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**JOINT RECREATION AGREEMENT  
FOR  
DEVELOPMENT AND JOINT USE OF  
PUBLIC PARK AND ATHLETIC TEACHING STATIONS  
BETWEEN  
PIERCE COUNTY AND PUYALLUP SCHOOL DISTRICT No. 3**

10 This Joint Recreation Agreement (the "Agreement") is entered into between the Puyallup  
11 School District No. 3 (the "District"), and Pierce County (the "County") (collectively, "the  
12 Parties").

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**RECITALS**

19 1. The Parties desire to enter into an agreement under RCW 67.20.020 for the  
20 purposes of cooperatively constructing, maintaining, and operating a public park and athletic  
21 teaching stations (the "Facilities") on property owned by the District located within the  
22 community of South Hill in unincorporated Pierce County, which property (also known as the  
23 "Joint Use Site") is more specifically described in Exhibit 1, a copy of which is attached hereto  
24 and incorporated herein by this reference.

25 2. RCW 67.20.020 authorizes a county and a school district to enter into an  
26 agreement for the purpose, among other things, of acquiring, constructing, improving and  
operating parks, playgrounds, and other recreational facilities. RCW 67.20.020 also provides  
that in the conduct of such recreation program, the property or facilities of either party may be  
used with its consent.

3. The Parties previously entered into a joint action arrangement referred to as  
"Phase I, Preliminary Master Planning", and desire to enter into this Phase II Interlocal  
Agreement for the purpose of providing construction drawings, bidding, constructing, operating,

maintaining, and scheduling a regional, multi-purpose recreation complex, and athletic teaching stations.

4. The District owns approximately twenty four (24) acres located at approximately 94<sup>th</sup> Avenue East and 128<sup>th</sup> Street East, between the Rogers High School and Zeiger Elementary School campuses, a portion of which, designated as the Joint Use Site and described in Exhibit 1, is available and adaptable to development as a regional, multi-purpose recreation complex, and athletic teaching stations. The District has authority to permit use of its facilities in cooperation with the County under RCW 28A.335.050, 28A.335.150, and 67.20.020.

5. The County is authorized by Chapters 36.68, 36.89, and 67.20 RCW to establish parks and a wide range of recreation facilities for the public, and to acquire various interests in real property in connection therewith. The County desires to construct a regional, multi-purpose recreation complex in the South Hill area, with a focus on providing recreational opportunities on the weekends and in the evenings, when demand for play fields and other sports facilities by the general public is in particularly high demand, and short supply.

6. The District has identified the need for additional athletic fields in this area to enhance the District's educational and athletic program, and the District's needs are greatest during school days and immediately after school, during periods when the general public demand for play fields and other sports facilities is relatively low.

7. The County collects impact fees and sales tax fees which are authorized to be used for facilities described in the capital facilities element of the County's Growth Management Plan. The Capital Facilities Element of the County's Growth Management Plan identifies the need for a regional, multi-purpose recreation complex in the South Hill area.

49 8. The County and the District each have staff with the experience and expertise to  
50 assist each other in cooperation in planning, developing, operating, and maintaining the facilities,  
51 and the program for the Facilities.

52 NOW, THEREFORE, for the mutual benefits to be derived by both Parties, the Parties  
53 agree as follows:

54 **AGREEMENT**

55 **1. Grant of Joint Use Rights and Interest in Property.**

56 The District grants to the County rights of joint use in the Joint Use Site as described in  
57 Exhibit 1 attached, together with the existing baseball field on the Rogers High School campus.  
58 Those rights of joint use are upon the terms, conditions, and limitations described in this  
59 Agreement. The rights of joint use shall include the softball field previously constructed on the  
60 Joint Use Site at the expense of the Puyallup School District. The Parties agree that the useful  
61 life of the Facilities is [30] years, although the rights of joint use are at least 50 years. The  
62 District's conveyance of rights to the County hereunder to improve and to use the real property  
63 described in this Agreement and in Exhibit 1 constitutes a non-exclusive grant of an interest in  
64 that property by the District to the County for the purposes and subject to the terms and  
65 conditions contained in this Agreement.

66 **2. Term.**

67 This Agreement, and the rights of joint use granted herein, shall have a duration of 50  
68 years from the date of the Agreement, unless earlier terminated in accordance with Section 15 or  
69 extended by mutual written agreement of the Parties.

70           **3.     Purpose and Use.**

71           The purpose of this Agreement is to provide the Parties with the joint benefits  
72 contemplated by Chapter 67.20 RCW and to maximize citizen access to educational, athletic and  
73 recreational opportunities. To the extent permitted by law, it is the intent of the parties that  
74 priorities of non-educational use should be in the following order of precedence: (1) youths  
75 residing in the Puyallup School District; (2) residents of the South Hill community; (3) citizens  
76 of Pierce County; and (4) the general public.

77           **4.     Design, Construction, and Ownership of Improvements.**

78           The County shall, at its cost, construct the Facilities on the Joint Use Site as described in  
79 the Master Plan which has been developed during the Phase I planning process. The Master Plan  
80 is attached hereto and incorporated herein by reference as Exhibit 2. The cost of the Facilities is  
81 anticipated to be substantially as outlined in the attached Exhibit 3 ("Estimate of Costs") attached  
82 and incorporated herein by reference. However, the Parties recognize that the actual costs may  
83 be different from those set forth on Exhibit 3. Any additional costs shall be the responsibility of  
84 the County, and any savings shall accrue solely to the County.

85           **a.     Environmental Review.** The County shall provide all necessary  
86 environmental reviews, including acting as lead agency with regard to SEPA, delineation of  
87 wetlands, zoning, and permitting.

88           **b.     Design.** The County shall provide all project management functions  
89 including, but not limited to, SEPA process, site surveying, landscape architectural, civil  
90 engineering, traffic study and planning, analysis of sanitary sewer availability, construction costs  
91 estimating, and bidding and construction documents. The District shall have the right to receive  
92 copies of all such design documents as they are produced and shall have the opportunity to

93 provide input and comments during the development and review of such design. Before release  
94 for public bidding, the plans shall be subject to the approval of the District's Superintendent or  
95 designee, provided that such approval shall not unreasonably be withheld. In the event approval  
96 for design of significant project elements is withheld, the dispute shall be resolved under the  
97 dispute resolution arbitration provisions of this Agreement.

98           c.     **Construction.** The County shall administer the construction contracts and  
99 shall have responsibility to use best efforts to ensure that the construction conforms to the  
100 approved construction documents. Representatives of the District shall be permitted to  
101 accompany Pierce County representatives on site and make comments to the County  
102 representative, but the District representative shall have no authority to direct or superintend the  
103 operations of the contractor in any manner.

104           5.     **Construction or Development in Addition to the Master Plan, Exhibit 2.**

105           The County or the District may propose additional development plans (other than those  
106 described in this Agreement and its attachments) for improvements to the Facilities after first  
107 consulting with the other party to this Agreement concerning the feasibility of such  
108 improvements. The costs of preparing any such improvement or development plans shall be  
109 borne entirely by the initiating Party unless a written agreement to share such costs is approved  
110 by both Parties. Improvement and development plans for the site shall be approved by the other  
111 Party prior to initiating construction, improvement, or installation. The preparation of proposed  
112 development plans does not obligate the initiating party to agree to construction of the  
113 improvements described in any such plans.

4           **6. Rights of Use and Scheduling.**

115           As described below, each Party shall have priority rights to use and to schedule use of the  
116 Facilities for certain defined periods of times and dates. Nevertheless, it is the intention of the  
117 Parties that each Party will cooperate fully with the other in the scheduling of that Party's events  
118 which do not unduly interfere with the activities of the Party with use rights at the particular time  
119 and date. Each Party shall designate to the other a single administrator whose office shall have  
120 the responsibility for scheduling during that party's priority use time. The designated  
121 representatives shall meet on an annual basis to coordinate calendars and schedules. In setting  
122 forth the priority use arrangement described below, the Parties recognize that the County's Use  
123 Priority Times are of substantially greater value than the District's Use Priority Times because  
124 the County priority times predominately occur on the weekends and in the evenings when there is  
25 materially greater demand for the facilities than during the day.

126           **a. Puyallup School District's Use Priority Times (P.S.D.U.P.T.)** The  
127 District shall have priority of use, and the exclusive right to schedule, all events from 7:00 a.m.  
128 to 5:30 p.m. on every week day during the defined Washington Interscholastic Activities  
129 Association sports year (beginning with the first turnout date in the fall and concluding with the  
130 final spring state championship event). With respect to the use of the baseball, the fast pitch, and  
131 one soccer field, the District shall also have the priority use during a four hour block of time on  
132 all Saturdays during the "P.C.U.P.T." Such priority use shall not exceed 10% of the P.S.D.U.P.T.  
133 on an annual basis. District use outside of the time frame specified above shall be specified in  
134 writing to the County at the beginning of each sports season.

135           **b. Pierce County's Use Priority Times (P.C.U.P.T.)** The County shall  
136 have priority of use and the exclusive right to schedule use of the joint use facilities for all other

137 dates and hours. The District will make available to the County no more than 10% of the time of  
138 the "P.C.U.P.T." for County priority use during "P.S.D.U.P.T."

139           c.     Annual Review. The Parties shall jointly perform an annual review of the  
140 percent of usage outside of either party's normal Priority Time.

141  
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143           7.     Fees for Use.

144           Each party shall establish its own fee schedule consistent with the policies established by  
145 its governing board.

146           a.     The District shall be entitled to collect fees and to carry out Associated  
147 Student Body (ASB) fundraising events at the Facilities during the District's hours of its priority  
148 use. In addition, the School District shall be entitled to charge and collect fees from any ASB  
149 related events which it schedules with the advance permission of the County during the County's  
150 hours of priority use.

151           b.     The County shall have the right to charge and collect fees for use for  
152 events which it schedules in its times of priority use. In addition, the County shall have the right  
153 to charge and collect its fees for use for events which it schedules with advance permission from  
154 the District during the District's hours of priority use.

155           c.     Neither Party shall have any right to reimbursement for fees charged and  
156 collected in accordance with this Agreement by the other party. Each Party shall keep records of  
157 such fees received and make those records available to the other Party upon request.

158           8.     Concessions.

159           Each Party may during its hours of priority use contract for, or itself provide, concessions  
160 for any event the party schedules, retaining the proceeds. Both parties will, on an annual basis,

161 discuss and consider entering into a three-party contract with a specific concessionaire jointly  
162 selected by the Parties. In the event that any such contract is put into place, for the term of that  
163 contract the concessionaire shall have the first right of refusal to provide all concession services.  
164 Both parties will share in any net proceeds from such concessions on a prorated basis, based on  
165 each Party's time of use. Neither party shall permit the sale of alcohol or tobacco products in  
166 concessions on the site. Neither Party shall be required to enter into any such concession  
167 arrangement or to agree to any particular terms of such a contract.

168 **9. Signs.**

169 Signage for the Facilities will be designed to inform the public that the Facilities are a  
170 cooperative effort between Pierce County and the Puyallup School District. Such signage shall  
171 be subject to the requirement that both parties agree to location, appearance, and content. The  
172 name of the Facilities shall include the word "Recreation."

173 **10. Advertising on Site.**

174 Neither Party shall sell to third parties the right to advertise on site except with the  
175 advance written consent of the other Party, and neither Party shall be under any obligation to  
176 consent.

177 **11. Maintenance.**

178 **a. Event Specific Maintenance.** Game preparation and lining fields shall  
179 be done by the user Party, consistent with Exhibit 4 (the "Maintenance Activities Report")  
180 incorporated herein by reference. Maintenance costs due to particular events, which are outside  
181 of the identified scope of maintenance activities (Exhibit 4), shall be borne by the initiating Party  
182 and in no event shall such special maintenance activities occur without the prior concurrence of  
183 both.



184                   **b.     General Maintenance.**   The parties shall establish a maintenance  
185 schedule in conformance with Exhibit 4. The schedule shall, as close as practicable, apportion  
186 maintenance tasks between the parties based upon criteria of (1) equity; and (2) the matching of  
187 parties' capabilities, labor and equipment resources to the tasks and frequency required. The  
188 schedule, and the apportionment of tasks and the related budget (see Exhibit 3), may be modified  
189 upon written agreement of the parties, on an annual basis. Allocation between the parties of  
190 maintenance tasks may be in lieu of payments by one party to the other for regular maintenance  
191 costs. However, if one Party fails to comply with a material task assigned to that Party pursuant  
192 to the maintenance schedule, the other Party may, upon ten (10) days prior written notice to the  
193 non-complying party, perform the task and bill the non-complying Party for reasonable costs.

194                   **12.   Security.**

195                   Security for emergency callouts during non-facilities use hours will be provided by the  
196 Puyallup School District. Such security will be limited to responding to fire or security alarms in  
197 a timely fashion and making periodic inspections of the facility during non-use hours. Event  
198 security will be the responsibility of the County or the District during their respective priority use  
199 times.

200                   **13.   Modification of Facilities.**

201                   Changes to the facilities shall only be made with the concurrence of both parties.  
202 Requests for any changes (physical modifications) will be presented in writing and will be  
203 prepared by appropriate professional staff.

204                   **14.   Successors to the Agreement.**

205                   Subject to applicable law, upon the incorporation of the area in which the Facilities are  
206 located, the County may at its option retain its rights to the Facilities under this Agreement or

207 may assign and transfer those rights, in whole, to the city into which the area incorporates.  
208 Furthermore, the County may at its option assign and transfer its rights hereunder to a park and  
209 recreation service area, park and recreation district, metropolitan park district or other municipal  
210 corporation. However, any such transfer, either to a new city or to a special purpose district,  
211 shall be effective only upon the city or district's written acceptance of the assignment and  
212 transfer subject to the terms and conditions of this Agreement and the District's rights hereunder.  
213 Similarly, if the District is merged with another school district or if the area within which the  
214 Facilities are located is transferred to another school district, the District may at its option assign  
215 and transfer its rights under this Agreement, so long as the successor district accepts that  
216 assignment and transfer in writing, subject to the terms and conditions of this Agreement and the  
217 County's rights hereunder.

218 **15. Termination.**

219 This Agreement may be terminated as follows:

220 a. This Agreement may be terminated at any time by mutual agreement of the  
221 Parties and on such terms and conditions as they may then agree.

222 b. Should the County be unable to substantially complete all of the play  
223 fields designated on the Master Plan within three years of the date of this Agreement, the  
224 Agreement will terminate without liability of either Party to the other unless the Parties mutually  
225 agree to an extension of time.

226 c. The District may terminate the Agreement under those conditions provided  
227 in RCW 28A.335.040 (surplus school property) as it now exists or is hereafter amended. In such  
228 event, the District shall reimburse the County for the County's capital improvement expenditures  
229 on that portion, or all, of the Facilities, reduced by reasonable depreciation.

230           **16.    Indemnification.**

231           The County agrees to defend, protect, and save the District, its elected and appointed  
232 officials, its employees and agents, harmless from and against any and all claims, demands, and  
233 causes of action of any kind or character, including claims for attorneys' fees and the cost of  
234 defense thereof, including reasonable attorneys' fees arising out of the County's sole fault with  
235 respect to the subject matter of this Agreement.

236           The District agrees to defend, protect, and save the County, its elected and appointed  
237 officials, its employees and agents, harmless from and against any and all claims, demands, and  
238 causes of action of any kind or character, including claims for attorneys' fees and the cost of  
239 defense thereof, including reasonable attorneys' fees arising out of the District's sole fault with  
240 respect to the subject matter of this Agreement.

241           In the event the Parties agree that one party shall defend the other Party, the defending  
242 party shall have the sole right to select legal counsel to defend against the claim, demand, or  
243 cause of action. In the event either party agrees to defend, protect, and save the other harmless,  
244 the defending Party shall be empowered to settle or compromise at defending Party's cost the  
245 claim, demand, or cause of action, and the defended party shall not interfere therewith.

246           In the case of liability for damages or injuries to persons other than employees of any  
247 Party and in the case of liability for damages for injuries to property not belonging to either Party,  
248 when the damages or injuries are due to causes which cannot be traced to the sole fault of one  
249 party, the County and the District shall be responsible for such damages or injuries in proportion  
250 to their respective shares of the fault, or equally if the parties' proportionate shares of fault  
251 cannot be determined.

252           **17.    Insurance (General Liability & Property).**

253           Each Party shall be responsible for maintaining adequate insurance or adequate self  
254 insurance to provide for any liabilities which might arise under this Agreement or in the  
255 operation and maintenance of the Facilities.

256           **18.    Notice and Day-to-Day Contact.**

257           Day-to-day contact, communications and formal notices between the Parties under this  
258 Agreement shall be through the person named below or their successors or through any other  
259 person or persons designated by the District and by the County, respectively.

260 PUYALLUP SCHOOL DISTRICT NO. 3	PIERCE COUNTY
261	
262 PSD#3 Facilities Department	Pierce County Parks and Recreation
263 323 - 12 <sup>th</sup> Street Northwest	9112 Lakewood Dr. S.W., St. #121
264 Puyallup, WA 98371	Lakewood, WA 98499
265 Contact Name: Director of Facilities	Contact Name: Director or Designee
266                   Currently Rudolph J.K. Fyles A.I.A.	Currently Jan Wolcott

267           **19.    Dispute Resolution.**

268           If the County's and the District's representatives are unable to come to an agreement in  
269 the administration of this Agreement and/or any dispute involving this Agreement, including  
270 payment of operating or maintenance costs or making good on subsequent agreements, the matter  
271 shall be referred to the County's Executive and the District's Superintendent for resolution.  
272 Should agreement not be reached between the Executive and the Superintendent, the County and  
273 the District shall appoint a neutral arbitrator at their shared expense. Upon failure to agree, either  
274 party may apply to Pierce County Superior Court for appointment of a neutral arbitrator. The  
275 arbitrator's decision shall be binding on both Parties.  
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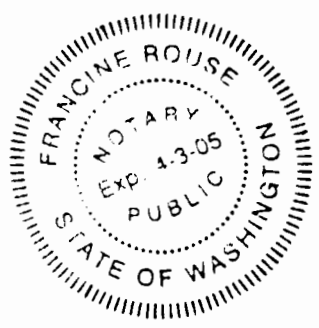
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323 STATE OF WASHINGTON )  
324 ) ss.  
325 COUNTY OF PIERCE )  
326

327 On this day before me personally appeared Kathy Afflerbaugh, known or proved to me to  
328 be the President of the Board of Puyallup School District No. 3, a Washington municipal  
329 corporation, the entity that executed the within and foregoing instrument, and acknowledged that  
330 instrument to be the free and voluntary act and deed of that entity, for the uses and purposes  
331 mentioned therein, and on oath stated that [s]he was authorized to execute such instrument.  
332

333 IN WITNESS WHEREOF I have hereunto set my hand and official seal this 10<sup>th</sup> day  
334 of March, 2003.  
335



Francine Rouse  
(Signature of Notary)

Francine Rouse  
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,  
residing at Puyallup

My appointment expires 4/3/05

345 STATE OF WASHINGTON )

) ss.

347 COUNTY OF Pierce )

*Lyle Quasim*

348 On this day before me personally appeared ~~John Ladenburg~~, known or proved to me to be  
349 the County Executive of Pierce County, Washington, a political subdivision of the State of  
350 Washington, the entity that executed the within and foregoing instrument, and acknowledged that  
351 instrument to be the free and voluntary act and deed of that entity, for the uses and purposes  
352 mentioned therein, and on oath stated that he was authorized to execute such instrument.  
353

354 IN WITNESS WHEREOF I have hereunto set my hand and official seal this 4<sup>th</sup> day  
355 of April, 2003.  
356



*Diane M. Braaten*  
(Signature of Notary)

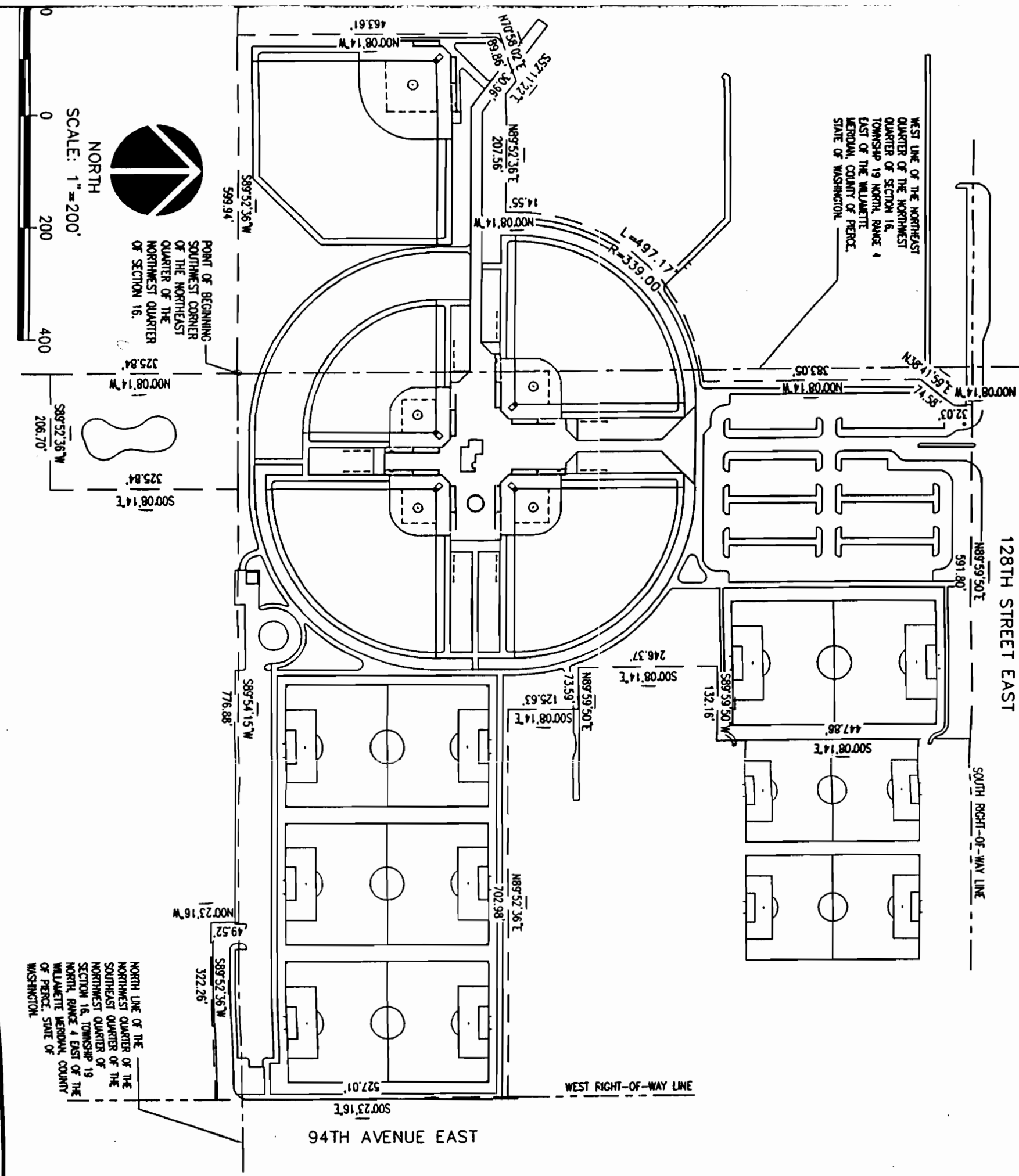
Diane M. Braaten  
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,  
residing at Tacoma

My appointment expires 10-12-04.

**EXHIBIT 1  
DESCRIPTION OF FACILITIES  
(JOINT USE SITE)**





PROJECT: SOUTH HILL COMMUNITY ATHLETIC COMPLEX

1

LEGAL DESCRIPTION AND EXHIBIT

10685

PREPARED BY

**SITTS & HILL ENGINEERS, INC.**

CML • STRUCTURAL • SURVEYING

300 N. 425 ST. BOZEMAN, MT. 59710 (406) 471-9440

DATE	BY	REVISION
8/20/02	MLK	DESIGNED
	MLK	DRAWN
	MLK	CHECKED
		SCALE 1"=200'

SOUTH HILL COMMUNITY ATHLETIC COMPLEX  
DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF PIERCE, STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE SOUTH  $89^{\circ}52'36''$  WEST 599.94 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, NORTH  $00^{\circ}08'14''$  WEST 463.61 FEET;

THENCE NORTH  $70^{\circ}56'02''$  EAST 89.86 FEET;  
THENCE SOUTH  $52^{\circ}11'22''$  EAST 30.96 FEET;  
THENCE NORTH  $89^{\circ}52'36''$  EAST 207.56 FEET;

THENCE PARALLEL WITH SAID WEST LINE, NORTH  $00^{\circ}08'14''$  WEST 14.55 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS NORTH  $89^{\circ}51'46''$  EAST 339.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE 494.17 FEET THROUGH A CENTRAL ANGLE OF  $84^{\circ}01'43''$ ;

THENCE PARALLEL WITH SAID WEST LINE, NORTH  $00^{\circ}08'14''$  WEST 383.05 FEET;

THENCE NORTH  $38^{\circ}41'59''$  EAST 74.58 FEET;

THENCE PARALLEL WITH SAID WEST LINE, NORTH  $00^{\circ}08'14''$  WEST 32.03 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 128<sup>TH</sup> STREET EAST;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH  $89^{\circ}59'50''$  EAST 591.80 FEET;

THENCE PARALLEL WITH SAID WEST LINE, SOUTH  $00^{\circ}08'14''$  EAST 447.86 FEET;

THENCE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH  $89^{\circ}59'50''$  WEST 132.16 FEET;

THENCE PARALLEL WITH SAID WEST LINE, SOUTH  $00^{\circ}08'14''$  EAST 246.37;

THENCE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, NORTH  $89^{\circ}59'50''$  EAST 73.59;

THENCE PARALLEL WITH SAID WEST, SOUTH  $00^{\circ}08'14''$  EAST 125.63;

THENCE NORTH  $89^{\circ}52'36''$  EAST 702.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF 94<sup>TH</sup> AVENUE EAST;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°23'16" EAST 527.01 FEET;

THENCE SOUTH 89°52'36" WEST 322.26 FEET;

THENCE PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, NORTH 00°23'16" WEST 49.52 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16;

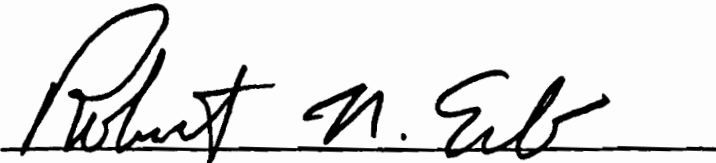
THENCE ALONG SAID NORTH LINE SOUTH 89°54'15" WEST 776.88 FEET;

THENCE SOUTH 00°08'14" EAST 326.46;

THENCE SOUTH 89°52'36" WEST 206.70 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

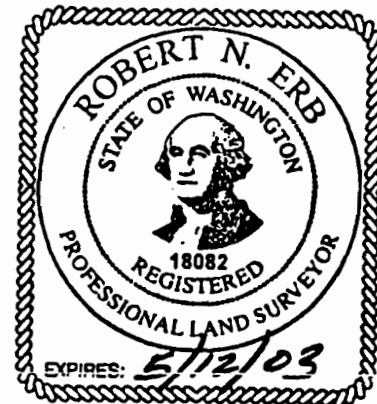
THENCE ALONG SAID WEST LINE NORTH 00°08'14" WEST 325.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.7 ACRES MORE OR LESS.

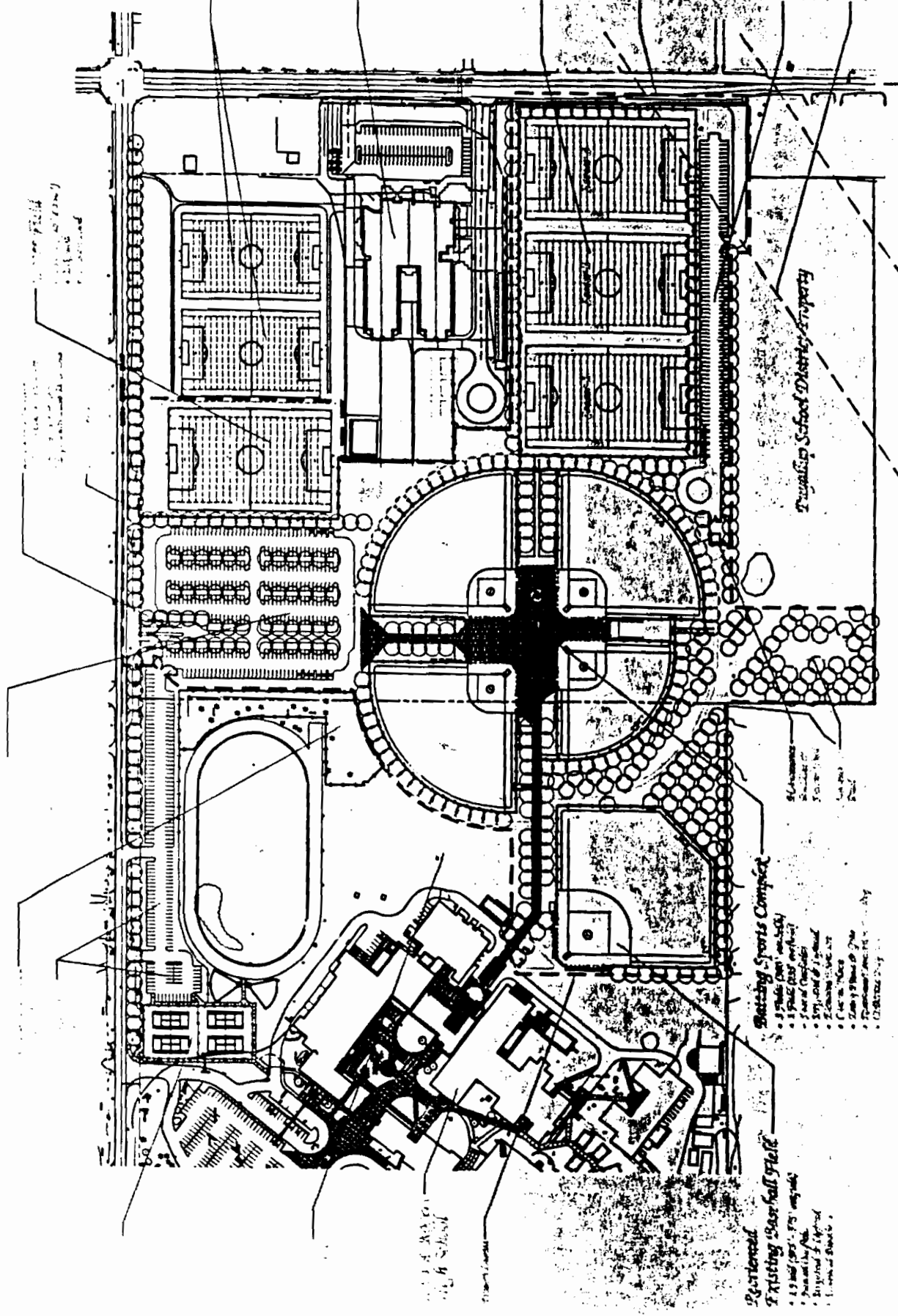


ROBERT N. ERB P.L.S.  
WASHINGTON STATE REGISTRATION NO. 18082

SITTS & HILL ENGINEERS, INC.  
2901 SOUTH 40TH STREET  
TACOMA, WASHINGTON 98409  
TELEPHONE: (253) 474-9449  
FAX: (253) 474-0153



**EXHIBIT 2  
MASTER PLAN**



Existing Soccer Field  
 200' x 100'  
 1/2 acre

Existing Soccer Field  
 200' x 100'  
 1/2 acre

Existing Soccer Field  
 200' x 100'  
 1/2 acre

Existing Soccer Field  
 200' x 100'  
 1/2 acre

Soccer Fields  
 • 210' x 100'  
 • 100' x 60'  
 • 100' x 60'

Project 7

Project 7  
 200' x 100'  
 1/2 acre  
 200' x 100'  
 1/2 acre  
 200' x 100'  
 1/2 acre

Puyallup School District Property

Existing Sports Complex  
 • 200' x 100'  
 • 100' x 60'  
 • 100' x 60'  
 • 100' x 60'  
 • 100' x 60'  
 • 100' x 60'  
 • 100' x 60'

Existing Soccer Field  
 • 200' x 100'  
 • 100' x 60'  
 • 100' x 60'  
 • 100' x 60'

# South Hill Community Athletic Complex

## Master Plan - Alternate 3

Pierce County Puyallup School District

**EXHIBIT 3**  
**ESTIMATE OF COSTS – BUDGET**

ESTIMATE OF PROBABLE CONSTRUCTION COST

Preliminary Water Plan

June 12, 2002

Main Plaza & Fields

Overall Complex

ITEM	Overall Complex			Phase I				
	Quantity	Unit	Unit Price	Sub-Total	Quantity	Unit	Unit Price	Sub-Total
<b>TRAFFIC IMPROVEMENTS ALONG 128TH</b>								
• Staking & Traffic Control	1	LS	\$7,400.00	\$7,400.00	1	LS	\$7,400.00	\$7,400.00
• Environmental Protection	1	LS	\$25,850.00	\$25,850.00	1	LS	\$25,850.00	\$25,850.00
• Demolition	1	LS	\$4,354.00	\$4,354.00	1	LS	\$4,354.00	\$4,354.00
• Earthwork	1	LS	\$33,600.00	\$33,600.00	1	LS	\$33,600.00	\$33,600.00
• Concrete	1	LS	\$46,495.00	\$46,495.00	1	LS	\$46,495.00	\$46,495.00
• Asphalt	1	LS	\$14,689.00	\$14,689.00	1	LS	\$14,689.00	\$14,689.00
• Striping	1	LS	\$480.00	\$480.00	1	LS	\$480.00	\$480.00
				<b>\$132,868.00</b>				<b>\$132,868.00</b>
<b>Sub-Total</b>								
<b>CLEARING &amp; DEMOLITION</b>								
• Clearing - Remove Trees	1	LS	\$10,000.00	\$10,000.00	1	LS	\$10,000.00	\$10,000.00
• Demolition - Remove Fencing & Debris	1	LS	\$5,000.00	\$5,000.00	1	LS	\$5,000.00	\$5,000.00
• Grubbing - Strip 4"	23418	CY	\$2.00	\$46,836.00	23418	CY	\$2.00	\$46,836.00
				<b>\$61,836.00</b>				<b>\$61,836.00</b>
<b>Sub-Total</b>								
<b>TEMPORARY EROSION CONTROL</b>								
• Silt Fence	4920	LF	\$6.00	\$29,520.00	4920	LF	\$6.00	\$29,520.00
• Silt Ponds	1	EA	\$2,500.00	\$2,500.00	1	EA	\$2,500.00	\$2,500.00
• Construction Fence	2000	LF	\$3.00	\$6,000.00	2000	LF	\$3.00	\$6,000.00
				<b>\$38,020.00</b>				<b>\$38,020.00</b>
<b>Sub-Total</b>								
<b>EARTHWORK</b>								
• Cut & Fill	57000	CY	\$4.00	\$228,000.00	57000	CY	\$4.00	\$228,000.00
				<b>\$228,000.00</b>				<b>\$228,000.00</b>
<b>Sub-Total</b>								
<b>STORM SEWER</b>								
Parking Lot #1								
• 12" HDP	750	LF	\$18.00	\$13,500.00	750	LF	\$18.00	\$13,500.00
• Infiltration Trench	500	LF	\$55.00	\$27,500.00	500	LF	\$55.00	\$27,500.00
• Type I CB	12	EA	\$1,500.00	\$18,000.00	12	EA	\$1,500.00	\$18,000.00
• Stormceptor	1	EA	\$25,000.00	\$25,000.00	1	EA	\$25,000.00	\$25,000.00

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>Batting Complex</b>				
• 8" HDP	1700	LF	\$16.00	\$27,200.00
• 12" HDP	400	LF	\$18.00	\$7,200.00
• 18" HDP	100	LF	\$25.00	\$2,500.00
• 24" HDP	250	LF	\$40.00	\$10,000.00
• 30" HDP	750	LF	\$50.00	\$37,500.00
• 12" Inlets	14	EA	\$500.00	\$7,000.00
• Type I CB	2	EA	\$1,500.00	\$3,000.00
• Type II CB	3	EA	\$2,500.00	\$7,500.00
• Control Structure	1	EA	\$3,000.00	\$3,000.00
• Connect to Existing	1	EA	\$55.00	\$55.00
• Type 1 CB	12	EA	\$1,000.00	\$12,000.00
• 6" CPP at Play Area	188	LF	\$25.00	\$4,700.00
				<b>\$205,655.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>SANITARY SEWER</b>				
• 8" PVC	400	LF	\$30.00	\$12,000.00
• Manhole	1	EA	\$2,500.00	\$2,500.00
• Cleanout	1	EA	\$300.00	\$300.00
• Connect to Existing	1	EA	\$1,000.00	\$1,000.00
				<b>\$15,800.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>DOMESTIC WATER</b>				
• 8" Ductile Iron Pipe	750	LF	\$40.00	\$30,000.00
• 2" PVC Pipe	900	LF	\$10.00	\$9,000.00
• 2" Isolation Valve	5	EA	\$300.00	\$1,500.00
• 2" Water Meter	1	EA	\$4,000.00	\$4,000.00
• 1" PVC Pipe	200	LF	\$8.00	\$1,600.00
• Drinking Fountains	4	EA	\$3,000.00	\$12,000.00
• Fire Hydrant Assembly	3	EA	\$3,000.00	\$9,000.00
				<b>\$67,100.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>ELECTRICAL &amp; FLOODLIGHTING</b>				
• Incoming Primary Service, Vaults & Transformer	1	EA	\$31,700.00	\$31,700.00
• Secondary Service and Telephone	1	EA	\$4,500.00	\$4,500.00
• Switchgear and Lighting Controls	1	EA	\$30,400.00	\$30,400.00
• PA, Scoreboards, Receptacles (Batting Complex)	1	EA	\$46,700.00	\$46,700.00
• Wood Poles, Luminares - Batting 1-4	1	EA	\$312,960.00	\$312,960.00
• Trenching, Wire, Conduit Handholes	1	EA	\$87,100.00	\$87,100.00
• Parking Lot Poles & Luminares - Lot 1	1	EA	\$47,068.00	\$47,068.00
				<b>\$560,428.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>PAVING</b>				
Concrete				
• Lot 1 Curb & Gutter	5447	LF	\$10.00	\$54,470.00
• Complex Bleacher Retaining Walls (4 fields)	66	CY	\$400.00	\$26,400.00



ITEM	Quantity	Unit	Unit Price	Sub-Total
• Complex Dugout Paving (3 fields)	3558	SF	\$4.00	\$14,232.00
• Complex Bleacher Curbs (3 fields)	564	LF	\$10.00	\$5,640.00
<b>Asphalt</b>				
• Batting Complex Plaza - 2 7/4" AC	37000	SF	\$2.00	\$74,000.00
• Batting Complex Perm.- 2 7/4" AC - 10' wide	25500	SF	\$2.00	\$51,000.00
• Lot 1 West Side Path 2 7/4" AC - 10' wide	4500	SF	\$2.00	\$9,000.00
• Lot 1 East Side Path 2 7/4" AC - 10' wide	5500	SF	\$2.00	\$11,000.00
• Lot 1 - 2 7/4" AC	121700	SF	\$2.00	\$243,400.00
<b>Striping</b>				
• Entry Road Center Line	700	LF	\$0.65	\$455.00
• Lot 1 - 4" Stalls	5120	LF	\$0.65	\$3,328.00
<b>Sub-Total</b>				<b>\$492,925.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>STRUCTURES</b>				
• Restroom / Concession / Office - 1000 SF	1000	SF	\$200.00	\$200,000.00
<b>Sub-Total</b>				<b>\$200,000.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>SITE FURNISHINGS</b>				
• Litter Receptacles	10	EA	\$200.00	\$2,000.00
• Picnic Tables	5	EA	\$1,500.00	\$7,500.00
• Park Benches	4	EA	\$600.00	\$2,400.00
• Directional Signs	4	LS	\$300.00	\$1,200.00
• Traffic Signs	5	EA	\$250.00	\$1,250.00
• Park Sign	1	EA	\$5,000.00	\$5,000.00
• Bike Racks	2	EA	\$500.00	\$1,000.00
• Play Equipment	1	LS	\$30,000.00	\$30,000.00
• Play Area Surfacing	157	CY	\$30.00	\$4,710.00
<b>Sub-Total</b>				<b>\$55,060.00</b>

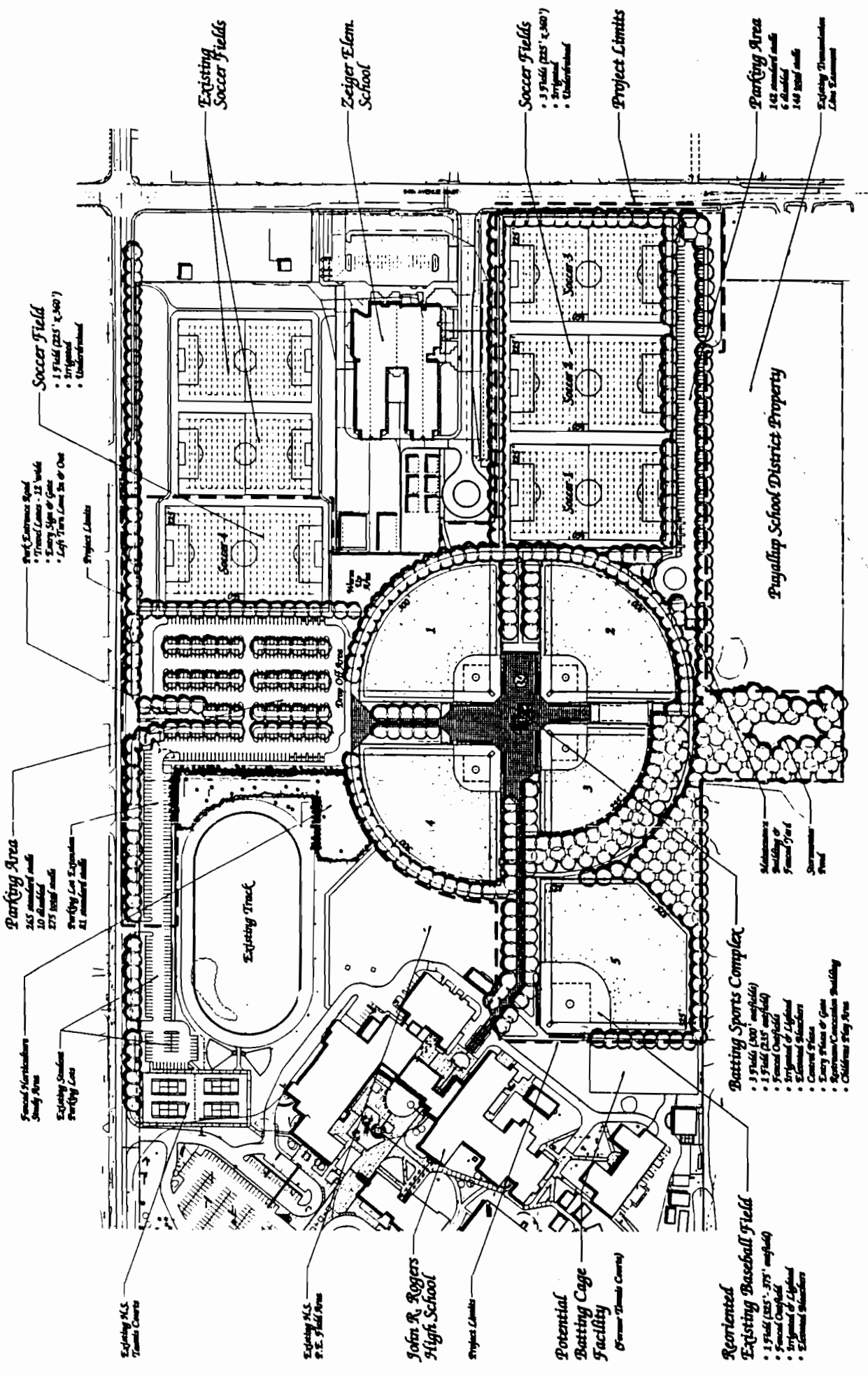
ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>FIELD EQUIPMENT</b>				
• Bleachers & Rails - Batting Complex	4	FIELDS	\$25,000.00	\$100,000.00
• Bases - Batting Complex	4	SETS	\$700.00	\$2,800.00
• Dugout Benches - Batting Complex	4	FIELDS	\$2,000.00	\$8,000.00
• Foul Ball Poles - Batting Complex	4	SETS	\$6,000.00	\$24,000.00
• Bat Racks / Storage Bins - Batting Complex	4	FIELDS	\$9,000.00	\$36,000.00
<b>Sub-Total</b>				<b>\$170,800.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>SUBDRAINAGE / SAND</b>				
• Fields 1, 2, & 3	180000	SF	\$1.60	\$288,000.00
<b>Sub-Total</b>				<b>\$288,000.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>IRRIGATION</b>				
• Fields 1, 2, & 3	180000	SF	\$0.30	\$54,000.00
• Parking Islands Lot 1	16000	SF	\$0.50	\$8,000.00
<b>Sub-Total</b>				<b>\$62,000.00</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total	Quantity	Unit	Unit Price	Sub-Total
<b>FENCING</b>								
<b>Batting Complex</b>								
• 8' Vinyl Coated Curved Outfield Fence (Fields 1-3)	3300	LF	\$25.00	\$82,500.00	3300	LF	\$25.00	\$82,500.00
• 4' Double Swing Gates (12' wide)	6	EA	\$1,000.00	\$6,000.00	6	EA	\$1,000.00	\$6,000.00
• 4' Vinyl Coated Wing Fence	1880	LF	\$12.00	\$22,560.00	1880	LF	\$12.00	\$22,560.00
• Backstops (24' Height) - Hooded	3	EA	\$30,000.00	\$90,000.00	3	EA	\$30,000.00	\$90,000.00
<b>Entry Gates</b>								
• Steel Single Swing Entry Gate	3	EA	\$7,000.00	\$21,000.00	3	EA	\$7,000.00	\$21,000.00
• Main Entry Gate	1	EA	\$10,000.00	\$10,000.00	1	EA	\$10,000.00	\$10,000.00
				<b>\$232,060.00</b>				<b>\$232,060.00</b>
<b>SOIL</b>								
• Infield Soil- Fields 1, 2, & 3	1599	CY	\$30.00	\$47,970.00	1599	CY	\$30.00	\$47,970.00
• Warning Track Crushed Rock - Fields 1-3	752	CY	\$10.00	\$7,520.00	752	CY	\$10.00	\$7,520.00
• Topsoil On-Site Recycle (Peripheral Area)	4400	CY	\$10.00	\$44,000.00	4400	CY	\$10.00	\$44,000.00
				<b>\$99,490.00</b>				<b>\$99,490.00</b>
<b>SEEDING</b>								
• Fields 1, 2, & 3	180000	SF	\$0.10	\$18,000.00	180000	SF	\$0.10	\$18,000.00
• Parking Lot Islands	16000	SF	\$0.10	\$1,600.00	16000	SF	\$0.10	\$1,600.00
• Peripheral Areas	360000	SF	\$0.10	\$36,000.00	360000	SF	\$0.10	\$36,000.00
• PE Field Seeding	87500	SF	\$0.10	\$8,750.00	87500	SF	\$0.10	\$8,750.00
				<b>\$64,350.00</b>				<b>\$64,350.00</b>
<b>LANDSCAPE PLANTING</b>								
• Deciduous Trees	234	EA	\$200.00	\$46,800.00	234	EA	\$200.00	\$46,800.00
				<b>\$46,800.00</b>				<b>\$46,800.00</b>
<b>Sub-Total</b>								
				<b>\$3,021,192.00</b>				<b>\$3,021,192.00</b>
<b>5% Mobilization</b>								
				<b>\$151,059.60</b>				<b>\$151,059.60</b>
<b>Sub-Total</b>								
				<b>\$3,172,251.60</b>				<b>\$3,172,251.60</b>
<b>25% Estimating Contingency</b>								
				<b>\$793,062.90</b>				<b>\$793,062.90</b>
				<b>\$3,965,314.50</b>				<b>\$3,965,314.50</b>
<b>30% Other Project Costs</b>								
				<b>\$1,189,594.35</b>				<b>\$1,189,594.35</b>
<b>Main Plaza &amp; Fields Total</b>								
				<b>\$5,154,908.85</b>				<b>\$5,154,908.85</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total	Quantity	Unit	Unit Price	Sub-Total
<b>STORM SEWER</b>								
• 8" HDP	1200	LF	\$16.00	\$19,200.00	0	LF	\$16.00	\$0.00
• 12" Inlets	6	EA	\$500.00	\$3,000.00	0	EA	\$500.00	\$0.00
• Type ICB	1	EA	\$1,500.00	\$1,500.00	0	EA	\$1,500.00	\$0.00
				<u>\$23,700.00</u>				<u>\$0.00</u>
<b>ELECTRICAL &amp; FLOODLIGHTING</b>								
• Wood Poles, Luminaires	1	EA	\$78,240.00	\$78,240.00	0	EA	\$78,240.00	\$0.00
				<u>\$78,240.00</u>				<u>\$0.00</u>
<b>PAVING</b>								
Concrete								
• Dugout Paving	1186	SF	\$4.00	\$4,744.00	0	SF	\$4.00	\$0.00
• Baseball Bleacher Retaining Walls	165	CY	\$400.00	\$66,000.00	0	CY	\$400.00	\$0.00
• Baseball Bleacher Curb	188	LF	\$10.00	\$1,880.00	0	LF	\$10.00	\$0.00
Asphalt								
• High School to Batting Complex - 2 1/4" - 15' wide	6000	SF	\$2.00	\$12,000.00	0	SF	\$2.00	\$0.00
• PE Field - North Path - 2 1/4" - 10' wide	7000	SF	\$2.00	\$14,000.00	0	SF	\$2.00	\$0.00
• Baseball Field Plaza - 2 1/4"	1500	SF	\$2.00	\$3,000.00	0	SF	\$2.00	\$0.00
				<u>\$101,624.00</u>				<u>\$0.00</u>
<b>FIELD EQUIPMENT</b>								
• Baseball Foul Ball Poles	1	SET	\$6,000.00	\$6,000.00	0	SET	\$6,000.00	\$0.00
• Baseball Bleachers & Rails	1	SET	\$25,000.00	\$25,000.00	0	SET	\$25,000.00	\$0.00
• Baseball Bases	1	SET	\$700.00	\$700.00	0	SET	\$700.00	\$0.00
• Baseball Dugout Benches	1	FIELD	\$2,000.00	\$2,000.00	0	FIELD	\$2,000.00	\$0.00
• Bat Racks / Storage Bins - Baseball	1	SET	\$2,250.00	\$2,250.00	0	SET	\$2,250.00	\$0.00
				<u>\$35,950.00</u>				<u>\$0.00</u>
<b>SUBDRAINAGE / SAND</b>								
• Baseball Field	81000	SF	\$1.60	\$129,600.00	0	SF	\$1.60	\$0.00
				<u>\$129,600.00</u>				<u>\$0.00</u>
<b>IRRIGATION</b>								
• Baseball Field	81000	SF	\$0.25	\$20,250.00	0	SF	\$0.25	\$0.00
				<u>\$20,250.00</u>				<u>\$0.00</u>



**Soccer Field**  
 • 1 Field (225' x 300')  
 • Irrigated  
 • Underdrained

**Park Entrance Road**  
 • 17' Road Limits - 12' Wide  
 • Existing Sign of Gate  
 • Left Turn Lane 2x of One

**Parking Area**  
 265 standard stalls  
 10 disabled  
 275 total stalls  
 Parking Lot Expansion  
 21 standard stalls

Existing Soccer Fields

Zeigler Elem. School

**Soccer Fields**  
 • 3 Fields (225' x 300')  
 • Irrigated  
 • Underdrained

Project Limits

**Parking Area**  
 142 standard stalls  
 6 disabled  
 148 total stalls

Existing Thunderside  
 Lib. Extension

Prayallup School District Property

Existing Track

**Batting Sports Complex**  
 • 1 Field (200' x 100')  
 • 1 Field (215' x 100')  
 • Irrigated  
 • Irrigated  
 • Existing Structures  
 • Concrete Plaza  
 • Entry Plaza of Gate  
 • Spectrum Concession Building  
 • Children's Play Area

**Reoriented Existing Baseball Field**  
 • 1 Field (225' x 375')  
 • Irrigated  
 • Irrigated  
 • Existing Structures

John R. Rogers High School

Potential Batting Cage Facility  
 (Former Thunderside Center)

Maintenance Building & Frame of Frame  
 Showers  
 Pool

# South Hill Community Athletic Complex

## Master Plan - Alternate 3

Pierce County Parks/Prayallup School District

ITEM	Quantity	Unit	Unit Price	Sub-Total	Quantity	Unit	Unit Price	Sub-Total
<b>FENCING</b>								
• 8' Vinyl Coated Curved Outfield Fence	600	LF	\$18.00	\$10,800.00	0	LF	\$18.00	\$0.00
• 4' Double Swing Gates (12' wide)	2	EA	\$1,000.00	\$2,000.00	0	EA	\$1,000.00	\$0.00
• 4' Vinyl Coated Wing Fence	500	EA	\$12.00	\$6,000.00	0	EA	\$12.00	\$0.00
• Backstops (32' Height) - Hooded	1	EA	\$35,000.00	\$35,000.00	0	EA	\$35,000.00	\$0.00
• 32' Net Fence - 8' CL w/ 24' of netting on top along south of baseball	350	LF	\$30.00	\$10,500.00	0	LF	\$30.00	\$0.00
<b>Sub-Total</b>				<b>\$64,300.00</b>				<b>\$0.00</b>
<b>SOIL</b>								
• Infield Soil - Baseball Field	403	CY	\$30.00	\$12,090.00	0	CY	\$30.00	\$0.00
• Warning Track Crushed Rock - Baseball	256	CY	\$10.00	\$2,560.00	0	CY	\$10.00	\$0.00
<b>Sub-Total</b>				<b>\$14,650.00</b>				<b>\$0.00</b>
<b>SEEDING</b>								
• Baseball Field	81000	SF	\$0.10	\$8,100.00	0	SF	\$0.10	\$0.00
<b>Sub-Total</b>				<b>\$8,100.00</b>				<b>\$0.00</b>
<b>LANDSCAPE PLANTING</b>								
• Deciduous Trees	29	EA	\$200.00	\$5,800.00	29	EA	\$199.43	\$5,783.60
<b>Sub-Total</b>				<b>\$5,800.00</b>				<b>\$5,783.60</b>
			<b>Sub-Total</b>	<b>\$482,214.00</b>			<b>Sub-Total</b>	<b>\$5,783.60</b>
			5% Mobilization	\$24,110.70			5% Mobilization	\$289.18
			<b>Sub-Total</b>	<b>\$506,324.70</b>			<b>Sub-Total</b>	<b>\$6,072.77</b>
			25% Estimating Contingency	\$126,581.18			25% Estimating Contingency	\$1,518.19
				\$632,905.88				\$7,590.97
			30% Other Project Costs	\$189,871.76			30% Other Project Costs	\$2,277.29
			<b>Baseball Field Total</b>	<b>\$822,777.64</b>			<b>Baseball Field Total</b>	<b>\$9,868.26</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>ELECTRICAL &amp; FLOODLIGHTING</b>				
• Wood Poles, Luminares - Soccer 1, 2, 3	1	EA	\$278,500.00	\$278,500.00
Sub-Total				\$278,500.00
<b>PAVING</b>				
Asphalt	24960	SF	\$2.00	\$49,920.00
• Soccer Field Per. Path - 2'7/4" AC - 10' wide				\$49,920.00
Sub-Total				\$49,920.00
<b>FIELD EQUIPMENT</b>				
• Soccer Goals	3	SETS	\$4,000.00	\$12,000.00
Sub-Total				\$12,000.00
<b>SUBDRAINAGE / SAND</b>				
• Soccer Fields 1, 2, 3	296500	SF	\$1.60	\$474,400.00
Sub-Total				\$474,400.00
<b>IRRIGATION</b>				
• Soccer Fields 1, 2, 3 w/ 15' buffer	296500	SF	\$0.30	\$88,950.00
Sub-Total				\$88,950.00
<b>FENCING</b>				
• South - 6' C.L. (around soccer 1, 2, 3)	2340	LF	\$16.00	\$37,440.00
• 6' Double Swing Gate - 12' wide	4	EA	\$1,000.00	\$4,000.00
• 6' Single Swing Gate - 4' wide	2	EA	\$300.00	\$600.00
Sub-Total				\$42,040.00
<b>SEEDING</b>				
• Soccer Fields 1, 2, 3	296500	SF	\$0.10	\$29,650.00
Sub-Total				\$29,650.00
<b>LANDSCAPE PLANTING</b>				
• Deciduous Trees	36	EA	\$200.00	\$7,200.00
Sub-Total				\$7,200.00
<b>Contingency &amp; Other Project Costs</b>				
Sub-Total				\$982,660.00
5% Mobilization				\$49,133.00
Sub-Total				\$1,031,793.00
25% Estimating Contingency				\$257,948.25
				\$1,289,741.25
30% Other Project Costs				\$386,922.38
Soccer Fields #1-3 Total				\$1,676,663.63

ITEM	Quantity	Unit	Unit Price	Sub-Total	Quantity	Unit	Unit Price	Sub-Total
<b>ELECTRICAL &amp; FLOODLIGHTING</b>								
• Wood Poles, Luminares - Soccer 4	1	EA	\$92,833.00	\$92,833.00	1	EA	\$92,833.00	\$92,833.00
<b>Sub-Total</b>				<b>\$92,833.00</b>				<b>\$92,833.00</b>
<b>PAVING</b>								
Asphalt	3240	SF	\$2.00	\$6,480.00	3240	SF	\$2.00	\$6,480.00
• Soccer Field Per. Path - 2 7/4" AC - 10' wide				\$6,480.00				\$6,480.00
<b>Sub-Total</b>				<b>\$6,480.00</b>				<b>\$6,480.00</b>
<b>FIELD EQUIPMENT</b>								
• Soccer Goals	1	SETS	\$4,000.00	\$4,000.00	1	SETS	\$4,000.00	\$4,000.00
<b>Sub-Total</b>				<b>\$4,000.00</b>				<b>\$4,000.00</b>
<b>SUBDRAINAGE / SAND</b>								
• Soccer Field 4	104000	SF	\$1.60	\$166,400.00	104000	SF	\$1.60	\$166,400.00
<b>Sub-Total</b>				<b>\$166,400.00</b>				<b>\$166,400.00</b>
<b>IRRIGATION</b>								
• Soccer Field 4	104000	SF	\$0.30	\$31,200.00	104000	SF	\$0.30	\$31,200.00
<b>Sub-Total</b>				<b>\$31,200.00</b>				<b>\$31,200.00</b>
<b>FENCING</b>								
• 6' C.L.	610	LF	\$16.00	\$9,760.00	610	LF	\$16.00	\$9,760.00
• 6' Double Swing Gate - 12' wide	1	EA	\$1,000.00	\$1,000.00	1	EA	\$1,000.00	\$1,000.00
• 6' Single Swing Gate - 4' wide	2	EA	\$300.00	\$600.00	2	EA	\$300.00	\$600.00
<b>Sub-Total</b>				<b>\$11,360.00</b>				<b>\$11,360.00</b>
<b>SEEDING</b>								
• Soccer Field 4	104000	SF	\$0.10	\$10,400.00	104000	SF	\$0.10	\$10,400.00
<b>Sub-Total</b>				<b>\$10,400.00</b>				<b>\$10,400.00</b>
<b>LANDSCAPE PLANTING</b>								
• Deciduous Trees	11	EA	\$200.00	\$2,200.00	11	EA	\$200.00	\$2,200.00
<b>Sub-Total</b>				<b>\$2,200.00</b>				<b>\$2,200.00</b>
<b>Summary Totals</b>								
Sub-Total				\$324,873.00				\$324,873.00
5% Mobilization				\$16,243.65				\$16,243.65
<b>Sub-Total</b>				<b>\$341,116.65</b>				<b>\$341,116.65</b>
25% Estimating Contingency				\$85,279.16				\$85,279.16
				\$426,395.81				\$426,395.81
30% Other Project Costs				\$127,918.74				\$127,918.74
<b>Soccer Field #4 Total</b>				<b>\$554,314.56</b>				<b>\$554,314.56</b>

ITEM	Quantity	Unit	Unit Price	Sub-Total	Quantity	Unit	Unit Price	Sub-Total
<b>STORM SEWER</b>								
• 12" HDP	600	LF	\$18.00	\$10,800.00	600	LF	\$18.00	\$10,800.00
• Type I CB	2	EA	\$1,500.00	\$3,000.00	2	EA	\$1,500.00	\$3,000.00
				<u>\$13,800.00</u>				<u>\$13,800.00</u>
<b>ELECTRICAL &amp; FLOODLIGHTING</b>								
• Parking Lot Poles & Luminaires - Lot 2	1	EA	\$11,766.00	\$11,766.00	1	EA	\$11,766.00	\$11,766.00
				<u>\$11,766.00</u>				<u>\$11,766.00</u>
<b>PAVING</b>								
<i>Concrete</i>								
• Lot 2 Curb & Gutter	2887	LF	\$10.00	\$28,870.00	2887	LF	\$10.00	\$28,870.00
<i>Asphalt</i>								
• Lot 2 - 2" / 4" AC	65225	SF	\$2.00	\$130,450.00	65225	SF	\$2.00	\$130,450.00
<i>Striping</i>								
• Lot 2 - 4" Stalls	2975	LF	\$0.65	\$1,933.75	2975	LF	\$0.65	\$1,933.75
				<u>\$161,253.75</u>				<u>\$161,253.75</u>
<b>ENTRY GATE</b>								
• Steel Swing Entry Gate	1	EA	\$7,000.00	\$7,000.00	1	EA	\$7,000.00	\$7,000.00
				<u>\$7,000.00</u>				<u>\$7,000.00</u>
<b>LANDSCAPE PLANTING</b>								
<i>Deciduous Trees</i>								
	60	EA	\$200.00	\$12,000.00	60	EA	\$200.00	\$12,000.00
				<u>\$12,000.00</u>				<u>\$12,000.00</u>
				<b>Sub-Total</b>				<b>Sub-Total</b>
				\$205,819.75				\$205,819.75
				<b>5% Mobilization</b>				<b>5% Mobilization</b>
				\$10,290.99				\$10,290.99
				<u>\$216,110.74</u>				<u>\$216,110.74</u>
				<b>25% Estimating Contingency</b>				<b>25% Estimating Contingency</b>
				\$54,027.68				\$54,027.68
				<u>\$270,138.42</u>				<u>\$270,138.42</u>
				<b>30% Other Project Costs</b>				<b>30% Other Project Costs</b>
				\$81,041.53				\$81,041.53
				<u>\$351,179.95</u>				<u>\$351,179.95</u>
				<b>Parking Lot #2 Total</b>				<b>Parking Lot #2 Total</b>

7



ITEM      Quantity   Unit   Unit Price   Sub-Total

ITEM	Quantity	Unit	Unit Price	Sub-Total
<b>STORM SEWER</b>				
• 6" PVC	80	LF	\$20.00	\$1,600.00
• 8" PVC	100	LF	\$25.00	\$2,500.00
• Downspout Connectors	4	EA	\$300.00	\$1,200.00
• Type I CB	1	EA	\$1,500.00	\$1,500.00
<b>Sub-Total</b>				<b>\$6,800.00</b>

<b>SANITARY SEWER</b>				
• 6" PVC	400	LF	\$20.00	\$8,000.00
• Cleanout	1	EA	\$300.00	\$300.00
• Connect to Existing	1	EA	\$1,000.00	\$1,000.00
<b>Sub-Total</b>				<b>\$9,300.00</b>

<b>DOMESTIC WATER</b>				
• 2" PVC Pipe	400	LF	\$10.00	\$4,000.00
• 2" Isolation Valve	1	EA	\$300.00	\$300.00
<b>Sub-Total</b>				<b>\$4,300.00</b>

<b>PAVING</b>				
• Maintenance Bldg. - 2'x4" AC	2400	SF	\$2.00	\$4,800.00
<b>Sub-Total</b>				<b>\$4,800.00</b>

<b>STRUCTURES</b>				
• Maintenance Building - 1000 sf	1000	SF	\$79.96	\$79,963.60
<b>Sub-Total</b>				<b>\$79,963.60</b>

<b>FENCING</b>				
• 8' CL Fence	220	LF	\$25.00	\$5,500.00
• 6' Double Swing Gates (12' wide)	1	EA	\$1,000.00	\$1,000.00
• 6' Ped. Gate	1	EA	\$300.00	\$300.00
<b>Sub-Total</b>				<b>\$6,800.00</b>

<b>LANDSCAPE PLANTING</b>				
• Deciduous Trees	6	EA	\$200.00	\$1,200.00
<b>Sub-Total</b>				<b>\$1,200.00</b>

<b>Sub-Total</b>				<b>\$113,163.60</b>
<b>5% Mobilization</b>				<b>\$5,658.18</b>
<b>Sub-Total</b>				<b>\$118,821.77</b>
<b>25% Estimating Contingency</b>				<b>\$29,705.44</b>
<b>Sub-Total</b>				<b>\$148,527.22</b>
<b>30% Other Project Costs</b>				<b>\$44,558.17</b>
<b>Maintenance Building Total</b>				<b>\$193,085.38</b>

Overall Complex - Estimate

Phase I - Estimate \*

Main Complex	\$5,154,908.85	Main Complex	\$5,154,908.85
Baseball Field	\$822,777.64	Baseball Field	\$9,868.26
Soccer Fields #1-3	\$1,676,663.63	Soccer Fields #1-3	\$1,201,473.00
Soccer Field #4	\$554,314.56	Soccer Field #4	\$554,314.56
Parking Lot #2	\$351,179.95	Parking Lot #2	\$351,179.95
Maintenance Building	\$193,085.38	Maintenance Building	\$193,085.38
<b>Grand Total</b>	<b>\$8,752,930.00</b>	<b>Grand Total</b>	<b>\$7,464,830.00</b>

Traffic Improvements at 94th Ave E. (per Warner Engineering) \$ 68,469.00 (includes markup)  
 Traffic Mitigation (per Warner Engineering) \$ 123,400.00 (includes markup)

\* Note:

The Phase I Budget of \$ 7,464,830.00 was established by deleting the Baseball Field and the lights at Soccer Fields 1-3. The verbal agreement between the Puyallup School District and Pierce County Parks at the joint meeting on March 6, 2001 was that the Phase I Improvements would include a reduce quality Baseball Field by reducing the quality and / or quantity of other items.

Note:

The cost for improvements to 94th Ave. East are not included in the \$7,464,830.00, as the cost was provided after the Phase I budget was set.

**EXHIBIT 4  
MAINTENANCE ACTIVITIES**

# ● ● ● Probable Maintenance Activities ●

&

# Estimated Staff Time

FINAL

South Hill Athletic Complex

May, 2002

EXHIBIT 4

# TABLE OF CONTENTS

<i>Introduction</i>	. . . . .	1
Purpose of Plan	. . . . .	
<b>1. Maintenance Activities . . . . .</b>		<b>2</b>
Maintenance Activity Definitions	. . . . .	
1.0 Grounds/Turf Care	. . . . .	3
1.1 Pruning	. . . . .	6
1.2 Litter Control	. . . . .	7
1.3 Clean Restrooms.	. . . . .	8
1.4 Clean Maintenance Building/Staff Restroom .	. . . . .	9
1.5 Trail Maintenance	. . . . .	10
1.6 Hard Surfaces	. . . . .	11
1.7 Special Features.	. . . . .	12
1.8 Equipment Maintenance.	. . . . .	13
1.9 Plumbing	. . . . .	14
1.10 Inspections	. . . . .	15
1.11 Security	. . . . .	16
1.12 Administrative Duties	. . . . .	17
1.13 Field Preparation	. . . . .	18
1.14 Vandalism	. . . . .	19
<b>2. Estimate of the Required Staff Time to Accomplish the Maintenance Activities</b>		
Description	. . . . .	20
Maintenance Activity Inventory-Description	. . . . .	20
Maintenance Task-Definitions	. . . . .	20
Maintenance Activities	. . . . .	22
Staffing	. . . . .	25

## INTRODUCTION

*This document was developed in concert with the Master Plan for the South Hill Athletic Complex. The complex is intended to serve as a sports teaching facility for the Puyallup School District and for organized softball and soccer for Pierce County residents. The site will also provide walking trails. When the complex is constructed, it will represent a significant increase and improvement to the facilities currently available in the area.*

### **Purpose of the Plan**

There are two purposes of this document:

1. To provide a list of probable maintenance activities recommended for the proposed athletic facility.
2. To estimate the time to perform the maintenance tasks.

Ultimately, this is to be used by Parks and School District staff to establish a maintenance budget for the park.

It is appropriate that the maintenance be addressed, even at the Master Planning stage, for budgeting purposes. An adequate budget is necessary to maintain a high level of safety for visitors, longevity of the capital investment, and an appropriate aesthetic appearance as a public facility. Elements of the facility addressed in this plan include:

1. A paved one-mile trail system internal to the site.
2. One baseball field.
3. Four lighted, irrigated, and underdrained multiple-use batting fields in a pinwheel complex, including a restroom/concession building and children's play area.
4. Four irrigated and underdrained soccer fields. Support facilities in the vicinity of the soccer fields.
5. Approximately 500 parking stalls.
6. Maintenance building and yard.
7. Preservation of native trees.

## 1. MAINTENANCE ACTIVITIES

Following is a description of required maintenance activities for the site. Function codes are used to identify maintenance activities and subcategories of each activity. Maintenance activities, subcategories of activities, units of measure and standard times to accomplish maintenance activities are based on those established by the Pacific Northwest Park & Recreation Maintenance Management School.

<i>Function Code</i>	<i>Maintenance Activity</i>
1.0	Grounds/Turf Care
1.1	Pruning
1.2	Litter Control
1.3	Restroom Cleaning
1.4	Maintenance Building Cleaning
1.5	Trail Maintenance
1.6	Hard Surfaces
1.7	Special Features
1.8	Equipment Maintenance/Repairs
1.9	Plumbing
1.10	Inspection of All Areas
1.11	Security
1.12	Administrative Duties
1.13	Field Preparation
1.14	Vandalism

**South Hill Athletic Complex**

## MAINTENANCE ACTIVITIES DEFINITIONS

### 1.0 – Grounds/Turf Care

All improved turf areas (athletic fields and high-use unprogrammed open space) will be mowed as needed to maintain a uniform cut of 1.5 to 2.0 inches with intervals of mowing attaining removal of a maximum of .75 inches per mowing. Mowing should occur at intervals of once per three to five working days. Mowing schedule will be dependent upon the season. All non-field areas will be mowed at 2 inches in height at a frequency that will allow no more than 1.5 inches of clipping per mowing. Due to the seasonal nature of grass growth, mowing once a week is recommended during the peak season.

All improved turf will be fertilized following the guidelines set forth in PNW 0240, "A Pacific Northwest Cooperative Extension Publication". Fertilizer should be applied in an amount that ensures healthy plant growth.

Athletic fields should be maintained with the foremost goal of participant safety. Holes and ruts should be patched immediately and the fields should be kept free of debris. Fields should be lined regularly to maintain legible field markings. To ensure proper performance of fields, soccer fields should be used at a rate of 100 games per year or less, and football fields should be used at a rate of 50 games per year or less

1. (Construction and Maintenance of Natural Grass Athletic Fields, PNW 0240).



Unit of  
Meas.

Std.  
Time

### Maintenance Activity

1.0-1 <i>Ride Mowing.</i> Use commercial front rotary mower. Mow around trees, walkways, and baseball diamonds. Set the height at 1¼ - 1¾ mowing height for field areas. For less used turf areas set height adjustment at 2 inches.	Acre	1.0
1.0-2 <i>Gang Mowing.</i> Use a commercial gang mower and mow improved turf at 1¼ - 1¾ height.	Acre	0.5
1.0-3 <i>Line Trim.</i> Use commercial line trimmer for mowing around trees, posts, soccer goals, and fence posts.	1000 lf	1.0
1.0-4 <i>Edging.</i> Edging is done with a commercial edger. Edge all walkways, as well as any gravel areas, baseball diamonds, and curbing. Remove all sod and clippings with a rake.	1000 lf	1.0
1.0-5 <i>Fertilizing.</i> Fertilize using commercial spreader and tractor where possible. For fertilization schedule refer to standards for proper application schedule.	Acre	0.5

Each application of Fertilizer will include:

*Nitrogen, Phosphorus, & Potassium (NPK), Calcium & Magnesium (Ca & Mg), Sulphur (S) & Micronutrients*

Note: Reference "Construction and Maintenance of Natural Grass Athletic Fields", a Pacific Northwest Cooperative Extension Publication (PNW 0240) for fertilizing practices and procedures. Organic fertilizer should be considered to avoid any potential for harmful effects to ground water.

Unit of  
Meas.

Std.  
Time

**Maintenance Activity**

<p><b>1.0-6 Aerating.</b> Use commercial aerator and tractor. Mark all sprinkler heads with flags prior to aerating. Use care not to run over sprinkler heads. Set tractor speed to ensure safety. Aerate once in the Spring and once in the Fall, both times prior to fertilization.</p>	Acre	0.5
<p><b>1.0-7 Top Dressing.</b> Use five-yard dump truck with sander attachment to top dress in the Spring and Fall after aerating and fertilizing. <b>Important: Only use sand that meets the sieve analysis of the original field sand specification. The sand must be tested prior to use.</b></p>	Acre	0.5
<p><b>1.0-8 Overseeding.</b> Overseed thin or worn areas with perennial rye grass using a slicer seeding machine.</p>	Acre	0.5

Meas. Time**Maintenance Activity****1.1 – Pruning**

The required frequency of pruning is determined by the needs of the species and variety of each tree. Length of growing season and function in the park are also important factors in the frequency of pruning necessary to each area. Pruning should be scheduled during times of lower use or to take advantage of particular times within the growth cycle (for example, pruning after flowering).

**1.1-1 Pruning.**

All pruning shall be done manually, using a sharp lopper or sheers. An aerial lift truck may be necessary for taller trees. When trimming larger branches from trees, care should be taken to treat the cut in order to prevent disease.

Jobs 8.0

**Maintenance Activity**

**1.2 - Litter Control**

Litter containers should be marked with the international litter insignia. All containers will be emptied at least once per day, when the facility is scheduled at 25% occupancy. Lower percentage of occupancy may decrease frequency; however, containers should be emptied at an interval that keeps them free of odors and abates trash overflow. Any rough edges or rust should be smoothed. Enough receptacles must be made available to contain trash generated between routine clean outs.

Acres

0.5

The dumpster shall be placed on a hard, level surface, in a nonobtrusive location that is easily accessed by a garbage truck. The areas around dumpsters shall be kept neat at all times. Litter will also be picked up around the fields and outlying areas on a daily basis, with additional work after community gatherings or sports events such as tournaments.

**1.2-1 Empty Receptacles.**

If using a full-size pick-up truck, remain on hard surfaces while driving from can to can. Garbage liners should be removed and placed in the back of the truck. New liners should then be replaced.

**1.2-2 Pick Up Litter.**

If using utility vehicle, cover each area as required and remove all litter. Make one pass around the perimeter of the park and clean area.

**1.2-3 Dumpsters.**

Keep the area around the dumpsters clean by washing the area around and underneath the dumpster weekly with a disinfectant and water.

**Maintenance Activity**

**1.3 - Clean Restrooms**

Restrooms shall be cleaned daily, except during times of the year when the facility is largely unscheduled. Restrooms shall be maintained in a sanitary condition, free of odors, at all times. Paper products will be stocked to last until the next day or next cleaning, whichever is sooner.

Sq. Ft. 0.001

**1.3-1 Restroom Waste.**

Pick up large pieces of paper and other debris. Sweep floor, paying particular attention to corners and concealed areas. Empty all restroom litter receptacles and replace with fresh garbage liners.

**1.3-2 Fixtures.**

When cleaning toilet bowls, urinals, and sinks, use a long-handle brush with an industrial disinfectant applied with a spray tank. Polish and dry all fixtures. Replace all burned-out lights as needed. Fill all paper product dispensers.

**1.3-3 Wash Floors and Walls.**

Use a spray tank with industrial disinfectant to clean floors and walls. All surfaces should be brushed and rinsed. Additionally, floors should be mopped. Allow all surfaces to dry as much as possible before opening for public use.

**1.3-4 Mirrors and Horizontal Surfaces.**

Spray a small amount of window cleaner on mirrors and clean with a cloth. Dust all horizontal surfaces.

Maintenance Activity

**1.4 - Clean Maintenance Building/Staff Restroom**

The maintenance building/staff restroom shall be cleaned daily, except during times of the year when the facility is largely unscheduled. The maintenance building/staff restroom shall be maintained in a sanitary condition, free of odors, at all times.

Sq. Ft.      0.001

**1.4-1 Waste Receptacles.**

Pick up large pieces of paper and other debris. Sweep floor, paying particular attention to corners and concealed areas. Empty all waste receptacles and replace with fresh garbage liners.

**1.4-2 Sinks and Horizontal Surfaces.**

When cleaning sinks, use an industrial disinfectant applied with a spray tank. Polish and dry all fixtures. Replace all burned-out lights as needed. Dust all horizontal surfaces.

**1.4-3 Wash Floors.**

Use a spray tank with industrial disinfectant to clean floors. All surfaces should be brushed and rinsed. Additionally, floors should be mopped. Allow all surfaces to dry as much as possible before opening.

**Maintenance Activity**

**1.5 – Trail Maintenance**

The trail surface shall be kept free of major irregularities, including stumps, large loose rocks, cracks, debris, and hazardous material. Trail surfaces will be cleared of obstructions to one foot on either side of the trail. Trail maintenance, including litter pick-up, will be done weekly at a minimum or as needed to keep the trails in safe, usable condition.

Mile 1.0

**1.5-1 Trail Surface Care.**

Trail surface will be free of major irregularities, tree roots, large loose rocks, and hazardous material. Check entryways, culverts, steps, and signage to be structurally sound. Equipment will consist of utility vehicle, chain saw, clippers, trimmer, shovels, hand sprayer, rake, and wheelbarrow.

**1.5-2 Vegetation.**

Trim back vegetation to three feet clear on either side of the trail. Poisonous and/or nuisance plants will be sprayed or cut well back from the trail.

Unit of  
Meas.

Std.  
Time

**Maintenance Activity**

**1.6 – Hard Surfaces**

Sweeping, cleaning, and washing of surfaces must be done regularly to ensure the safety of park visitors by preventing accumulation of sand, dirt, and leaves. Repainting or restaining of structures should occur when weather or wear deteriorates the appearance of the covering. Stains to surfaces should be removed within five working days. Graffiti should be washed off or painted over the next working day after application.

Acre 1.00

**1.6-1 Cleaning Surfaces.**

Sweep, clean, and wash surfaces to ensure that no heavy accumulation of sand, grease, dirt, leaves or other undesirable matter distract from the safety or appearance of the surface. Surfaces must be checked daily.

**1.6-2 Painting Structures.**

Painting and staining of structures will occur when weather or wear deteriorates surface appearance. Graffiti should be washed off or painted over, as necessary, the next working day after application is spotted.



Unit of Meas. Std. Time

Maintenance Activity

Jobs 0.075

**1.7 - Special Features**

Facilities such as drinking fountains, public address systems, and vehicular or crowd control devices may be a part of the integral design. Maintenance requirements should be stringent for these items.

**1.7-1 Public Address System.**

The public address system should be maintained in working order. The system should be fully tested prior to the beginning of each softball/baseball season. If the system fails during the season, repairs should be made immediately.

**1.7-2 Vehicular/Crowd Control Devices (Vehicle and Pedestrian Entry Gates).**

Vehicular/crowd control devices must be maintained in good working order at all times. Once a defect is noticed, repairs should be made no later than the next business day, as these devices control the safety and security of the park.

<u>Maintenance Activity</u>	<u>Unit of Meas.</u>	<u>Std. Time</u>
<p><b>1.8 – Equipment Maintenance/Repairs</b>                      All equipment will be serviced in accordance with the manufacturer's recommendations.</p>	Jobs	0.075

**1.8-1 Repair Work.**

Repairs should be made immediately upon discovery or as soon as technicians and replacement parts are available. When disruption to the public might be major and the repair not critical, repairs may be postponed until a time that would be less disruptive. No repairs shall be made that alter the original intent of the use of equipment without authorization from the Department head.

**1.8-2 Equipment Maintenance.**

Equipment should be checked daily. Current mileage and/or hour meters should be checked to assure service at the recommended interval. If service is needed, the supervisor should be notified and the necessary arrangements for equipment service should be made. Daily checks should include oil, water, and proper fluid level prior to using equipment. Equipment should be lubricated weekly.

**Maintenance Activity**

**1.9 – Plumbing**

Irrigation

Typically, irrigation systems will provide adequate coverage; however, the duration of irrigation should be based on rainfall, temperature, and seasonal length.

**1.9-1 Irrigation.**

Irrigate to provide for maximum growth and attractiveness of all plant material (trees, shrubs, groundcovers, and turf areas). All irrigation systems to be inspected weekly to ensure proper function, including checking water pressure, heads, and pump pressure. Equipment consists of automatic irrigation systems for the park.

Acres      1.00

Restrooms

All restroom equipment, fixtures, and hand dryers are to be kept in an operable condition at all times. Replacement of any item will be of like kind and quality. All flow devices will be maintained in proper working order.

**1.9-2 Restroom Mechanical Repairs.**

Check seals, flushing devices, faucets, and drains for proper working order daily. Make repairs immediately.

Jobs      2.0

**1.9-3 Drinking Fountains.**

Drinking fountains will be kept clean and free of debris and in usable condition at all times. Drinking fountain should be maintained at the same schedule as the restroom facilities. Check seals, faucets, and drains for proper working order daily.

Jobs      2.0

**1.9-4 Close Down at End of Season.**

All systems to be closed during the winter should be winterized in the fall before freezing weather becomes a possibility. At the latest, this should be done on the last Friday in October.

Jobs      8.0

Maintenance Activity

Acres .050

**1.10 – Inspection of all Areas**  
For safety purposes, all areas will be inspected daily. The inspector shall use a facility inspection form. The daily inspection shall include removal of broken glass, sharp objects, and rocks. Play equipment will be maintained to be clear of debris such as rotten wood, sharp objects, and splinters. Rust and graffiti shall be removed when discovered, and loose bolts shall be tightened.

**1.10-1 Recording Inspections.**

A designated employee will inspect property and record formal inspection on a log sheet. The original copy of the inspection form is to be filed with the designated Safety Manager and a duplicate should be retained by the inspector. When deficiencies are noted, a "park maintenance request" form should be completed and turned into the head of park maintenance who will act to remedy the situation. If the deficiency is such that further use could be dangerous, the inspector should post a warning tag on the equipment and notify park maintenance immediately.

**1.10-2 Equipment Repair.**

No equipment shall be altered to change the original intent or use of the equipment, through repairs or renovation, without authorization from the department head.

**1.10-3 Formal Inspections.**

Formal inspections shall be scheduled weekly between May 1<sup>st</sup> and August 31<sup>st</sup>, and monthly throughout the rest of the year.

<u>Maintenance Activity</u>	<u>Unit of Meas.</u>	<u>Std. Time</u>
<p><b>1.11 – Security</b> Park closure will vary depending on the facility schedule. Park closure, codes, and departmental policies will be enforced to assist fire and police departments.</p> <p><b>1.11-1 Facility Security.</b> Opening and securing park areas shall include parking lot gate and restroom building. Facilities will open at 7:30 a.m. and will close no later than 11:00 p.m.</p> <p><b>1.11-2 Equipment.</b> At the end of each scheduled work shift, employees must secure all materials and tools to reduce opportunities for vandalism.</p> <p><b>1.11-3 Emergency Services.</b> Provide first aid as personnel first-aid certificate permits; call 911 for emergency medical services; inform users of park violations and take corrective measures; and assist motorists who may be stranded.</p>	Acres	0.025

Maintenance Activity

**1.12 – Administrative Duties**

Reports 0.025

Public Inquiries

Daily public inquiries will be handled in a professional manner. The public should be dealt with in a positive way, either by answering their questions directly or by forwarding their name and phone number to the appropriate person to answer their question.

Staff

Time, gas and equipment cards are to be completed daily. Damage and incident reports shall be filled out at the time of occurrence and filed immediately. Inventory forms shall be completed upon request.

**1.12-1 Public Relations.**

Staff should not argue with citizens. Questions should be answered to the best of staff's ability. Supervisors should be consulted when necessary.

**1.12-2 Supervisory Positions.**

Supervisory staff should monitor jobs and progress, plan tasks, communicate closely with subordinates, and complete all necessary forms. Necessary forms include time sheets, accident reports, inventory, inspection, and equipment checkout. Forms should be filled out on time and as required.

**1.12-3 Training and Safety Workshops.**

Plan workshops and safety meetings that are informative. New employee training is critical; however seminars on such topics as CPR, first aid, athletic field preparation, and products, should be scheduled throughout the year.

**Maintenance Activity****1.13 – Field Preparation**

Player safety is the primary consideration for field preparation. No play or use of the field should be allowed if any conditions exist that are deemed unsafe. The same procedures for softball/baseball outfields apply to soccer fields.

Each 0.75

**1.13-1 Basic Prep Work**

Drag and hand work each area:

- Home plates
- Pitcher's mounds
- Bases
- Infield

**1.13-2 Field Conditions**

Fill any holes or dips on both the infield and outfield areas with proper soil mixtures or additives. Both infield and outfield should be inspected for rocks, glass, and debris on each field.

**1.13-3 Procedure for Drying Infield Areas**

Sweep standing water around in soil areas. Let the water soak into the soil. Do not sweep into turf areas. Scarify infields and apply drying agent to wet areas then rake into soil to absorb the water. Let it air dry until ground conditions are not slippery when run on. If there are pockets of standing water on soil areas, they can be pumped or bailed off, but do not pump or bail water onto existing turf playing area. Then apply drying agent as recommended.

**1.13-4 Check Entire Field Conditions**

Areas to be checked include bases, home plates, pitcher's plates, backstops, dugouts, and all fencing. Be sure to make any necessary repairs.

**1.13-5 Lining the Fields**

Use paint or lime, as appropriate, to lay out the fields. Use an applicator to lay the lines. Clean team areas. Remove litter at the bleachers.

Unit of  
Meas.

Std.  
Time

**Maintenance Activity**

**1.14 – Vandalism**

Repairs to equipment, furnishings, and fields as required. Typical activities may include: pressure washing, re-painting, cleaning, simple carpentry, field repairs, irrigation repairs, etc.

Each

2.00



## 2. ESTIMATE OF THE REQUIRED STAFF TIME TO ACCOMPLISH THE MAINTENANCE ACTIVITIES

### MAINTENANCE ACTIVITY INVENTORY - DESCRIPTION

This is the tool used initially to estimate the time it will take to accomplish maintenance activities on an annual basis. Each year the actual time required for the activities, and possibly the activities themselves, will be modified as a routine evolves.

### MAINTENANCE TASK - DEFINITIONS

**Maintenance Activity:** These are the special tasks required for the program activities and facilities in the park, (e.g. gang mowing is the maintenance activity required for the upkeep of fields).

**Maintenance Type:** Activities that are done on a regular basis are referred to as "routine", while activities that are necessitated by a special event are called "demand" jobs.

**Unit of Measurement:** The unit of measurement is simply the most logical way to quantify the activity. Examples are:

<u>Activity</u>	<u>Measurement</u>
1. Mowing	Acres
2. Edging	Linear Feet
3. Cleaning Restrooms	Square Feet
4. Trail Maintenance	Per Mile

**Activity Inventory:** The number of units for a specific activity.

**Time Standard:** Standard time is the normal amount of time it should take to complete an activity. The standards used here are taken from Park Maintenance Standards, a manual produced by the American Park and Recreation Society and The National Society for Park Resources. In addition, time standards have been verified by comparing them with the standards developed by local park departments in the Puget Sound area.

**Performance Time:** The time a maintenance activity takes to perform. To determine the performance time for each maintenance activity, a simple formula is applied: maintenance activity measured in standard units multiplied by a standard unit of time.

**Example: Performance Time = Maintenance Activity (measured in standard units) x Time (measured in standard units)**

**Example: Performance Time = Gang Mowing (acreage) x Hours (per acre)**

**Service Level/Activity Frequency/Per Month:** The service level is a function of the number of times an activity is completed on a monthly basis. The more times the activity is completed in a month, the higher the level of service. A monthly basis is the industry standard for maintenance frequency.

Again, these figures are based on published standards and verified or adjusted by comparing them with standards developed by other Puget Sound area park departments with similar facilities. The service level/activity frequency should be adjusted as actual time is documented over the years.

**Annual Frequency:** The total number of maintenance activity hours for one year.

**Adjustment Factor:** Standard time to accomplish activities assumes full productivity. Since employees are entitled to breaks, vacations, and sick leave, not all paid hours are actually productive. In addition, travel time (for anything from parts pick-up to hauling equipment) has an effect on the productivity of the parks staff. For example, most of the larger equipment will be transported from a storage location off site, while site specific equipment will be stored on-site. An adjustment factor accounts for the nonproductive, but required hours needed to accomplish the activity.

The following items are included in the adjustment factor:

- Travel Time (for anything from parts pick-up to hauling equipment) 0.14
- Vacation/Sick/Personal Days 0.03
- Daily breaks (including lunch) 0.09
- TOTAL 0.26**

1. Source: Park Maintenance Standards, a manual produced by the American Park and Recreation Society and The National Society for Park Resources.

Note: Since there is no track record existing for this park, the 0.26 figure is to be used for estimating purposes. This figure should be adjusted over time to reflect actual adjustment factor times for this park.

**Adjusted Annual Hours:** Annual hours are determined by multiplying the annual frequency and the adjustment factor. This figure includes the additional hours created by necessary but nonproductive time spent for breaks or towing equipment to the site.

	Frequency	Unit	Rate	Area	Rate	Time	Days	Weeks	Months	Quarters	Years	Sub Total Hours							
1.0 Grounds/Turf Care																			
1.0-1 Riding Mowing																			
1.0-2 Gang Mowing																			
1.0-3 Line Trimming																			
1.0-4 Edging																			
1.0-5 Fertilizing																			
1.0-6 Aerating																			
1.0-7 Top Dressing																			
1.0-8 Overseeding																			
1.1 Pruning *																			
1.1-1 Pruning																			
1.2 Litter Control *																			
1.2-1 Empty Receptacles																			
1.2-2 Pick Up Litter																			
1.2-3 Dumpsters																			
1.3 Clean Restrooms *																			
Maintenance Building																			
Softball Restroom																			
1.3-1 Restroom Waste																			
1.3-2 Fixtures																			
1.3-3 Wash Floors and Walls																			
1.3-4 Mirrors & Hor. Surfaces																			
1.4 Cleaning Maintenance Bldg.																			
1.4-1 Waste Receptacles																			
1.4-2 Sinks & Horizontal Surfaces																			
1.4-3 Wash Floors																			
1.5 Trail Maintenance *																			
1.5-1 Trail Surface Care																			
1.5-2 Vegetation																			
1.5-3 Surface Repair																			
												Sub Total Hours	1176.01	1481.77					

\* All Subcategories Included

Maintenance Activity	Location	Mean Unit of Measure	Time to Complete	Per Day	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total	Annual Cost	Annual Hours	
1.6 Hard Surfaces *	Softball plaza, baseball plaza, main walk to Rogers	R acres	1.55	1	4	4	4	4	4	4	4	4	4	4	4	4	48	74.40	1.26	93.74
1.6-1 Clearing Surfaces																				
1.6-2 Painting Structures																				
1.7 Special Features *	Coning off for bus parking	D jobs	0.68	9	0	0	4	6	6	1	1	6	6	0	0	0	36	24.30	1.26	30.62
1.7-1 Public Address System																				
1.7-2 Vehicular/Crowd Control Devices																				
1.8 Equipment Maintenance *	All field irrigation	R jobs	3.00	40	2	2	8	4	4	4	4	4	4	2	2	2	48	144.00	1.26	181.44
1.8-1 Repair Work																				
1.8-2 Equipment Maintenance																				
1.9 Plumbing *	Softball & maint. bldg. rest.																			
1.9-1 Irrigation		R acres	21.39	1	0	0	8	10	4	4	4	4	4	4	0	0	48	1026.72	1.26	1293.67
1.9-2 Restroom Repairs		R jobs	4.00	2	1	1	6	4	4	4	4	4	4	1	1	1	38	152.00	1.26	191.52
1.9-3 Drinking Fountains		R jobs	8.00	4	0	0	1	1	1	1	1	1	1	0	0	0	8	64.00	1.26	80.64
1.9-4 Close Down @ End of Sea.		R jobs	8.00	1	0	0	0	0	0	0	0	0	0	0	0	0	1	8.00	1.26	10.08
1.10 Inspections *	Entire site-all fields	R acres	37.6	0.05	8	8	25	30	31	30	31	31	30	31	8	8	271	509.48	1.26	641.94
1.10-1 Recording Inspections																				
1.10-2 Equipment Repair																				
1.10-3 Formal Inspections																				
1.11 Security *	Entire site	R acres	37.6	0.025	31	28	31	30	31	30	31	31	30	31	30	31	365	343.10	1.26	432.31
1.11-1 Facility Security																				
1.11-2 Equipment																				
1.11-3 Emergency Services																				
1.12 Administrative Duties *		R reports	1	0.025	31	28	31	30	31	30	31	31	30	31	30	31	365	9.13	1.26	11.50
1.12-1 Public Relations																				
1.12-2 Supervisory Positions																				
1.12-3 Training & Safety Workshops																				
1.13 Field Preparation																				
1.13-1 Soccer		R each	4	0.75	16	16	16	16	16	8	8	16	16	16	16	16	176	528.00	1.26	665.28
1.13-2 Softball/Baseball		R each	5	0.75	0	6	12	30	31	30	31	31	30	31	0	0	232	870.00	1.26	1096.20
1.14 Vandalism		D Each	1	2	4	4	4	4	4	4	4	4	4	4	4	4	48	96.00	1.26	120.96
Total Annual Hours																	5025.13	6331.67		

Maintenance Type: R = Routine Activity & D = Demand Activity

**Formula for Determining Adj. Annual Hours:**

$$\begin{aligned} &(\text{Activity Interval}) \times (\text{Std. Time}) = \text{Performance Time} \\ &(\text{Performance Time}) \times (\text{Annual Frequency}) = \text{Annual Work Hours Used} \\ &(\text{Annual Work Hours Used}) \times (\text{Adjustment Factor}) = \text{Adjusted Annual Hours} \end{aligned}$$

**Example:**

$$\begin{aligned} 1.0\text{-}3 \text{ Gang Mowing:} \quad &19.73 \text{ (activity interval in acres)} \times 0.5 \text{ (time standard)} = 9.87 \text{ (performance time)} \\ &9.87 \text{ (performance time)} \times 34 \text{ (annual frequency)} = 335.41 \text{ (annual work hours used)} \\ &335.41 \text{ (annual work hours used)} \times 1.26 \text{ (adjustment factor)} = 125.70 \text{ (adjusted annual hours)} \end{aligned}$$

• **STAFFING**

As indicated by the annual hours determined by the Maintenance Activity Inventory (see Pages 22-23) an estimated total number of adjusted annual hours for the park is as follows:

TOTAL      6,332

These hours translate into approximately 2 ½ full-time and 2 seasonal employees.

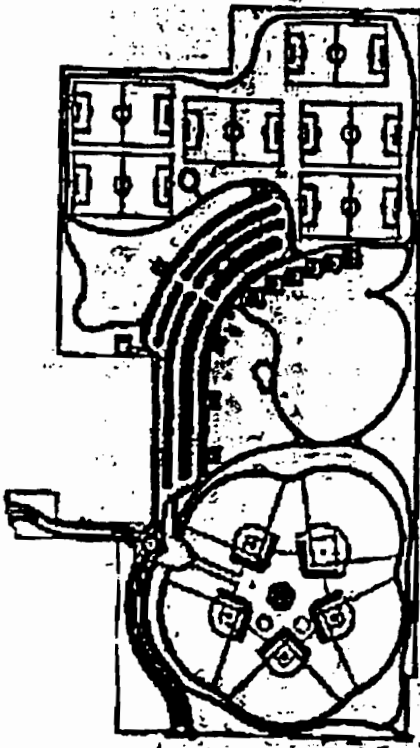
Employees are categorized as follows:

- Full Time Employee = 2088 hours
- Seasonal Employee = 880 hours (5.5 months @ 40 hours per week)

• GROUND & TURF CARE

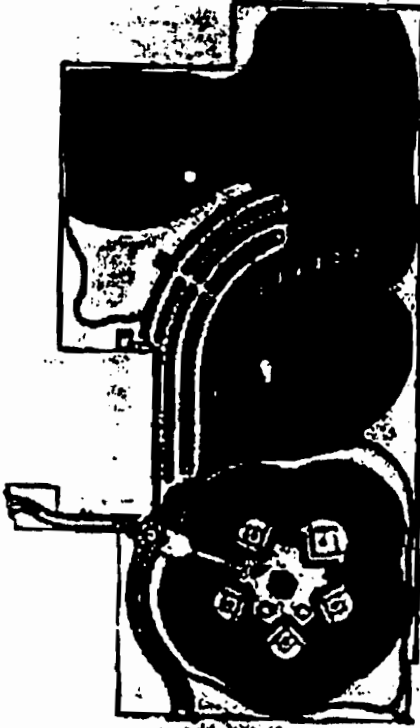
1.0-1 Riding Mower

1.33 ac



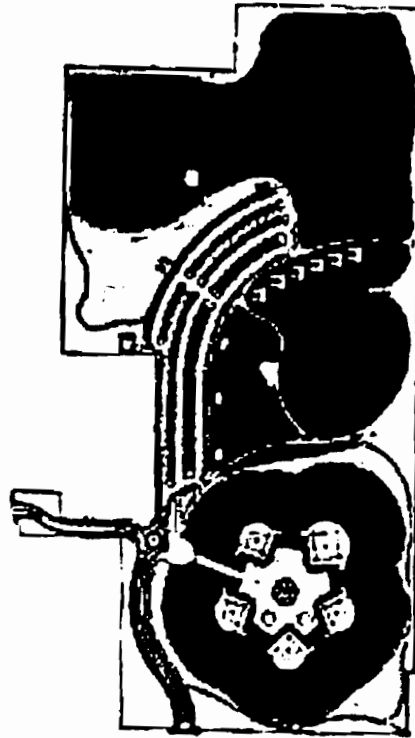
1.0-5 Fertilizing

39.34 ac



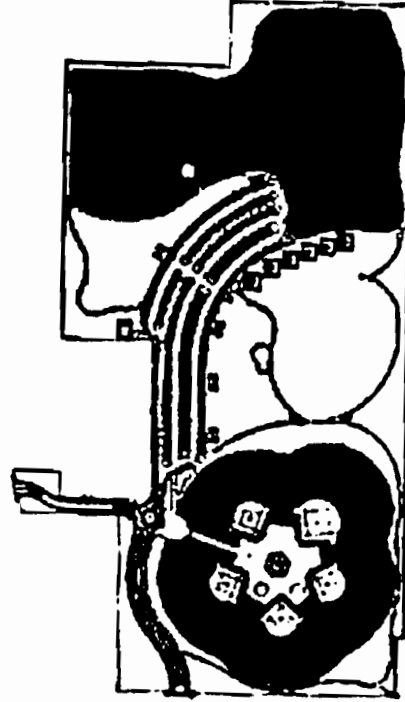
1.0-2 Gang Mowing

38.01 ac



1.0-6 Aerating &  
1.0-7 Topdressing

26.85 ac each



1.0-3 Line Trimming: Around Softball Field Fence Only  
1.0-4 Edging: Along sidewalks and Plant Strips Adjacent to Road and Parking Lot

# SOUTH HILL COMMUNITY ATHLETIC COMPLEX

## FUND 311-000, PROGRAM 4969

**PROPOSED ANNUAL MAINTENANCE OPERATING BUDGET BASED ON 2002 ESTIMATES  
(DOES NOT INCLUDE ANY STARTUP COSTS)**

11.0001 Regular Salaries	70,000
11.0002 Extra Hire	28,500
11.0005 Special Pay	150
12.0001 Overtime	1,000
12.0005 Shift Differential	60
20.0001 Workers Compensation	4,330
20.0002 Medical Insurance	9,510
20.0003 FICA	9,300
20.0004 Retirement	1,300
20.0006 Life Insurance	30
20.0007 Dental Insurance	2,280
20.0027 Uniforms	<u>300</u>
	126,760
31.0005 Rec. & Crafts	2,000
31.0024 Chemicals	6,000
31.0030 Maintenance Supplies	15,000
35.0000 Minor Equipment	6,000
42.0002 Telephone	1,200
43.0001 ER&R	31,000
43.0025 Training & Development	500
45.0002 Equipment Rental	1,000
47.0002 Electricity	10,000
47.0003 Water	10,000
47.0004 Refuse	4,000
48.0000 Repairs & Maintenance	5,000
49.0023 Taxes and Assessments	2,000
49.0029 Licenses & Fees	30
49.0223 Radio Communication	<u>3,500</u>
	97,230
TOTAL ANNUAL	
OPERATING EXPENSES	223,990



**AMENDMENT NO. 1 TO  
JOINT RECREATION AGREEMENT  
FOR  
DEVELOPMENT AND JOINT USE OF  
PUBLIC PARK AND ATHLETIC TEACHING STATIONS  
BETWEEN  
PIERCE COUNTY AND PUYALLUP SCHOOL DISTRICT NO. 3**

This Amendment No. 1 to the Joint Recreation Agreement is entered into between the Puyallup School District No. 3 (the "District"), and Pierce County (the "County") (collectively "the Parties").

**RECITALS**

1. The Parties intend to leave in full force and effect the Joint Recreation Agreement as heretofore entered between the Parties, with the modifications stated herein.
2. The Puyallup School District is willing to reimburse the County's reasonable costs for: adding lights on the Boys Baseball Field, the installation of artificial infield turf, and some miscellaneous storage and batting cages.
3. In consideration of the above, the County is willing to extend the District's use priority times.

**NOW, THEREFORE**, for the mutual benefits to be derived by both parties, the Parties agree as follows:

1. Except as specifically changed by the provisions in this Amendment No. 1, all terms of the Joint Recreation Agreement for Development and Joint Use of Public Park and Athletic Teaching Stations Between Pierce County and Puyallup School District No. 3 remain in full force and effect.
2. Paragraph 4 is modified by adding a new subparagraph d. as follows:

d. The District agrees to reimburse the County its reasonable costs for the construction by the County of: installation of lights for the Boys Baseball Field; the installation of artificial infield turf for the same field; and miscellaneous storage and batting cages. The nature and extent of these improvements to be paid by the District are more fully described on Exhibit "A" hereto.

3. Paragraph 6.a. is modified so that at line 128 the time which now reads 5:30 p.m. is changed to read 9:30 p.m. In addition, in line 131, the word "four" is changed to "six."

SIGNED effective the last date of signing by the parties.

PUYALLUP SCHOOL DISTRICT NO. 3

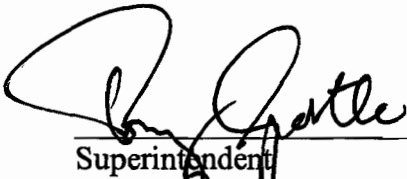
PIERCE COUNTY



\_\_\_\_\_  
President of the Board

\_\_\_\_\_  
John Ladenburg, Pierce County Executive

Dated: \_\_\_\_\_



\_\_\_\_\_  
Superintendent

Dated: \_\_\_\_\_

*April 27, 2005*



200304240180 66 PGS  
 04-24-2003 10:16am \$84.00  
 PIERCE COUNTY, WASHINGTON

**Name & Return Address:**

Rudolph JK Fyles, Puyallup School District  
323 - 12th St NW  
Puyallup, WA 98371

**RECEIVED**  
 MAY 21 2003  
 FACILITIES

**Please print legibly or type information.**

<b>Document Title(s)</b> Joint Recreation AGREEMENT for Development and Joint Use of Public Park and Athletic Teaching Stations
<b>Grantor(s)</b> Puyallup School District No. 3 <u>2</u> Additional Names on Page <u>13</u> of Document
<b>Grantee(s)</b> Pierce County <u>1</u> Additional Names on Page <u>13</u> of Document
<b>Legal Description (Abbreviated: i.e., lot, block &amp; subdivision name or number OR section/township/range and quarter/quarter section)</b> NW QUARTER SECTION 16, TOWNSHIP 19 N, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF PIERCE, STATE OF WASHINGTON Complete Legal Description on Page <u>17, 18</u> of Document
<b>Auditor's Reference Number(s)</b>
<b>Assessor's Property Tax Parcel/Account Number(s)</b> Portions of 0419162003, 0419162022, and 0419162004
<b>The Auditor/Recorder will rely on the information provided on this cover sheet. The Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.</b>
<b>I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.</b>
<b>Signature of Requesting Party (Required for non-standard recordings only)</b> Gpcovst.doc rev 4/02

**Pierce County**  
**Contract Signature Page**

PHASE II DESIGN, CONSTRUCTION AND OPERATION FOR  
PUBLIC PARK AND ATHLETIC TEACHING STATIONS AT HERITAGE REC CENTER

Contract # 014736-01

IN WITNESS WHEREOF, the parties have executed this agreement this 8<sup>th</sup> day of August, 2006.

**PIERCE COUNTY:**

Approved as to form only:

By [Signature] 7-27-06  
Deputy Prosecuting Attorney Date

By [Signature] 8-1  
Budget & Finance Date

**Approved:**

By [Signature] 7/25/06  
Department Director Date  
(under \$250,000)  
or

By [Signature] 8/3/06  
Pierce County Executive Date  
(\$250,000 or more) CHIEF OF STAFF

**AMENDMENT NO. 1 TO  
JOINT RECREATION AGREEMENT  
FOR  
DEVELOPMENT AND JOINT USE OF  
PUBLIC PARK AND ATHLETIC TEACHING STATIONS  
BETWEEN  
PIERCE COUNTY AND PUYALLUP SCHOOL DISTRICT NO. 3**

This Amendment No. 1 to the Joint Recreation Agreement is entered into between the Puyallup School District No. 3 (the "District"), and Pierce County (the "County") (collectively "the Parties").

**RECITALS**

1. The Parties intend to leave in full force and effect the Joint Recreation Agreement as heretofore entered between the Parties, with the modifications stated herein.
2. The Puyallup School District is willing to reimburse the County's reasonable costs for: adding lights on the Boys Baseball Field Number 5, the installation of artificial infield turf on Boys Baseball Field Number 5, and some miscellaneous storage and batting cages.
3. In consideration of the above, the County is willing to extend the District's use priority times.

**NOW, THEREFORE**, for the mutual benefits to be derived by both parties, the Parties agree as follows:

1. Except as specifically changed by the provisions in this Amendment No. 1, all terms of the Joint Recreation Agreement for Development and Joint Use of Public Park and Athletic Teaching Stations Between Pierce County and Puyallup School District No. 3 (the "original Agreement") remain in full force and effect.

2. The Joint Use Site is expanded to include two additional fields and miscellaneous improvements as reflected in attached "Revised Exhibit 1" which will be substituted in place of Exhibit 1 attached to the original Agreement.

3. Paragraph 4 is modified by adding a new subparagraph d. as follows:

d. The District agrees to reimburse the County its reasonable costs for the construction by the County of: installation of lights for the Boys Baseball Field Number 5; the installation of artificial infield turf for the same field; and miscellaneous storage and batting cages. The nature and extent of these improvements to be paid by the District are more fully described on Exhibit "A" hereto.

4. Paragraph 6.a. is modified to read as follows:

a. **Puyallup School District's Use Priority Times**


**(P.S.D.U.P.T.)** The District shall have priority of use, and the exclusive right to schedule, all events from 7:00 a.m. to 5:30 p.m. (except for Boys Baseball Field Number 5 for which the time shall extend to 9:30 p.m.) on every week day during the defined Washington Interscholastic Activities Association sports year (beginning with the first turnout date in the fall and concluding with the final spring state championship event). With respect to the use of the baseball, the fast pitch, and one soccer field, the District shall also have the priority use during a four (4) hour block of time on all Saturdays during the "P.C.U.P.T.," except that four (4) hour block of time shall extend to six (6) hours for the Boys Baseball Field Number 5. Such priority use shall not exceed 10%

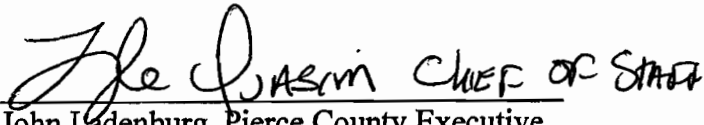
of the P.S.D.U.P.T. on an annual basis. District use outside of the time frame specified above shall be specified in writing to the County at the beginning of each sports season."

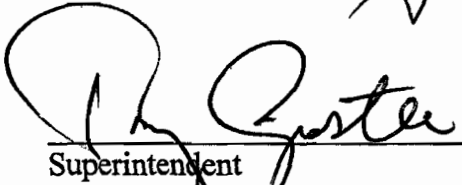
SIGNED effective the last date of signing by the parties.

PUYALLUP SCHOOL DISTRICT NO. 3

PIERCE COUNTY

  
\_\_\_\_\_  
President of the Board

  
\_\_\_\_\_  
John Ladenburg, Pierce County Executive

  
\_\_\_\_\_  
Superintendent

Dated: 8/3/06

Dated: 6/26/06

# REVISED EXHIBIT 1

## SOUTH HILL COMMUNITY ATHLETIC COMPLEX DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF PIERCE, STATE OF WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

THENCE SOUTH  $89^{\circ}52'36''$  WEST 599.94 FEET;

THENCE PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, NORTH  $00^{\circ}08'14''$  WEST 463.61 FEET;

THENCE NORTH  $70^{\circ}56'02''$  EAST 89.86 FEET;  
THENCE SOUTH  $52^{\circ}11'22''$  EAST 30.96 FEET;  
THENCE NORTH  $89^{\circ}52'36''$  EAST 207.56 FEET;

THENCE PARALLEL WITH SAID WEST LINE, NORTH  $00^{\circ}08'14''$  WEST 14.55 FEET TO THE BEGINNING OF A CURVE WHOSE RADIUS POINT BEARS NORTH  $89^{\circ}51'46''$  EAST 339.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE 497.17 FEET THROUGH A CENTRAL ANGLE OF  $84^{\circ}01'46''$ ;

THENCE PARALLEL WITH SAID WEST LINE, NORTH  $00^{\circ}08'14''$  WEST 473.28 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 128<sup>TH</sup> STREET EAST;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH  $89^{\circ}59'50''$  EAST 1124.42 FEET TO THE WEST LINE OF PIERCE COUNTY SHORT PLAT RECORDED UNDER AUDITORS FEE NUMBER 8912040278;

THENCE ALONG SAID WEST LINE EXTENDED, SOUTH  $00^{\circ}23'16''$  EAST 447.87 FEET;

THENCE PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTH  $89^{\circ}59'50''$  WEST 619.96 FEET;

THENCE SOUTH  $00^{\circ}08'14''$  EAST 171.10 FEET;  
THENCE SOUTH  $44^{\circ}25'41''$  EAST 105.38 FEET;  
THENCE SOUTH  $00^{\circ}08'14''$  EAST 125.63 FEET;  
THENCE NORTH  $89^{\circ}52'36''$  EAST 569.98 FEET;  
THENCE NORTH  $00^{\circ}00'00''$  EAST 77.00 FEET;

THENCE NORTH  $89^{\circ}52'36''$  EAST 132.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF 94<sup>TH</sup> AVENUE EAST;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH  $00^{\circ}23'16''$  EAST 594.01 FEET;



THENCE SOUTH 89°52'36" WEST 72.74 FEET;  
THENCE NORTH 00°07'24" WEST 20.00 FEET;  
THENCE SOUTH 89°52'36" WEST 982.41 FEET;  
THENCE SOUTH 36°44'16" WEST 74.99 FEET;  
THENCE SOUTH 00°08'14" EAST 245.84 FEET;

THENCE SOUTH 89°52'36" WEST 206.70 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16;

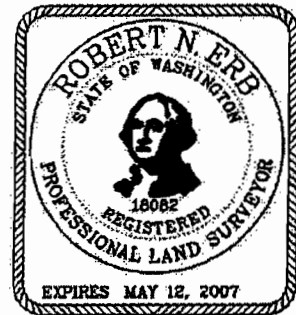
THENCE ALONG SAID WEST LINE NORTH 00°08'14" WEST 325.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 41.26 ACRES MORE OR LESS.



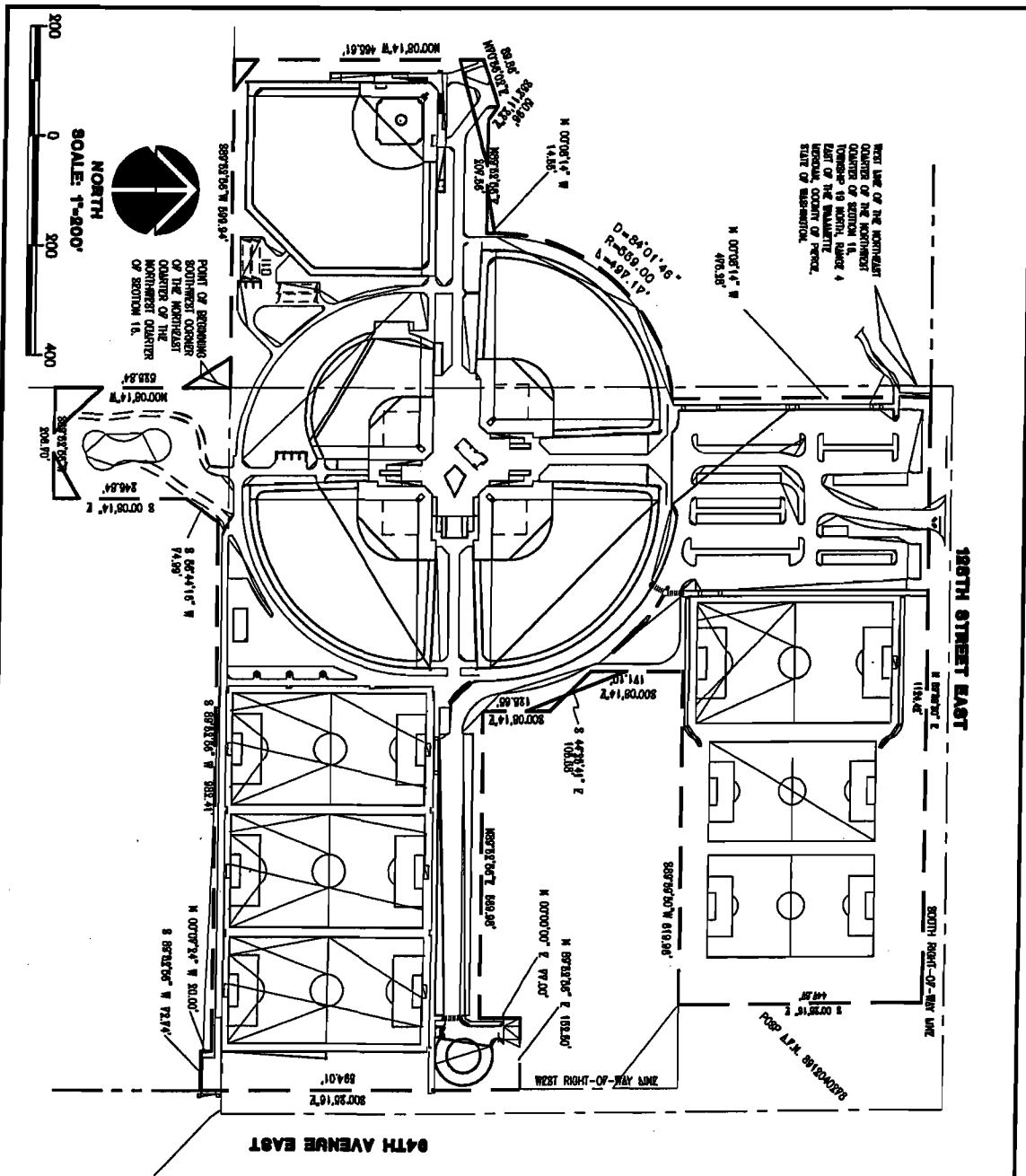
ROBERT N. ERB P.L.S.  
WASHINGTON STATE REGISTRATION NO. 18082

SITTS & HILL ENGINEERS, INC.  
2901 SOUTH 40TH STREET  
TACOMA, WASHINGTON 98409  
TELEPHONE: (253) 474-9449  
FAX: (253) 474-0153



**REVISED EXHIBIT 1**

MAY 30, 2006  
PROJECT NO. 10685  
PAGE 2 OF 2



**SOUTH HILL COMMUNITY ATHLETIC COMPLEX PARCEL**

41.26 ACRES

POINT OF BEGINNING  
SOUTHWEST CORNER  
OF THE  
NORTHWEST QUARTER  
OF SECTION 16,  
TOWNSHIP 19 NORTH, RANGE 4  
WEST OF THE MERIDIAN,  
JEROME COUNTY, IDAHO

POINT OF BEGINNING  
SOUTHWEST CORNER  
OF THE  
NORTHWEST QUARTER  
OF SECTION 16,  
TOWNSHIP 19 NORTH, RANGE 4  
WEST OF THE MERIDIAN,  
JEROME COUNTY, IDAHO

POINT OF BEGINNING  
SOUTHWEST CORNER  
OF THE  
NORTHWEST QUARTER  
OF SECTION 16,  
TOWNSHIP 19 NORTH, RANGE 4  
WEST OF THE MERIDIAN,  
JEROME COUNTY, IDAHO

<b>10685</b>	<b>SOUTH HILL COMMUNITY ATHLETIC COMPLEX</b>  <b>LEGAL DESCRIPTION EXHIBIT</b>	<b>SITTS &amp; HILL ENGINEERS, INC.</b>  CIVIL • STRUCTURAL • SURVEYING <small>200 S. 4TH ST. TOWER, 10, BOISE IDAHO 83702</small>	DRAWN BY _____ CHECKED BY _____ DATE _____ SCALE _____
--------------	----------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------

**REVISED EXHIBIT 1**



Lakewood Community Center  
9112 Lakewood Drive S.W.  
Lakewood, Washington 98499-3998  
(253) 798-4176 • FAX (253) 582-7461  
www.piercecountywa.org/parks

Exhibit "A"

List of change orders ordered by Puyallup School District for the Heritage Recreation Center as per attached list. Puyallup School District agrees to reimbursement Pierce County for the following change orders:

Added synthetic turf to Field #5	\$150,000 + tax =	\$163,200.00
Panel M Outside Concession Building	\$17,524.54 x 50% =	\$ 8,762.27
Added electricity for future batting cage	\$1065.75 + tax =	\$ 1,159.54
9' Radius Pitchers Mound on Field 5	\$3,222.20 + tax =	\$ 3,505.76
Field 5 Outside Lighting	\$97,125.00 + tax=	\$105,672.00
Sod Outfield of Field 5	\$40,308.70 + tax=	\$ 43,855.86
Dutches Performance Bond	\$3,025.13	\$ 3,025.13
<b>Total Due</b>		<b>\$329,180.56</b>



## EXHIBIT A

### IMCO General Construction Co. Inc.

#### Heritage Recreation Center at South Hill (Contract #041268)

<u>Date</u>	<u>Amount (incl tax)</u>	<u>Terms</u>
12/30/2004	\$6,454,734.88	Original Contract – Basic Bid Plus Alt 3(Arboretum Trees \$19,746), Alt 4 (Floodlight Poles & Luminaires at Softball Fields 1-4 \$253,465), Alt 6 (Floodlight Poles at Soccer Field A \$67,130), Alt 10 (Parking Lot & Pathway Poles and Luminaires \$135,700), & Alt 11 (Play Area Netting \$5,700)
2/24/2005	\$88,445.70	Change Order #1 – Includes Alt 1 – sanitary sewer extension (Jack Gordon)
3/8/2005	\$37,132.92	Change Order #2 – Clear additional trees north of student parking lot (\$5,947.72) Install additional construction fencing near student parking lot (\$1,470) Stabilize trail subgrade through pond area (\$22,380.60) Install soil separation fabric beneath aggregate on access road into retention pond (\$432.36) Cut and cap 2" irrigation line entering the site beneath the tennis court (\$678.84) Cost to provide Risk Insurance on buildings only (\$3,220)
3/30/2005	\$20,460.39	Change Order #3 – Install silt fence in pond are (\$1,270.14) Added 4" waterline cap at ROTC building (\$569.16) Added Soccer fields over excavation of unsuitable soil (\$3,662.28) Unsuitable material at CB 712 and HDPE (\$2,278.93) Soil treatment unsuitable and unstable subgrade (\$11,025)
5/24/2005	\$26,908.85	Change Order #4 – Addition of tree grate at drinking fountain (\$810.75) Added irrigation pipes and heads at Zeiger (\$2,081.80) Added step-down transformer (\$510.64) Unable to locate CB #402 (\$1,765.81) Electrical Plan Permit Review Expense (\$637.35) Added Alt 8 – Floodlight Luminaires at Soccer Field B (\$30,550) (South Hill Jr. Football) System B Point of Connection (\$1,312.50) Credit for design change of Naches Trail Marker (-\$10,760)

6/06/2005	\$163,200.00	<b>Change Order #5 – Added synthetic turf to field #5 (Puyallup School District ordered)</b>
6/18/2005	\$40,779.52	Change Order #6 – Field #4 irrigation modifications (\$4,902.89) Added additional infiltration trench (\$5,585.05) CB406 thru CB407 Unsuitable Soil (\$8,402.95) <b>Panel M Outside Concession Building (Puyallup School District pays ½ ) (\$17,524.54)</b> <b>Added electricity for future batting cage (\$1,065.75) Puyallup School District</b>
8/24/2005	\$23,844.64	Change Order #7 – Added irrigation mainline sleeving under path (\$1,331) Added bird deterrent (\$4,462.73) Pot hole South Pond (\$581.20) Tree Removal (\$1,155) Footings for Sculpture (\$4,967.10) (Artist Doug Grannum to pay) Redirect storm drains at CB 610 (\$602.35) <b>9' Radius Pitchers Mound (Puyallup School District ) (\$3,222.20)</b> 3" Main – remove irrigation from fire loop supply per Firgrove (\$3,249.30) Zeiger Conduit Repair and Relocation (\$2,345.15)
11/9/2005	\$118,765.54	Change Order #8 - Add screen at concession building (\$1,405.35) Refresh existing warning track (\$6,191.80) Soccer Field D Fence Extension (\$1,812.35) Revised Tree Removal (\$2,625.00) <b>Field #5 Lighting (\$97,125.00) (Puyallup School District ordered)</b>

12/21/2005 \$134,491.88

Change Order #9 – Add Additional Bollards per County Standards (\$4,224.00)

**Sod Field #5 (\$40, 308.70) Puyallup School District**

Transformer Mow Strip/Curb (\$4,319.65)

**Dutches Performance Bond (\$3,025.13) Required by Puyallup School District**

South Pond Revision (\$45,473.65)

Relocate Ecology Block Storage (\$18,818.17)

4" Irrigation Connection (\$10,311.00)

Revised Tree Removal (\$2,323.61)

Toilet Tissue Dispenser Change (\$1,342.05)

Additional Catch Basin behind Field 4 (\$2,500.00)

Credit for Footings for Sculptures (-4,967.10) paid by artist

Credit for South Pond Material (-4,245.00)

Weather delay – 6 days

Pre-Engineered Building Delay – 16 days

5/24/2006 \$48,269.31

Change Order #10 – Disconnect irrigation system B from existing 3" service (\$13,128.70)

Install additional removable bollards, fencing and boulders (\$19,549.00)

Fabricate/install 18g sheet metal cover for the irrigation control wire in mechanical chase (451.50)

Credit for Change in compression fittings used (-3,500.00)

Install Lockable outlet covers (\$819.00)

Sand for irrigation bedding (\$9,173.54)

Revise circuit breakers for vending machines (\$251.19)

Change circuits for radiant heaters RH1, 2 & 3 (\$300.74)

Trash receptacle placement (\$2,345.95)

Picnic Table placement (\$1,445.25)

Betschart plan check fee (\$400.30)

Weather Delay – 33 days

Synthetic Turf Field 5 – 10 additional days

Floodlighting – 10 days

System B Connection – 2 days

**To Date Total Contract Amount \$7,159,101.61**