement. In addition, RPF must require its professional service providers to carry  
393 professional liability errors and omissions insurance in an amount of not less than One  
394 Million Dollars per claim/aggregate. RPF must require its professional service providers  
395 to provide copies of all insurance certificates or insurance policies to King County upon  
396 request.

397  
398 3.14 SUBCONTRACTORS. RPF will require its construction contractors during the Design  
399 and Construction Phase to include all subcontractors as insured under its policies or will  
400 furnish separate certificates and endorsements for each subcontractor. All coverage for  
401 subcontractors will be subject to all of the same insurance requirements as stated herein  
402 for the construction contractor.

403

- 404 3.15 INSURANCE COVERAGE TYPE AND DURATION. Each insurance policy must be  
405 written on an “occurrence” form; except that insurance on a “claims made” form may be  
406 acceptable with prior approval by the King County Office of Risk Management. If  
407 coverage is approved and purchased on a “claims made” basis, RPF warrants  
408 continuation of coverage, either through policy renewals or the purchase of an extended  
409 discovery period, if such extended coverage is available, for not less than three years  
410 from the date of contract termination or expiration, and/or conversion from a “claims  
411 made” form to an “occurrence” coverage form.  
412
- 413 3.16 VERIFICATION OF COVERAGE. RPF will furnish Parks with original certificates and  
414 a copy of the amendatory endorsements, including but not necessarily limited to the  
415 additional insured endorsement, evidencing the commercial general liability insurance of  
416 the construction contractor before commencement of the work. Before any exposure to  
417 loss may occur, RPF will file with Parks a copy of the builder's risk insurance policy that  
418 includes all applicable conditions, exclusions, definitions, terms, and endorsements  
419 related to work under this Agreement.  
420
- 421 3.17 ACCEPTABILITY OF INSURERS. Unless otherwise approved by Parks, the following  
422 provisions apply exclusively during the Design and Construction Phase:  
423
- 424 A. Insurance is to be placed with insurers with a Best's rating of no less than A: VIII, or,  
425 if not rated by Best's, with a rating in one of the two highest categories maintained by  
426 Standard and Poor's Rating Group and Moody's Investor Service.  
427
- 428 B. If at any time any of the foregoing policies fail to meet the above minimum standards,  
429 then RPF will, upon notice to that effect from King County, promptly obtain a new  
430 policy, and submit the same to Parks with certificates and endorsements, for  
431 approvals.  
432
- 433 C. The required liability insurance policies (except Professional and Workers  
434 Compensation) are to be endorsed to:
- 435 • Name “King County, the City of Maple Valley, their officers, officials, agents and  
436 employees” as additional insured with respect to use of the Site as outlined in this  
437 Agreement (Form CO 2026 or CO 2010 11/85 or its equivalent); Coverage shall  
438 include both on-going operations and products-completed operations.
  - 439 • Such coverage shall be primary and non-contributory insurance as respects King  
440 County and the City of Maple Valley;
  - 441 • State that RPF's or its contractor's insurance shall apply separately to each insured  
442 against whom claim is made or suit is brought except with respect to the limits of  
443 the insurer's liability;
  - 444 • State that coverage shall not be suspended, voided, canceled, reduced in coverage  
445 or in limits except after forty-five days prior written notice to King County.  
446
- 447 3.18 WAIVER OF SUBROGATION. RPF will cause its contractors and subcontractors and  
448 their insurance carriers to release and waive all rights of subrogation against King County  
449 during the Design and Construction Phase to the extent a loss is covered by property

450 insurance in force. Except as otherwise provided in Section 3 of this Agreement, RPF  
451 hereby releases from liability and waives all right of recovery against King County or the  
452 City of Maple Valley for any loss from perils insured against or under the respective fire  
453 insurance policies of its contractors, subcontractors, or any of them, including any  
454 extended coverage endorsements thereto; provided, that this provision shall be  
455 inapplicable if it would have the effect of invalidating any insurance coverage of RPF,  
456 the City of Maple Valley or King County.

457  
458 3.19 INSURANCE PROVISIONS ARE MATERIAL TERMS. By requiring such minimum  
459 insurance as described in this *Section 3* and *Section 4*, King County shall not be deemed  
460 or construed to have assessed the risks that may be applicable to RPF under this  
461 Agreement. RPF shall assess its own risks and, if it deems appropriate and/or prudent,  
462 maintain greater limits and/or broader coverage. Nothing contained within this Section 3  
463 shall be deemed to limit the scope, application, and/or limits of the coverage afforded by  
464 the policies specified herein, which coverage will apply to each insured to the full extent  
465 provided by the terms and conditions of the policies. Nothing contained within this  
466 *Section 3* and *Section 4* shall effect and/or alter the application of any other provision  
467 contained within this Agreement. Failure by RPF, its agents, employees, officers, and/or  
468 subcontractors to comply with these insurance requirements shall constitute a material  
469 breach of this Agreement.

470

471

#### SECTION 4. USE OF FACILITY

472

473 4.1 STEWARDSHIP. RPF must be a good steward of the Facility and Site. All approved  
474 activities and use by RPF shall be considerate of the capital, programmatic, and  
475 environmental value of the Facility and Site to the greatest extent possible. All approved  
476 construction, maintenance, and other modifications by RPF shall strictly adhere to all  
477 applicable environmental laws and regulations at all times.

478

479 4.2 FACILITY USE POLICY. RPF shall comply with the Good Neighbor/Facility Use Policy  
480 (Exhibit B) (hereinafter "Use Policy") as it may be modified by Parks from time to time  
481 to ensure positive relations with the surrounding community, as well as other current or  
482 future Site users. The Use Policy shall be posted in clear view at the Facility and/or  
483 integrated into posted or otherwise distributed use rules for the Site.

484

485 4.3 FACILITY PROGRAMMING. All costs associated with RPF's programming and use of  
486 the Facility will be the responsibility of RPF, but scheduled through Parks. All non-RPF  
487 use of the Facility shall be scheduled by and through Parks' scheduling office.  
488 Additionally, the Facility shall be available to the public for drop-in use or other non-  
489 scheduled community uses or activities.

490

491 A. By January 15 of each calendar year, RPF shall provide Parks with a master schedule  
492 (hereinafter "RPF Master Schedule") of its anticipated use for that year (e.g., hours  
493 and days of use) up to five thousand (5,000) hours for RPF programming and Maple  
494 Valley's anticipated use that year up to one thousand (1,000) hours for City  
495 programming in order that Parks may schedule Facility use by others around RPF's

496 reserved use. The Parties recognize that the RPF Master Schedule may require  
497 periodic supplementation to accommodate RPF's changing practice needs and game  
498 schedules. At the beginning of each month (or earlier, if the need for schedule  
499 changes is known), RPF shall timely provide Parks with a revised monthly schedule if  
500 RPF's anticipated field use will deviate from the RPF Master Schedule. Any  
501 requested modifications to the RPF Master Schedule shall be approved by Parks  
502 unless (i) the request is determined by Parks to be unreasonable or (ii) the time  
503 requested by RPF is already scheduled by Parks for non-RPF use and cannot be  
504 reasonably re-scheduled. The Parties agree to coordinate in good faith with respect to  
505 all scheduling of the Facility.

506  
507 B. In order to submit the RPF Master Schedule timely, no later than December of each  
508 year for the duration of the initial Term of the Agreement, RPF will meet with the  
509 City to agree on the City's priority use scheduling for the following year to include  
510 the City's use hours in the RPF Master Schedule.

511  
512 4.4 PUBLIC USE. RPF's use is limited to:

- 513  
514 A. Soccer  
515 B. Baseball/Softball  
516 C. Lacrosse  
517 D. Football  
518 E. Other field sport uses  
519 F. Picnicking and passive recreation (meadow, trails, playgrounds, etc.)  
520 G. Community Events  
521 H. All other public uses appropriate for the Facility as determined by Parks.

522  
523 All uses must be scheduled through the scheduling office or otherwise on the official  
524 scheduling office calendar.

525  
526 4.5 OPERATING HOURS. Regular hours of operations shall be limited to 8:00 a.m. to 11:00  
527 p.m. Any additional public field use shall be scheduled and approved by Parks in  
528 consultation with RPF.

529  
530 4.6 INCIDENTAL USES. RPF may conduct tax-exempt fundraising activities to support the  
531 Site, the Facility, and RPF's own beneficial or charitable mission as a nonprofit  
532 Washington corporation, provided that such fundraising activities shall not displace  
533 public use of the Site or the Facility. Such activities shall be shown on RPF's Master  
534 Schedule.

535  
536 4.7 SECURITY AND NUISANCE DURING USE. RPF will use the Site and the Facility for  
537 no unlawful purposes and will not use or occupy the Site in any manner which would  
538 constitute a public nuisance or otherwise violate federal, state, or local laws.

539  
540 4.8 Not used.

541

- 542 4.9 PERFORMANCE REPORT. At the end of each calendar year during the Term, RPF  
543 shall furnish the Division with a summary of the prior year's use by RPF for approved  
544 activities on the Site or at the Facility.  
545
- 546 4.10 LIMITED USE. RPF shall use the Facility for no business or purpose other than as  
547 explicitly provided under *Sections 4.4 and 4.6* of this Agreement or as otherwise  
548 generally permitted to members of the public.  
549
- 550 4.11 SIGNS. No sign, advertisement, notice, or other lettering will be exhibited, inscribed,  
551 painted, or affixed by RPF nor allowed by RPF to be exhibited, inscribed painted, or  
552 affixed on any part of the Facility without the prior written approval of Parks. All new  
553 Facility and/or Site signs shall follow the King County Sign System Guide and shall be  
554 manufactured and installed by King County, unless RPF receives prior written approval  
555 from Parks to do otherwise. Written approval shall be requested through Parks' liaison. If  
556 RPF violates this provision, Parks may remove the sign without any liability and may  
557 charge the expense incurred by such removal to the RPF. All signs erected or installed  
558 pursuant to Parks' prior written approval shall also comply with any applicable federal,  
559 state, or local statutes, ordinances or regulations.  
560
- 561 4.12 RIGHT TO INSPECT. King County at its discretion reserves the right to review and  
562 approve RPF' s use of the Facility and compliance with this Agreement. If Parks does not  
563 approve of RPF's use and compliance, Parks will timely notify RPF in writing of the  
564 specific items that Parks deems objectionable. RPF agrees to undertake reasonable  
565 corrective action within a time period agreed to by the Parties, or if no time period is  
566 agreed, within sixty days.  
567
- 568 4.13 MINIMUM SCOPE OF INSURANCE FOR RPF. In addition to Contractor's insurance  
569 requirements set forth in *Section 3*, no later than the Effective Date of this Agreement, ,  
570 RPF will at a minimum procure and maintain insurance that covers RPF' s activities and  
571 usage of the Facility and Site as follows:  
572
- 573 4.13.1 Commercial General Liability Coverage shall be at least as broad as Insurance  
574 Services Office form number CG00 01, covering commercial general liability  
575 with a limit of not less than one Million Dollars combined single limit per  
576 occurrence, Two Million Dollars aggregate.  
577
- 578 4.13.2 Automobile Liability. Coverage shall be at least as broad as Insurance Services  
579 Office form number (CA 00 01) covering business automobile coverage, symbol  
580 1 "any auto"; or the combination of symbols 2, 8 and 9, One Million Dollars  
581 combined single limit per accident. If the work involves the transport of  
582 pollutants (as defined by the standard auto policy exclusion of pollution) the  
583 auto policy shall be endorsed to include endorsements CA 9948 (or its  
584 equivalent) and MCS 90.  
585
- 586 4.13 .3 Workers' Compensation. Statutory requirements of the State of residency.  
587 Coverage shall be at least as broad as Workers' Compensation coverage, as

588 required by the Industrial Insurance Act of the State of Washington, as  
589 well as any similar coverage required for this work by applicable Federal or  
590 "other States" State Law. Limit: statutory limits.

591  
592 4.13.4 Employer's Liability or "Stop Gap". Coverage shall be a least as broad as the  
593 protection provided by the Workers Compensation policy Part 2 (Employers  
594 Liability) or, in states with monopolistic state funds, the protection provided by  
595 the "Stop Gap" endorsement to the general liability policy. Limit: One Million  
596 Dollars.

597  
598 4.13.5 "All Risk" Property Insurance, including Earthquake and Flood. Coverage shall  
599 include the replacement value of all improvements. King County shall be a loss  
600 payee as its interest may appear.

601  
602 4.14 DEDUCTIBLES AND SELF-INSURED RETENTIONS. Any deductibles or self-insured  
603 retentions must be declared to and approved by King County. The deductible and/or self-  
604 insured retention of the policies will not limit or apply to King County and will be the  
605 sole responsibility of RPF.

606  
607 4.15 OTHER INSURANCE PROVISIONS. The insurance policies required by *Section 4* of  
608 this Agreement shall also contain or be endorsed to contain the following provisions  
609 where applicable:

610  
611 A. LIABILITY POLICIES.

- 612  
613 1. Each insurance policy will be written on an "occurrence" form.  
614 2. King County, the City of Maple Valley their officers, officials, employees, and  
615 agents are to be covered as additional insureds as respects liability arising out of  
616 activities and usage by RPF of the Facility and Site. Additional insured status  
617 shall include on-going operation and products-completed operations.  
618 3. RPF's commercial general liability insurance coverage will be primary insurance  
619 as respects King County, the City of Maple Valley their officers, officials,  
620 employees, and agents. Any insurance and/or self-insurance maintained by King  
621 County, the City of Maple Valley, its officers, officials, employees or agents will  
622 not contribute with RPF's insurance or benefit RPF in any way.

623  
624 B. Coverage will not be suspended, voided, canceled, reduced in coverage or in limits  
625 except by the reduction of the applicable aggregate limits by claims paid, until after  
626 forty-five days prior written notice has been given to RPF and Parks.

627  
628 C. RPF's insurance will apply separately to each insured against whom a claim is made  
629 and/or lawsuit is brought, except with respect to the limits of the insurer's policy.

630  
631 4.16 ACCEPT ABILITY OF INSURERS. Unless otherwise approved by Parks, the following  
632 provisions apply exclusively to RPF' s activities and usage:

633

634 A. Insurance is to be placed with insurers with a Best's rating of no less than A: VIII, or,  
635 if not rated by Best's, with a rating in one of the two highest categories maintained by  
636 Standard & Poor's Rating Group and Moody's Investor Service.

637  
638 B. If at any time any of the foregoing policies fail to meet the above minimum standards,  
639 then RPF will, upon notice to that effect from King County, promptly obtain a new  
640 policy, and submit the same to King County with certificates and endorsements, for  
641 approvals.

642  
643 4.17 WAIVER OF SUBROGATION. RPF and its insurance carriers will release and waive all  
644 rights of subrogation against King County to the extent a loss is covered by property  
645 insurance in force. RPF hereby releases from liability and waives all right of recovery  
646 against King County for any loss from perils insured against or under their respective fire  
647 insurance policies, including any extended coverage endorsements thereto; provided, that  
648 this provision shall be inapplicable if it would have the effect of invalidating any  
649 insurance coverage of RPF or King County.

650  
651 4.18 INSURANCE LIMITS AND DOCUMENTATION.

652  
653 A. By requiring such minimum insurance as specified herein, neither party is deemed to,  
654 or construed to, have assessed the risks that may be applicable to the other party to  
655 this Agreement. RPF will assess its own risks and, if it deems appropriate or prudent,  
656 or both, maintain greater limits or broader coverage.

657  
658 B. RPF will furnish Parks with certificates of insurance and endorsements as required by  
659 this Agreement. The certificates and endorsements for each policy are to be signed by  
660 a person authorized by that insurer to bind coverage on its behalf. The certificates and  
661 endorsements for RPF's insurance are to be on forms approved by King County and  
662 are to be received and approved by King County prior to the Effective Date of this  
663 Agreement. Parks reserves the right to require complete certified copies of all  
664 required policies at any time. The County reserves the right to withhold its Two  
665 Million Dollar contribution to the Phase 2 Improvements, as specified in *Section 2.7*,  
666 until proof of insurance acceptable to King County is provided.

667  
668 4.19 KING COUNTY INSURANCE. RPF acknowledges, agrees, and understands that King  
669 County is self-insured for all of its liability exposures, including but not limited to  
670 worker's compensation. King County agrees, at its own expense, to maintain through its  
671 self-insurance program coverage for its liability exposures for the duration of this  
672 Agreement, or, at King County's sole discretion, to purchase equivalent insurance  
673 coverage through an insurance policy or policies, or through a risk sharing pool. King  
674 County agrees to provide RPF with at least thirty days prior written notice of any change  
675 in its self-insured status and will upon request provide RPF with a letter of self-insurance  
676 as adequate proof of insurance.

677

**SECTION 5. GENERAL TERMS AND CONDITIONS**

5.1 **PARTIES; NOTICES.** All communications, notices, coordination, and other tenets of this Agreement shall be managed by:

**If to Parks:**

T.J. Davis, CPG Manager  
Parks and Recreation Division  
Department of Natural Resources and Parks  
201 South Jackson Street, Suite 700  
Seattle, WA 98104-3855  
Email: tj.davis@kingcounty.gov  
Phone: 206-229-3965

**If to RPF:**

Rob Nist, Co-Founder  
Ravensdale Park Foundation  
PO Box 1001  
Ravensdale, WA 98038  
Email: rob@seattlebox.com  
Phone: 206-849-7101

5.2 **NONDISCRIMINATION.** RPF will comply with King County Code ("K.C.C.") Chapter 12.16 regarding nondiscrimination in employment, K.C.C. Chapter 12.17 regarding nondiscrimination in contracting, and K.C.C. Chapter 12.18 regarding fair employment practices.

A. **EMPLOYMENT.** RPF does not anticipate hiring any employees to develop the Facility or otherwise perform its obligations under this Agreement. If RPF should elect to do so, however, RPF agrees not to discriminate against any employee or applicant for employment because of sex, race, color, creed, national origin, sexual orientation, gender identity or expression, marital status or the presence of any sensory, mental, or physical handicap or age, except by minimum age and retirement provisions, unless based upon a bonafide occupational qualification. This requirement shall apply without limitation to all aspects of employment (including lay-offs or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship) and advertisement.

B. **SERVICES AND ACTIVITIES.** No person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, sexual orientation, gender identity or expression, age (except minimum age and retirement provisions), marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for termination or suspension in whole or in part of this Agreement by King County and may result in ineligibility for further King County agreements.

C. **OTHER NONDISCRIMINATION LAWS.** RPF shall also comply with all applicable anti-discrimination -laws or requirements of any and all jurisdictions having authority.

5.3 **ASSIGNMENT.** RPF may not assign this Agreement or any interest therein without King County's prior written approval. King County will have the right to sell or otherwise



724 transfer or dispose of the Site or the Facility, or to assign this Agreement or any interest  
725 of the County hereunder, provided that in the event of sale or transfer of the Site or the  
726 Facility, King County will arrange for the purchaser or transferee to assume the  
727 Agreement and King County's obligations hereunder.

728  
729 5.4 ADVERTISING RESTRICTIONS. RPF understands that the advertising of tobacco  
730 products as defined in King County Code 12.51 and spirits as defined in King County  
731 Ordinance No. 14509 is strictly prohibited. RPF further understands that pursuant to  
732 Ordinance No. 14509, additional subject-matter restrictions on advertising may be  
733 imposed by the Director of the King County Parks and Recreation Division ("Director").  
734 If the Director imposes additional restrictions, a copy of the restrictions will be included  
735 in an attachment hereto over time. Therefore, RPF expressly covenants that neither it nor  
736 any of its sponsors or concessionaires will at any time display, promote, or advertise any  
737 tobacco products, spirits, or other subject matter expressly prohibited by the Director.  
738 RPF further agrees that any violation of this *Section 5.4* by it will be a material breach of  
739 its contractual obligations to Parks pursuant to this Agreement.

740  
741 5.5 SOLICITING. Except as otherwise provided in this Agreement, canvassing, soliciting, or  
742 peddling in the Site, the Facility, or in adjacent areas are each prohibited without the prior  
743 written approval from Parks.

744  
745 5.6 POWERS OF THE COUNTY. Nothing contained in this Agreement will be considered  
746 to diminish the governmental or police powers of King County.

747  
748 5.7 FORCE MAJEURE. The performance of this Agreement by either party is subject to acts  
749 of God, war, government regulation or advisory, disasters, fire, accidents or other  
750 casualty, strikes or threat of strikes, civil disorder, acts and/or threats of terrorism, or  
751 curtailment of transportation services or facilities, cost or availability of power, or similar  
752 causes beyond the control of either party making it illegal, impossible, or impracticable to  
753 hold, reschedule, or relocate the RPF's use of the Site or the Facility as contemplated  
754 herein. Either party may terminate or suspend its obligations under this Agreement if  
755 such obligations are prevented by any of the above events to the extent such events are  
756 beyond the reasonable control of the party whose reasonable performance is prevented.

757  
758 5.8 AGREEMENT IS PUBLIC DOCUMENT. This Agreement will be considered a public  
759 document and will be available for inspection and copying by the public.

760  
761 5.9 TAXES. RPF agrees to pay on a current basis all applicable taxes or assessments levied  
762 on its activities; PROVIDED, however, that nothing contained herein will modify RPF's  
763 right to contest any such tax, and RPF will not be deemed to be in default as long as it  
764 will, in good faith, be contesting the validity or amount of any such taxes.

765  
766 5.10 NO RPF LIENS. RPF acknowledges and agrees that it has no authority, express or  
767 implied, to create or place any lien or encumbrance of any kind or nature whatsoever  
768 upon, or in any manner to bind, the interest of King County in the fee interest in the Site  
769 or in the Facility, or to charge fees for any claim in favor of any person or entity dealing

770 with RPF, including those who may furnish materials or perform labor for any  
771 construction or repairs. If any such liens are filed, King County may, without waiving its  
772 rights and remedies for breach, and without releasing RPF from its obligations under this  
773 Agreement, require RPF to post security in form and amount reasonably satisfactory to  
774 King County or to cause such liens to be released by any means King County deems  
775 proper, including payment upon satisfaction of the claim giving rise to the lien. RPF will  
776 pay to King County upon demand any sum paid by King County to remove the liens.  
777 Further, RPF agrees that it will save and hold King County harmless from any and all  
778 loss, cost, or expenses based on or arising out of the asserted claims or liens, except those  
779 of the lender, against this Agreement or against the right, title and interest of King  
780 County in the Site and the Facility or under the terms of this Agreement, including  
781 reasonable attorney's fees and costs incurred by King County to remove such liens, and in  
782 enforcing this **Section 5.10**. Additionally, it is mutually understood and agreed that this  
783 **Section 5.10** is intended to be a continuing provision applicable to future repairs and  
784 improvements after the initial development and construction of the Site and the Facility.

785 5.11 RECORDS, AUDITS AND INSPECTIONS. During this Term of this Agreement, RPF's  
786 books, records and other materials related to any matters covered by this Agreement and  
787 not otherwise privileged shall be subject to inspection, review, and/or audit by King  
788 County at King County's sole expense. Such books, records and other materials shall be  
789 made available for inspection during regular business hours within a reasonable time of  
790 the request.  
791

792 5.12 ENTRY BY KING COUNTY. King County may enter the Site or the Facility during  
793 RPF' s usage for any reason. Any person or persons who may have an interest in the  
794 purposes of King County's visit may accompany King County. King County has the right  
795 to use any and all means that King County deems proper to open doors and gates to  
796 obtain entry to the Site or to the Facility.  
797

798 5.13 COMPLIANCE WITH ALL LAWS AND REGULATIONS. In using the Facility, RPF  
799 and its members shall comply with all applicable laws, ordinances, and regulations from  
800 any and all authorities having jurisdiction and, specifically, the requirements of the  
801 Washington Industrial Safety and Health Act (WISHA). RPF specifically agrees to  
802 comply and pay all costs associated with achieving such compliance without notice from  
803 King County, and further agrees that King County does not waive this provision by  
804 giving notice of demand for compliance in any instance.  
805

806 5.14 INTERPRETATION OF COUNTY CODE AND RULES. If there is any question  
807 regarding the interpretation of any provision of King County Code or any King County  
808 rule or regulation, King County's decision will govern and will be binding upon RPF.  
809

810 5.15 PERMITS AND LICENSES. RPF will obtain and maintain, at its own costs and expense,  
811 all necessary permits, licenses, and approvals required for the activities contemplated  
812 under this Agreement.  
813

814 5.16 RISK OF LOSS. All personal property of any kind or description whatsoever on the Site  
815 or the Facility shall be at RPF's sole risk, and King County will not be liable for any

816 damage done to, or loss of, such personal property. However, RPF will not be responsible  
817 for losses or claims of stolen property during King County scheduled use of the Site or  
818 the Facility by persons or entities other than RPF.

819

820 5.17 ENVIRONMENTAL LIABILITY.

821

822 A. "Hazardous Materials" as used herein shall mean any hazardous, dangerous or toxic  
823 wastes, materials, or substances as defined in state or federal statutes or regulations as  
824 currently adopted or hereafter amended.

825

826 B. RPF shall not, without first obtaining Parks' written approval, apply, store, deposit,  
827 transport, release, or dispose of any hazardous substances, petroleum products,  
828 sewage, medicinal, bacteriological, or toxic materials, or pollutants, on the Facility or  
829 Site. All approved application, storage, deposit, transportation, release, and disposal  
830 shall be done safely and in compliance with applicable laws.

831

832 C. Nothing in this Agreement shall be deemed to waive any statutory claim for  
833 contribution that RPF might have against King County under federal or state  
834 environmental statutes that arises from hazardous materials deposited or released on  
835 the Site by King County. RPF may not, however, assert such a claim to the extent that  
836 RPF creates the need for or exacerbates the cost of remediation upon which a  
837 statutory claim for contribution is based as a result of RPF performing construction  
838 activities on the Site, changing the configuration of the Site, or changing the use of  
839 the Site.

840

841 D. If RPF discovers the presence of hazardous materials at levels that could give rise to a  
842 statutory claim for contribution against King County it shall immediately notify Parks  
843 in writing. RPF shall provide such notice not more than ten days after discovery. The  
844 Parties shall make their best efforts to reach agreement as to which party is  
845 responsible for remediation under the terms of this Agreement prior to undertaking  
846 any remediation.

847

848 E. In no event shall King County be responsible for any costs of remediation that exceed  
849 the minimum necessary to satisfy the state or federal agency with jurisdiction over the  
850 remediation.

851

852 5.18 NO EMPLOYMENT RELATIONSHIP. In providing services under this Agreement,  
853 RPF is an independent contractor, and neither it nor its officers, agents, employees, or  
854 subcontractors are employees of King County for any purpose. RPF shall be responsible  
855 for all federal and/or state tax, industrial insurance, and Social Security liability that may  
856 result from the performance of and compensation for these services and shall make no  
857 claim of career service or civil service rights which may accrue to a County employee  
858 under state or local law. King County assumes no responsibility for the payment of any  
859 compensation, wages, benefits, or taxes by, or on behalf of RPF, its employees,  
860 subcontractors, and/or others by reason of this Agreement.

861

862 5.19 INDEMNIFICATION AND HOLD HARMLESS.  
863

864 A. To the maximum extent permitted by law, RPF agrees to defend, indemnify, and save  
865 harmless The City of Maple Valley and King County, its/their officers, agents and  
866 employees, from and against any and all suits, claims, actions, losses, costs, penalties,  
867 judgments, settlements and damages of whatsoever kind or nature arising out of, in  
868 connection with, or incident to the performance or non-performance of the duties  
869 pursuant to the Agreement, and/or the negligent performance of work or services  
870 performed by or on behalf of RPF, except for liability arising out of or caused by the  
871 sole negligence of the City of Maple Valley or King County. RPF expressly and  
872 specifically agrees that its obligations under this *Section 5.19* extend to any claim,  
873 demand, and/or cause of action brought by or on behalf of any of its employees, or  
874 agents. For this purpose, RPF, hereby expressly and specifically waives, with respect  
875 to King County and the City of Maple Valley only, any immunity that would  
876 otherwise be available against such claims under the Industrial Insurance provisions  
877 of Title 51 RCW, but only to the extent necessary to indemnify King County and the  
878 City of Maple Valley.  
879

880 B. In the event of litigation between the parties to enforce the rights under this  
881 paragraph, reasonable attorney fees shall be allowed to the prevailing party. The  
882 indemnification, protection, defense and save harmless obligations contained herein  
883 shall survive the expiration, abandonment or termination of this Agreement. Nothing  
884 contained within this provision shall affect and/or alter the application of any other  
885 provision contained within this agreement.  
886

887 C. In the event it is determined that RCW 4.24.115 applies to this Agreement, RPF  
888 agrees to protect, defend, indemnify and save the City of Maple Valley and King  
889 County, its/their officers, officials, employees and agents from any and all claims,  
890 demands, suits, penalties, losses damages judgments, or costs of any kind whatsoever  
891 for bodily injury to persons or damage to property (hereinafter "claims"), arising out  
892 of or in any way resulting from RPF's officers, employees, agents and/or  
893 subcontractors of all tiers, acts or omissions, performance of failure to perform the  
894 rights and privileges granted under this Agreement, to the maximum extent permitted  
895 by law or as defined by RCW 4.24.115, as now enacted or hereafter amended.  
896

897 D. In all contracts entered into by RPF in conjunction with its duties under this  
898 Agreement, RPF will include a hold harmless provision similar to this *Section 5.19* to  
899 protect King County.  
900

901 5.20 WAIVER OF BREACH. Waiver of any breach of this Agreement shall not be deemed to  
902 be a waiver of any other or subsequent breach and shall not be construed to be a  
903 modification of the terms of the Agreement unless stated to be such through written  
904 approval by King County, which shall be attached to the original Agreement.  
905

906 5.21 ADDITIONAL TERMS. King County reserves the right to modify this agreement as  
907 necessary to equitably address unforeseen circumstances that may arise. The Parties agree

908 to cooperate in good faith and in the spirit of this Agreement with respect to any such  
909 requested modifications. Any such amendments or addendums to this Agreement shall be  
910 in writing, executed with equal formality as this Agreement and subject to approval by  
911 ordinance. Notwithstanding the foregoing, King County Council approval shall not be  
912 required for any amendment to add Exhibit C to this Agreement.  
913

914 5.22 **DISPUTE RESOLUTION**. The Parties agree to use their best efforts to resolve disputes  
915 regarding this Agreement in an economic and time efficient manner to advance the  
916 purposes of this Agreement. In the event that a dispute arises and cannot be resolved  
917 within two days of the dispute occurring, the field development director of RPF and the  
918 CPG manager from Parks shall meet in person, within four days of the dispute arising,  
919 and work to resolve the dispute. RPF and Parks shall attempt to resolve such dispute as  
920 expeditiously as possible and will cooperate so that the express purposes of this  
921 Agreement are not frustrated, and so that any design, planning, construction, or use of the  
922 Facility or the Site is not delayed or interrupted. Provided, that nothing in this **Section**  
923 **5.22** shall otherwise limit the Parties' legal, equitable, or other rights or remedies.  
924

925 5.23 **TERMINATION/NOTICE/CURE**. In recognition that RPF shall invest substantial funds  
926 to develop the Facility at the Site, and recognizing that King County has fiduciary  
927 responsibilities to its residents and taxpayers that may change over time, the Parties agree  
928 that this Agreement may be terminated as follows:  
929

930 A. FAILURE TO PERFORM.

931  
932 1. **OBLIGATION TO PERFORM**. Nothing herein shall imply any duty upon King  
933 County to do any work required to be performed by RPF in this Agreement, and  
934 the performance thereof by King County will not constitute a waiver of RPF's  
935 default. King County will not in any event be liable for inconvenience,  
936 annoyance, and disturbance in its activities on the Site or the Facility, provided  
937 that King County will not intentionally permit a loss of business or other damage  
938 to RPF by reason of King County's actions pertaining to the Site or the Facility.  
939

940 2. **PAYMENTS TO OTHER PARTIES**. Except as expressly provided hereunder, all  
941 obligations of RPF under this Agreement will be performed by RPF at RPF's sole  
942 cost and expense. If RPF fails to pay any sum of money owed to any party other  
943 than King County for which RPF is liable hereunder, or if RPF fails to perform  
944 any other act on its part to be performed hereunder, and such failure continues for  
945 ten days after notice thereof by King County, King County may, without waiving  
946 or releasing RPF from its obligations, make any such payment or perform any  
947 such other act to be made or performed by RPF. Thereafter, on written demand by  
948 King County, RPF shall promptly pay to King County an amount equal to all  
949 sums so paid by King County, together with all necessary incidental costs  
950 incurred by King County, plus interest on the sum total of such sums and costs.  
951 For purposes of this **Section 5.23.A.2**, interest will be calculated at the lesser of  
952 one percent per month or the maximum rate permissible by law, beginning on the  
953 date that King County first makes a payment on behalf of RPF. RPF understands,

954 acknowledges, and agrees that King County is under no obligation to make any  
955 payment on behalf of RPF.

956

957 B. DEFAULT.

958

959 1. PARKS' DEFAULT. Parks will not be in default unless Parks fails to perform an  
960 obligation within sixty days after notice by RPF, which notice must specify the  
961 alleged breach; provided that if the nature of Parks' breach is such that more than  
962 sixty days are reasonably required for cure, then Parks will not be in default if  
963 Parks commences to cure within sixty days of RPF's notice and thereafter  
964 diligently pursues completion and completes performance within a reasonable  
965 time.

966

967 2. RPF'S DEFAULT. The occurrence of any one or more of the following events  
968 constitutes a default by RPF under this Agreement:

969

970 (1) RPF will be in default of the performance of any covenants, conditions, or  
971 provisions of this Agreement, other than the covenants for the payment of use fees  
972 required by this Agreement, where such failure continues for a period of sixty  
973 days after written notice is given by King County; provided that if the nature of  
974 RPF's breach is such that more than sixty days are reasonably required for cure,  
975 then RPF will not be in default if RPF commences to cure within sixty days of  
976 King County's notice and thereafter diligently pursues completion and completes  
977 performance within a reasonable time; or

978

979 (2) RPF will be adjudged bankrupt, make a general assignment for the benefit of  
980 creditors, or take the benefit of any insolvency act, or if a permanent receiver and  
981 trustee in bankruptcy is appointed for RPF's estate and such appointment is not  
982 vacated within sixty days; or

983

984 (3) RPF purports to assign the Site or the Facility is used by RPF for activities  
985 other than in accordance with the terms of this Agreement, and such default is not  
986 cured within thirty days after written notice from King County to RPF; or

987

988 (4) RPF fails to make any payment when due, or fails to make any other payment  
989 required hereunder when due, when that failure is not cured within thirty days  
990 after mailing of written notice thereof by King County.

991

992 C. TERMINATION FOR CHANGE IN RPF STATUS. King County may terminate this  
993 Agreement without penalty or liability if, at any time during the Term of this  
994 Agreement, RPF loses or changes its status: ( 1) as an active Washington nonprofit  
995 corporation; or (2) as a tax-exempt organization under section 501(c)(3) of the  
996 Internal Revenue Code as now or hereafter codified. Provided, that King County will  
997 not terminate the Agreement under this **Section 5.23.C** if RPF reasonably cures any  
998 and all such loss or change of status.

999

1000 D. DEFAULT FOR OTHER CAUSE. This Agreement may be immediately terminated  
1001 for other cause by a party if the other party substantially fails to perform its  
1002 obligations under this Agreement, through no fault of the terminating party, and the  
1003 non-performing party does not commence correction of the failure of performance  
1004 within sixty days of the terminating party's sending notice to the non-performing  
1005 party.  
1006

1007 E. OTHER RPF TERMINATION. RPF may terminate this Agreement for any reason  
1008 upon twelve months prior notice in writing to King County. In this event RPF shall  
1009 not be entitled to any compensation from King County for capital improvements  
1010 made by RPF to the Site.  
1011

1012 F. OTHER KING COUNTY TERMINATION.  
1013

- 1014 1. King County may terminate this Agreement without cause upon twelve months  
1015 prior notice in writing to RPF. In this event RPF shall be entitled to reasonable  
1016 compensation from King County for capital improvements made by RPF to the  
1017 Site with due regard for the funds invested by RPF, RPF debts remaining to be  
1018 paid relating to the Facility, the fair market value of the Facility at the time of  
1019 termination, and the length of time RPF has had use of the Facility.
- 1020 2. Any King County obligations under this Agreement beyond the current  
1021 appropriation year are conditioned upon the King County Council's appropriation  
1022 of sufficient funds to support such obligations. If the Council does not approve  
1023 such appropriation, then this Agreement will terminate automatically at the close  
1024 of the current appropriation year.  
1025

1026 G. REMEDIES ARE CUMULATIVE. Remedies under this Agreement are cumulative;  
1027 the failure to exercise any right on any occasion will not operate to forfeit such  
1028 remedy.  
1029

1030 5.24 DESTRUCTION OF PREMISES AND USE OF INSURANCE PROCEEDS.  
1031

1032 A. Unless otherwise mutually agreed by the Parties, if the Site or the Phase 2  
1033 Improvements are destroyed or injured by fire, earthquake, or other casualty during  
1034 the Design and Construction Phase, then RPF will proceed to rebuild and restore the  
1035 Site and the Phase 2 Improvements, or such part thereof as may be injured or  
1036 destroyed. In the event of any loss covered by the insurance policies described and  
1037 required under this Agreement, unless this Agreement is terminated as provided  
1038 herein, RPF will use the proceeds of such insurance policies first to rebuild and then  
1039 to restore the Site and the Phase 2 Improvements and replace the improvements,  
1040 fixtures, and equipment which may be damaged or destroyed by such casualty.  
1041

1042 B. Unless otherwise mutually agreed by the Parties, if the Site and/or the Facility are  
1043 destroyed by fire, earthquake, or other casualty after completion of the Design and  
1044 Construction Phase, then King County will proceed to rebuild and restore the Site and  
1045 the Facility, or such part thereof as may be injured or destroyed to the extent of

1046 available insurance proceeds. In the event of any loss covered by the insurance  
1047 policies described and required under this Agreement, unless this Agreement is  
1048 terminated as provided herein, King County will use the proceeds of such insurance  
1049 policies first to rebuild and then to restore the Site and the Facility and replace the  
1050 improvements, fixtures, and equipment which may be damaged or destroyed by such  
1051 casualty.

1052

1053 5.25 DUTIES UPON TERMINATION. Upon termination of this Agreement, RPF will  
1054 remove from the Site and the Facility all its personal property, goods, and effects. If RPF  
1055 fails to perform this duty at termination, Parks may cause such removal to be made and  
1056 RPF's personal property, goods and effects to be stored, the cost and expense to be paid  
1057 by RPF. It is understood and agreed that the real property constituting the Site and the  
1058 Facility is the real property of King County and that all improvements to that real  
1059 property will continue to belong to King County upon termination of this Agreement.

1060

1061 5.26 EMINENT DOMAIN. The following rules will govern the rights and duties of the Parties  
1062 in the event of interference with RPF's design, construction, or use of the Site or the  
1063 Facility as a result of the exercise of eminent domain or private purchase in lieu thereof.

1064

1065 A. RIGHT OF TERMINATION. If the whole of the Site or the Facility is taken for any  
1066 public or quasi-public use under any statute or by right of eminent domain, or by  
1067 private purchase in lieu thereof, then this Agreement will automatically terminate as  
1068 of the date that title is taken. If more than twenty-five percent of the Site or the  
1069 Facility is so taken and if the taking renders the remainder thereof unusable for the  
1070 purposes contemplated under this Agreement, then RPF and King County will each  
1071 have the right to terminate this Agreement on thirty-day notice to the other, given  
1072 within ninety days after the date of such taking. Provided, however, that if King  
1073 County is exercising its right of eminent domain, a fair value will be placed on this  
1074 Agreement and the Facility with the compensation thereof awarded solely to RPF.

1075

1076 B. NON-TERMINATION. If any part of the Site or the Facility is so taken and this  
1077 Agreement is not terminated, then the Agreement remains in effect with respect to the  
1078 remainder of the Site or Facility.

1079

1080 C. COMPENSATION. The compensation awarded or paid upon a total or partial taking  
1081 of the Site or the Facility, or this Agreement, or any of them, will belong to and be  
1082 apportioned between RPF and Parks in accordance with their respective interests  
1083 under this Agreement as determined between them or by a court. Additionally, RPF  
1084 may prosecute any claim directly against the condemning authority for the costs of  
1085 removal of the goodwill, stock, trade fixtures, furniture, and other personal property  
1086 belonging to RPF. King County will have no claim to condemnation proceeds  
1087 attributable to RPF's interest in the Facility, nor will RPF have any interest in King  
1088 County's condemnation proceeds, if any.

1089

1090 5.27 SURRENDER. Within thirty days of the time this Agreement expires or is terminated,  
1091 RPF shall remove any and all of its portable improvements at the Facility. If



1092 improvements include non-portable fixtures, such improvements shall inure to the benefit  
1093 of King County and shall remain at the Facility.

1094  
1095 5.28 HEADINGS NOT PART OF AGREEMENT. The headings in this Agreement are for  
1096 convenience only and shall not be deemed to expand, limit, or otherwise affect the  
1097 substantive terms of this Agreement.

1098  
1099 5.29 GOVERNING LAW. This Agreement shall be governed by the laws of the State of  
1100 Washington, without regard to its conflicts of law rules or choice of law provisions.

1101  
1102 5.30 JURISDICTION AND VENUE. The exclusive jurisdiction and venue for any disputes  
1103 arising under this Agreement, including matters of construction, validity and  
1104 performance, shall be in the Superior Court for King County in Seattle, Washington.

1105  
1106 5.31 RIGHT TO PARTICIPATE IN LITIGATION. Consistent with applicable law, RPF will  
1107 have the right to participate in any litigation, arbitration, or dispute directly affecting the  
1108 Site, the Facility, or interest of RPF therein, including, without limitation, any suit,  
1109 action, arbitration proceeding, condemnation proceeding, or insurance claim. King  
1110 County, upon instituting or receiving notice of any such litigation, arbitration, or dispute  
1111 will promptly notify RPF of the same.

1112  
1113 5.32 EXHIBITS. Exhibits A through E are attached hereto and Exhibits A through D are  
1114 hereby incorporated herein by this reference:

- 1115  
1116 A. Ravensdale Site Map and Project Scope  
1117 B. Facility Use Rules  
1118 C. Site Maintenance Plan  
1119 D. Grant Award Matrix- Ravensdale Park Field Conversion  
1120 E. Interlocal Agreement between the Parks and Recreation Division of the King County  
1121 Department of Natural Resources and Parks and the City of Maple Valley

1122  
1123 5.33 ENTIRE AGREEMENT. This Agreement and any and all exhibits expressly  
1124 incorporated herein by reference and attached hereto shall constitute the whole agreement  
1125 between King County and RPF. There are no terms, obligations, allowances, covenants,  
1126 or conditions other than those contained herein.

1127  
1128 5.34 SEVERABILITY. Should any provision of this Agreement be found to be invalid, illegal,  
1129 or unenforceable by any court of competent jurisdiction, such provision shall be stricken  
1130 and the remainder of this Agreement shall nonetheless remain in full force and effect  
1131 unless striking such provision shall materially alter the intention of the Parties.

1132  
1133 IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the last date  
1134 written.

1135

1136  
1137  
1138  
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1140  
1141  
1142  
1143  
1144

**Ravensdale Park Foundation**

By \_\_\_\_\_

TITLE \_\_\_\_\_

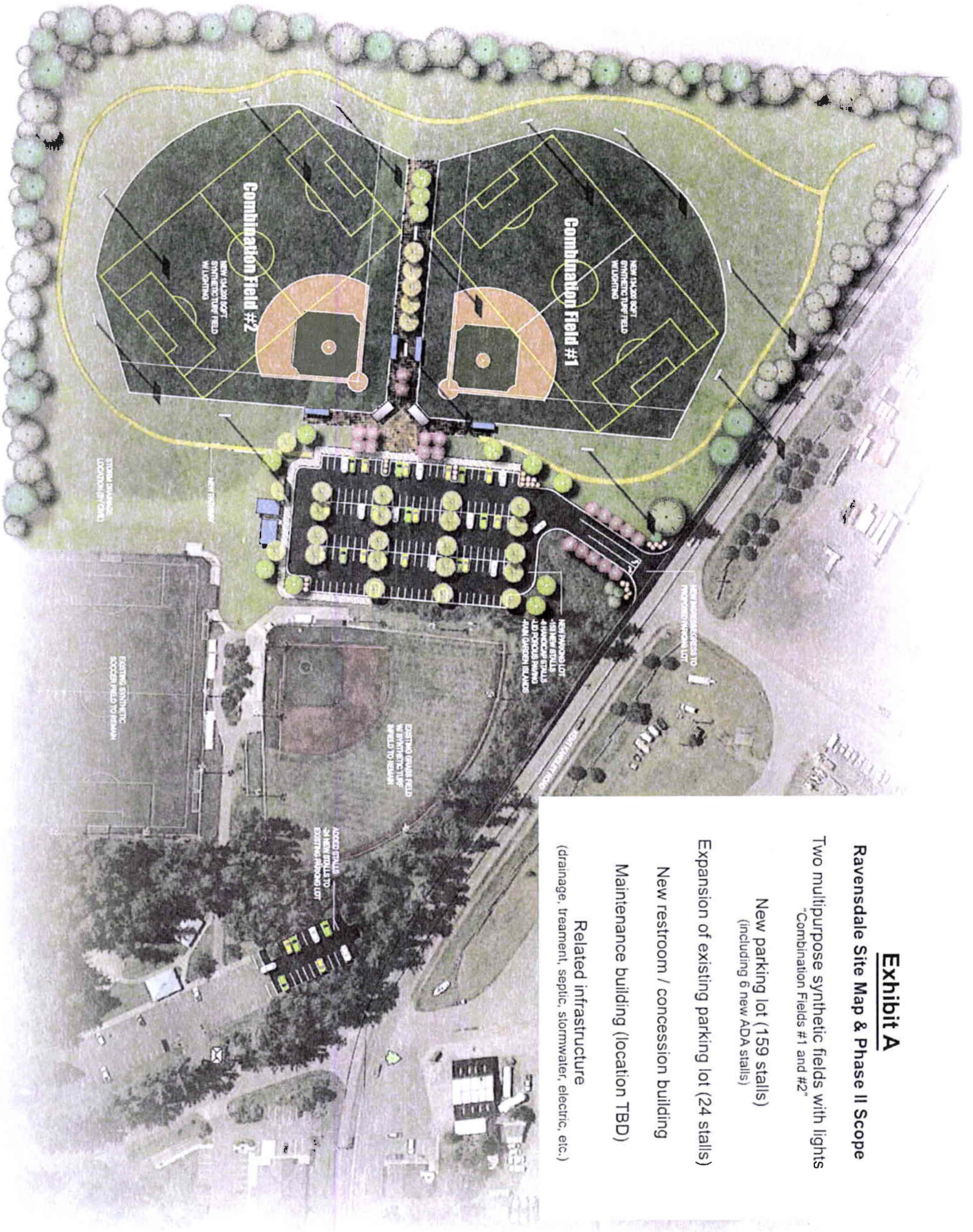
Date \_\_\_\_\_

**King County Department of Natural  
Resources and Parks**

By \_\_\_\_\_

TITLE \_\_\_\_\_

Date \_\_\_\_\_



**Exhibit A**

**Ravensdale Site Map & Phase II Scope**

Two multipurpose synthetic fields with lights  
 "Combination Fields #1 and #2"

New parking lot (159 stalls)  
 (including 6 new ADA stalls)

Expansion of existing parking lot (24 stalls)

New restroom / concession building

Maintenance building (location TBD)

**Related infrastructure**

(drainage, treatment, septic, stormwater, electric, etc.)



## Facility Use Policy

### Ravensdale Synthetic Fields

- No gum is allowed on any of the turf surfaces by players, coaches, or fans.
- No seeds are allowed on any of the turf surfaces by players, coaches, or fans.
- No metal cleats are allowed on the turf surface.
- No high-heeled shoes are allowed on the turf surface.
- No soda is allowed on any of the turf surfaces by players, coaches, or fans.
- No Gatorade or other sugary drinks allowed on turf surface.
- No golfing is allowed on the turf surface.
- No pets are allowed on the turf surface.
- No folding chairs or outdoor furniture are allowed on the turf surface.
- No smoking or tobacco products of any kind are allowed on the turf surface.
- No tent stakes are allowed on the turf surface.
- During scheduled uses, only coaches, players, or referees are allowed on the turf surface (inside the fence).
- All children must be supervised for their own safety.
- All park users are prohibited from accessing bio swale, storm water pond, or other storm water facilities around the field and throughout the park.
- Organized field use must be scheduled through the regional scheduling office, but drop-in use is allowed if there are no scheduled uses.
- Lights are centrally automated based on scheduled uses and will shut off 15 minutes after end of scheduled use for egress safety.
- Parking in designated areas only / no parking after closing time.
- Dogs and / or domestic animals must be kept on a leash no greater than 8' long.
- Dogs and / or domestic animal's feces are to be removed from park.
- Cutting, picking, or destruction of plant life on King County property is prohibited.
- Removal of any county property prohibited.
- Unauthorized possession of firearms or weapons is prohibited.
- Household and / or commercial garbage dumping prohibited.
- Overnight camping is prohibited throughout the park.
- Model aircraft and rockets are prohibited on the turf surface and throughout the park.
- All fireworks are prohibited on the turf surface and throughout the park.
- Alcoholic beverages prohibited in the park.

**Exhibit C: Site Maintenance Plan**

*(To be attached prior to completion of construction)*

**Exhibit D**

**Grant Award Matrix**

**Ravensdale Park Field Conversion**

Milestone(s)	Grants and Milestone			Milestone	Documentation Requirements
	Total: \$2m	Balance: \$2m	Paid \$0		
<b>Milestone #1</b> January 2014	\$500,000		\$0	<b><u>Milestone #1 Deliverables:</u></b> <input checked="" type="checkbox"/> 100% Design <input checked="" type="checkbox"/> Permit <input checked="" type="checkbox"/> Construction Contract w/ Performance Bonds <input checked="" type="checkbox"/> Fundraising Plan <input type="checkbox"/> ILA with City of Maple Valley <input checked="" type="checkbox"/> \$2,300,000 Match Committed	<b><u>RPF Documentation:</u></b> <input checked="" type="checkbox"/> 100% Design <input checked="" type="checkbox"/> Construction Contract w/ performance bonds <input checked="" type="checkbox"/> Progress Report <input checked="" type="checkbox"/> Fundraising Plan <input type="checkbox"/> ILA with City of Maple Valley <input checked="" type="checkbox"/> Documentation of Match
<b>Milestone #2</b> January 2015	\$500,000		\$0	<b><u>Milestone #2 Deliverables</u></b> <input type="checkbox"/> Parks Review <input type="checkbox"/> Financial Report <input type="checkbox"/> Annual Performance Report	<input type="checkbox"/> 2014 Financial Report <input type="checkbox"/> 2014 Annual Report <input type="checkbox"/> Site maintenance Plan finalized
<b>Milestone #3</b> January 2016	\$500,000		\$0	<b><u>Milestone #2 Deliverables</u></b> <input type="checkbox"/> Parks Review <input type="checkbox"/> Financial Report <input type="checkbox"/> Annual Performance Report	<input type="checkbox"/> 2015 Financial Report <input type="checkbox"/> 2015 Annual Report <input type="checkbox"/> Site maintenance Plan finalized
<b>Milestone #4</b> January 2017	\$500,000		\$0	<b><u>Milestone #2 Deliverables</u></b> <input type="checkbox"/> Parks Review <input type="checkbox"/> Financial Report <input type="checkbox"/> Annual Performance Report	<input type="checkbox"/> 2016 Financial Report <input type="checkbox"/> 2016 Annual Report <input type="checkbox"/> Site maintenance Plan finalized

**Total**                      **\$2,000,000**

**Exhibit D**

**Grant Award Matrix**

**Ravensdale Park Field Conversion**

Milestone(s)	Grants and Milestone			Milestone	Documentation Requirements
	Total: \$2m	Balance: \$2m	Paid \$0		
<b>Milestone #1</b> January 2014	\$500,000		\$0	<b>Milestone #1 Deliverables:</b> <input checked="" type="checkbox"/> 100% Design <input checked="" type="checkbox"/> Permit <input checked="" type="checkbox"/> Construction Contract w/ Performance Bonds <input checked="" type="checkbox"/> Fundraising Plan <input type="checkbox"/> ILA with City of Maple Valley <input checked="" type="checkbox"/> \$2,300,000 Match Committed	<b>RPF Documentation:</b> <input checked="" type="checkbox"/> 100% Design <input checked="" type="checkbox"/> Construction Contract w/ performance bonds <input checked="" type="checkbox"/> Progress Report <input checked="" type="checkbox"/> Fundraising Plan <input type="checkbox"/> ILA with City of Maple Valley <input checked="" type="checkbox"/> Documentation of Match
<b>Milestone #2</b> January 2015	\$500,000		\$0	<b>Milestone #2 Deliverables</b> <input type="checkbox"/> Parks Review <input type="checkbox"/> Financial Report <input type="checkbox"/> Annual Performance Report	<input type="checkbox"/> 2014 Financial Report <input type="checkbox"/> 2014 Annual Report <input type="checkbox"/> Site maintenance Plan finalized
<b>Milestone #3</b> January 2016	\$500,000		\$0	<b>Milestone #2 Deliverables</b> <input type="checkbox"/> Parks Review <input type="checkbox"/> Financial Report <input type="checkbox"/> Annual Performance Report	<input type="checkbox"/> 2015 Financial Report <input type="checkbox"/> 2015 Annual Report <input type="checkbox"/> Site maintenance Plan finalized
<b>Milestone #4</b> January 2017	\$500,000		\$0	<b>Milestone #2 Deliverables</b> <input type="checkbox"/> Parks Review <input type="checkbox"/> Financial Report <input type="checkbox"/> Annual Performance Report	<input type="checkbox"/> 2016 Financial Report <input type="checkbox"/> 2016 Annual Report <input type="checkbox"/> Site maintenance Plan finalized
<b>Total</b>	<b>\$2,000,000</b>				

**INTERLOCAL AGREEMENT**

between the  
**Parks and Recreation Division of the King County Department of Natural Resources and  
Parks,**  
and the  
**City of Maple Valley**

THIS AGREEMENT, made and entered into as of the date last set forth below by and between King County, a home rule charter county, through the Parks and Recreation Division of its Department of Natural Resources and Parks, (hereinafter "Division" or "King County") and the City of Maple Valley, Washington, a non-charter code city and municipal corporation organized pursuant to RCW Title 35A (hereinafter "City"), for contribution of funds towards the design, development, and construction of Combination Fields #1 and #2 and related infrastructure (two synthetic multiuse athletic fields)(the "Facility") at Ravensdale Park.

**RECITALS**

- A. King County is a home rule charter county that, among other things, provides regional and rural parks, recreation, and sports facilities for public use. RCW 36.68.090 authorizes the King County to build, construct, care for, control, supervise, improve, operate and maintain parks, swimming pools, and other recreational facilities.
- B. The City is a non-charter code city and municipal corporation organized pursuant to RCW Title 35A, with all of the applicable rights, powers, privileges, duties and obligations of a non-charter code city as established by law.
- C. The Ravensdale Park Foundation ("RPF") is a community-based nonprofit organization with a mission to steward the Ravensdale Park Master Plan on behalf of public users and other stakeholders of King County's Ravensdale Park.
- D. The City desires to support the development of public recreation facilities that provide recreational opportunities for its constituents which comprise approximately sixty percent of the youth served by RPF member organizations, and to secure field time for City contracted and/or operated programs distinct from those offered by RPF.
- E. RPF has the experience, ability, and resources to develop synthetic ballfields and related infrastructure and intends to develop the Facility for public use, with an expected infrastructure life of approximately thirty years with standard turf carpet replacements every ten years.
- F. RCW 36.89.050 authorizes King County to participate with other local governments in the financing, acquisition, construction, development, improvement, use, maintenance and operation of open space, park, recreation and community facilities.
- G. Under King County Code Section 2.16.045.E.1 the duties of the Division include providing active recreation facilities by facilitating agreements with other jurisdictions and entities.



- H. Pursuant to a Use Agreement between RPF and the County (the "RPF Use Agreement"), a form of which is attached hereto as Exhibit A, RPF will be responsible for designing, permitting and constructing the Facility consistent with the terms of such RPF Use Agreement.
- I. Consistent with the terms of this Agreement, the RPF Use Agreement shall reflect that one thousand (1,000) annual hours of first priority field use scheduling will be allocated to City contracted and/or operated programs at the Facility during peak field hours. Peak field hours are defined as 5:00 p.m. -10:00 p.m. on weeknights and 9:00 a.m. - 10:00 p.m. on weekends.
- J. King County and the City have determined that constructing the Facility at King County's Ravensdale Park will have significant public recreation value.

NOW, THEREFORE, in consideration of the promises and commitments made herein, King County and the City of Maple Valley agree as follows:

### AGREEMENT

1. PARTIES. The parties to this Agreement are the Division and the City. There are no other parties and no third party beneficiaries. This Agreement creates no legal right, obligation, or cause of action in any person or entity not a party to it. The parties' representatives are identified below. All communication, notices, coordination, and other aspects of this Agreement shall be managed by the parties' representatives. Either party may change or substitute its representative at any time during the term of this Agreement by providing written notice to the other party.

The Division's representative is:  
Jessica Emerson, Section Manager  
Parks and Recreation Division  
Department of Natural Resources & Parks  
201 South Jackson Street, Suite 700  
Mailstop: KSC-NR-0700  
Seattle, WA 98104-3855  
Email: jessica.emerson@kingcounty.gov  
Phone: 206-477-4563

The City's representative is:  
Greg Brown, Director  
City of Maple Valley  
Parks and Recreation  
PO Box 320  
Maple Valley, WA 98038  
Email: greg.brown@maplevalleywa.gov  
Phone: 425-413-8800 ext. 663

2. TERM. Except as it may be later amended in writing pursuant to Section 23, or unless it is terminated as provided herein, the term of this Agreement shall commence on the date it is fully executed, and end on the thirtieth anniversary of the first day the Facility is open to the public.
3. CONSIDERATION.
- A. If the conditions in this section are satisfied, the City shall remit to the County Two Million Dollars prior to March 31, 2014, which funds shall be disbursed by the County exclusively to pay for Facility related design and construction expenses. The City's obligation to remit Two Million Dollars to the County is

contingent upon the King County Council appropriating and paying equal funds of Two Million Dollars toward the Ravensdale Park Foundation for the construction of the Facility pursuant to the RPF Use Agreement. The City shall be under no obligation, directly or indirectly, to pay for any labor, material, or improvement associated with the Site or the Facility in excess of the Two Million Dollars contribution detailed above. The County shall use the City funds for these Facility related construction costs, and no other.

- B. For the first ten (10) years City contracted and/or operated programs shall be allocated one thousand (1,000) peak field hours of Facility use on an annual basis, PROVIDED that the City acknowledges and agrees that RPF programs shall also receive first priority public use scheduling at the Facility up to five thousand (5,000) peak hours per year, for years one through ten, pursuant to the terms and conditions set forth in the Separate Agreement attached hereto as Exhibit A, and PROVIDED FURTHER that the City agrees to work in good faith with RPF to schedule each party's allocation of priority hours at Ravensdale Park. Peak field hours are defined as 5:00 p.m. -10:00 p.m. on weekdays and 9:00 a.m. - 10:00 p.m. on weekends. For the first ten (10) years of operation, the City shall be charged a reduced rate of Sixteen Dollars (\$16.00) per hour, per field. For every hour of annual use beyond the 1,000 hours, the City shall pay King County the standard hourly rate established for the Facility. The City's reduced hourly rate does not include ballfield lighting, which shall be charged at the Division's standard rate. After the City has received its annual allocation of hours, it may, on a monthly basis, opt to waive any portion of its allocated hours and have them reallocated to RPF or other users by the County at the County's discretion. The City shall not incur any charges for field time or lights associated with any hours that are waived pursuant to this provision. The City acknowledges and agrees that the City and RPF's youth programming shall be given preference in determining allocation of the earlier times slots during the weekday and weekend peak field hours.
- C. This Agreement is for a term of thirty years. During the course of this thirty-year term, the parties anticipate that the Facilities may need additional capital improvements/investments to maintain the quality of the Facility. The County and the City reserve the right to negotiate supplemental terms to this agreement if necessary, relating to the need for additional capital investments. At two points during the term of this contract, at least twelve months before the end of the first ten years of the contract and the second ten years of the contract, the parties shall determine if such capital improvements are necessary. If so, the parties may supplement the terms of this agreement accordingly by mutual agreement. In addition, the parties may determine if supplemental terms regarding lighting, priority use, hourly use or other details are necessary at the same two points during the term of this contract. King County shall retain ownership of the Site and the Facility, including all improvements, permanent fixtures, and county-purchased equipment. The City shall have no obligation to contribute toward any additional capital investments that might be deemed necessary.

D. The City shall remit Facility use payments to the Division at the address below:

King County Parks / Regional Scheduling Office  
PO Box 2798  
Renton, WA 98056

4. **USE OF BOND PROCEEDS FUNDS.** All funds remitted hereunder to the County from proceeds of bonds issued by the City (referred to herein as the "Bond"), which is expected to comprise \$1,500,000 of the \$2,000,000 remitted pursuant to Section 3(A) above, shall be used by the County only and solely for the purposes described in this Agreement. The County hereby agrees to consult with bond counsel to the City with respect to any proposed change in use of the Facility from athletic fields to another use.
5. **DISPUTE RESOLUTION.** In the event any dispute regarding this Agreement cannot be resolved by informal methods, then prior to commencing litigation or taking any administrative action, the aggrieved party shall notify the other in writing of the particulars of the grievance, and the other party shall reply in writing within ten working days, setting forth its position and stating what, if any, action it will take with respect to the grievance. The aggrieved party shall respond in writing, indicating its satisfaction or dissatisfaction, as the case may be; in the event the aggrieved party is dissatisfied, the parties shall then meet in person and confer in good faith to resolve their differences before litigation is commenced.
6. **ANTI-DISCRIMINATION.** In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, sexual orientation, gender identity or expression, age (except minimum age and retirement provisions), marital status or the presence of any sensory, mental, or physical handicap, unless based upon a bonafide occupational qualification. This requirement shall apply to but not be limited to the following: employment, advertising, lay-off, or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Further, no person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, sexual orientation, gender identity or expression, age (except minimum age and retirement provisions), marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for termination or suspension in whole or in part of this Agreement by King County and may result in ineligibility for further King County agreements.
7. **FINANCING CONTINGENCY.** The City's funding obligations herein are contingent on the City's satisfactory completion of a sale of bonds, the proceeds of which will be used to satisfy the City's obligation.
8. **COMPLIANCE WITH ALL LAWS AND REGULATIONS.** The City and the County agree to comply with all applicable laws, ordinances and regulations from any and all authorities having jurisdiction over it, the activities contemplated in this Agreement.

9. INSURANCE. No insurance certification is required. However, the Parties agree to maintain premises and vehicle liability insurance in force with coverages and limits of liability that would generally be maintained by similarly situated agencies, and workers compensation insurance as may be required by Washington State statutes.
10. BREACH BY COUNTY. If the County fails to perform its obligations under this agreement after the City has satisfied its funding obligation, including issuing any required permits for the facility, the City shall have available to it any legal or equitable remedies including specific performance.
11. NO EMPLOYMENT RELATIONSHIP. With regard to any of the City's programming or activities at the Facility which occur pursuant to this Agreement, the City is an independent Contractor, and neither it nor its officers, agents, employees, or subcontractors are employees of the Division for any purpose. The City shall be responsible for all federal and/or state tax, industrial insurance, and Social Security liability that may result from the performance of and compensation for these services and shall make no claim of career service or civil service rights which may accrue to a Division employee under state or local law. With regard to the City's programming, the Division assumes no responsibility for the payment of any compensation, wages, benefits, or taxes by, or on behalf of the City, its employees, subcontractors and/or others by reason of this Agreement. The City shall protect, indemnify, and save harmless the Division, its officers, agents, and employees from and against any and all claims, costs, and/or losses whatsoever occurring or resulting from (1) the City of Maple Valley's failure to pay any such compensation, wages, benefits, or taxes, and/or (2) the supplying to the City of work, services, materials, or supplies in connection with or support of the performance of this Agreement.
12. INDEMNIFICATION AND HOLD HARMLESS; RELEASE AND WAIVER. The City of Maple Valley and the County agree to defend, indemnify and hold harmless each other, their respective officials, agents and employees, from and against any and all claims, damages, injuries, liabilities, actions, fines, penalties, costs and expenses (including reasonable attorney fees) that arise out of or are related to the negligent acts or omissions of the indemnifying party, (and its officials, agents, employees acting within the course and scope of their employment) the performance of said party's obligations under this Agreement or the exercise of a party's rights and privileges under this Agreement. In the event any such liability arises from the concurrent negligence of the indemnifying party and the other party the indemnity obligation of this section shall apply only to the extent of the negligence of the indemnifying party and its actors.

The foregoing provisions specifically and expressly intend to constitute a waiver of each party's immunity under industrial insurance, Title 51 RCW, as respects the other party only, and only to the extent necessary to provide the indemnified party with a full and complete indemnity of claims made by the indemnitor's employees. This waiver has been mutually negotiated.

13. ENTIRE AGREEMENT. This Agreement and any and all attachments expressly incorporated herein by reference and attached hereto shall constitute the whole agreement

between the Division and the City. It replaces all other negotiations and agreements. There are no terms, obligations, allowances, covenants, or conditions other than those contained herein.

14. **WAIVER.** Waiver or breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the Parties, which shall be attached to the original Agreement.
15. **ATTACHMENTS.**  
Exhibit A: Use Agreement between the Parks and Recreation Division of the King County Natural Resources and Parks and the Ravensdale Park Foundation for the Construction and Public Use of Combination Fields #1 and #2 at Ravensdale Park.
16. **POLICE POWERS.** Nothing contained in this Agreement shall be considered to diminish the governmental or police powers of the Division or the City.
17. **IMPOSSIBILITY.** The performance of this Agreement by either party is subject to acts of God, war, government regulation or advisory, disasters, fire, accidents or other casualty, strikes or threat of strikes, civil disorder, acts and/or threats of terrorism, or curtailment of transportation services or facilities, cost or availability of power, or similar causes beyond the control of either party making it illegal, impossible or impracticable to hold, reschedule or relocate the Event as set forth. Either party may terminate or suspend its obligations under this Agreement if such obligations are prevented by any of the above events to the extent such events are beyond the reasonable control of the party whose reasonable performance is prevented.
18. **NO PARTNERSHIP.** Nothing contained herein shall make, or be deemed to make, the Division and City a partner of one another, and this Agreement shall not be construed as creating a partnership or joint venture.
19. **SINGULAR AND PLURAL.** Wherever the context shall so require, the singular shall include the plural and plural shall include the singular.
20. **HEADINGS NOT PART OF AGREEMENT.** The headings in this Agreement are for convenience only and shall not be deemed to expand, limit, or otherwise affect the substantive terms of this Agreement.
21. **GOVERNING LAW.** This Agreement is made under and shall be governed by the laws of the State of Washington.
22. **JURISDICTION AND VENUE.** King County Superior Court shall have jurisdiction over any litigation arising under this Agreement, and the venue for any such litigation shall be the King County Superior Court in Seattle, Washington.

23. AMENDMENT. This Agreement may be modified or amended only if the amendment is made in writing and is signed by King County and the City with this same formality as this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the last date set forth below.

King County, Parks and Recreation Division

City of Maple Valley

By \_\_\_\_\_  
Kevin R. Brown, Division Director

By \_\_\_\_\_  
David Johnston, City Manager

Date \_\_\_\_\_

Date \_\_\_\_\_