

**FIRST AMENDMENT TO THE USE AGREEMENT WITH THE
RAVENSDALE PARK FOUNDATION FOR THE RAVENSDALE PARK
PHASE 2 PROJECT**

RECITALS

- A. 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”), a not-for-profit, tax-exempt 501(c)(3) corporation organized under the laws of the State of Washington entered into a Community Partnerships and Grant Program (“CPG”) Agreement with an effective date of April 23, 2014 (“the Agreement”), for the continued use of Phase 1 improvements (“Facility”) and the planning, design, and construction of Phase 2 improvements at Ravensdale Park (“Site”).
- B. Section 2.7 of the Agreement awarded a capital improvement grant in the amount of two million dollars towards construction costs of the Ravensdale Park Phase 2 Project per Exhibit A. Ravensdale Park Phase 2 had an estimated market cost of six million dollars. Section 2.7 also requires an eighty thousand dollar annual use fee from the Ravensdale Park Foundation for the community’s public use of the facility for five thousand (5,000) hours.
- C. The County and RPF have agreed to amend the Agreement to include additional improvements to the facility beyond those agreed to in the Agreement. RPF agrees to assume responsibility to construct additional improvements and King County agrees to pay RPF for these additional improvements. These additional improvements include, but are not limited to constructing an expanded surface water treatment facility that meets 100-year specifications, concrete improvements to the original park area, and other improvement listed in Exhibit A (updated with change orders). The County will pay RPF two hundred seventy-nine thousand one hundred twenty-eight dollars for these additional improvements, one hundred ninety-nine thousand one hundred twenty-eight dollars in CPG Grant funding (per Section 2.7A) and eighty thousand dollars in annual use fee waivers.
- D. In addition, the County and RPF have mutually agreed to increase the annual use fee from eighty thousand dollars a year to ninety-six thousand dollars in exchange for an additional one thousand (1,000) hours of priority community use by RPF.

NOW, THEREFORE, King County and RPF agree to amend the Agreement as follows (deleted language appears in strikethrough type ~~like this~~, new language appears in bold type **like this**):

2.3 RPF agrees to assume responsibility for design, permitting, and construction of the Facility on the Site consistent with the terms and conditions set forth in this Agreement. The Facility will include two multi-use synthetic ballfields, parking,

restroom, maintenance building, and related infrastructure, all as set forth in Exhibit A to this Agreement (**as amended with change orders**).

2.7 Parks will provide a total of ~~Two Million Dollars~~ **Two Million One Hundred Ninety-Nine Thousand One Hundred Twenty-Eight Dollars** towards the capital cost to construct the Phase 2 Improvements at the Site to be disbursed in accordance with the Grant Award Matrix (Exhibit D). The County may in its sole discretion accelerate the payment schedule in support of the project, and make appropriate deductions to cover interest or other expenses incurred related to accelerating payments to RPF. Further, Parks will make available for the cost of constructing the Phase 2 Improvements all additional funds provided by the City, anticipated to total Two Million Dollars, consistent with the Interlocal Agreement (Exhibit E).

- A. RPF will be solely responsible to secure and provide all other funding needed to design and construct the Phase 2 Improvements. The present total estimated market cost to design, permit, and construct the Phase 2 Improvements is Six Million Dollars. Although RPF may apply for additional Community Partnerships and Grants ("CPG") or Youth Sports Facility Grants ("YSFG"), Parks is under no obligation, directly or indirectly, to pay for any labor, material, or improvement associated with the Site or the Phase 2 Improvements in excess of the ~~Two Million Dollars~~ **Two Million One Hundred Ninety-Nine Thousand One Hundred Twenty-Eight Dollars** capital grant outlined above. RPF will, upon request, inform any inquiring person or entity that Parks has no further financial obligations associated with the construction of the Site or the Phase 2 Improvements.
- B. Upon the substantial completion of Phase 2 Improvements, public youth ballfield users represented by RPF shall have first priority public use scheduling at the Facility up to ~~five thousand (5,000)~~ **six thousand (6,000)** peak hours per year, PROVIDED that RPF acknowledges and agrees that City contracted and/or operated programs shall also receive first priority public use scheduling at the Facility up to one thousand (1,000) peak hours per year, for years one through ten, pursuant to the terms and conditions set forth in Exhibit E attached hereto, and PROVIDED FURTHER that RPF agrees to work in good faith with the City to schedule each party's allocation of priority hours at Ravensdale Park. RPF may utilize the balance of unused City priority hours, if any, consistent with the terms and conditions established in this Section and Section 4.3. The priority use hours may be used at any of the four fields. 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.
- C. For the use of the Facility, RPF will pay King County a guaranteed annual field rental fee of ~~Eighty Thousand Dollars~~ **Ninety-Six Thousand Dollars** per year for RPF's first ~~five thousand (5,000)~~ **six thousand (6,000)** annual hours of use, and Sixteen Dollars for each unused City hour that RPF utilizes, if any, starting ~~in the year~~ **one year after** the Phase 2 Improvements are completed

and continuing through the Term of this Agreement. For every hour of use beyond RPF's ~~five thousand (5,000)~~ **six thousand (6,000)** priority hours and those unused City hours that RPF utilizes, RPF will pay King County standard hourly rate for Facility use.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment.

Ravensdale Park Foundation

King County

By _____

By _____

TITLE _____

TITLE _____

Date _____

Date _____

Ravensdale Scope Adds / Change Orders

Adds related to enhanced treatment system	248,236
Additional improvements to existing park area per request of King County	8,788
	Subtotal 257,024
King County Per Proposed Amendment	Plus Sales Tax \$ 279,128

Adds to original project design / scope	123,225
Additional electrical wire & conduit do to error on the scale of drawings.	43,250
RPF Contingency and Additional Fundraising	\$ 166,475

ITEM DESCRIPTION	DATE SUBMITTED	COST
County Permit Revisions per 4/9/14 Civil Revisions		
Add Culvert & Ditch at Kent-Kangley Road	5/9/2014	14,113
Add 1-1/2" Overlay at Kent-Kangley Road	5/9/2014	45,529
Add 4" Concrete Sidewalk & Curb at Entry Drive	5/9/2014	20,354
Add CBs, Storm Drain, and Bio-swale	5/9/2014	33,693
Add Pre-settlement Vault	5/9/2014	96,427
Add Flow Spreader	5/9/2014	6,536
Backhoe, Operator, & Water Truck for Percolation Test - REVISED	8/15/2014	1,892
Removable Baffle and Grating at Pre-settlement Vault - MATERIAL ONLY	9/8/2014	22,482
Added Cost for 18" N-12 Pipe from South Field to North Field	9/8/2014	5,949
Added Engineering for Contech Structures Revisions	9/18/2014	1,261
Sub total enhanced treatment system adds		\$ 248,236
Extra Concrete at Path and Bleachers at Phase I per request by King County	9/23/2014	8,000
Remove For Additional Trees at NE Corner of Parking Lot - per request by King County	8/15/2014	788
Improvements to current part of park per request of King County.		\$ 8,788
Added boys and girls Lacrosse lines and tick marks to both fields	8/10/2014	23,400
Added 256 LF of 16' High Netting	8/15/2014	9,814
Changes at Practice Area	8/18/2014	7,462
Added Cost for Revised Dugout Column Baseplates	8/19/2014	1,252
Clear Area for PSE Pad/Excavate for Transformer Vault - REVISED	9/8/2014	17,464
Added 4" Conduit for Data/WIFI	9/8/2014	2,664
Added Plumbing Work at CXT Building	9/15/2014	12,149
Hand Dig to Expose Existing Phase I Feeders for Potelco	9/18/2014	366
Added railing to Plaza	10/1/2014	15,000
Maintenance add - asphalt to access to North field	3/23/2015	15,226
Maintenance add - asphalt to access South field	3/23/2015	18,428
Sub Total adds to project design / scope		\$ 123,225
Additional electrical wire do to error on the scale of drawings.	7/23/2014	\$ 43,250

RAVENSDALE PARK FOUNDATION PHASE 2

SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON

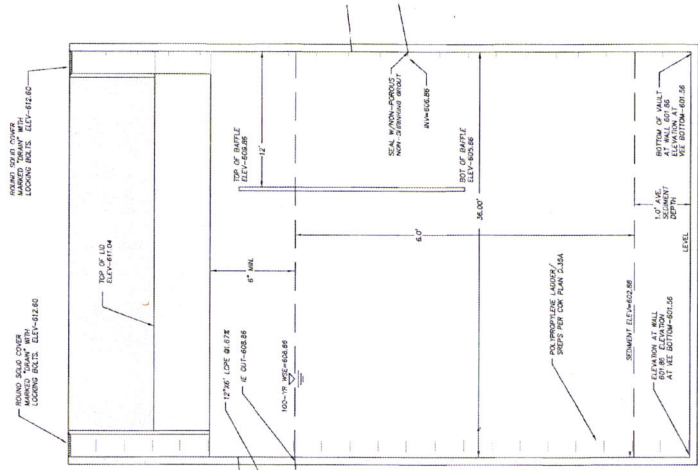
BY DATE	
REVISIONS	
NO. 1	AS SHOWN ON SHEET 1 OF 2
NO. 2	AS SHOWN ON SHEET 2 OF 2
NO. 3	AS SHOWN ON SHEET 3 OF 2
NO. 4	AS SHOWN ON SHEET 4 OF 2
NO. 5	AS SHOWN ON SHEET 5 OF 2
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NO. 10	AS SHOWN ON SHEET 10 OF 2

PRESETTING VAULT
DETAILS

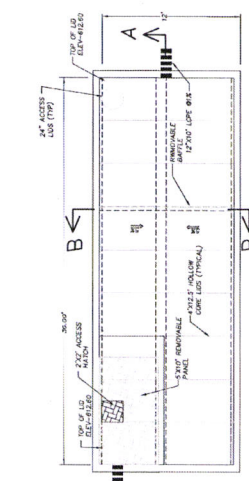
RAVENSDALE PARK FIELD
RENOVATIONS PHASE 2
27305 272ND AVE SE
RAVENSDALE, WA 98058

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS

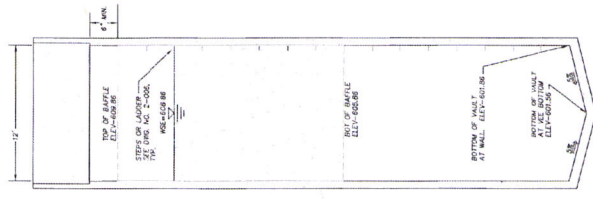
10000 10TH AVENUE NW
SUITE 1000
BOOTH WASHINGTON 98022
PHONE 206-835-7415
FAX 206-835-7416



SECTION A-A
NORMAL 1"=1'-0"
VERT 1"=1'-0"



PRE-SETTING VAULT
SCALE 1"=1'-0"



SECTION B-B
NORMAL 1"=1'-0"
VERT 1"=1'-0"

REQUIRED READ STORAGE	ZONE OF
PROVIDED READ STORAGE	ZONE OF
U.S. BUILT READ STORAGE	

RAVENSDALE PARK FOUNDATION PHASE 2

SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
RAVENSDALE, WASHINGTON

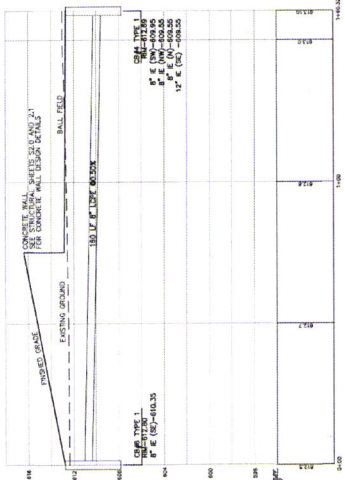
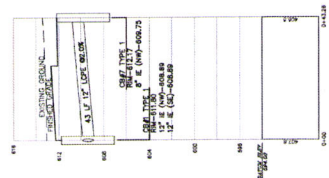
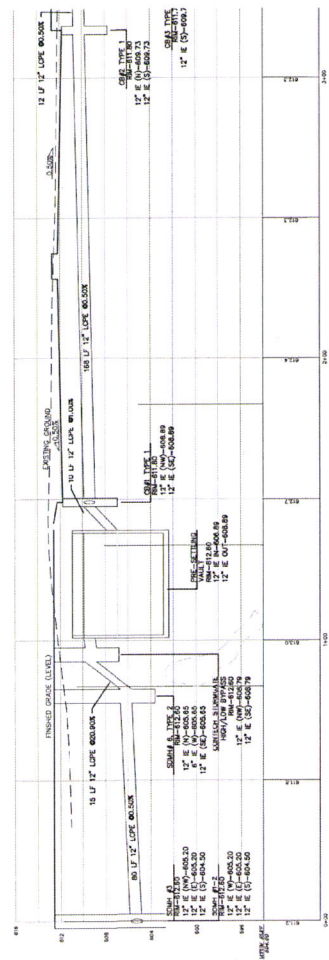
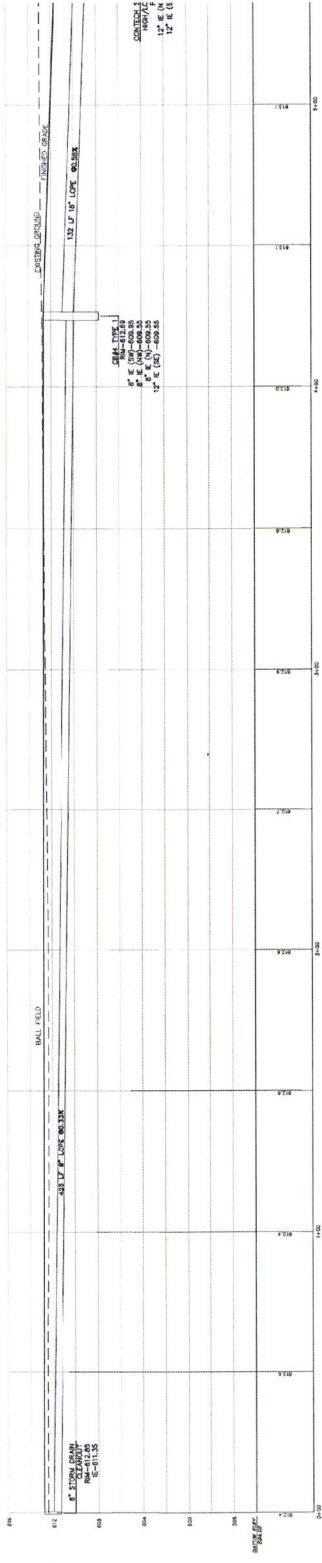
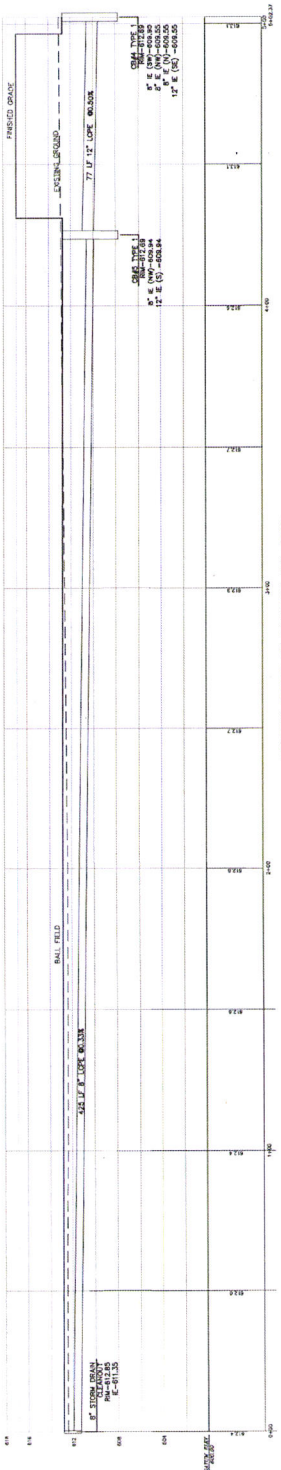
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DRAINAGE PROFILES

RAVENSDALE PARK FIELD
 RENOVATIONS PHASE 2
 27305 272ND AVE SE
 RAVENSDALE, WA 98058

EASTSIDE CONSULTANTS, INC.
 ENGINEERS - SURVEYORS

13230 N. MOUNTAIN VIEW ROAD
 SUITE 100
 RAVENSDALE, WA 98058
 PHONE: (206) 885-1234
 FAX: (206) 885-1235
 WWW.EASTSIDECONSULTANTS.COM



RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON

REVISIONS	DATE
REVISED PER COUNTY COMMENTS	8/17/14
REVISED PER COUNTY COMMENTS	8/17/14
REVISED PER COUNTY COMMENTS	8/17/14

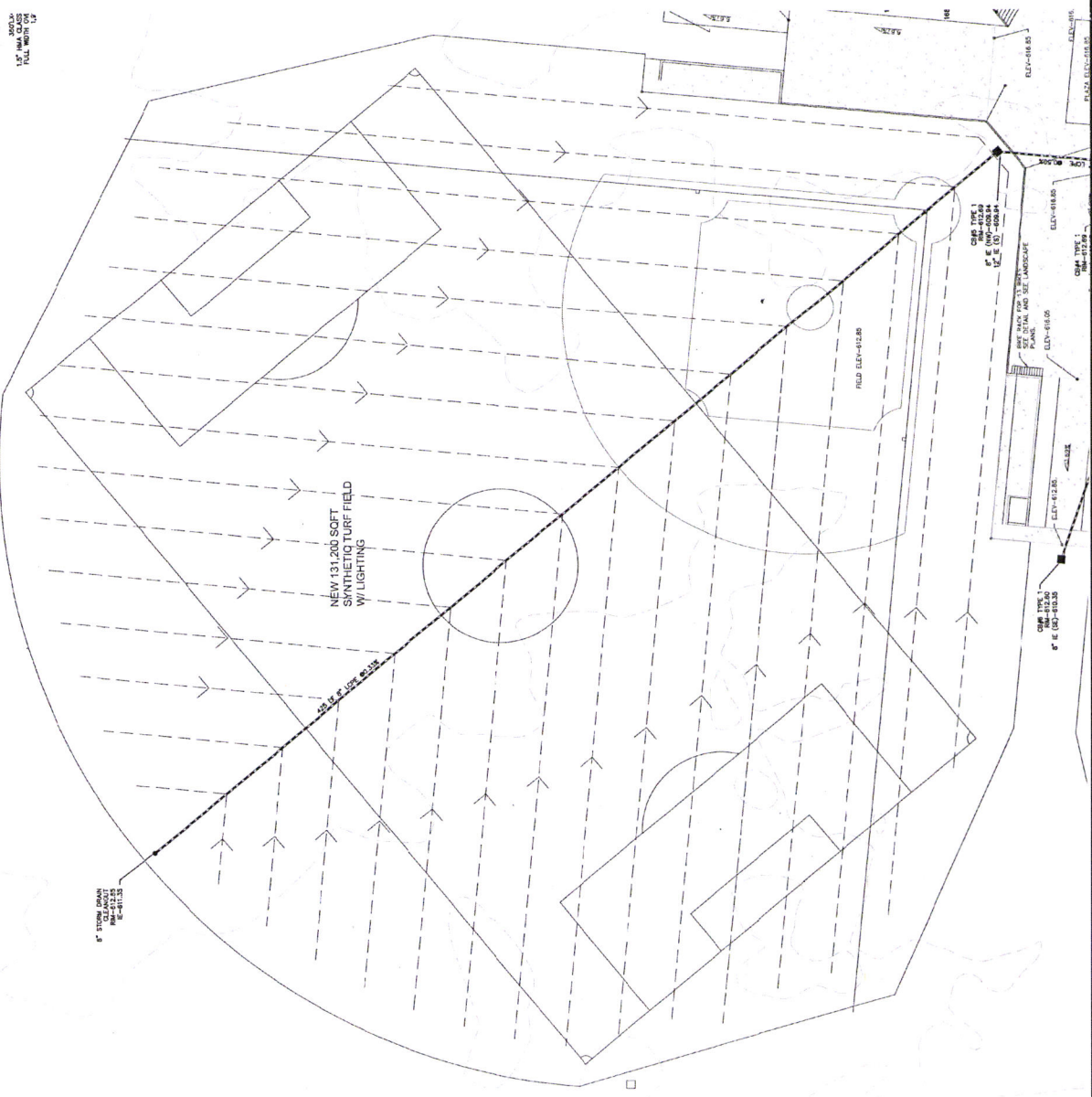
NORTH FIELD
 DRAINAGE PLAN

RAVENSDALE PARK FIELD
 RENOVATIONS PHASE 2
 27305 272ND AVE SE
 RAVENSDALE, WA 98058

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
 1520 W. WALL ST., SUITE 200
 ISSAQUAH, WASHINGTON 98297
 PH: (360) 531-7474 FAX: (360) 531-7475



JOB NO. 12251	DATE: 12/12
DESIGNED: RFP	CHECKED: RFP
DRAWN: RFP	APPROVED: RFP



SYMBOLS
 1" = 100' (OR AS NOTED)

DATE

REVISIONS

NO. DATE BY
 1 10/1/14 J.M.
 2 10/1/14 J.M.
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 9 10/1/14 J.M.
 10 10/1/14 J.M.

SOUTH-ROAD, GRADING
 AND DRAINAGE PLAN

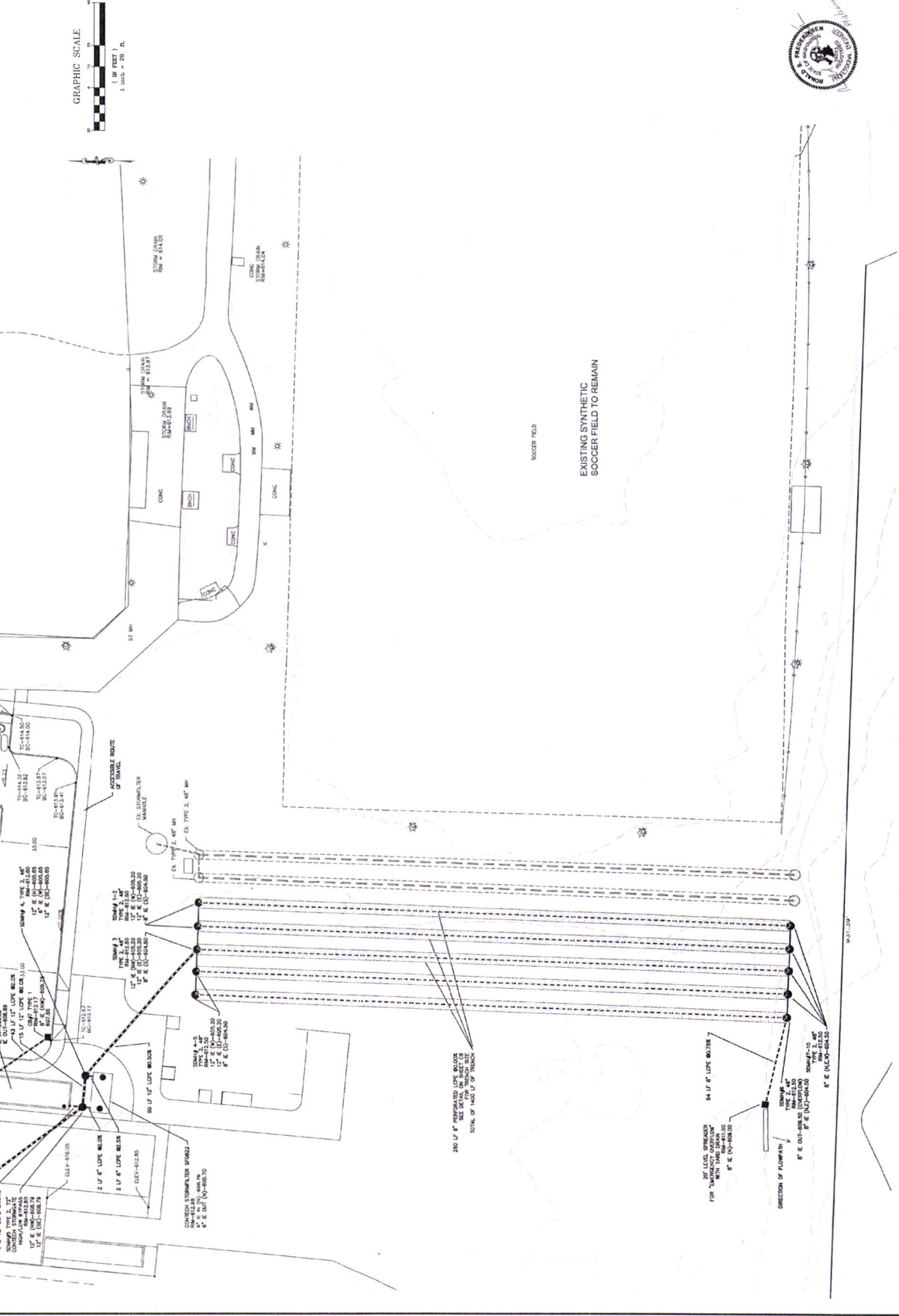
RAVENSDALE PARK FIELD
 RENOVATIONS PHASE 2
 27305 272ND AVE SE
 RAVENSDALE, WA 98058

EASTSIDE CONSULTANTS, INC.
 ENGINEERS - SURVEYORS
 1525 16TH AVE SE, SUITE 200
 SEASIDE, WASHINGTON 98148
 PHONE: (206) 465-1100
 FAX: (206) 465-1101

JOB NO. 12051
 DATE PLOTTED: 10/1/14
 SCALE: 1"=20'
 DESIGNED BY: J.M.
 CHECKED BY: J.M.
 APPROVED BY: J.M.
 SHEET 04 OF 13



RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON



SOCCER FIELD
 EXISTING SYNTHETIC
 SOCCER FIELD TO REMAIN

RAVENSDALE PARK FOUNDATION PHASE 2
 SW 1/4, SE 1/4, SECTION 25, TOWNSHIP 22 NORTH, RANGE 6 EAST, W.M.
 RAVENSDALE, WASHINGTON

DATE	REVISIONS
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6/17/14	ISSUE FOR COUNTY COMMENTS
7/17/14	ISSUE FOR COUNTY COMMENTS

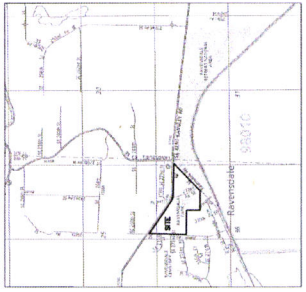
OVERALL UTILITY PLAN

RAVENSDALE PARK FIELD
RENOVATIONS PHASE 2
27305 272ND AVE SE
RAVENSDALE, WA 98058

EASTSIDE CONSULTANTS, INC.
ENGINEERS - SURVEYORS

PROJECT NO. 1300000001
 DATE: 8/12
 SCALE: 1"=20'
 DESIGNER: RSP
 CHECKER: BAITZ
 APPROVER: TLP

SHEET 01 OF 13



DATUM:
 NAD 83 2011 EING COUNTY CONTROL POINT
 EPC1 6371-60274

BASIS OF BEARING:
 WASHINGTON STATE PLANS COORDINATE SYSTEM NORTH EDGE
 THIS BASIS BEARING IS THE BASIS OF ALL BEARINGS ON THIS
 MAP EXCEPT WHERE SHOWN OTHERWISE.
 NORTH 41°E EING COUNTY CONTROL NUMBER:
 84-123798-721
 84-123798-248
 84-123798-249

