



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 18997

Proposed No. 2019-0399.1

Sponsors Lambert

1 AN ORDINANCE authorizing the King County executive
2 to enter into a five-year use agreement between King
3 County and Redmond North Little League for the
4 construction, operation, maintenance, and use of an indoor
5 batting cage facility at Redmond Ridge park, Redmond,
6 Washington.

7 STATEMENT OF FACTS:

- 8 1. King County, a home rule charter county and political subdivision of
9 the state of Washington, is the owner of the property, located at 22915 NE
10 Alder Crest Drive, Redmond, Washington, 98053 commonly known as
11 Redmond Ridge park.
- 12 2. Redmond North Little League is a nonprofit Washington corporation
13 that is tax-exempt under section 501(c)(3) of the Internal Revenue Code
14 and is a community-based, open-membership public club organized to
15 provide public youth baseball programs for children between five and
16 thirteen years old.
- 17 3. King County has determined that indoor batting cages at Redmond
18 Ridge Park will have significant recreational value for the public field
19 users at Redmond Ridge park.

20 4. King County Ordinance 14509 authorized the department of natural
21 resources and parks to create new public recreation opportunities by
22 empowering user groups, sports associations, and community
23 organizations, like Redmond North Little League, to operate, maintain,
24 and implement mutually agreed-upon capital improvements for public
25 recreation facilities on King County land, and thereby address regional or
26 rural recreation needs.

27 5. Use agreements are authorized under K.C.C. 4.56.150.E.

28 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

29 SECTION 1. The King County executive is hereby authorized to enter into an
30 agreement between the King County parks and recreation division and Redmond North
31 Little League, substantially in the form of Attachment A to this ordinance, for Redmond

32 North Little League to construct, operate, maintain, and use an indoor batting cage
33 facility at Redmond Ridge park, Redmond, Washington.
34

Ordinance 18997 was introduced on 9/25/2019 and hearing held/closed and passed by the Metropolitan King County Council on 10/23/2019, by the following vote:

Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski, Mr. Upthegrove and Ms. Kohl-Welles

Excused: 1 - Ms. Balducci



KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Rod Dembowski, Chair

ATTEST:

Melani Pedroza, Clerk of the Council

APPROVED this 4 day of NOVEMBER 2019.

Dow Constantine, County Executive

CLERK
KING COUNTY COUNCIL

2019 NOV -5 PM 4:48

RECEIVED

Attachments: A. Community Partnerships and Grants Agreement



**COMMUNITY PARTNERSHIPS and GRANTS AGREEMENT:
DESIGN, CONSTRUCTION, MAINTENANCE, AND USE**

between

King County Department of Natural Resources and Parks, Parks and Recreation Division

and

Redmond North Little League

for

Indoor Batting Cages

at

Redmond Ridge Park

THIS AGREEMENT, (hereinafter “Agreement”) made and entered into by and between King County (hereinafter “County” or “King County”), a home rule charter county and political subdivision of the State of Washington, through its Department of Natural Resources and Parks, Parks and Recreation Division (hereinafter “Division”), and Redmond North Little League (hereinafter “RNLL”) (collectively, the “Parties”).

RECITALS

- A. King County, a home rule charter county and political subdivision of the State of Washington, is the owner of land commonly known as Redmond Ridge Park, which is located at 22915 NE Alder Crest Drive, Redmond, WA 98053 (hereinafter “Park”).
- B. RNLL, is a non-profit, community-based, open-membership club in good standing, whose purpose is to provide public youth baseball and currently serves 450 youths.
- C. King County has determined that indoor batting cages (hereinafter “Facility”) located at the Park has a significant and unique regional and/or rural public recreation value.
- D. King County has created the Community Partnerships and Grants (hereinafter “CPG”) program within the Division to create new public recreation opportunities by empowering user groups, sports associations, and community organizations to provide mutually agreed upon capital improvements, programming, and/or maintenance for public recreation facilities on King County property.
- E. King County has agreed to allow RNLL to construct the Facility at the Park under the terms set forth in this agreement.
- F. Allowing RNLL to design, construct, operate, and program the Facility at the Park will provide a significant recreational amenity.

44 G. Pursuant to Chapter 4.56.150(E) King County Code (hereinafter “KCC”), the Division,
45 an agency of King County, is authorized to enter into agreements for the use of King
46 County land by non-profit organizations that are either making improvements to County
47 property or providing a service that will benefit the public.
48

49 THEREFORE, in consideration of the mutual agreements herein contained, the Parties do hereby
50 agree as follows:
51

- 52 1) PARK. The County is the owner and operator of the Park where the Facility will be located.
53
54 2) SITE. The Site means the location designated to construct the Facility in Exhibit A.
55
56 3) FACILITY: Facility means batting cages designed, constructed, operated, and programmed
57 by RNLL. See Exhibit A for a map of the Park, Site and Facility plans.
58
59 4) REPRESENTATIVES. All communication, notices, coordination, and other tenets of this
60 agreement shall be managed by:
61

62 County Liaison is:
63

64 T.J. Davis, CPG Project Manager
65 King County Department of Natural Resources and Parks
66 201 South Jackson St, Suite 700
67 Seattle, WA 98104-3855
68 Phone: (206) 229-3965
69 Email: tj.davis@kingcounty.gov
70

71 RNLL Liaison is:
72

73 Alec Weintraub
74 Redmond North Little League
75 PO Box 107
76 Redmond, WA 98052
77 Phone: (425) 503-0810
78 Email: president@rnll.org
79

- 80 5) EFFECTIVE DATE: This Agreement shall be effective upon signature by both Parties
81 (hereinafter “Effective Date”).
82
83 6) TERM. The term (hereinafter “Term”) of this agreement shall be five years from the
84 Effective Date. This agreement shall remain in effect until such time as it is modified or
85 amended in writing, or terminated as provided herein. RNLL and the County may choose to
86 renew this agreement for additional five-year terms pending successful compliance with the
87 terms herein.
88

- 89 7) STEWARD. RNLL must be a good steward of the Facility and Park. All approved activities
90 and use shall be considerate to the greatest extent possible of the capital, programmatic, and
91 environmental value of the Facility and Park. All construction, maintenance, and other
92 modifications shall be approved by the County and shall strictly adhere to all applicable
93 environmental laws and regulations at all times.
94
- 95 8) FACILITY USE POLICY. Prior to opening the Facility, RNLL shall develop and continually
96 enforce a Facility Use Policy (hereinafter "Exhibit B"), which is subject to review and
97 modification by King County, to ensure user safety and positive relations with all parks users
98 and the surrounding community. The Policy shall be posted in clear view of all users at the
99 Facility and integrated into posted or otherwise distributed Facility rules.
100
- 101 9) CONDITION OF SITE. RNLL has inspected and knows the condition of the Site and agrees
102 to accept the Site in AS IS condition without any obligation on the part of the County to
103 make any changes, improvements, or to incur any expenses whatsoever to prepare, repair, or
104 alter the Site to facilitate RNLL's construction of the Facility. The County shall not be liable
105 to RNLL for claims or damages arising from or related to any defect in the condition of the
106 Site at any time, whether known or unknown, or for damage by storm or any other
107 occurrence.
108
- 109 10) CAPITAL IMPROVEMENT GRANT. RNLL shall receive a CPG Capital Improvement
110 Grant in the amount of \$270,000. The mutually agreed upon facilities, features, and
111 amenities to be planned and/or developed (per Exhibit A) consist of:
112 A. Indoor Batting Cages; and,
113 B. Related Infrastructure.
114
- 115 11) CAPITAL IMPROVEMENTS. RNLL will raise all additional cash, in-kind services, and
116 other resources required to complete the construction of the Facility. The current estimated
117 cost for construction of the facility is \$560,000. In-kind services may include donated
118 professional services, management services, manpower, materials, and other considerations.
119 RNLL will serve as the supervisory not-for-profit corporation for development and
120 construction of the Facility. RNLL shall design, develop, and construct facilities, features,
121 and amenities in accordance with all applicable design(s), timelines, restrictions,
122 environmental considerations, permitting determinations, mitigations, and all other
123 requirements in coordination with the Division. RNLL understands, acknowledges, and
124 agrees that it may not undertake or commence any construction activities on the Park until
125 RNLL can demonstrate to the Division's satisfaction that RNLL has obtained the balance of
126 cash or cash equivalents, including binding commitments for donated professional services,
127 materials, equipment, and other in-kind contributions required to complete the construction
128 of the Facility. For purposes of this Section, "construction activities" do not include
129 preliminary activities such as surveying, mapping, drainage test pits, installation of
130 temporary fencing, or other low-impact or readily reversible actions.
131
- 132 A. COORDINATION. In recognition that the design, development, and construction of the
133 Facility will benefit the Division and its park users upon completion, the Division agrees
134 to coordinate with RNLL, and to use its best efforts to assist with the issuance of any

135 federal, state, county, or local permits or approvals necessary to begin construction of the
136 Facility at the Park. RNLL understands, acknowledges, and agrees that the Division's
137 assistance shall not and does not constitute King County's official endorsement or
138 approval of RNLL's plans, drawings, design documents, or construction for purposes of
139 any applicable laws, regulations, codes, ordinances, guidelines, or industry standards
140 (collectively, "Authorities"). RNLL will be solely responsible to comply with all
141 applicable Authorities and to obtain all necessary permits, approvals, and endorsements.
142

- 143 B. DESIGN. RNLL has retained a licensed architect and/or licensed professional engineer,
144 registered in the State of Washington, who will prepare a design for the Facility and
145 exterior landscaping to be approved by the Division. RNLL is required to submit plan
146 sets for review by the Division at 30 percent, 60 percent and 90 percent completion. The
147 Division shall review the design plans for the Facility in concept and reserves the right to
148 approve or reject the final design of the Facility. RNLL shall ensure that the design plans
149 are consistent with established County zoning, design code, or both.
150
- 151 C. EXCLUSIVE POSSESSION DURING CONSTRUCTION. RNLL shall be entitled to
152 exclusive possession and use of the Site during construction of the Facility.
153
- 154 D. CONSTRUCTION DEADLINES. RNLL is required to complete the development and
155 construction of the Facility within one (1) year from the date that RNLL receives all
156 funding, in-kind contributions, and the permits necessary to commence construction on
157 the Facility.
158
- 159 E. CONSTRUCTION/SITE WORK/FENCING. RNLL will be solely responsible for the
160 site work, required permits, and grading at the Site. RNLL will ensure the work area is
161 properly barricaded, and will ensure that signage is installed directing unauthorized
162 persons not to enter onto the construction site during any phase of development or
163 construction. Unless otherwise agreed by the Parties in writing, fencing will be placed
164 around work areas. In addition, construction sites will be kept clean and organized
165 during development periods. RNLL will be responsible for security, traffic, and
166 pedestrian warnings at the Park during the development and construction phases.
167
- 168 F. RELOCATION OF UTILITY LINES. RNLL will be responsible for relocating and
169 improving storm drains, sewers, water lines, and other utilities, if any, at their own
170 expense as required to complete development and construction of the Facility.
171
- 172 G. RIGHT TO INSPECT CONSTRUCTION. Division personnel or their agents may
173 inspect the Facility construction project at any time provided that such persons observe
174 due regard for workplace safety and security. The Division may require RNLL or its
175 contractors to stop work immediately if the Division deems work stoppage necessary to
176 remedy construction defects or to address risks to health, safety, or welfare.
177

178 RNLL specifically understands, acknowledges, and agrees that at a minimum, the
179 Division will inspect the Facility construction project and approve work progress at the

180 following milestones;

- 181
- 182 i. Completed set of construction plans, drawings, specifications, and related design
- 183 documents for the Facility construction project;
- 184 ii. Preconstruction meeting with RNLL and primary subcontractor when all permits and
- 185 approvals have been obtained;
- 186 iii. Weekly construction meetings;
- 187 iv. Site preparation complete;
- 188

189 The Division may hire an outside consultant to inspect and approve construction

190 work. If the Division does so then the Division will forward the consultant's invoices

191 to RNLL for payment. RNLL hereby agrees to timely payment of the consultant's

192 invoices.

193

194 H. SUBSTANTIAL COMPLETION. When RNLL considers all work associated with the

195 Facility to be substantially complete, RNLL shall give written notice to the

196 Division. Division will promptly inspect the work and, if it does not agree that the work

197 is substantially complete, the Division will prepare a list of items to be completed or

198 corrected (hereinafter "Punch List"). RNLL or its contractor shall promptly complete or

199 correct all Punch List items at no cost to the County. For purposes of this Agreement,

200 "substantially complete" means that;

201

- 202 i. RNLL and the Division have full and unrestricted use and benefit of the Facility for
- 203 the purpose intended;
- 204 ii. All the systems and parts of the Facility are functional;
- 205 iii. Only minor incidental work or correction or repair remains to complete all Facility
- 206 construction requirements; and
- 207 iv. RNLL's contractor has provided all occupancy permits and easement releases, to the
- 208 extent that any are required or applicable.
- 209

210 I. PROJECT COMPLETION. Project Completion signifies that construction is finished in

211 accordance with the contract documents. This means that the Punch List has been

212 completed, as certified by the project architect and approved by the Division. In addition,

213 all onsite tasks have been completed and administrative submittals, lien releases,

214 warranties, close-out documentation, manuals, as-builts, etc., have been turned over to

215 the Division and verified for completeness.

216

217 J. FINAL ACCEPTANCE. Final Acceptance is the Division's acceptance of the Facility

218 from RNLL after the entire work is completed, tested and inspected in accordance with

219 the contract requirements.

220

221 K. RECORD DOCUMENTS. RNLL is required to submit record drawings, shop drawings,

222 cut sheets, copies of permits, cultural resources clearance, and all project records.

223 Division shall keep record documents in a central location so they are accessible.

224 Electronic versions of record documents shall be retained by Division's Capital

225 Improvement Program or Operations Section.
 226

227 L. WARRANTIES. With respect to all warranties, express or implied, for work performed
 228 or materials supplied in connection with the Facility, RNLL shall:

- 229
 230 i. If, within an applicable warranty period, any part of the Facility or work performed to
 231 construct the Facility is found not to conform to specifications, permit requirements,
 232 or industry standards, RNLL shall correct it promptly after receipt of written notice
 233 from the Division to do so.
 234

235 If the Division determines that RNLL's corrective action is not satisfactory and/or
 236 timely performed, then the Division may either correct the problem itself or procure
 237 the necessary services, recommendations, or guidance from a third party, and invoice
 238 RNLL for the cost to remedy the problem.
 239

240 RNLL shall promptly reimburse the Division for all costs, expenses, or damages
 241 incurred by the Division, including but not limited to the cost to remedy the
 242 problem. An invoice is deemed received by RNLL three (3) days after deposit in the
 243 U.S. mail with proper address and postage. Invoices must be paid within thirty (30)
 244 days from invoice. Any invoice outstanding ninety (90) days is past due, payment
 245 must be remitted within ten (10) days or account will be turned over to collections.
 246

- 247 ii. The warranty-related remedies provided in this Section are in addition to any other
 248 rights or remedies provided elsewhere in this Agreement or by applicable law.
 249

250 M. ALTERATION OF PARK OR FACILITY AFTER CONSTRUCTION. After the
 251 Facility is completed and accepted by RNLL and the Division, as defined herein, RNLL
 252 will not make any material alteration to the Park, Site or Facility, including any changes
 253 to the landscaping, without written consent by the Division. If RNLL violates this
 254 provision, County shall, after giving RNLL notice of its violation, afford RNLL the
 255 opportunity to restore the Park, Site or Facility at RNLL's expense. If RNLL fails to
 256 perform and complete its restoration work in a reasonable time and manner after
 257 receiving notice, County may perform the restoration work, or have the work performed
 258 by a third-party, and recover its expenses from RNLL.
 259

260 N. DEVELOPMENT AND CONSTRUCTION FEES AND EXPENSES. RNLL will be
 261 responsible to obtain and pay for all necessary permits, fees, and expenses associated
 262 with the development and construction of the Facility.
 263

264 12) PUBLIC WORKS LAWS. To the extent applicable, RNLL will comply with all public
 265 works laws, regulations, and ordinances, including but not limited to those related to
 266 prevailing wages pursuant to the Revised Code of Washington (see RCW 39.12), retainage
 267 (see RCW 60.28), bonding (see RCW 39.08), use of licensed contractors (see RCW 39.06),
 268 and competitive bidding (see RCW 36.32 and RCW 35.21.278). RNLL will indemnify and
 269 defend King County should it be sued or made the subject of an administrative investigation

270 or hearing for a violation of such laws, regulations, and ordinances in connection with the
271 improvements.

272
273 Without limiting the foregoing, RNLL understands, acknowledges, and agrees that before
274 beginning construction of the Facility, RNLL must execute and deliver to King County a
275 performance and payment bond in an amount equal to one hundred percent (100%) of the
276 estimated full value of the Facility construction contract (\$560,000), on a form acceptable to
277 King County with an approved surety company and in compliance with RCW 39.08. King
278 County must be named as the beneficiary of the payment and performance bond. RNLL
279 must notify the surety of any changes in the work. RNLL must promptly furnish additional
280 bond security to protect King County and persons supplying labor or materials required to
281 construct the Facility if (a) King County has a reasonable objection to any surety; (b) any
282 surety fails to furnish reports on its financial condition pursuant to King County's request; or
283 (c) the estimated cost of the Facility increases beyond the bond amount.

284
285 13) OPERATIONS, MAINTENANCE, AND PROGRAMMING BY RNLL. All costs of
286 operations, maintenance, and programming assigned to RNLL, as set forth in Exhibit C, shall
287 be the responsibility of RNLL. Any substantive changes or additions to the approved
288 maintenance activities or schedule shall be accomplished either by the County's directive, or
289 by RNLL's written request and subsequent approval by the County's Liaison, the Division's
290 Operations Manager, and the Division's Labor Management Committee, as appropriate.
291 Such changes will constitute a modification of this Agreement.

292
293 14) MAINTENANCE OF RECORDS AND INSPECTIONS. RNLL shall keep accurate records
294 of all matters related to maintenance of the Facility. Such records shall be retained, open,
295 and available for inspection by the County upon forty-eight (48) hours written notice during
296 the Term of this Agreement, and not less than six (6) years after its expiration or termination.

297
298 15) MAINTENANCE BY THE COUNTY. The County will continue to maintain the Park
299 consistent with past County practices and per the Redmond Ridge Batting Cage Operations,
300 Maintenance, and Programming Plan (Exhibit C). All costs of maintenance and operations
301 activities designated to the County will be the responsibility of the County.

302
303 16) FACILITY REVENUE AND BUDGET. Revenue derived from programming, scheduling,
304 renting, on-site advertising, naming rights, or other uses of the Facility will be managed
305 according to the terms contained in the Redmond Ridge Batting Cage Operations,
306 Maintenance, and Programming Plan (Exhibit C). The planned fee schedule charged for the
307 use of the Facility by the public shall be reviewed and approved by the Division prior to
308 being implemented; provided that membership fees in the RNLL's organization need not be
309 approved by the County.

310
311 17) PERFORMANCE REPORT. At the end of each Agreement year, RNLL will furnish the
312 County Liaison with a report addressing revenues generated at and expenditures related to
313 the use of the Facility. The report will also cover a summary of operation hours for approved
314 activities, maintenance and condition of the Facility. RNLL will also provide the County
315 Liaison a budget of proposed expenses and revenue for the following Agreement year's

316 operation.

317

318 18) NON-DISCRIMINATION. No person shall be denied, or subjected to discrimination in
319 receipt of the benefit of any services, activities, or employment made possible by or resulting
320 from this Agreement on the grounds of sex, race, color, marital status, national origin,
321 religious affiliation, disability, sexual orientation, gender identity or expression or age,
322 except minimum age and retirement provisions, unless based upon a bona fide occupational
323 qualification. RNLL agrees to comply with KCC Chapters 12.16 (discrimination in
324 employment), 12.17 (discrimination in contracting), and 12.18 (fair employment practices),
325 together with any and all other applicable laws regarding nondiscrimination.

326

327 19) LIMITED USE. RNLL shall use the Facility for no other business or purpose than as
328 explicitly provided in this agreement without the prior written consent of the County.

329

330 20) SIGNS. No sign, advertisement, notice, or other lettering will be exhibited, inscribed,
331 painted, or affixed by RNLL nor allowed by RNLL to be exhibited, inscribed painted, or
332 affixed on any part of the Facility without the prior written consent of the County. All new
333 Facility and/or Park signs shall follow the King County Sign System Guide and shall be
334 manufactured and installed by the County, unless RNLL receives prior written consent of the
335 County to do otherwise. Written consent shall be requested through the County Liaison and
336 approved in writing by the Division Director. If RNLL violates this provision, the County
337 may remove the sign without any liability and may charge the expense incurred by such
338 removal to the RNLL. All signs erected or installed pursuant to the County's prior written
339 consent shall also comply with any applicable federal, state or local statutes, ordinances or
340 regulations. The County's consent to a sign is no guarantee that the sign complies with such
341 statutes, ordinances, or regulations.

342

343 21) ASSIGNMENT OR THIRD PARTY USE. RNLL may not assign this Agreement or any
344 interest therein, nor sublease all or part of the Facility without the County's prior consent.

345

346 22) OWNER. The County shall retain ownership of the Park. The County shall also have
347 ownership of the Facility, therein, including all restoration, permanent fixtures and County-
348 purchased equipment. The County's ownership of the Park and Facility shall not relieve, in
349 any way, RNLL from its operation and maintenance responsibilities under this Agreement.

350

351 23) TAXES. RNLL will pay no rent to the County. Unless RNLL provides proof of exemption,
352 RNLL will pay leasehold excise tax, which is an excise tax levied by the State of Washington
353 pursuant to RCW 82.29A, on a rental amount determined pursuant to that statute. The tax
354 will be calculated based on the rate specified in the statute, which is currently set at 12.84
355 percent. All applicable leasehold tax, if any, shall be sent to the Division at: 201 South
356 Jackson Street, Suite 700, Seattle, WA 98104-3855, Mail Stop – KSC-NR-0700. Unless
357 RNLL is exempt, it agrees to determine the amount of this tax and pay it, and to pay any
358 other taxes levied on this Agreement by the State or by any taxing authority with jurisdiction
359 over the Facility.

360

- 361 24) LIENS. RNLL agrees that it will not permit or allow to remain undischarged any lien for
362 labor or materials against the Facility which arises as a result of contracts for services or
363 materials entered into by RNLL.
364
- 365 25) COMPLIANCE WITH ALL LAWS AND REGULATIONS. In using the Site and Facility,
366 RNLL and its members will comply with all applicable laws, ordinances and regulations
367 from any and all Authorities having jurisdiction. RNLL specifically agrees to comply and
368 pay all costs associated with achieving such compliance without any notice or requirements
369 from King County, and RNLL further agrees that the County does not waive this section by
370 giving notice of demand for compliance in any instance. The RNLL shall indemnify and
371 defend the County if the County is sued or made the subject of an administrative
372 investigation or hearing for a violation of such laws related to this Agreement.
373
- 374 26) HAZARDOUS SUBSTANCES. RNLL shall not, without first obtaining the County's
375 written approval, apply, store, deposit, transport, release or dispose of any hazardous
376 substances, petroleum products, sewage, medicinal, bacteriological, or toxic materials, or
377 pollutants, on or at the Facility. All approved application, storage, deposit, transportation,
378 release and disposal shall be done safely and in compliance with applicable laws.
379
- 380 27) INSURANCE REQUIREMENTS
381
- 382 A. RNLL INSURANCE. Notwithstanding any other provision within this Agreement,
383 RNLL shall procure and maintain, at its sole cost and expense, for the duration of this
384 contract, the following minimum scope and limits of insurance. Nothing contained
385 within these insurance requirements shall be deemed to limit the scope, application,
386 and/or limits of the coverage afforded by said policies, which coverage will apply to each
387 insured to the full extent provided by the terms and conditions of the policy(s). Nothing
388 contained in this provision shall affect and/or alter the application of any other provision
389 contained with this Agreement. RNLL shall assess its own risks and, if it deems
390 appropriate and/or prudent, maintain greater limits and/or broader coverage. The County
391 shall have the right to receive coverage up to any insurance limits maintained by RNLL
392 and/or its subcontractors that exceed the minimum limits.
393
- 394 i. Commercial General Liability insurance against claims for injuries to persons or
395 damages to property, which may arise from or in connection with RNLL's operations,
396 or use of the Park or Facility. Such insurance shall be as broad as that provided by
397 Commercial General Liability "occurrence" form CG0001, or current edition, and
398 must include coverage for Products – Completed Operations. The insurance limits
399 shall be no less than One Million Dollars (\$1,000,000) per occurrence, and Two
400 Million Dollars (\$2,000,000) aggregate limit.
401
- 402 ii. Automobile Liability: If the use of a vehicle is required, then RNLL must maintain
403 Automobile Liability insurance with minimum limits of One Million Dollars
404 (\$1,000,000) Combined Single Limit per accident for Bodily Injury and Property
405 Damage Insurance Services Office form number (CA 00 01) covering Business Auto

- 406 Coverage, Symbol 1 “any auto”; or the appropriate coverage provided by Symbols 2,
407 7, 8, or 9.
408
- 409 iii. Workers Compensation: If RNLL has employees, Statutory requirements of the State
410 of Residency as well as any similar coverage required for this work by applicable
411 Federal or “other States” State Law.
412
- 413 iv. Employer’s Liability or “Stop Gap”: Coverage in the amount of One Million Dollars
414 each occurrence shall be at least as broad as the protection provided by the Workers
415 Compensation policy Party 2 (Employers Liability) or, in states with monopolistic
416 state funds, the protection provided by the “Stop Gap” endorsement to the general
417 liability policy.
418
- 419 v. All-Risk Property Insurance: Upon completion of construction, RNLL shall maintain
420 All Risk Property Insurance in an amount equal to the full replacement value of the
421 structure, its improvements, and personal property located on the Premises. The
422 County shall be named as an additional loss payee and such policy shall contain a
423 waiver of subrogation in favor of the County.
424

425 **B. MINIMUM LIMITS OF INSURANCE – CONSTRUCTION PERIOD.** Prior to
426 commencement of Construction and until Construction is complete and approved by
427 RNLL and the County, RNLL shall cause the Construction Contractor and related
428 professionals to procure and maintain insurance against claims for injuries to persons or
429 damages to property which may arise from, or in connection with, the activities related to
430 this Agreement. RNLL and the County, its officers, officials, agents and employees shall
431 be named as additional insured, for full policy limits, on liability policies, except
432 Workers’ Compensation and Professional Liability.
433

434 Any deductibles and/or self-insured retentions shall not limit or apply to RNLL’s, its
435 contractor’s and/or subcontractor’s liability to the County and the cost of such insurance
436 and any deductibles shall be paid by RNLL and/or any of RNLL’s
437 Contractor/subcontractors. RNLL shall cause its consultants, Contractors and/or
438 subcontractors to maintain insurance with limits no less than the following:
439

- 440 i. Commercial General Liability: \$1,000,000 combined single limit per occurrence for
441 bodily injury, personal injury, and property damage, and a \$2,000,000 aggregate
442 limit.
443
- 444 ii. Automobile Liability: \$1,000,000 combined single limit per accident for bodily
445 injury and property damage covering Business Auto Coverage, Symbol 1 “any auto”;
446 or the appropriate coverage provided by Symbols 2, 7, 8, or 9.
447
- 448 iii. Workers’ Compensation: Statutory requirements of the state of residency.
449
- 450 iv. Employers Liability or “Stop Gap”: \$1,000,000 each occurrence.
451

- 452 v. Professional Liability, Errors & Omissions: RNLL must require its professional
 453 service providers to maintain Professional Liability, Errors & Omissions insurance in
 454 an amount no less than \$1,000,000 per claim and in the aggregate.
 455
- 456 vi. Builder's Risk/Installation Floater: RNLL, its Contractor and/or subcontractor shall
 457 procure and maintain during the life of the Agreement, or until acceptance of the
 458 project by the County, whichever is longer, "All Risk" Builders Risk or Installation
 459 Floater Insurance at least as broad as ISO form number CP0020 (Builders Risk
 460 Coverage Form) with ISO form number CP0030 (Causes of Loss – Special Form)
 461 including coverage for collapse and theft. The coverage shall insure for direct
 462 physical loss to property of the entire construction project, for 100 percent of the
 463 replacement value thereof and include earthquake and flood. The policy shall be
 464 endorsed to cover the interests, as they may appear, of the County and include the
 465 County as a Named Insured. In the event of a loss to any or all of the work and/or
 466 materials therein and/or to be provided at any time prior to the final close-out of the
 467 Agreement and acceptance of the project by the County, RNLL or its Contractor
 468 and/or subcontractors shall promptly reconstruct, repair, replace or restore all work
 469 and/or materials so destroyed. Nothing herein provided for shall in any way excuse
 470 RNLL or its surety from the obligation of furnishing all the required materials and
 471 completing the work in full compliance with the terms of the Agreement.
 472
- 473 C. SUBCONTRACTORS. RNLL will require its Construction Contractor during the
 474 Design and Construction Phase to include all subcontractors as insured under its policies,
 475 or, alternatively, the Construction Contractor may rely on insurance provided by one or
 476 more subcontractors to meet the requirements of this section. As evidence of
 477 compliance, the Construction Contractor will furnish separate certificates and policy
 478 endorsements for each such subcontractor corresponding to the insurance that such
 479 subcontractor will be providing. Any insurance provided by subcontractors must include
 480 the County, its officers, officials, agents and employees and the Construction Contractor
 481 as additional insured, for full policy limits on all liability policies, except Professional
 482 Liability/Errors & Omissions and Workers' Compensation.
 483
- 484 D. DEDUCTIBLES AND SELF-INSURED RETENTIONS. Any deductibles and/or self-
 485 insured retentions of the policies shall not apply to RNLL's liability to the County and
 486 shall be the sole responsibility of RNLL or its contractor.
 487
- 488 E. OTHER INSURANCE PROVISIONS. The required liability insurance policies in this
 489 Agreement are to contain, or be endorsed to contain, the following provisions:
 490
- 491 i. All Liability Policies (except Professional Liability, Errors & Omissions and Workers
 492 Compensation):
 493
- 494 a. Name "King County, its officers, officials, agents and employees" as
 495 additional insured with respect to liability arising out of activities performed
 496 by or on behalf of RNLL, and use of the Facility as outlined in this
 497 Agreement. Such additional insured status shall include Products-Completed

- 498 Operations. The County shall be additional insured regarding the total limits
 499 of liability maintained by RNLL and/or its contractors and subcontractors;
 500
 501 b. Such coverage shall be primary and non-contributory as respects the County;
 502
 503 c. State that RNLL's and/or contractors and subcontractors insurance shall apply
 504 separately to each insured against whom claim is made or suit is brought
 505 except with respect to the limits of the insurer's liability.
 506
 507 ii. All Policies: Coverage shall not be suspended, voided, canceled, reduced in coverage
 508 or in limits, except by the reduction of the applicable aggregate limit by claims paid,
 509 until after 45 days prior written notice has been given to the County. In the event of
 510 said cancellation or intent not to renew, RNLL shall obtain and furnish to the County
 511 evidence of replacement insurance policies meeting the requirements of this Section
 512 by the cancellation date. Failure to provide proof of insurance could result in
 513 suspension of the Agreement.
 514
 515 iii. Acceptability of Insurers: The insurance provider must be licensed to do business in
 516 the State of Washington and have an AM Best's rating of A-VIII or, if not rated with
 517 AM Bests, with minimum surpluses the equivalent of AM Bests' surplus size VIII.
 518 Professional Liability, Errors & Omissions insurance may be placed with insurers
 519 with an AM Bests' rating of B+ VII. Any exception must be approved by the
 520 County.
 521
 522 iv. Verification of Coverage: On or before the date this Agreement is executed, RNLL
 523 shall provide the County with RNLL's and its contractor's Certificates of Insurance
 524 and required policy endorsements. The certificates and endorsements for each
 525 insurance policy are to be signed by a person authorized by that insurer to bind
 526 coverage on its behalf. The certificate and endorsements for each insurance policy
 527 are to be on forms approved by the County prior to commencement of activities
 528 associated with this Agreement. The County reserves the right to require complete,
 529 certified copies of all required insurance policies at any time.
 530
 531 v. Sanctioned Events: If the effectiveness of RNLL's insurance is conditioned on the
 532 Event being sanctioned by the governing body of a sports or other organization, then
 533 on or before the Event sanctioning deadline specified in Article 1, RNLL shall
 534 provide the County with written proof that the Event is properly sanctioned. The
 535 County reserves the right to require complete, certified copies of all required
 536 insurance policies at any time.
 537
 538 28) INDEMNIFICATION AND HOLD HARMLESS. RNLL shall protect, indemnify, and hold
 539 harmless the County, its officers, officials, agents, and employees from and against any and
 540 all claims, costs, expenses, and/or losses of whatsoever kind occurring, arising out of or
 541 resulting from (1) RNLL's failure to pay any such compensation, wages, benefits, or taxes,
 542 and/or (2) design, work, services, materials, or supplies performed or provided by RNLL

543 employees, agents, subcontractors, or suppliers in connection with or support of the
544 performance of this Agreement.

545
546 RNLL further agrees that it is financially responsible for and will repay the County all
547 indicated amounts following an audit exception which occurs due to the negligence,
548 intentional act, and/or failure, for any reason, to comply with the terms of this Agreement by
549 RNLL, its officers, employees, agents, representatives, contractors, or subcontractors. This
550 duty to repay the County shall not be diminished or extinguished by the expiration or prior
551 termination of the Agreement.

552
553 RNLL expressly agrees to protect, defend, indemnify and hold harmless the County, its
554 elected and appointed officials, officers, employees, and agents from and against liability for
555 any claims (including all demands, suits, and judgments) for damages arising out of injury to
556 persons or damage to property where such injury or damage is caused by, arises out of, or is
557 incident to the scope of activities under this Agreement. RNLL's obligations under this
558 section shall include, but not be limited to:

- 559
560 i. The duty to promptly accept tender of defense and provide defense to the County at
561 RNLL's own expense;
- 562
563 ii. Indemnification of claims, including those made by RNLL's own employees and/or
564 agents;
- 565
566 iii. In the event it is determined that RCW 4.24.115 applies to this Agreement, RNLL
567 agrees to defend, hold harmless, and indemnify the County to the maximum extent
568 permitted thereunder, and specifically for its negligence concurrent with that of the
569 County to the full extent of RNLL's negligence.
- 570
571 iv. RNLL, by mutual negotiation, expressly waives, as respects the County only, its
572 statutory immunity under the industrial insurance provisions of Title 51 RCW;
- 573
574 v. In the event the County incurs any judgment, award and/or cost arising from this
575 Agreement including reasonable attorney's fees to enforce the provisions of this
576 article, all such fees, expenses, and costs shall be recoverable from RNLL; and
577
- 578 vi. RNLL shall protect, defend, indemnify, and hold harmless the County, its officers,
579 officials, employees and agents from any and all costs, claims, judgments, and/or
580 awards of damages arising out of, or in any way resulting from the performance or
581 non-performance of the obligations under this agreement by RNLL's contractors,
582 subcontractors, or the officers, employees, and/or agents of such contractors, and/or
583 subcontractors in connection with or in support of this Contract.
- 584
585 vii. In the event it is determined that RCW 4.24.115 applies to this Contract, RNLL
586 agrees to defend, hold harmless and indemnify King County to the maximum extent
587 permitted thereunder, and specifically for its negligence concurrent with that of the
588 County to the full extent of RNLL's negligence. RNLL agrees to defend, indemnify,

589 and hold harmless the County for claims by RNLL's employees and agrees to waiver
590 of its immunity under Title 51 RCW, which waiver has been mutually negotiated by
591 the parties.
592

593 An indemnification and hold harmless provision to protect The County similar to this
594 provision shall be included in all Contractor or Concessionaire Agreements entered into by
595 RNLL in conjunction with this Agreement.
596

597 29) WAIVER OF BREACH. Waiver of breach of any provision of this Agreement shall not be
598 deemed to be a waiver of any other or subsequent breach and shall not be construed to be a
599 modification of the terms of the Agreement unless stated to be such through written approval
600 by the County, which shall be attached to the original Agreement. Waiver of any default
601 shall not be deemed to be a waiver of any subsequent defaults.
602

603 30) EXHIBITS.

- 604 A. Site Map and Facility Plans
- 605 B. Facility Use Policy
- 606 C. Redmond Ridge Batting Cage Operations, Maintenance, and Programming Plan
607

608 31) ADDITIONAL TERMS. The County reserves the right to set additional terms as unforeseen
609 conditions may warrant. The County must submit to RNLL a written addendum to this
610 contract of the additional terms for RNLL to approve in writing. RNLL shall not
611 unreasonably withhold its approval.
612

613 32) RIGHT TO INSPECT. The County at its discretion reserves the right to review and approve
614 the performance of RNLL with regard to this Agreement. If the County does not approve of
615 the aforementioned performance, it will give RNLL written notification of unacceptable
616 performance. RNLL will then agree to take corrective action within a reasonable period of
617 time, as defined by the County in the aforementioned written notification. If RNLL fails to
618 take corrective action acceptable to the County within a reasonable period of time, reserves
619 the right to do the work itself, or through a third-party, and RNLL shall be responsible for the
620 cost.
621

622 33) TERMINATION. The County or RNLL may terminate this Agreement without cause at any
623 time by providing 30 days written notice to the other party.
624

625 34) SURRENDER. Within 30 days of this Agreement's expiration or termination, whichever is
626 earlier, RNLL, shall, at the request of the County, remove any and all of its portable
627 improvements made at the Park and make such repairs or restoration as may be necessary to
628 put the Facility into good or better condition than it was at the beginning of the Term. Any
629 non-portable fixtures or improvements shall inure to the benefit of the County and shall
630 remain at the Park.
631

632 35) NO EMPLOYMENT RELATION. In providing services under this Agreement, RNLL is an
633 independent Contractor, and neither it nor its officers, agents, employees, or subcontractors
634 are employees of the County for any purpose. RNLL shall be responsible for all federal
635 and/or state tax, industrial insurance, and Social Security liability that may result from the

636 performance of and compensation for these services and shall make no claim of career
637 service or civil service rights which may accrue to a County employee under state or local
638 law. The County assumes no responsibility for the payment of any compensation, wages,
639 benefits, or taxes by, or on behalf of the RNLL, its employees, subcontractors and/or others
640 by reason of this Agreement.

641
642 36) NO PARTNERSHIP. Nothing in this Agreement shall make, or be deemed to make, either
643 the County or RNLL a legal entity partner of the other, and this Agreement shall not be
644 construed as creating a partnership or joint venture.

645
646 37) NO THIRD PARTY BENEFICIARIES. Nothing in this Agreement shall create any legal
647 right, obligation, or cause of action in any person or entity not a party to it.

648
649 38) HEADINGS NOT PART OF AGREEMENT. The headings in this Agreement are for
650 convenience only and shall not be deemed to expand, limit, or otherwise affect the
651 substantive terms of this Agreement.

652
653 39) ENTIRE AGREEMENT. This Agreement and any and all exhibits expressly incorporated
654 herein by reference and attached hereto shall constitute the whole agreement between the
655 County and RNLL. There are no terms, obligations, allowances, covenants, or conditions
656 other than those contained herein.

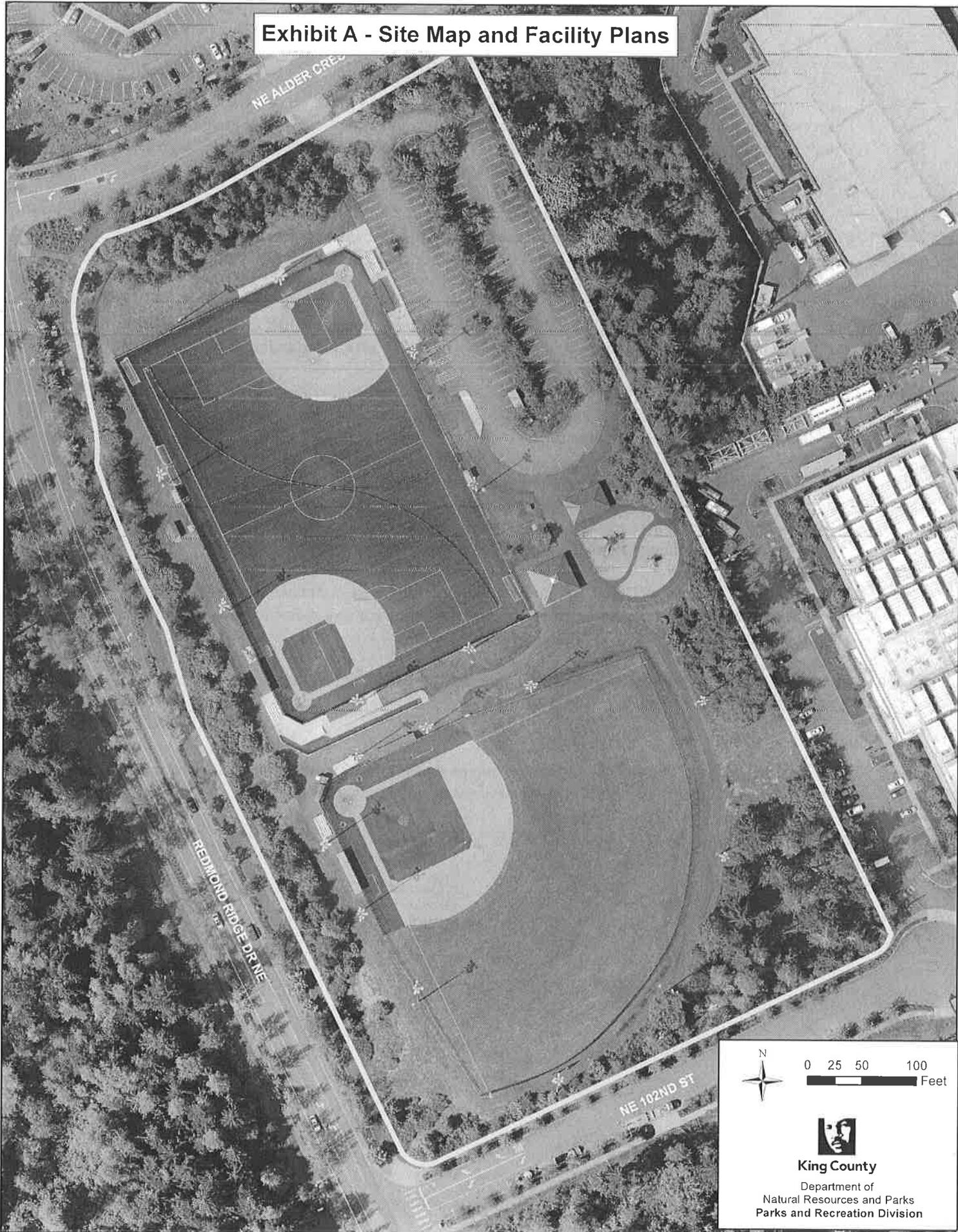
657
658 40) JURISDICTION AND VENUE. King County Superior Court shall have jurisdiction over
659 any litigation arising under this Agreement, and the venue for any such litigation shall be the
660 King County Superior Court in Seattle, Washington.

661
662 41) GOVERNING LAW. This Agreement is made under and shall be governed by the laws of
663 the State of Washington.

664
665
666 IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the first date
667 written.

668		
669	Redmond North Little League	King County
670		
671	By _____	By _____
672		
673	TITLE _____	TITLE _____
674		
675	Date _____	Date _____

Exhibit A - Site Map and Facility Plans



0 25 50 100
Feet



King County
Department of
Natural Resources and Parks
Parks and Recreation Division

VICINITY MAP



Redmond North LITTLE LEAGUE

BATTLING FACILITY AT REDMOND RIDGE PARK 22915 NE ALDER CREST DRIVE REDMOND, WA 98053

DEFERRED SUBMITTALS

THE GENERAL CONTRACTOR (GC) SHALL BE RESPONSIBLE FOR VERIFYING EXISTING FIELD CONDITIONS AND CORRECTING ALL DEFERRED SUBMITTALS. THE GC'S SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING COMPLIANCE WITH LOCAL AUTHORITIES AND ALL CURRENT CODES, REGULATIONS AND REQUIREMENTS.

DOCUMENTS FOR DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE AND SHALL REVIEW THEM AND FORWARD THEM TO THE REGISTERED DESIGN PROFESSIONAL INDICATING THAT THE DEFERRED SUBMITTALS DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE SCOPE OF THE BUILDING. THE DEFERRED SUBMITTALS SHALL NOT BE NOTICED UNTIL THE DESIGN AND SUBMITTALS DOCUMENTS HAVE BEEN APPROVED BY THE REGISTERED DESIGN PROFESSIONAL.

DEFERRED SUBMITTALS:

1. ANY MECHANICAL WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED HVAC DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLETES ALL ALL CODES, REGULATIONS AND REQUIREMENTS.

2. THE GC'S MECHANICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY MECHANICAL PERMITS.

ELECTRICAL:

1. THE ELECTRICAL WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GC SHALL SUBMIT WITH THE BID A PROPOSED ELECTRICAL DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS AND COMPLETES ALL ALL CODES, REGULATIONS AND REQUIREMENTS.

2. THE GC'S ELECTRICAL SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY ELECTRICAL PERMITS.

GENERAL NOTES

- REFER TO SPEC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHALL AND GORE CONTRACTOR. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY ALL AGENCIES AND AGENCIES ON SITE FROM TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTICED IMMEDIATELY.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PERMITS BEFORE BEGINNING WORK.
- THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER INCLUDING ACCESS FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR WORK TIME, TIME OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISE OR OBSTRUCTIVE WORK SHALL BE SUBMITTED AT LEAST ONE (1) WEEK IN ADVANCE OF THE WORK OR IS GOING ON.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF WORKSHOPS IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
- GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR, HUES AND PATTERN FROM TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SWATCH CARDS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL. ON ALL SPECIAL FINISHES REGARDING CUSTOM FABRICATIONS (SHALL INCLUDE PAINTS, STAINES AND HARDWARES).
- THE SURROUNDING AREAS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSENGER OR VISITORS TO THE SITE FROM DAMAGE AND HAZARD. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT, INSTALLED DURING CONSTRUCTION. CAREFULLY MAINTAIN AND PROTECT SURROUNDING. SIGN MARKS AND THEIR REFERENCE POINTS FROM BEING OBLITERATED OR OBTUSURED. REPLACE AS REQUIRED.

PROJECT TEAM

CLIENT & ARCHITECT:
REDMOND NORTH LITTLE LEAGUE
22915 NE ALDER CREST DRIVE
REDMOND, WA 98053
TEL: 509-885-8888
WWW.REDNORTHLLLEAGUE.COM

ARCHITECT:
HOTTELS BUILDING LLC
12010 15TH AVENUE SE, SUITE 100
REDMOND, WA 98053
TEL: 509-885-8888
WWW.HOTTELSBUILDING.COM

GENERAL CONTRACTOR:
HOTTELS BUILDING LLC
12010 15TH AVENUE SE, SUITE 100
REDMOND, WA 98053
TEL: 509-885-8888
WWW.HOTTELSBUILDING.COM

PROJECT DATA

SITE ADDRESS: REDMOND RIDGE PARK
22915 NE ALDER CREST DRIVE
REDMOND, WA 98053

LEGAL DESCRIPTION: REDMOND RIDGE DR & MASTER PLAT FUTURE PARK PLAT BLOCK PLAT LOT# PARCELS P-301

PARCEL NUMBER: 720233-0210

SECTION: KING COUNTY

SECTION/TOWNSHIP/RANGE: 09N-34E-6E

PROPERTY ZONING: UPD50

SPECIAL DISTRICT OVERLAY(S): RD-P21; SD-110; SD-070

COMPREHENSIVE PLAN: UPD/CC

SITE AREA: 426,842 SF (10 ACRES)

DEVELOPED SITE AREA: 6,500 SF

NEW IMPERVIOUS AREA: 2,000 SF

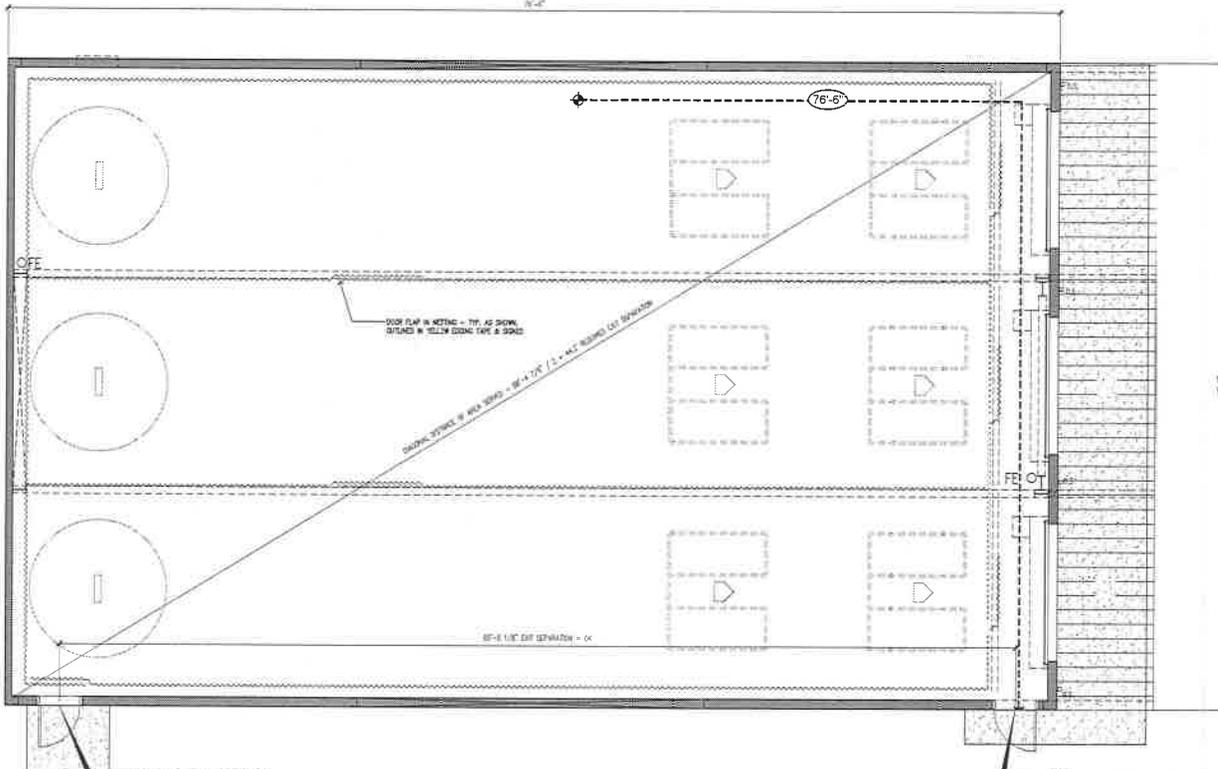
PARKING REQUIREMENTS & CALCULATIONS:
ALL PARKING & EXISTING, THE PROPOSED USE FALLS WITHIN THE EXISTING PARKING PROVIDED. NO CHANGES REQUIRED OR PROPOSED. FOR PRE-APPLICATION COMMENTS FROM KING COUNTY.

SHEET INDEX

NO.	DATE	BY
1	08-28-18	BY CLIENT
2	08-28-18	BY CLIENT
3	08-28-18	BY CLIENT
4	08-28-18	BY CLIENT
5	08-28-18	BY CLIENT
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ARCHITECTURAL ABBREVIATIONS

SYMBOLS	ABBREVIATIONS	DESCRIPTIONS
A	AD	ADJUSTABLE
B	BR	BRAZED
C	CL	CLEAR
D	DR	DRY
E	EL	ELECTRICAL
F	FL	FLOOR
G	GL	GLASS
H	HD	HARDWOOD
I	IR	IRON
J	JL	JULY
K	KL	KLINGLING
L	LD	LEAD
M	MD	MATERIAL
N	ND	NONE
O	OD	ODORLESS
P	PD	POLYMER
Q	QD	QUARTZ
R	RD	REDWOOD
S	SD	STAINLESS STEEL
T	TD	TERRAZZO
U	UD	UNFINISHED
V	VD	VENEER
W	WD	WATERPROOF
X	XD	EXPOSED
Y	YD	YACHT
Z	ZD	ZINC
AA	AA	ALUMINUM ANODIZED
AB	AB	ALUMINUM BRUSHED
AC	AC	ALUMINUM CLEAR ANODIZED
AD	AD	ALUMINUM DYE
AE	AE	ALUMINUM ENAMEL
AF	AF	ALUMINUM FLUOROPOLYMER
AG	AG	ALUMINUM GLOSS
AH	AH	ALUMINUM HONEYCOMB
AI	AI	ALUMINUM INTERIOR
AJ	AJ	ALUMINUM JET
AK	AK	ALUMINUM KRYPTON
AL	AL	ALUMINUM LACQUER
AM	AM	ALUMINUM MACHINABLE
AN	AN	ALUMINUM NANO
AO	AO	ALUMINUM OXIDIZED
AP	AP	ALUMINUM POLYMER
AQ	AQ	ALUMINUM QUARTZ
AR	AR	ALUMINUM RAL
AS	AS	ALUMINUM SMOOTH
AT	AT	ALUMINUM THERMOCLAY
AV	AV	ALUMINUM VENEER
AW	AW	ALUMINUM WOOD GRAIN
AX	AX	ALUMINUM XRAY
AY	AY	ALUMINUM YACHT
AZ	AZ	ALUMINUM ZINC
BA	BA	BALTIMORE
BB	BB	BALTIMORE BRASS
BC	BC	BALTIMORE BRASS BRUSHED
BD	BD	BALTIMORE BRASS POLISHED
BE	BE	BALTIMORE BRASS UNFINISHED
BF	BF	BALTIMORE BRASS VENEER
BG	BG	BALTIMORE BRASS WOOD GRAIN
BH	BH	BALTIMORE BRASS YACHT
BI	BI	BALTIMORE BRASS ZINC
BJ	BJ	BALTIMORE BRASS ANODIZED
BK	BK	BALTIMORE BRASS ENAMEL
BL	BL	BALTIMORE BRASS FLUOROPOLYMER
BM	BM	BALTIMORE BRASS GLOSS
BN	BN	BALTIMORE BRASS HONEYCOMB
BO	BO	BALTIMORE BRASS INTERIOR
BP	BP	BALTIMORE BRASS JET
BQ	BQ	BALTIMORE BRASS KRYPTON
BR	BR	BALTIMORE BRASS LACQUER
BS	BS	BALTIMORE BRASS MACHINABLE
BT	BT	BALTIMORE BRASS NANO
BU	BU	BALTIMORE BRASS OXIDIZED
BV	BV	BALTIMORE BRASS POLYMER
BW	BW	BALTIMORE BRASS QUARTZ
BX	BX	BALTIMORE BRASS RAL
BY	BY	BALTIMORE BRASS SMOOTH
BZ	BZ	BALTIMORE BRASS THERMOCLAY
CA	CA	CALIFORNIA
CB	CB	CALIFORNIA BRASS
CC	CC	CALIFORNIA BRASS BRUSHED
CD	CD	CALIFORNIA BRASS POLISHED
CE	CE	CALIFORNIA BRASS UNFINISHED
CF	CF	CALIFORNIA BRASS VENEER
CG	CG	CALIFORNIA BRASS WOOD GRAIN
CH	CH	CALIFORNIA BRASS YACHT
CI	CI	CALIFORNIA BRASS ZINC
CJ	CJ	CALIFORNIA BRASS ANODIZED
CK	CK	CALIFORNIA BRASS ENAMEL
CL	CL	CALIFORNIA BRASS FLUOROPOLYMER
CM	CM	CALIFORNIA BRASS GLOSS
CN	CN	CALIFORNIA BRASS HONEYCOMB
CO	CO	CALIFORNIA BRASS INTERIOR
CP	CP	CALIFORNIA BRASS JET
CQ	CQ	CALIFORNIA BRASS KRYPTON
CR	CR	CALIFORNIA BRASS LACQUER
CS	CS	CALIFORNIA BRASS MACHINABLE
CT	CT	CALIFORNIA BRASS NANO
CU	CU	CALIFORNIA BRASS OXIDIZED
CV	CV	CALIFORNIA BRASS POLYMER
CW	CW	CALIFORNIA BRASS QUARTZ
CX	CX	CALIFORNIA BRASS RAL
CY	CY	CALIFORNIA BRASS SMOOTH
CZ	CZ	CALIFORNIA BRASS THERMOCLAY
DA	DA	DALLAS
DB	DB	DALLAS BRASS
DC	DC	DALLAS BRASS BRUSHED
DD	DD	DALLAS BRASS POLISHED
DE	DE	DALLAS BRASS UNFINISHED
DF	DF	DALLAS BRASS VENEER
DF	DF	DALLAS BRASS WOOD GRAIN
DG	DG	DALLAS BRASS YACHT
DF	DF	DALLAS BRASS ZINC
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DI	DI	DALLAS BRASS UNFINISHED
DI	DI	DALLAS BRASS VENEER
DI	DI	DALLAS BRASS WOOD GRAIN
DI	DI	DALLAS BRASS YACHT
DI	DI	DALLAS BRASS ZINC
DI	DI	DALLAS BRASS ANODIZED
DI	DI	DALLAS BRASS ENAMEL
DI	DI	DALLAS BRASS FLUOROPOLYMER
DI	DI	DALLAS BRASS GLOSS
DI	DI	DALLAS BRASS HONEYCOMB
DI	DI	DALLAS BRASS INTERIOR
DI	DI	DALLAS BRASS JET
DI	DI	DALLAS BRASS KRYPTON
DI	DI	DALLAS BRASS LACQUER
DI	DI	DALLAS BRASS MACHINABLE
DI	DI	DALLAS BRASS NANO
DI	DI	DALLAS BRASS OXIDIZED
DI	DI	DALLAS BRASS POLYMER
DI	DI	DALLAS BRASS QUARTZ
DI	DI	DALLAS BRASS RAL
DI	DI	DALLAS BRASS SMOOTH
DI	DI	DALLAS BRASS THERMOCLAY
DI	DI	DALLAS BRASS UNFINISHED
DI	DI	DALLAS BRASS VENEER
DI	DI	DALLAS BRASS WOOD GRAIN
DI	DI	DALLAS BRASS YACHT
DI	DI	DALLAS BRASS ZINC
DI	DI	DALLAS BRASS ANODIZED
DI	DI	DALLAS BRASS ENAMEL
DI	DI	DALLAS BRASS FLUOROPOLYMER
DI	DI	DALLAS BRASS GLOSS
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DI	DI	DALLAS BRASS GLOSS
DI	DI	DALLAS BRASS HONEYCOMB
DI	DI	DALLAS BRASS INTERIOR
DI	DI	DALLAS BRASS JET
DI	DI	DALLAS BRASS KRYPTON



TOTAL EXITING AT THIS DOOR =
TOTAL OCC. SERVED = 29 @ 0.20 =
5.2' REQ. EXIT DOOR WIDTH, 36"
PROVIDED.

TOTAL EXITING AT THIS DOOR =
TOTAL OCC. SERVED = 28 @ 0.20 =
5.2' REQ. EXIT DOOR WIDTH, 36"
PROVIDED.

EGRESS PLAN
SCALE: 1/4" = 1'-0"

BUILDING CODE SUMMARY

OCCUPANCY TYPE(S): J-3 (ASSEMBLY)
BUILDING CONSTRUCTION TYPE: TYPE V-B
SPRINKLERS: NO
FIRE ALARM SYSTEM: NO
ALLOWABLE AREA FOR FLOOR (BASED ON OCC. SYSTEM SIZE AND TYPE):
A1 = 6,000
A2 = 4,500
A3 = 6,000 + (5,000 x 0.75)
A4 = 6,000 + 4,500
A5 = 16,500 S.F. PER FLOOR ALLOWABLE
PROPOSED STRUCTURE AREA (INCL. COVERED AREA) = 3,925 S.F.
THE FOLLOWING BUILDING REQUIREMENTS APPLY TO THIS PROJECT AND PER THE BUILDING CODE:
PRIMARY STRUCTURAL FRAME: NO RATING NEEDED
EXTERIOR AND INTERIOR BEARING WALLS: NO RATING NEEDED
NON-BEARING INTERIOR WALLS/PARTITIONS: NO RATING NEEDED
FLOOR CONSTRUCTION (SLAB ON GRADE): NO RATING NEEDED
ROOF CONSTRUCTION: NO RATING NEEDED
MAXIMUM ALLOWABLE HEIGHT & NO. OF STORIES ABOVE GRADE PLANE PER TABLE 504.2 & 504.4: 1 STORY, AT BUILDING HEIGHT
PROPOSED BUILDING HEIGHT: 1 STORY, 8'-0" ABOVE FINISHED GRADE

OCCUPANCY DATA

TRAVEL DISTANCE REQUIREMENTS:
EXCESS TRAVEL DISTANCE = < 200' PER IBC TABLE 1014.2
COMMON PATH OF TRAVEL = < 75' PER IBC 1014.3
MINIMUM DISTANCE BETWEEN CUTS SHALL BE GREATER THAN 1/2 CIRCUMFERENCE OF AREA SERVED - REFER TO EGRESS PLANS
OCCUPANT LOAD SUMMARY PER IBC TABLE 1014.1:
EXERCISE ROOMS: 3,586 SF/50 GROSS = 72 OCC.
REHABILITATED EXERCISE WIDTH = 72 @ 0.20 = 14.4 INCHES
PROPOSED EXERCISE WIDTH = (2) 36" DOORS = 72 INCHES

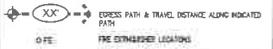
LEVELS OF INSULATION

BE PROPOSED AS AN UNHEATED/NON-CONDITIONED STRUCTURE THIS NOT SUBJECT TO ENERGY CODE AND INSULATION REQUIREMENTS. INSULATION LEVELS SPECIFIED HEREIN ARE AT THE OPTION OF THE OWNER.
ROOF: R-13 BATTIS BETWEEN PURLING & R-13 BLANKET (CENTRAL ABOVE W/ ROOF CLIPS (1.130" GAP) AND R-15 THERMAL BLOCKS
WALLS: NO INSULATION PROPOSED/REQUIRED
FLOOR: SLAB ON GRADE: NO INSULATION REQUIRED
REPAIR DOORS: U-FACTOR 0.75, FOAM INSULATED STEEL (AT SWINGING DOORS)
EXTERIOR DOORS: N/A
BLINDS: N/A
4. EXPOSED INSULATION MATERIALS INCLUDING PACKING AND VAPOR BARRIERS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25, AND A SMOKE DEVELOPMENT NOT TO EXCEED 450, AND SHALL BE IN SUBSTANTIAL CONTACT WITH THE WALL OR CEILING SURFACE.
5. ALL INSULATION WILL STRICTLY CONFORM TO REQUIREMENTS OF UL LISTING THESE USED IN UL RATED ASSEMBLIES.

FIRE DEPARTMENT & FIRE PROTECTION NOTES

- APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. 4" MIN. HT. W/ 1/2" MIN. STROKE WITH A HIGH CONTRASTING BACKGROUND.
- TEMPORARY ADDRESSING REQUIRED DURING CONSTRUCTION SHALL BE VISIBLE FROM THE STREET.
- TRUCK SIGNALS SHALL BE INSTALLED IN AN APPROVED LOCATION AND ALL REQUIRED KEYS SHALL BE ON SITE FOR LOCK UP PRIOR TO BUILDING FIRE FINAL.
- PORTABLE FIRE EXTINGUISHERS WILL BE REQUIRED DURING CONSTRUCTION AND PRIOR TO C.O.P. MAX. CAPACITY IS 2000 SQUARE FEET AND SPACED NO MORE THAN 75 FEET OF TRAVEL DISTANCE. REFER TO PLANS FOR LOCATIONS. PROVIDE TWO (2) PORTABLE 2A:10 BC (5 POUND) OR LARGER FIRE EXTINGUISHERS AT EACH FLOOR DURING CONSTRUCTION. LOCATE NO HIGHER THAN 5' A.F.F. AT EACH STAIRWELL AND WORKMAN IN UNLOADED AND VISIBLE CONDITION AT ALL TIMES.
- ANY BULK STORAGE OF FLAMMABLE/COMBUSTIBLE LIQUIDS/PASTES USED FOR CONSTRUCTION SHALL BE APPROVED.

EGRESS LEGEND



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REDMOND NORTH LITTLE LEAGUE BATTING FACILITY
REDMOND RIDGE PARK
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REDMOND, WA 98053

REVISIONS		
NO.	DATE	BY

OWNER/AGENCY	DATE
PLACED IN THE	DATE
DATE	DATE

CODE SUMMARY AND EGRESS PLAN
A0.20

Exhibit B: Facility Use Policy

Redmond North Little League (RNLL) Batting Cage Use Rules

- A. First time users must undergo a brief equipment orientation with RNLL.
- B. Batters MUST always wear helmets inside tunnels.
- C. A waiver must be signed before use of any of the equipment by any user who is 18 years of age or older (Parent/guardian must sign for any minors).
- D. Adults are responsible for the actions of the youth in the training area. Misconduct will result in immediate termination of privileges. Horse-play/fooling around will not be tolerated.
- E. No food or drink allowed in the Facility.
- F. All balls must be picked up and returned to their proper place after use.
- G. Batters must wear appropriate shoes. (No metal cleats.)
- H. No person under the influence of Drugs or Alcohol is permitted to use the batting cages.
- I. Balls may be pitched at any time. BE ALERT at all times.
- J. No one under the age of six is permitted to use the pitching machines.
- K. Anyone under the age of 16 must have adult supervision on site. Helmets and bats must be provided by the user.
- L. The only people swinging a bat are those inside the individual tunnels.
- M. Do not throw balls back at pitching machines.
- N. This is a family atmosphere; no profanity or vulgar language/gestures will be permitted.
- O. CAUTION! Injuries could result from the use of equipment. Users should assume the inherent risks of batting baseballs and softballs. If users have any questions about the use of these devices or the inherent risks associated with the use of these devices, ask a representative of RNLL before using the Facility.

Exhibit C:

Redmond Ridge Batting Cage Operations, Maintenance, and Programming Plan

CPG Partner: Redmond North Little League (RNLL)

Site: Redmond Ridge Park, 22915 NE Alder Crest Drive, Redmond, WA 98053

Facility: Indoor batting cages (3 lanes inside an enclosed building, to be built by RNLL under the terms of the Agreement)

Maintenance Schedule: RNLL's maintenance tasks and schedule for the Facility and equipment include, but are not limited to:

Task	Frequency
Litter Pickup Inside of Facility.	As needed
Clean interior of Facility	As Needed
Vacuum/Sweep/Groom Turf	Monthly (or as needed)
Fix/repair any broken items installed in or on the Facility (doors, locks, electronic access equipment, cameras, etc.)	As needed
Remove/paint over graffiti per Division protocols	Within 48 hours
Repair/replace batting cage equipment (nets, pitching machines, etc.)	As needed
All major maintenance – Roof, walls, foundation, electrical, etc.	As needed

Operations and Programming: All tasks and costs related to operating and programming the Facility and related equipment are fully the responsibility of RNLL. The Facility will be made available for rent to already scheduled field users, as well as the general public per the following:

- **Scheduling.** RNLL will provide and operate a public scheduling and facility access control system for the indoor batting cages. For operational reasons, it is recognized and understood by King County and RNLL that the Facility must be booked as a whole (all 3 lanes) and that single lanes cannot be scheduled.
- **Insurance.** The scheduling system will include protocols for collecting user group insurance as required by King County.
- **Waivers.** A waiver must be signed before use of any of the equipment by any user who is 18 years of age or older (Parent/guardian must sign for any minors).

- **Public Rental Fee.** The public rental fee for the entire Facility (all 3 lanes) shall be \$80 per hour.
- **Facility Revenue.** Revenue from public rentals will be managed by RNLL and used to pay for the maintenance, operations, and programming costs of the Facility, as well as the portion of capital construction costs covered from the RNLL operating budget reserve. Once the capital construction costs are remunerated, a portion of the fees will then be collected by King County, the amount to be mutually negotiated and congruent with various concession agreements by the Parks Division.
- **Youth Baseball Use.** During RNLL's historically scheduled public youth baseball season at Redmond Ridge (typically from January 1 to July 31), the 3 batting cages will be paired with the 3 baseball fields and scheduled according to RNLL's existing, historical scheduled use for organized public youth baseball. Typical public youth baseball facility use times during the youth baseball season are Monday through Friday from 5 p.m. to 10 p.m. and on weekends from 8 a.m. to 7:30 p.m. Priority scheduling for the batting cages will also be given to other public youth baseball groups already scheduled on the baseball fields.
- **All Other Public Use.** For all other seasons from August 1 to December 31 and all other available times during the weekdays and weekends throughout the year, the Facility will be available for scheduling by additional public users.

