

August 7, 1997

Introduced By: ROB MCKENNA

Proposed No.: 97-506

MOTION NO. **10309**

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A MOTION authorizing the King County Executive to enter into an interlocal agreement with the City of Issaquah for the purpose of cooperatively constructing and operating a Park-and-Ride facility designed to serve patrons of the Tibbetts Valley Park and King County.

WHEREAS, Tibbetts Valley Park, and as part of the master plan for this Park, plans to develop additional parking facilities to support the expanded activities that are anticipated with the full development of the Park, and

WHEREAS, King County maintains and operates the Issaquah Park-and-Ride facility at the northeast corner of SR-900 and Newport Way, and as part of its adopted capital improvement program, has allocated funds to expand this lot to help alleviate the over capacity conditions that presently exist at this lot, and

WHEREAS, a single new parking lot in this area for use by King County Park-and-Ride users and Park users is feasible, cost-effective and in the public interest, and

WHEREAS, pursuant to RCW 39.34, the Interlocal Cooperation Act, the Parties are each authorized to enter into an agreement for cooperative action, and

1 WHEREAS, the Parties have agreed to jointly develop a  
2 new joint use parking facility on a site owned by the City of  
3 Issaquah using funds provided by King County for design and  
4 construction, with the understanding between the parties that  
5 the new lot will be operated as a joint facility for a period  
6 of up to sixty years;

7 NOW, THEREFORE BE IT MOVED by the Council of King  
8 County:

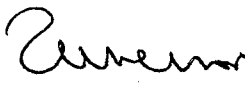
9 The King County Executive is hereby authorized to enter  
10 into an interlocal agreement with the City of Issaquah for  
11 the cooperative construction and operation of a joint parking  
12 facility. The interlocal agreement for this project will be  
13 substantially in the form of Attachment A to this motion.

14 PASSED by a vote of 13 to 0 this 15<sup>th</sup> day of  
15 September, 1997.

16 KING COUNTY COUNCIL  
17 KING COUNTY, WASHINGTON

18   
19 Chair

20 ATTEST:

21   
22 Clerk of the Council

23 Attachments:

24 A. Interlocal Agreement

10309

8/26/97

INTERLOCAL COOPERATION AGREEMENT BETWEEN KING COUNTY AND THE  
CITY OF ISSAQUAH FOR CONSTRUCTION OF PARK-AND-RIDE FACILITY

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 1997, by and between King County, a home rule charter County of the State of Washington, acting through its Department of Transportation (hereinafter referred to as "County") and the City of Issaquah a municipal corporation of the state of Washington (hereinafter referred to as "City"), collectively referred to as the "Parties."

RECITALS

Whereas, the City owns Tibbetts Valley Park (hereinafter "Park") and as part of the master plan for this Park, plans to develop additional parking facilities to support the expanded Park activities that are anticipated with the full development of the Park; and

Whereas, the County maintains and operates the Issaquah Park-and-Ride facility at the northeast corner of SR-900 and Newport Way, and as part of its adopted capital improvement program, has allocated funds to expand this lot to help alleviate the over capacity conditions that presently exist at this lot; and

Whereas, it has been determined that a single new parking lot in this area for use by County park-and-ride users and Park users is feasible, financially advantageous to both parties and in the public interest;

NOW THEREFORE, in consideration of these recitals and the mutual covenants herein, the Parties agree as follows:

AGREEMENT

1.0 DEFINITIONS. For purposes of this Agreement, the terms underlined in the numbered paragraphs of this Section 1 shall have the meanings set forth below:

- 1.1 City - The City of Issaquah, Washington, a municipal corporation
- 1.2 City Council - The Council of the City of Issaquah
- 1.3 County - King County, a home rule charter County of the State of Washington
- 1.4 City Administrator - City Administrator for City of Issaquah
- 1.5 Director - King County Director of Transportation, as now designated, or as designated in any future King County reorganization plan.

- 1.6 Project - Design and construction of a new parking lot of no less than 150 stalls and all related improvements, including but not limited to all off site traffic improvements required to make the lot operational and to satisfy mitigation requirements. The site for this Project is the southeast corner of SR-900 and SE Newport Way on property owned by the City of Issaquah or secured by long term lease by the City of Issaquah from the Washington State Department of Transportation.
  - 1.7 Joint Use Parking Facility - Upon completion of the Project, the new parking lot constructed by City pursuant to this Agreement, that will be jointly utilized by the County and the City during the term of a thirty year lease.
  - 1.8 City Project Manager - The individual(s) assigned by the City to carry out the responsibilities of this Agreement through completion of the Project, and subsequently the individual(s) who will be assigned by the City to oversee the administration of the Joint Use Parking Facility on behalf of the City over the term of the lease.
  - 1.9 County Project Manager - The individual(s) assigned by the County to carry out the responsibilities of this Agreement through completion of the Project, and subsequently, the individual(s) who will be assigned by the County to oversee the administration of the Joint Use Parking Facility on behalf of the County over the term of the lease.
  - 1.10 Maintenance Standards and Practices - The standards and practices governing the ongoing maintenance and administration of the Joint Use Parking Facility.
  - 1.11 Tibbetts Valley Parking - Two existing parking lots owned and operated by the City of Issaquah in support of the Tibbetts Valley park complex; the first is a 65 stall lot on SR-900, south of the intersection of SR-900 and SE Newport Way by approximately 1,000 feet; the second is an 85 stall lot on 12th Avenue NW, south of the intersection of 12th Avenue NW and Newport Way NW by approximately 400 feet.
  - 1.12 WSDOT - Washington State Department of Transportation.
- 2.0 **PURPOSE.** This Agreement commits the City and the County to jointly develop and operate joint use parking facilities designed to serve patrons of the Tibbetts Valley Park and King County. This Agreement specifically outlines the terms and conditions by which the parties have agreed to design and construct the facilities and subsequently to operate and maintain them.
- 3.0 **DURATION.** The term of this Agreement shall begin on the date this Agreement is executed by both parties and shall expire thirty years from the date that the Joint Use Parking Facility is commissioned for service to the public.

## 4.0 DESIGN AND CONSTRUCTION WORK

- 4.1 General The City of Issaquah shall be responsible for completion of design and for all services required for construction of the Project. Final design shall include the detailed engineering design, preparation of plans, specifications, and cost estimates for the project and acquisition of all required permits. Construction shall include preparation of bid documents, advertisement and award of all contracts, management of contractors, and project close-out.
- 4.2 Contracting The City may accomplish the required work either with its own forces or through consultant and construction contracts with other entities. All consultant and construction contracts shall include and comply with applicable public works and procurement laws and regulations, including but not limited to the Rule 171 Tax Exemption. The City will include termination for convenience and termination for lack of funding provisions in all third party contracts.
- 4.3 Indemnification All consultant and construction contracts shall include the County as a third party beneficiary indemnified by the contractor or consultant to the same extent as the City is indemnified.
- 4.4 MWBE and EEO Requirements Whenever the City contracts with third parties to perform any work under this Agreement, the City shall include in any third party contract the requirements for implementation and compliance with the County's MWBE program and EEO program as established in the King County Code. The City shall forward to the County's Contract Compliance Office a copy of all reports submitted by the City's Project Manager and by the contractor and its subcontractors relative to M/WBE participation and EEO compliance.
- 4.5 Recycled Products To the extent practicable and economically feasible, the City agrees to provide a competitive preference for recycled products to be used in the project.
- 4.6 Design Criteria The City and the County agree to the conceptual plan for the Project as shown in Exhibit A, which plan is incorporated herein by reference. This plan shall be used to initiate community and environmental reviews. Modifications and refinements to this plan may be made, provided the key elements and assumptions of the plan are carried forward into final design. The Design Criteria and Project Assumptions are summarized in Exhibit B.
- 4.7 Contract Bidding Assistance The County will provide contract bidding assistance which shall include the following:
- a. Assist the City of Issaquah in preparing the advertisement for bidding of the construction contract, as requested;
  - b. Assist the City of Issaquah in responding to questions from construction contract bidders during the bidding period, as requested;

- c. Attend construction contract prebid meeting;
  - d. Attend construction contract bid opening;
  - e. Assist the City of Issaquah in evaluating the construction contract bids as requested.
- 4.8 Contract Award The County reserves the right to review all bids prior to award by the City. The City shall submit a list of the bid tabulations for the Project to the County.
- 4.9 Contract Administration The City shall be responsible for the management and administration of all subcontracts it enters into for the performance of its responsibilities under this Agreement. The City shall submit a monthly written report to the County identifying work progress, expenditures by month and to-date, schedule adherence, change orders executed, and any other matters significant in the performance of this Agreement. The County shall have the right to review, inspect, and approve the work in progress. Prior to final acceptance of a contractor's work by the City, the County and the City shall participate jointly in periodic and final inspections of the contractor's work.
- 4.10 Changes The City shall not agree to any change in the specifications, or other terms of the work on the project without prior consultation with the County's Project Manager or designee. The City shall document the person contacted, the date and time of contact, and a summary of the discussion. The City shall not approve any substantial change in scope or specification of the Project without prior written consent from the County's Project Manager or designee. Such approval shall not relieve the City of its responsibility for such changes in the work. The City shall contact the County regarding any extra work or proposed changes prior to negotiating each proposed change with the Contractor. Proposed changes shall include materials proposed as equal. All extra work and change orders to the City's construction contract shall be subject to approval by the County's Project Manager prior to execution by the City. Any documentation or correspondence required by the County will be requested and provided through the City Project Manager's office. The City shall provide the County a copy of all executed change orders to the Project.
- 4.11 Permits, Approval, and Community Relations The City shall be responsible for issuing and/or obtaining all permits, licenses, easement, and approvals necessary to construct and occupy the Project and shall pay all fees and costs associated therewith. The City shall be responsible for conducting all necessary community relations activities related to the Project.
- 4.12 Environmental The City will be the lead agency for SEPA environmental review and will take responsibility for fulfilling all SEPA requirements for the Project. King County will review and comment on all environmental documents. The City

will allow King County at least two weeks for each review and comment period. Suggested mitigation measures for substantial or significant impacts will be jointly developed by the City and County.

- 4.13 Schedule The County will be able to occupy the Joint Use Parking Facility no later than sixteen months after the execution of this Agreement. The City shall submit a project schedule to the County no later than thirty days after the execution of this Agreement. At a minimum this schedule will establish the critical path items for the Project and identify major milestones, including but not limited to the following: completion dates for community and environmental reviews; all required actions by the City Council; submittal dates and review periods for 30%, 60% and 100% design documents; joint approval of contract documents; advertisement for bids, bid evaluation and contract award; construction duration; final acceptance of Project; close-out of all contracts; and submittal of as-build documentation.
- 4.14 Construction Access The County may require inspection by County staff and County consultants, of any items being constructed as part of the Project. The County shall notify the City prior to inspection by County staff, or its agents. The County's representatives to the job site shall be accompanied by either the City's Project Engineer or his designee. No contact shall be made with the City's Contractor by County staff, or County consultants except through the City's Resident Engineer.
- 4.15 Final Inspection and Acceptance The City will, upon completion of the Project, request in writing that the County conduct a final inspection. Within ten (10) working days of receipt of said written request, the County will inspect all aspects of the Project, and, if needed, prepare a written punch list of deficient work. The County will transmit within ten (10) working days of said inspection the punchlist which shall identify the corrective work that is needed. When the City has completed the work identified on the punchlist, it will request in writing a reinspection from the County. Within five (5) working days of receipt of this written request, the County will reinspect all work, and, if needed, again prepare a written punch list of work not completed, which it will transmit to the City within five (5) days of the reinspection. Said punchlist shall identify the corrective work needed with specificity. When the County determines through inspection that the requirements of the contract documents have been met, the County will provide written notice of acceptance. The parties agree that time is of the essence and agree to work cooperatively to meet or exceed this schedule.
- 4.16 Warranty The City warrants that all work on the Project to be free of defects in design, workmanship, and materials for a period of one (1) year from the date of Notice of Acceptance by the County, provided that this warranty shall exclude design defects resulting from specifications furnished by the County.
- 4.17 As Builts The City shall supply the County with as-built documentation for the Project within three months after notice of acceptance, consistent with Attachment B-1.

5.0 PAYMENT The County agrees to pay the City \$1,900,000 to design, construct and administer the Project. An additional one time lease payment will be payable at the completion of Milestone #9, per Section 6.2.

5.1 Payment Schedule The County shall make ten payments to the City coincidental with the satisfactory completion of agreed upon milestones to design, construct, and administer the Project. Payments and milestones are as noted below:

|   | <u>Payment</u> |
|---|----------------|
| Milestone #1<br>Completion of SEPA Process and Documentation; and<br>County approval of 30% Design Submittal, per Exhibit B   | \$ 90,000      |
| Milestone #2<br>County approval of 60% Design Submittal, per Exhibit B  | \$135,000      |
| Milestone #3<br>County approval of 100% Design Submittal per Exhibit B.   | \$145,000      |
| Milestone #4<br>City awards Construction Contract, per Section 4.8  | \$ 80,000      |
| Milestone #5<br>City's Contractor has mobilized equipment to site   | \$100,000      |
| Milestone #6<br>15% Completion of Construction Contract, as evidenced<br>by payment to contractor of at least 15% of the Total<br>Contract Amount, based on the Contract Award<br>from Section 4.8 and all approved change orders,<br>per Section 4.10. | \$115,000      |
| Milestone #7<br>30% Completion of Construction Contract, as evidenced<br>by payment to contractor of at least 30% of the Total<br>Contract Amount, based on the Contract Award<br>from Section 4.8 and all approved change orders,<br>per Section 4.10. | \$220,000      |
| Milestone #8<br>60% Completion of Construction Contract, as evidenced by<br>payment to contractor of at least 60% of the Total Contract<br>Amount, based on the Contract Award, per Section 4.8 and<br>all approved change orders per Section 4.10.     | \$435,000      |
| Milestone #9<br>County issues written notice of acceptance, per Section 4.15  | \$460,000      |



Milestone #10

\$120,000

County acceptance of As Built Documentation, per Section 4.17

- 5.2 City Documentation The City shall invoice the County for payment and shall provide adequate documentation that the required work has been completed. For Milestones 1, 2, and 3, adequate documentation shall be written notice from the County accepting the 30% design submittal, the 60% design submittal, and the 100% design submittal, respectively, provided the City incorporates County written review comments as requested. For Milestone 4, adequate documentation will be a fully executed construction contract, consistent with Section 4.8 of this Agreement. For Milestone #5 adequate documentation shall be proof that the contractor has mobilized equipment to the job site. For Milestones 6, 7 and 8, adequate documentation shall be proof of payment to the contractor as a percentage of total contract price and all approved change orders at the date the City invoice is issued. For Milestone 9, acceptable documentation will be a complete set of as builts that the County has approved in writing.
- 5.3 County Payments The County will review and either approve or reject the City's invoices within ten working days of receipt of each invoice. County shall make payment within 30 days after approval of an invoice for work performed in accordance with the terms of this Agreement.

## 6.0 OWNERSHIP, LEASE, AND MAINTENANCE OF JOINT USE PARKING FACILITY

- 6.1 Ownership Upon completion of the Project, the City will retain title to both the land and the resulting improvements, except for any right-of-way provided by the WSDOT. For WSDOT right-of-way, the City will secure a long term lease sufficient to protect the interests of the City and the County.
- 6.2 Lease The City shall lease the Joint Use Parking Facility to the County for a period of 30 years from the date the Joint Use Parking Facility is commissioned for service to the public. The Joint Use Parking Facility will be commissioned for service on the date that the County issues its notice of acceptance for the Project. Pursuant to said lease County park-and-ride patrons shall have the right to utilize the Joint Use Parking Facility from 5:00 a.m. to 7:00 p.m., Monday through Friday. The County's uses will take precedence during these times. For all other times, before 5:00 a.m. and after 7:00 p.m. on weekdays, and for Saturdays and Sundays, the City's uses of the Joint Use Parking Facility will take precedence. Parking policies and parking management practices designed to enforce these rights will be jointly implemented by the parties, as required. The County will pay a single \$600,000 lease payment to the City at the time it issues notice of acceptance of the Project.
- 6.3 Maintenance The County and the City agree to maintain the Joint Use Parking Facility over the term of the thirty year lease in accordance with the Maintenance Standards and Practices, outlined in Exhibit C. Maintenance responsibilities will commence on the date that the Project is accepted, as set forth in Section 4.12.

6.4 Lease Extension At the end of the initial thirty year lease period, the County will have the option of renewing this lease arrangement for another thirty years. If the County elects to renew this lease, it will pay the City a second lease payment equal to the value of \$400,000 in 1997 dollars, inflated to 2027 dollars using the Consumer Price Index for all Urban Consumers, as prepared by the U.S. Department of Labor, Bureau of Labor Statistics. In the absence of this index, the parties will jointly select another financial index. Alternatively, the City and the County may elect to substitute a fee-for-parking arrangement for the cash payment. This substitution is contingent upon the parties agreeing on the terms of the fee-for-parking arrangement. If the parties can not agree, the County maintains its right to renew the lease for thirty more years by making the second lease payment.

## 7.0 TIBBETT VALLEY PARKING

7.1 Ownership The City owns Tibbetts Valley Parking and operates these lots to support its park facilities.

7.2 Transit and Rideshare Usage The City in recognition of the importance of encouraging transit usage, hereby grants to the County the right to encourage its transit and rideshare customers to utilize the 150 existing stalls of Tibbetts Valley Parking as defined in Section 1.11. Since park-related parking typically occurs on weekends and after work, the City authorizes the County to market the availability of Tibbetts Valley Parking for transit and rideshare uses between 5:00 a.m. and 7:00 p.m., Monday through Friday. This right includes an ability to implement, in consultation with the City, supporting signage. This right commences with the execution of this Agreement. The parties agree that joint use parking appears to be both feasible and in the public interest. However, this right can be terminated or amended by the City if transit/rideshare uses conflict with park operations. Said termination or amendment may only be accomplished pursuant to the terms set forth in Section 13 below.

7.3 Maintenance The County assumes no maintenance responsibilities for Tibbetts Valley Parking. The City shall continue to be solely responsible for the maintenance of Tibbetts Valley Parking and the associated costs.

## 8.0 LEGAL RELATIONS

It is understood and agreed that this Agreement is solely for the benefit of the parties hereto and gives no right to any other party. No joint venture or partnership is formed as a result of this Agreement. No employees or agents of the City or any of its contractors or subcontractors shall be deemed, or represent themselves to be, employees of the County.

Each party hereto agrees to indemnify and hold harmless the other party, and its officers, agents and employees, for all claims (including demands, suits, penalties, loss, damages of costs of any kind whatsoever) to the extent such a claim arises or is caused by the indemnifying party's own negligence of that of its offices, agents and employees in the performance of this agreement.

In the event that a permit, license or contract related to the Project shall contain an indemnity or hold harmless provision, this section shall supersede such provision and shall control any indemnity issue between the County and the City.

Each party's rights and remedies in this Agreement are in addition to any other rights and remedies provided by law.

Neither payment by the County nor performance by the City shall be construed as a waiver of the other party's rights or remedies against the other. Failure by either party at any time to require full and timely performance of any provision of the Agreement shall not waive or reduce the party's right to insist upon complete and timely performance of such provisions thereafter.

This Agreement shall be construed and interpreted in accordance with the laws of the State of Washington in effect on the date of the execution of this Agreement. The Superior Court for King County, Washington, shall have exclusive jurisdiction and venue over any legal action arising under this Agreement.

The provisions of this section shall survive the expiration or termination of this Agreement.

## 9.0 INSURANCE

The City shall require its contractors and consultants to list the County as an additional insured on any insurance policies required in the Contract Documents for the Project and will transmit a copy of all insurance certificates and endorsements to the County.

## 10.0 RECORDS AND AUDIT

During design and construction of the Project and for a period of not less than six years from the date of final acceptance of the project by the County, the City agrees to keep records pertaining to the Project and all charges and expenditures related to the Project. The City will keep records such that it can demonstrate that the money received from the County was properly expended.

## 11.0 NOTICE

All notices to the County required under the terms of this Agreement, unless otherwise specified herein, or as may be amended, shall be given in writing, addressed as follows:

King County Department of Transportation  
821 Second Avenue, M.S. 64  
Seattle, Washington 98104  
Attention: Jim Jacobson, Manager of Service Development

All notices to the City required to be given under the terms of this Agreement unless otherwise specified herein, or as may be amended, shall be given in writing as follows:

City of Issaquah  
Department of Public Works  
P.O. Box 1307  
Issaquah, Washington 98027-1307  
Attention: Greg Wilder, Director of Public Works

## 12.0 PUBLICITY

All news releases and public reports issued by the City or the County describing any activity on the Project involving both parties shall include a reference to the other party. Neither party should release any information about the Project to the news media or to the public without the prior consent of the other. The rules that govern publicity for the Project shall apply to parking management of the Joint Use Parking Facility for the term of the thirty year lease.

## 13.0 TERMINATION

13.1 Project: Prior to written notice of acceptance of the Project, per Section 4.15, either the City or the County has the right to terminate the Agreement. If either the City or the County exercise this option, it must notify the other party of its intention in writing and reimburse that party for the costs it has incurred from the date this Agreement is executed, including reasonable termination costs.

13.2 Tibbetts Valley Parking If the City determines that there is a conflict between park use and transit use of the Tibbetts Valley Parking that can not be resolved through parking management practices, the City may reduce or revoke the County's right to actively promote these lots for use by transit and rideshare patrons. The City must give the County no less than sixty months notice of its intent to reduce or eliminate the transit/rideshare use at Tibbetts Valley Parking.

13.3 Joint Use Parking If the City elects to revoke the County's right to use the Joint Use Parking area anytime within the thirty year lease, it must give the County a minimum of five years of advance notice of any change in use and it must compensate the County for all of the costs, inclusive of land, design, and construction, it incurs to develop replacement parking. Replacement in structured parking at a location of the County's choice is an allowable option. If the County elects to discontinue its use of the Joint Use Parking anytime within the thirty year lease, it must give the City no less than sixty months notice of its intent to discontinue its use. At the end of this notice period, the County would agree to relinquish all rights to the Joint Parking Facility and its maintenance responsibilities, as outlined in Exhibit C would be terminated.

## 14.0 ENTIRE AGREEMENT

This document is the complete expression of the terms agreed to by the parties. Any oral or written representation or understandings not incorporated herein are excluded.

15.0 DISPUTE RESOLUTION

The parties agree to use their best efforts to resolve disputes and other matters arising out of the design and construction of the Project or the ongoing administration of the lease of the Joint Use Parking Facility. If an issue cannot be resolved by the City Project Manager and the County Project Manager, either party may invoke a formal conflict resolution process.

The first step in the process is a meeting including King County's Manager of Service Development and the City's Director of Public Works. If these two parties cannot resolve the issue in a timely manner, the second step in the conflict resolution process will be invoked. The second step is a meeting including the Director and the City Administrator. If these two parties cannot resolve the issue in a timely manner, the third step will be involved. The third step is a meeting between the County Executive and the Mayor of Issaquah. The parties agree to exhaust all three steps of the dispute resolution process before seeking redress in a court of law or other tribunal.

16.0 SEVERABILITY

If any provisions of this Agreement are held invalid by a court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby if such remainder would then continue to serve the purposes and objectives originally contemplated.

IN WITNESS WHEREOF, the duly authorized representatives of the City and the County have signed this Agreement.

City of Issaquah

King County

By: \_\_\_\_\_  
Mayor, City of Issaquah

By: \_\_\_\_\_  
King County Executive

Approved as to form:

Approved as to form:

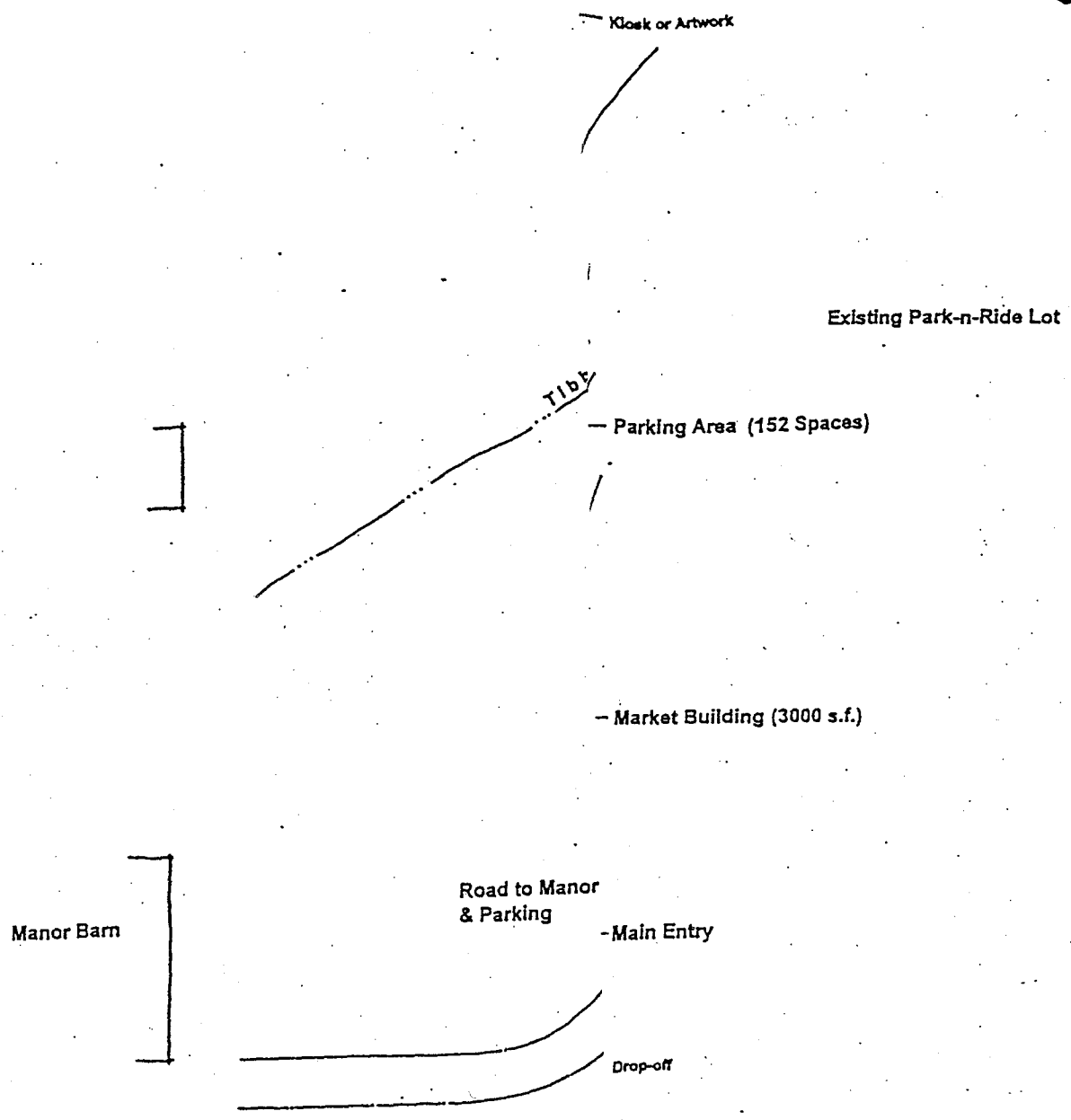
By: \_\_\_\_\_  
Issaquah City Attorney

By: \_\_\_\_\_  
King County Prosecuting Attorney

10309

EXHIBIT A

10309



# Tibbets V

Schematic Map



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EXHIBIT B



**Exhibit B - Project Assumptions And Design Criteria**

**I. Project Assumptions**

The parties have reached agreement on a conceptual plan for the "Project" with which to initiate environmental and community reviews. While modifications and refinements to this plan are expected, the parties have agreed upon the key elements and assumptions from this conceptual plan which must be carried forward into final design and construction. A conceptual design has been approved by the City and the County, as shown in Exhibit A. The key elements of this conceptual plan that must be incorporated into the final "Project" are as follows:

**A. Parking Capacity and Parking Management**

No less than 150 new stalls shall be constructed. If the City constructs more than a 150 stalls, it must provide physical access controls within the lot to gate off those stalls in excess of the 150 required by King County that the City wants to reserve for full time park use. If the City does not provide these internal access controls, it grants permission for County patrons to fully utilize the entire lot Monday through Friday, 5:00 a.m. to 7:00 p.m.

Of the 150 stalls provided for King County, all 150 must be located within 425 feet of the centerline of SE Newport Way.

**B. Auto Access and Off Site Improvements**

There will be two driveways that serve the "Joint Parking Facility. The principle access will be located on SE Newport Way and all possible vehicle movements to and from the lot shall be permitted; a secondary access off SR-900 will be provided but vehicle movements shall be limited to right in and right out only. The City will need to locate both of these driveways and, in consultation with WSDOT, determine and implement appropriate access controls. All channelization and signalization required to make these access points operable shall be constructed as part of the "Project."

**C. Security**

The "Joint Parking Area" shall be designed such that there are clear lines of sight into the lot from both SR-900 and Newport Way. Both plants and earthwork shall be designed so as not obstruct these views. Deciduous, as opposed to evergreen trees, are preferred for the interior of the lot and for the frontages along SR 900 and Newport Way.

**D. Pedestrian**

Safe direct pedestrian routes, connecting the Joint Parking Facility with the bus loading areas at the existing Issaquah Park-and-Ride shall be provided. This shall specifically include the provision of a temporary asphalt path across the WSDOT right-of-way at the southeast corner of SR-900 and SE Newport Way, that connects the Joint Parking Facility to a system of safe crosswalks for this intersection. This temporary pedestrian facility shall be provided so as not to disturb the WSDOT soil and shall be ADA accessible.

After the completion of the Project, it is envisioned that the City at some future date will acquire all or a portion of the WSDOT right-of-way to augment the Tibbett Valley Park. At such time as the City acquires this property and performs the necessary clean up activities, the City will be responsible for replacing the temporary asphalt sidewalk with a permanent sidewalk facility that is ADA accessible.

**E. Drainage and Tibbett Creek Preservation**

The City will be responsible for designing the Project such that the annual flooding of the "Project" area does not occur after development of the Project. The City shall take all measures necessary to ensure Tibbett Creek is protected, including complying with creek setbacks.

**II. Design Criteria****A. Design Elements**

Final Design shall include, but not be limited to, detailed engineering design of the following design elements:

1. Site and Topographic Surveys
2. Geotechnical Investigation
3. Wetland Impact and Mitigation of the joint use parking
4. Utility Design, including storm drainage and water for irrigation
5. Site Layout Design, including vehicle parking and circulation, pedestrian circulation and paving/grading plans and details
6. Structural Design, including design of retaining structures
7. Street Improvements Design, including site access improvements
8. Signing and Striping Design
9. Landscape Design
10. Irrigation System Design
11. Electrical Design, including site lighting
12. Site Security as it relates to site layout and landscape designs
13. Traffic Sign design

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- 14. ADA code compliance
- 15. Permit coordination and permit application preparation

## B. Design Standards

The Project shall be designed to County standards for park-and-ride lots. The County has already furnished a sample park-and-ride construction contract document, including plans and specifications, to the City's Landscape Architect. At a minimum, County design standards are understood to include the following:

### DIVISION 2 - SITEWORK

#### General

Traffic Patterns - Separate differing types of traffic (i.e. bus, peds, bikes, cars) as much as possible.

Passenger Loading Platform - Provide 2% cross slope, maximum

Wheelchair Landing Pad - Provide 10' X 10', minimum, clear space

#### Storm Water Conveyance

Storm Drain Pipe - Provide concrete, reinforced pipe if 12" diam. or larger

Catch Basins - Locate in driving aisles

#### Detention

Pond - Provide 16' wide vehicle access, location to be approved by KC

Oil/Water Separator - Provide access as specified by KC to oil/water

Fence - Provide 8' high chain-line fence w/3' man wide gate around detention pond

Flow Control Structure - Provide oil cap on emergency overflow outlet orifice

#### Irrigation

Controller - Provide rainbird brand or approved equal.

Pipe - Provide rainbird brand drip system with quick couplers

Pipe - Provide sleeve protection for pipe under vehicular pavement

Sprinklers - Locate sprinklers 3', minimum, from face of curb

#### Landscaping

Plants - Provide plant materials that promote a natural environment

Plants - Locate shrubs and trees in plant beds 3', minimum, from face of curb

Trees - Provide species of trees as approved by KC

Asphalt Pavement - Provide 4" ACP on 6" CSTC, minimum

### DIVISION 3 - CONCRETE

Curb and Gutters - provide cast-in-place C&G (not just curbs)

Sidewalk - provide 4" thick broom-finished cast-in-place

Bus Pavement - Provide 10" thick cast-in-place with dowels & reinforced integral curb per existing KC design drawings

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DIVISION 4 - MASONRY

No brick or concrete pavers allowed in transit and vehicle roadways!

DIVISION 5 - METALS

Shelters - Provide per existing KC design drawings

DIVISION 6 - WOOD & PLASTICS

Shelters - Provide per existing KC design drawings

DIVISION 7 - THERMAL & MOISTURE PROTECTION

Shelters - Provide per existing KC design drawings

DIVISION 8 - DOORS & WINDOWS

Comfort Station Door - Provide per existing KC design.

Shelters - Provide per existing KC design drawings

DIVISION 9 - FINISHES

Shelters - Provide per existing KC design drawings

DIVISION 10 - SPECIALTIES

Bike Racks - Provide as approved by KC

Newspaper Racks - Provide Kasper Wire works, Inc. model MP#1 pedestal with MB#2 Tray or approved equal

DIVISION 11 - EQUIPMENT

NA

DIVISION 12 - FURNISHINGS

NA

DIVISION 13 - SPECIAL CONSTRUCTION

Comfort Stations - Refer to KC specs for restroom accessories

DIVISION 14 - CONVEYING SYSTEMS

NA

DIVISION 15 - MECHANICAL

NA

DIVISION 16 - ELECTRICAL

Area Lighting

Foundation - 36" diam. w/30" extending above finished pavement elevation

Pole - Ameron-Centricon, Medium Base Square pole: #MBQ-12 W/#113  
Finish

Fixture - 400W HPS, STERNER LIGHTING #EX-20-A-10-3-FL-400-S-240-A

(Single Arm, 40' Mounting Height)

Junction Boxes - shall be reinforced concrete with heavy duty steel covers meeting H2O wheel-loading and shall be Type 1 J20 as manufactured by Fog-Tite or approved equal, and shall include a 4-foot flexible group strap attached to lid & ground rod; cover shall be marked "Lighting."

#### Lighting Controls

Control Cabinet - shall include: Meter Section, Branch circuit panel and lighting control Section, with a separate section for the irrigation controller

Photo Electric Cell - Tork 'Turn Lock' Cap style

Time Clock - Tork Mechanical Time Clock, with 24 hour reserve power

Contactors - shall be 20 amp, 3 Pole (2+ as needed)

Switch - shall be Keyed - Hand-Off-Auto

Control Relays - provide 2 each

### DIVISION 17 - INSTRUMENTATION

NA

#### C. Plans

Plans shall include, but not be limited to plan views, elevations, profiles, cross sections, and details. Plans shall be prepared using Autocad version 13. When electronic copies are required to be provided plans shall be presented to King County in .DWG format, on a 3-1/2 -inch or 5-1/4-inch diskette. If the drawings must be placed on more than one disk, the City of Issaquah shall use PKZIP, to compress/transfer files.

Specifications shall be in Construction Specification Institute (CSI) format and shall include the technical specifications, Division 0 (Construction Contract General Terms and Conditions), and Division 1 (project general requirements) specifications. Specifications shall be prepared using Microsoft Word format. When electronic copies are required to be provided specifications shall be presented to King County in Microsoft Work format on a 3.5-inch diskette. When available, the City of Issaquah shall use King County standard specification sections modified as necessary for the project. Both electronic files using Microsoft Word and hard copies of the standard specification sections shall be made available to the City of Issaquah.

Cost estimates shall be in tabular form. Cost estimates shall be prepared using Microsoft Excel format. The cost estimates shall be presented in two formats. The first format shall be organized by CSI division with subtotals by division. The second format shall be organized by facility (i.e. joint use parking and other

park facilities) with the first subtotal by CSI division, the next subtotal by facility, then the project total. The estimates shall consist of the items, item unit prices, quantities of items, extended costs, assumptions, and other pertinent information used in preparing the cost estimate for the project. Unit prices should include contractor overhead, profit, sales tax as appropriate, and inflation to the year of construction. When electronic copies are required to be provided the cost estimates shall be presented to King County in Microsoft Excel format on a 3.5-inch diskette.

#### D. Design Deliverables

The following is a description of the deliverables that shall be provided by the City of Issaquah for final design of the project

##### 1. Deliverable 1 - 30% Design Submittal

The 30% Design Submittal shall include the following:

- a.) Geotechnical Investigation and Report - The investigation will produce a report containing descriptions of surface and subsurface conditions, and a site plan showing boring location, summary boring logs and laboratory test results. Geotechnical engineering recommendations pertaining to the following items will be presented:
1. Excavation, earthwork and subgrade preparation;
  2. Suitability of on-site soils for use as construction materials;
  3. Allowable cut and fill slopes;
  4. Pavement design parameters including recommended thickness of pavement section materials and overlay recommendations for the existing paved areas;
  5. Lateral earth pressures and foundation recommendation for use in design of retaining walls;
  6. General evaluation of soil characteristics at the detention pond site; and
  7. General evaluation of dewatering shoring and/or other construction related issues.

The City of Issaquah shall submit three draft copies for review at the preliminary design submittal stage. The report shall be finalized following receipt of King County review comments.

- b.) 30% Plans - shall include: existing survey and base map; site layout plan, based on the conceptual layout developed during the planning effort; paving plan; grading and drainage plan, including proposed location and

types of walls, if any; utility plans; landscape plan, including a proposed plant list. The Preliminary Plans shall consist of the following drawings.

Sheet(s) Description

Cover  
Vicinity/Location/Index  
Site Survey (Existing site topographic drawing)  
Grading and Drainage plans  
Detention Pond Detail plan  
Paving, Signing and Striping plans  
Utilities plan (i.e. water, sanitary sewer, if any)  
Landscape plans  
Retaining Walls plan (if any)  
Electrical Site plan  
Street Improvements plan

The City of Issaquah shall submit sixteen (16) hard copies for King County review. No electronic copies are required as part of this submittal.

- c.) 30% Design Review - shall consist of a two week period for selected King County staff review and comment. Written review comments shall be transmitted to the City of Issaquah in a review meeting. Written responses shall be returned to King County for a record of review responses within three weeks after receipt of comments.

2. Deliverable 2 - 60% Design Submittal

The 60% Design Submittal shall reflect incorporation of the Preliminary Design Submittal review comments and shall include the following:

- a.) 60% Plans - shall include all plans required as part of 30% Design Submittal and, in addition, shall include:

Sheet(s) Description

Drainage profiles and sections  
Utilities profiles, if any  
Temporary Erosion & Sediment Control plan  
Irrigation plans  
Retaining Walls elevations, if any  
Electrical details & one-line diagram

The City of Issaquah shall submit sixteen (16) hard copies and one (1) electronic copy of the plans for King County review.

- b.) 60% Specifications shall include: a listing of all specification sections expected to be a part of the final construction contract documents; draft specifications sections for all major construction elements, including, but not limited to earthwork, asphalt concrete paving, Portland cement concrete paving, storm water system, irrigation system, and electrical; and shall clearly identify the specific items requiring King County review and approval such as: types of electrical fixtures to be used, pavement materials, type of irrigation equipment, etc. The City of Issaquah shall submit sixteen (16) hard copies and one (1) electronic copy of the specifications for King County review.
- c.) 60% Cost Estimate shall be an itemized cost estimate identifying unit prices quantities, and extended prices, utilizing a standard template approved by King County. The City of Issaquah shall submit sixteen (16) hard copies and one (1) electronic copy of the estimates for King County review.
- d.) 60% Design Submittal Review shall consist of a three week period for King County staff and other stakeholders review and comment. Written review comments shall be transmitted to the City of Issaquah in a review meeting. Written responses shall be returned to King County for a record of review responses within three weeks after receipt of comments.

### 3. Deliverable 3 - Complete (100%) Design Submittal

The Complete (100%) Design Submittal shall reflect incorporation of the 60% Design Submittal Review comments and shall include the following:

- a.) Complete (100%) Plans - shall include all plans necessary for design of the facility, and shall include all plans required as part of the 30% and 60% Design Submittals and, in addition, shall include:

#### Sheet(s) Description

Demolition plan  
 Drainage and Grading details  
 Paving, Signing and Striping sections & details  
 Utilities details  
 Temporary Erosion and Sediment Control details  
 Landscape details  
 Irrigation details  
 Retaining Walls sections & details  
 Street Improvements details

This submittal shall be suitable for bid. All plan views, elevations, cross sections, profiles, and details necessary for construction of the facility shall



be included in this submittal. The City of Issaquah shall submit sixteen (16) hard copies and one (1) electronic copy of the plans for King County review.

- b.) Complete (100%) Specifications - shall include all sections for a complete construction document. All specification sections necessary for construction of the facility shall be included in this submittal. The City of Issaquah shall submit sixteen (16) hard copies and one (1) electronic copy of the specifications for King County review.
- c.) Technical Information Report - shall include elements required by the City of Issaquah including: description of drainage basin; description of pre-existing conditions; drainage calculations; and recommended drainage collection, conveyance, detention systems and other appurtenances, and description of Temporary Erosion and Sedimentation Controls. The City of Issaquah shall submit five hard copies of the Technical Information Report (TIR) for King County review.
- d.) Pavement Calculations - shall include: types and numbers of each type of trips; traffic patterns; identification of all data, assumptions and methodology used in the calculations; and pavement calculations. The City of Issaquah shall submit three hard copies for King County review.
- e.) Lighting/Energy Calculations - shall include: lighting criteria; lighting data for equipment; lighting calculations; and foot-candle plan. The City of Issaquah shall submit three hard copies for King County review.
- f.) Irrigation Calculations - shall include: actual pressures for existing lines; flow rates for equipment; and irrigation distribution calculations. The City of Issaquah shall submit three hard copies for King County review.
- g.) Complete (100%) Cost Estimate - shall consist of the progress cost estimate revised to reflect changes in the design and market conditions at the time of submittal. The City of Issaquah shall submit five hard copies for King County review.
- h.) Complete (100%) Design Submittal Review - shall consist of a three week period for King County staff and other stakeholders review and comment. Written review comments shall be transmitted to the City of Issaquah in a review meeting. Written responses shall be returned to King County for a record of review responses within three weeks after receipt of comments.

4. Deliverable 4 - Permits

The City of Issaquah shall submit three (3) copies of each and all permits obtained for construction of the Project.

5. Deliverable 5 - Construction Contract Documents Submittal

The Construction Contract Documents Submittal shall reflect incorporation of the complete (100%) design review comments and permit conditions. The City of Issaquah shall submit sixteen (16) hard copies and one (1) electronic copy of the Construction Contract Documents for the Project.

6. Deliverable 6 - As Built Documentation

As Built Documentation shall be submitted in conformance with Attachment B-1 Record Drawings.

## ATTACHMENT B-1 RECORD DRAWINGS

### PART 1 GENERAL

#### 1.01 SUMMARY

- A. This Section specifies requirements for preparing and furnishing record drawings to the Engineer.

### PART 2 PRODUCTS

#### 2.01 GENERAL

- A. Provide the County Project Manager with one neatly and legibly marked set of full-size record drawings accurately showing the final as-built location along with changes made during construction for the items listed in Paragraph 2.02 of this Section.
- B. The record drawing set shall be kept separate from other construction drawings and shall not be used for other purposes.

#### 2.02 DRAWINGS REQUIRED

- A. The City is required to submit record drawings for the following:
  - 1. Underground utilities including the location of lines and appurtenances. The actual size and types of material used shall be shown. Locations are to be shown by facility coordinates or dimensioned to permanent surface structures. Minimum requirements for accuracy specified in the following chart.

| <u>Description</u>  | <u>Horizontal Location</u>                          | <u>Elevation</u>       | <u>Notes</u>   |
|---|---|------------------------|--|
| Site facility pressurized piping  | CL +/-1 ft.   | CL +/-0.1 ft.          | Includes water and process lines except irrigation systems.                              |
| Site facility gravity storm drains and sewer lines                                    | CL +/-1 ft.   | I.E., +/-0.01 ft.      | Recalculate slope if shown.  |
| Site facility irrigation sprinkler systems including lines, valves, risers and drains | plotted to scale or dimensioned +/-1 ft. (see note) | nominal depth of cover | Dimensions required when location cannot be established on surface by valves and risers. |
| Sewer interceptors and  | coordinates   | I.E. +/-0.01 ft.       | Recalculate actual   |

|   |                       |  |  |
|---|-----------------------|--|--|
| trunks (align- ment and profile drawings)                             | stations, and offsets | +/-0.01 ft   | slopes.  |
| Conduits, cables and duct banks at beginning and end of straight runs | CL +/-1 ft.           | nominal depth of cover to T.O.C. elevations +/-0.5 ft. | Show actual conduit final grade arrangement or cross- sections and encasement width and height for encased duct banks. |

CL = Centerline

T.O.C. = Top of Concrete

I.E. = Invert Elevation

2. The actual arrangement and routing of imbedded conduit and piping is relative to its location and proportion to other work. The location does not need to be dimensioned or drawn to scale.
3. Electrical schedules and diagrams as follows:
  - a. Conduit and cable schedules listing actual conduit sizes and routing along with the actual cables carried in each. Information is to be based on field cable pulling records.
  - b. Electrical power and lighting panel schedules reflecting actual circuit assignments based on field work and functional verification.
  - c. Electrical schematics and interconnection diagrams for field-wired control circuits, factory-wired equipment that has been field modified and Contractor-designed control systems. The drawings shall be accurate with respect to equipment numbers, connections between devices, cable and terminal numbers, and operational explanations.
4. Contractor-prepared fire protection sprinkler and alarm drawings accurately showing the location, size and arrangement of piping, appurtenances and controls.
5. Other drawings as may be required in the Specifications.

## 2.03 MARKING

- A. Use water-proof red felt-tip pens to make changes on the drawings. Notations are to be neat, legible, clear and concise.

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2.04 CAD DRAWINGS

- A. When City drawings are prepared using computer-aided drafting (CAD) record drawings are to be provided in both electronic format (disk or tape) and on full-size prints.

**PART 3 EXECUTION**

3.01 PROGRESS

- A. Record information concurrently with the progress of construction. No work shall be concealed until the required information is recorded.

3.02 RECORDING CHANGES

- A. The following shall be recorded on the drawings for work listed in this Section:
1. Actual dimensions, arrangement and materials used when different than shown on the Drawings.
  2. Changes made by Change Order or Field Order.
  3. Changes made by the Contractor.

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**EXHIBIT C**

I. The maintenance tasks and agency responsibilities for the Joint Parking Facility are described below:

A. King County will generally be responsible for maintaining the following:

- All asphalt and concrete paved areas in the Joint Parking Facility. This includes restriping, resurfacing, sweeping, minor pavement repairs, traffic control arrows, and control of snow and ice as needed. Paved areas will include a temporary pedestrian pathway that is proposed to connect the Joint Parking Facility with the intersection of SR-900 and SE Newport Way, provided that this temporary pathway can be developed in a manner that does not generate any legal requirement to clean up contaminated soils in the affected WSDOT right-of-way. If a temporary pathway can not be developed without generating this legal requirement, this pathway will be deleted from the Joint Parking Facility and the conceptual site plan shown in Exhibit A will be amended to provide another reasonable pedestrian route between the Joint Parking Facility and the intersection of SR-900 and SE Newport Way. The City further acknowledges that King County will incur no financial obligation or liability to participate in any future clean up costs associated with this WSDOT right-of-way.
- Stormwater Systems. This includes an annual inspection, and education of retention/detention ponds and catch basins in the Joint Parking Facility, as needed; County agrees to pay the stormwater management fees for the Joint Parking Facility. The City agrees to bill the County these for stormwater management fees on an annual basis.
- Litter Pick Up in the Joint Parking Facility. The County agrees to install the City's standard dumpster as a funded element of the Project. Thereafter, the County agrees to be responsible for weekday litter pickup and to deposit all litter that is collected in the dumpster for removal by the City.
- Water and Irrigation Systems: The County will maintain everything upstream of the meter.
- Lighting in Joint Parking Facility: The County will inspect, replace and upgrade fixtures, as needed. County will pay for the electricity bill for lights for the Joint Parking Facility. The City and County agree that the County's standard practice of lighting its park-and-ride lots from dawn to dusk will be applied to the Joint Parking Facility. The City agrees to bill the County for this electric bill on an annual basis.
- Snow and Ice Removal: The County will endeavor to keep pedestrian routes between the Joint Parking Facility and the Issaquah Park-and-Ride free of snow and ice during

winter months, consistent with the County's practice of managing winter conditions at its park-and-ride facilities.

- Signage: The County will maintain all park-and-ride identification and directional signage, and all traffic and regulatory signage required to operate the Joint Parking Facility.
- Graffiti/Vandalism: The County will address damage from graffiti or vandalism within the Joint Parking Facility, except for the landscaped areas.

B. The City of Issaquah will generally be responsible for maintaining the following:

- Landscaping: The City will select all plant materials to be used in the Joint Parking Facility and will be responsible for the maintenance and replacement of these materials.
- Irrigation Systems: The City agrees to maintain the water meter and everything downstream of the meter. The City will pay the combined utility bill and invoice the County annually for the portion of this bill that relates to stormwater management fees.
- Litter Pick Up in the Joint Parking Facility: The City agrees to service the dumpster in the Joint Parking Facility, as required, and to maintain and replace it, as needed. The City agrees to be responsible for litter pick up on weekends and for litter pick up associated with special park events that utilize the joint parking facility.
- General Purpose Sidewalks: The City agrees to maintain all pedestrian facilities abutting the Joint Parking Facility, including any sidewalk facilities along SR-900, SE Newport Way, and the portion of Tibbetts Valley Park that abuts the Joint Parking Facility. This includes snow and ice removal consistent with City's practice of managing winter conditions at its park facilities.
- Signage: The City will maintain all signage related to the operation of Tibbett Valley Park. If the City elects to install gates to control access by time of day consistent with the joint use provisions contained in this Agreement, the City will maintain these gates and will coordinate with the County to insure that the corresponding regulatory signage for the Joint Parking Facility is consistent with operation of access gates.
- Graffiti/Vandalism: The City will address damage from graffiti or vandalism in the landscaped areas within the Joint Parking Facility and in all of the areas of Tibbett Valley Park that abut the Joint Parking Facility.
- Existing or future park related structures: The City agrees to maintain all park related facilities that may be developed in conjunction with the Project or at some future date.



These park related facilities potentially include public restrooms, vendor facilities, a public market, public telephones, and other amenities, yet to be determined,

- II. The parties have agreed upon the desired frequency for all of the maintenance tasks in Section I. Proposed maintenance schedules for each task are outlined in Attachment C-1. Attachment C-1 represents the maintenance standards that both agencies propose to meet or exceed. However, both agencies recognize that there may need to be adjustments made to this schedule in response to annual budget constraints.
  
- III. Maintenance staff from both agencies agree to meet following completion of final design to determine if any adjustments need to be made to Attachment C-1 to reflect unanticipated facilities that will result in additional maintenance tasks. Thereafter, in July of each year that this agreement is in force, maintenance staff from both the City and the County will meet to review maintenance responsibilities for the Joint Parking Facility and to agree upon an annual maintenance schedule.

**ATTACHMENT C-1: TIBBETTS VALLEY PARK JOINT PARKING FACILITY**

**MAINTENANCE SCHEDULE**

| <b>MAINTENANCE TASK</b>   | <b>DESIRED MAINTENANCE FREQUENCY</b>  | <b>RESPONSIBLE</b>           |
|---|---|------------------------------|
| <b>Asphalt and Concrete Paved Areas in Joint Parking Facility</b> |   |                              |
| Resurfacing   | Every other year  | King County                  |
| Asphalt Resurfacing   | Every 7 years   | King County                  |
| Sweeping  | Once a week   | King County                  |
| Asphalt Repair  | As needed   | King County                  |
| Traffic Control (arrows etc.)                                     | Once a year or as needed  | King County                  |
| Snow/Ice Control  | As needed   | King County                  |
| <b>Stormwater Systems</b>   |   |                              |
| Retention/Retention Pond  | Annual inspection; education as needed  | King County                  |
| Catch Basins  | Annual inspection; education as needed  | King County                  |
| Stormwater Management Fees  | Annual payment of fee   | King County                  |
| <b>Landscaping, Irrigation &amp; Water Service</b>                |   |                              |
| All Plant Materials   | To be determined by City of Issaquah  | City of Issaquah             |
| Water Meter & Irrigation System                                   | To be determined by City of Issaquah  | City of Issaquah             |
| Water Service to Meter  | As needed   | King County                  |
| Combined Utility/Water Bill                                       | Monthly payment of combined utility bill  | City of Issaquah             |
| <b>Litter Pickup in Joint Parking Facility</b>                    |   |                              |
| Weekday Litter Pickup   | Picked up Monday & Fridays  | King County                  |
| Weekend & Special Event Litter Pickup                             | To be determined by City of Issaquah  | City of Issaquah             |
| Trash Removal from Dumpster                                       | Trash service as needed   | City of Issaquah             |
| Dumpster  | Repair and replace dumpster as needed   | City of Issaquah             |
| <b>Lighting in Joint Parking Facility</b>                         |   |                              |
| Lighting  | Monthly inspections of lights; replace light & fixture as needed.                       | King County                  |
| Electric Bill   | Annual payment for electrical bill for lighting in joint parking facility.              | King County                  |
| <b>General Purpose Sidewalks</b>                                  |   |                              |
| Repair, Resurfacing   | As needed   | City of Issaquah             |
| Snow, Ice Control   | As needed consistent with City of Issaquah/King County policies for similar facilities. | City of Issaquah/King County |
| <b>Park Related Structures/Amenities</b>                          |   |                              |
| Future Farmer's Market  | To be determined by City of Issaquah  | City of Issaquah             |
| Future Public Restrooms   | To be determined by City of Issaquah  | City of Issaquah             |
| Future Vendor Facilities  | To be determined by City of Issaquah  | City of Issaquah             |
| Future Public Telephones  | To be determined by City of Issaquah  | City of Issaquah             |
| <b>Signage in Joint Parking Facility</b>                          |   |                              |
| Park-and-Ride Identification and Directional Signage              | As needed   | King County                  |
| Traffic and Regulatory Signage                                    | As needed   | King County                  |
| Tibbetts Valley Park Signage                                      | As needed   | City of Issaquah             |
| Future Access Gates & Related Controls                            | As needed   | City of Issaquah             |
| <b>Graffiti/Vandalism</b>   |   |                              |
| Joint Parking Facility Except Landscaped Areas                    | As needed   | King County                  |
| Landscaped Areas within Joint Parking Facility                    | As needed   | City of Issaquah             |