

**INTERLOCAL AGREEMENT  
FOR  
DEVELOPMENT AND JOINT USE OF  
FIFE REGIONAL SOCCER COMPLEX  
BETWEEN  
PIERCE COUNTY AND THE CITY OF FIFE**

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This Interlocal Agreement (the "Agreement") is entered into between the City of Fife, Washington ("Fife"), and Pierce County (the "County") collectively, ("the Parties").

**RECITALS**

1. The Parties desire to enter into an agreement under Chapter 67.20 RCW for the purposes of cooperatively acquiring, constructing, maintaining and operating the proposed Fife Regional Soccer Complex (the "Facility"), on property owned or to be acquired by Fife, and located within the corporate limits of the city of Fife, WA which property (also known as the "Joint Use Site") is more specifically described in Exhibit 1, a copy of which is attached hereto and incorporated herein by this reference.

2. RCW 67.20.010 authorizes a County and a Municipal Corporation to enter into an agreement for the purposes, among other things, of acquiring, constructing, improving and operating public parks, playgrounds, pools and other public recreational facilities. RCW 67.20.020 provides that in the conduct of such programs, the property or facilities of either party may be used with its consent.

3. Fife owns or will acquire the proposed Facility located north of 20<sup>th</sup> St E and East of 70<sup>th</sup> Ave E in the city of Fife, which is designated as the Facility or the Joint Use Site described in Exhibit 1, "Preliminary Site Plan" attached, and incorporated herein by reference,

26 which is currently undeveloped real property. Fife has authority to permit use of the Facility in  
27 cooperation with the County under 67.20.020.

28 4. The County is authorized by Chapters 36.68, 36.89 and 67.20 RCW to establish  
29 public parks and a wide range of public recreation facilities, and to acquire various interests in  
30 real property in connection therewith. The County desires to participate financially by  
31 contributing the amount of \$1,250,000 in the acquisition of property and construction of  
32 improvements at the Facility with a focus on providing educational and recreational  
33 opportunities for the general public including citizens of both incorporated and unincorporated  
34 portions of the County. Nothing in this agreement shall limit the County from providing  
35 additional funding in the future.

36 5. The City of Fife and the County have identified the need for additional public  
37 park capacity at this Facility to enhance the City's and the county's recreational programs.

38 6. The County is required by RCW 43.09.210 to get "true and full value" for the  
39 Real Estate Excise Tax fees which are authorized to be used for facilities described in the capital  
40 facilities element of the County's Growth Management Plan meeting the objectives of the Pierce  
41 County Parks & Recreation Open Space Plan and adhering to the Policy for Pierce County  
42 Second Real Estate Excise Tax (REET) Fund.

43 7. Fife shall be solely responsible for the acquiring, designing, permitting,  
44 constructing, improving, operating and maintaining the Facility and programs for the Facility.  
45 Fife may enter into contracts or leases with third parties to develop or operate the Facility. The  
46 County shall have the right to receive, review and comment on all proposed contracts or leases  
47 with third parties prior to their execution.



70           a.       **Cost of Land Acquisition and Improvements.** Fife shall, at its cost, acquire  
71 land and make improvements to the Facility as described in Exhibit 1, attached. The cost of the  
72 land acquisition and improvements is anticipated to be substantially as outlined in the attached  
73 Exhibit 2, "Estimate of Acquisition and Improvement Costs" attached and incorporated herein by  
74 reference. Costs may include land, labor, material, taxes, recording fees, attorneys' fees, title  
75 insurance fees, escrow charges and purchases of goods and services. However, the Parties  
76 recognize that the actual costs may be different from those set forth on Exhibit 2. In any event,  
77 the County's participation in land acquisition costs shall be limited to a maximum of \$125,000  
78 and participation in improvement costs shall be limited to a maximum of \$1,125,000 for a total  
79 maximum participation of \$1,250,000. Any additional costs beyond the County's \$1,250,000  
80 shall be the sole responsibility of Fife, and any savings shall accrue solely to Fife.

81           b.       **Property Acquisition and Ownership.** Fife shall provide all site acquisition  
82 functions. The County shall have the right to receive, review and comment upon copies of all  
83 documents relating to the acquisition of the Joint Use Site. Upon written confirmation of the real  
84 estate transaction for sale of the property to the City of Fife for the herein stated purposes and in  
85 a form acceptable to the County (i.e. the relevant Purchase & Sale Agreements with the property  
86 owners is duly recorded and Title Insurance obtained), the County representative will authorize  
87 the reimbursement to the City of Fife the amount of \$125,000. The ownership of the Facility  
88 shall remain with Fife, provided Fife may enter into one or more leases or operation and  
89 maintenance agreements with third parties.

90           c.       **Planning, Design & Construction Documents.** Fife shall provide all  
91 development project management functions including, but not limited to planning,  
92 environmental process (including SEPA), site surveying, architectural design, landscape

93 architectural design, civil engineering, traffic studying and planning, analysis and design of all  
94 utility systems (water, sewer, storm drainage, etc.) construction cost opinion(s), construction  
95 documents, bidding and construction administration for the Facility. Fife shall allow the City of  
96 Milton to participate in the SEPA process for the Facility and shall plan for ADA access from  
97 the Facility to the Interurban Trail System. The County shall have the right to receive, review  
98 and comment upon copies of all such documents.

99         **d.         Construction Administration.** Fife shall administer the construction contracts  
100 for the Facility and shall have responsibility to use its best efforts to ensure that the construction  
101 conforms to the approved construction documents. Representative(s) of the County shall be  
102 permitted to accompany Fife representative(s) on site and make comments to the Fife  
103 representative(s), but the County representative shall have no authority to directly communicate  
104 with or superintend the operations of Fife's consultant(s) or contractor(s) in any manner.

105         **e.         Progress Payments.** At least once per month and prior to processing the  
106 contractor's pay request for the Facility, the County and Fife representatives shall visit the site  
107 together to determine the progress of construction and conformance with the approved  
108 construction documents. Upon confirmation of the progress and conformance of the construction  
109 works to the approved construction documents and in a form acceptable to the County (i.e.  
110 contractor's certified pay request, paid invoices, receipts etc.), the County representative will  
111 authorize the County to reimburse Fife for one half of the approved development costs to date up  
112 to the maximum amount of \$1,125,000.

113         **5.         Rights of Use and Scheduling.**

114         Fife and any third party lessors shall have the priority right to use and to schedule use of  
115 the Facility. Nevertheless, Fife and any third party lessors, shall, upon request, cooperate with

116 the County in the scheduling of County events which do not unduly interfere with Fife's or any  
117 third party's use rights. Each Party shall designate to the other a single administrator whose  
118 office shall have the responsibility for scheduling and ensuring that they County receives "true  
119 and full value" for the Real Estate Excise Tax monies per RCW 43.09.210. The designated  
120 representatives shall meet on, at a minimum, an annual basis to coordinate calendars and  
121 schedules.

122 **6. Fees for Use.**

123 Fife shall have the priority right to establish, collect and retain fees or other charges for  
124 Facility use. For those County events scheduled per Section 5 above, the County shall have the  
125 right to establish, collect and retain fees or other charges, subject to any expenses Fife incurs in  
126 making the Facility available for the County's use. However, all fees and charges shall be the  
127 same for all citizens whether they reside in the incorporated or unincorporated portions of the  
128 County.

129 **7. Concessions.**

130 Fife shall have the priority right to provide concessions for the Facility and to retain  
131 concession proceeds. For those County events scheduled per Section 5 above, the County shall  
132 have the right to provide concessions and to retain those concession proceeds, subject to any  
133 expenses Fife incurs in making the Facility available for the County's use. The sale of tobacco  
134 products and alcoholic beverages shall be prohibited at the Facility.

135 **8. Signs.**

136 Signage for the Facilities should be designed to inform the public that the Facilities are a  
137 cooperative effort between Pierce County and Fife. Pierce County shall be listed as a project  
138 partner on a plaque located at the Facility.

139           **9.     Sponsorship & Scholarships.**

140           Fife and the County should endeavor to list each other as co-sponsors for park events,  
141 provided this provision shall not apply to events sponsored by third parties. If scholarships to  
142 low-income or special individuals are provided they shall be made equally available for any  
143 citizens whether they reside in the incorporated or unincorporated portions of the County.

144           **10.   Maintenance.**

145           Fife shall be solely responsible for maintenance of the Facility except during such times  
146 that the County has primary use of the Facility. The County shall be responsible for returning the  
147 Facility to the condition it was in prior to the County's exclusive use.

148           **11.   Security.**

149           Fife shall be solely responsible for the security of the Facility except during such times  
150 that the County has primary use of the Facility at which time the County shall be solely  
151 responsible for security.

152           **12.   Capital Repairs and Replacement.**

153           Fife shall be solely responsible for the capital repairs to and replacement of the Facility,  
154 except for those repairs associated with use by the County.

155           **13.   Successors to the Agreement.**

156           Subject to applicable law, either Party may assign its rights hereunder subject to the  
157 terms and conditions set forth herein.

158           **14.   Termination.**

159           This Agreement may be terminated at any time by mutual agreement of the Parties and  
160 on such terms and conditions as they may then agree. This agreement may also be terminated by  
161 Fife upon 90 days written notice to the County or by the County upon 90 days written notice to

162 the City of Fife. In the event of early termination of this Agreement, the Parties agree to  
163 negotiate at that time and in good faith the terms for the return of some portion of the County's  
164 financial participation amount.

165 **15. Requirements of RCW 43.09.210**

166 RCW 43.09.210 requires that the County receive "true and full value" for the Real Estate  
167 Excise Tax fees it is contributing to this project. The County hereby acknowledges that the rights  
168 of joint use enjoyed by the County pursuant to this Agreement, together with the reimbursement  
169 funds pursuant to Section 14, if any, shall constitute "true and full value" for purposes of RCW  
170 43.09.210.

171 **16. Indemnification.**

172 Fife agrees to defend, protect, and save the County, its elected and appointed officials, its  
173 employees and agents, harmless from and against any and all claims, demands, and causes of  
174 action of any kind or character, including claims for attorneys' fees and the cost of defense  
175 thereof, including reasonable attorneys' fees arising out of Fife's sole fault with respect to the  
176 subject matter of this Agreement.

177 In the event that Fife defends the County, Fife shall have the right to select legal counsel  
178 with the County's approval to defend against the claim, demand, or cause of action. In the event  
179 Fife defends, protects or saves the County harmless Fife shall be empowered to settle or  
180 compromise at defending Party's cost the claim, demand, or cause of action, and the defended  
181 party shall not interfere therewith.

182 The County agrees to defend, protect, and save Fife, its elected and appointed officials,  
183 its employees and agents, harmless from and against any and all claims, demands, and causes of  
184 action of any kind or character, including claims for attorney's fees and the cost of defense

185 thereof, including reasonable attorney's fees arising out of the County's sole fault with respect to  
186 the subject matter of this Agreement.

187 In the event that the County defends Fife, the County shall have the right to select legal  
188 counsel with Fife's approval to defend against the claim, demand, or cause of action. In the event  
189 the County defends, protects or saves Fife harmless the County shall be empowered to settle or  
190 compromise at defending Party's cost the claim, demand, or cause of action, and the defending  
191 Party's cost the claim, demand, or cause of action, and the defended party shall not interfere  
192 therewith.

193 In the case of liability for damages or injuries to persons other than employees of any  
194 Party and in the case of liability for damages for injuries for property not belonging to either  
195 Party, when damages or injuries are due to causes which cannot be traced to the sole fault of one  
196 party, the County and the City of Fife shall be responsible for such damages or injuries in  
197 proportion to their respective shares of the faults, or equally if the parties proportionate shares of  
198 fault cannot be determined.

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

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

203 **18. Notice and Communication.**

204 Formal notice and communication between the Parties under this Agreement shall be  
205 through the person named below or their successors or through any other person or persons  
206 designated by Fife and by the County, respectively.

207 CITY OF FIFE  
208 City of Fife  
209 5411 23<sup>rd</sup> Street E.  
210 Fife, WA 98424

PIERCE COUNTY  
Pierce County Parks and Recreation  
9112 Lakewood Dr. S.W., Suite #121  
Lakewood, WA 98499

211 Contact: City Manager  
212 Currently William Malinen

Contact: Director or Designee  
Currently Jan Wolcott

213 **19. Dispute Resolution.**

214 If the County's and Fife's representatives are unable to come to an agreement in the  
215 administration of this Agreement and/or any dispute involving this Agreement, the matter shall  
216 be referred to the County's Executive and Fife's City Manager for resolution.

217 Should agreement not be reached between the County Executive and Fife's City  
218 Manager, and the amount in dispute is less than or equal to \$5,000 and no injunction is required,  
219 the County and Fife shall appoint a neutral arbitrator at their shared expense. Upon failure to  
220 agree upon one, either party may apply to Pierce County Superior Court for appointment of a  
221 neutral arbitrator. The arbitrator's decision shall be binding on both Parties.

222 Should agreement not be reached between the County's Executive and Fife's City  
223 Manager and the amount in dispute is more than \$5,000 or an injunction is required, the issue  
224 shall be submitted to the Superior Court of the State of Washington for civil litigation in  
225 accordance with the civil rules of Superior Court. Appeals shall be to the courts of appeal of the  
226 State of Washington (the Court of Appeals and the Supreme Court) in the manner prescribed in  
227 Rules of Appellate Procedure.

228 Any dispute concerning this agreement shall be governed by the rules, codes and  
229 ordinances of Pierce County, the statutes and regulations of the State of Washington and the  
230 United States.

231 The venue of disputes shall be the Superior Court of the County of Pierce of the State of  
232 Washington.

233 DATED this 27<sup>th</sup> day of May, 2004.

234 CITY OF FIFE

PIERCE COUNTY

235

236 W. Malinen  
237 City Manager

J. Ladenburg  
County Executive  
cos

238

239 STATE OF WASHINGTON )  
240 ) ss.  
241 COUNTY OF PIERCE )

242 On this day before me personally appeared William J. Malinen, known or proved to me  
243 to be the City Manager of the City of Fife, the entity that executed the within and foregoing  
244 instrument, and acknowledged that instrument to be the free and voluntary act and deed of that  
245 entity, for the uses and purposes mentioned therein, and on oath stated that [s]he was authorized  
246 to execute such instrument.

247  
248 IN WITNESS WHEREOF I have hereunto set my hand and official seal this 27<sup>th</sup> day  
249 of May, 2004.



Ida Helen Ware  
(Signature of Notary)

Ida Helen Ware  
(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,  
residing at Big Harbor  
My appointment expires 04/07/06

258 STATE OF WASHINGTON )  
259 ) ss.  
260 COUNTY OF PIERCE )

261 On this day before me personally appeared John Ladenburg, known or proved to me to be  
262 the County Executive of Pierce County, Washington, a political subdivision of the State of

263 Washington, the entity that executed the within and foregoing instrument, and acknowledged  
264 that instrument to be the free and voluntary act and deed of that entity, for the uses and purposes  
265 mentioned therein, and on oath stated that he was authorized to execute such instrument.  
266

267 IN WITNESS WHEREOF I have hereunto set my hand and official seal this 21 day  
268 of July, 2004.  
269

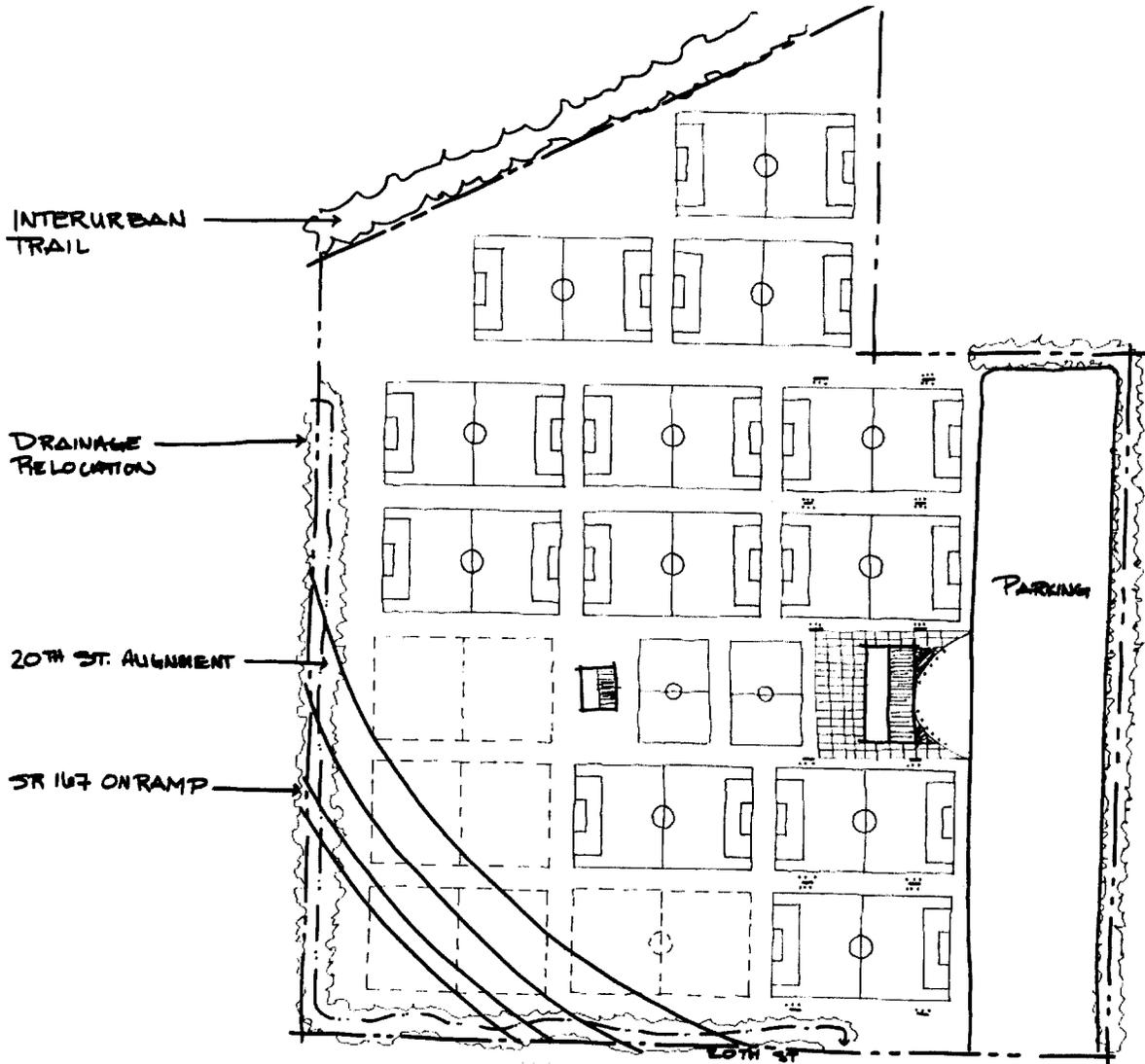
Constance B. Perry  
(Signature of Notary)

Constance B. Perry  
(Legibly Print or Stamp Name of Notary)



270  
271  
272 Notary public in and for the State of Washington,  
273 residing at TACOMA  
274

275 My appointment expires 4-16-08



Pacific National Soccer Park

ITEM NO.	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
<b>A. PROPERTY ACQUISITION</b>					
	1. Property Acquisition	1		\$ 4,200,000.00	\$ 4,200,000
<b>A. Synthetic Turf Fields (Non-stadium)</b>					
1.	New Turf Surface (Polytan)	400000	sqft	\$ 4.50	\$ 1,800,000
2.	Fine Grade subgrade	400000	sqft	\$ 0.03	\$ 12,000
3.	Rough Grade of turf fields	145000	yds	\$ 3.25	\$ 471,250
4.	Crushed Rock base course - 1' depth	23000	tons	\$ 18.00	\$ 414,000
5.	Fabric over subgrade	400000	sqft	\$ 0.03	\$ 12,000
7.	Turf Attachment Curbing	4960	lf	\$ 10.00	\$ 49,600
8.	Walkways - around fields	14000	sqft	\$ 4.00	\$ 56,000
9.	Plaza	36000	sqft	\$ 4.00	\$ 144,000
10.	8" PVC Collector Drains	500	lf	\$ 15.00	\$ 7,500
11.	6" PVC Collector Drains	2000	lf	\$ 10.00	\$ 20,000
12.	4" HDPE Drainage with Pea Gravel	14400	lf	\$ 7.50	\$ 108,000
13.	Soccer Goals	8	set	\$ 2,750.00	\$ 22,000
14.	Soccer Corner Sleeves	4	set	\$ 1,500.00	\$ 6,000
15.	Elastic Layer	400000	sqft	\$ 1.25	\$ 500,000
16.	Bleachers on sides of fields	8	ea	\$ 4,500.00	\$ 36,000
17.	Catch basins for drainage	16	ea	\$ 800.00	\$ 12,800
18.	Lighting for Fields	4	ea	\$ 158,000.00	\$ 632,000
18.	Fencing/Netting for Behind Goals	19,000	sqft	\$ 10.00	\$ 190,000
20.	New Scoreboard	4	ea	\$ 12,000.00	\$ 48,000
<b>Subtotal of Turf Field Construction</b>					<b>\$ 4,541,150.00</b>
<b>B. Synthetic Turf Stadium</b>					
1.	New Turf Surface (Polytan)	100000	sqft	\$ 4.50	\$ 450,000
2.	Elastic Layer	100000	sqft	\$ 1.25	\$ 125,000
3.	Fabric over subgrade	100000	sqft	\$ 0.04	\$ 4,000
4.	Rock Base for Turf Field	5500	tons	\$ 18.00	\$ 99,000
5.	Attachment curbs	1240	lf	\$ 10.00	\$ 12,400
6.	Catch Basins for drainage tie ins	4	ea	\$ 850.00	\$ 3,400
7.	Subgrade Fine Grade/Prep	1	ea	\$ 3,000.00	\$ 3,000
8.	8" PVC Collector Drains	115	lf	\$ 15.00	\$ 1,725
9.	6" PVC Collector Drains	475	lf	\$ 10.00	\$ 4,750
10.	4" HDPE Drainage with Pea Gravel	3600	lf	\$ 7.50	\$ 27,000
11.	Soccer Goals	2	set	\$ 2,750.00	\$ 5,500
12.	Soccer Corner Sleeves	1	set	\$ 1,500.00	\$ 1,500
13.	Bleachers for stadium	1200	ea	\$ 125.00	\$ 150,000
14.	Flag Poles - per FIFA req	5	ea	\$ 1,200.00	\$ 6,000
15.	Lighting	1	ea	\$ 313,600.00	\$ 313,600
16.	PA System for Facility	1	ea	\$ 100,000.00	\$ 100,000
18.	Comm Boxes	2	ea	\$ 1,000.00	\$ 2,000
19.	Potable Water Line center 3/4"	400	lf	\$ 6.00	\$ 2,400
20.	Comm Boxes	2	ea	\$ 1,000.00	\$ 2,000
21.	Shot put fence - 6' & 4'	185	lf	\$ 12.00	\$ 2,220
22.	asphalt Path way around north end	300	sy	\$ 6.95	\$ 2,085
23.	End og Goal Fencing				\$ -
<b>Subtotal of Stadium Field</b>					<b>\$ 1,317,580.00</b>

Synthetic Track BMSS						
1.	Rough Grade for Track	58,000	sqft	\$	0.25	\$ 14,500
2.	Fine Grade for Track	58,000	sqft	\$	0.35	\$ 20,300
3.	6 Lane Synthetic Track - Pours (35,000)	6,500	sy	\$	8.30	\$ 53,950
4.	Base course rock material	2,100	tons	\$	18.00	\$ 37,800
5.	Inside Track Drainage - components	1	ea	\$	17,750.00	\$ 17,750
6.	Installation of trench drain	1220	lf	\$	8.00	\$ 9,760
7.	Surround Curbing	745	lf	\$	14.00	\$ 10,430
8.	Synthetic Track Surfacing - BMSS	58,000	sqft	\$	2.50	\$ 145,000
<b>Subtotal of Track</b>						<b>\$ 274,690.00</b>
Buildings						
	Main Office Bldg	10,000	sqft	\$	150.00	\$ 1,500,000
	Footing Drains - 4" pvc w/ Pea	450	lf	\$	4.50	\$ 2,025
	Downspout lines - 4" PVC	800	lf	\$	3.00	\$ 2,400
	Catch Basins for Tie	3	ea	\$	950.00	\$ 2,850
	6" Connection to Storm Water	600	lf	\$	10.00	\$ 6,000
	Sewer Lift station, small on site	1	ea	\$	200,000.00	\$ 200,000
	2" water Line connection	1,000	lf	\$	8.50	\$ 8,500
	2" connection at Street	1	a	\$	2,500.00	\$ 2,500
	Water Meter	1	ea	\$	2,000.00	\$ 2,000
	Fire Hydrants	6	ea	\$	2,750.00	\$ 16,500
	Fire Dept Connection	1	ea	\$	1,200.00	\$ 1,200
	Plaza Lighting	6	ea	\$	3,000.00	\$ 18,000
	High Speed Voice Data Internet	1	ea	\$	20,000.00	\$ 20,000
	Maintenance Bldg	1,200	sqft	\$	125.00	\$ 150,000
<b>Subtotal of Buildings</b>						<b>\$ 1,931,975.00</b>
Off Site Improvements(By City Fife)						
1.	Utilities - Site Electrical	1	ea	\$	200,000.00	\$ 200,000
2.	Utilities - Site Water	1	ea	\$	400,000.00	\$ 400,000
3.	Frontage Improvements	1	ea	\$	1,700,000.00	\$ 1,700,000
<b>Subtotal of Off Site Improvement</b>						<b>\$ 2,300,000.00</b>
C. Site Construction						
1.	Entrance Site/Signal	1	ea	\$	200,000.00	\$ 200,000
2.	Parking Lot Asphalt - Class B	22225	sqyd	\$	6.35	\$ 141,129
3.	Parking Lot Base Course	8500	tons	\$	16.00	\$ 136,000
4.	Parking lot fabric over subgrade	200000	sqft	\$	0.03	\$ 6,000
5.	Parking Lot Landscaping - bioretentio	36000	sqft	\$	4.50	\$ 162,000
6.	Parking Lot Lighting - 1 FC	1	ea	\$	86,000.00	\$ 86,000
7.	Site Electrical Service Hookup	1	ea	\$	40,000.00	\$ 40,000
8.	RV Hookups 30A/20A	18	ea	\$	1,500.00	\$ 27,000
9.	RV Hookups 50A on conc base	10	ea	\$	1,500.00	\$ 15,000
10.	RV Electrical Supply Conduit	1	ea	\$	40,000.00	\$ 40,000
11.	Field drainage	15000	lf	\$	7.50	\$ 112,500
12.	Field drainage Collector Drains	3500	lf	\$	10.00	\$ 35,000
13.	Catch Basins - Type	24	ea	\$	850.00	\$ 20,400
14.	6' DIA Storm Storage Below Fields	4450	lf	\$	80.00	\$ 356,000
15.	Control Structures	4	ea	\$	3,500.00	\$ 14,000
16.	Strip/Haul Soil for Tiering of Site	352836	cy	\$	3.00	\$ 1,058,508
17.	Cut/Shape Ponds/Detention	150,000	cf	\$	0.35	\$ 52,500
18.	Fine Grade Soil Fields	1552240	sqft	\$	0.30	\$ 465,672
19.	Seeding site	1552240	sqft	\$	0.03	\$ 46,567
20.	Irrigation Control/Pump/Elec for	1	ea	\$	20,000.00	\$ 20,000
21.	Irrigation of Grass Fields	1295365	sqft	\$	0.30	\$ 388,610
22.	Topsoil Prep for fields	1295365	sqft	\$	0.15	\$ 194,305

	23.	Erosion control for site	1	ea	\$ 40,000.00	\$ 40,000
	24.	Soccer end Goal Fencing	16000	sqft	\$ 10.00	\$ 160,000
	25.	Site Fencing - 6' Perimeter Black Coa	6875	lf	\$ 18.00	\$ 123,750
	26.	Landscape Buffer -assume 25'	171875	sqft	\$ 3.00	\$ 515,625
	27.	Construction Fencing	6875	lf	\$ 2.00	\$ 13,750
	23.	Construction Access	2	ea	\$ 3,500.00	\$ 7,000
<b>Subtotal of Site Work</b>						<b>\$ 4,477,315.20</b>
<b>A</b>		<b>PROPERTY ACQUISITION</b>				<b>\$ 4,200,000.00</b>
<b>B</b>		<b>SYNTHETIC TURF FIELD</b>				<b>\$ 4,541,150.00</b>
<b>C</b>		<b>STADIUM FIELD</b>				<b>\$ 1,317,580.00</b>
<b>D</b>		<b>BUILDINGS</b>				<b>\$ 1,931,975.00</b>
<b>E</b>		<b>OFF SITE IMPROVEMENTS</b>				<b>\$ 2,300,000.00</b>
<b>F</b>		<b>SITE CONSTRUCTION</b>				<b>\$ 4,477,315.20</b>
<b>G</b>		<b>SUBTOTAL FOR CONTSTRUCTION</b>				<b>\$ 14,568,020.20</b>
<b>H</b>		<b>OH&amp;P FOR GC</b>			8%	<b>\$ 1,165,442</b>
<b>I</b>		<b>CONSTRUCTION CONTINGENCY</b>			10%	<b>\$ 1,456,802</b>
<b>J</b>		<b>A&amp;E FEE DESIGN</b>			6%	<b>\$ 874,081</b>
<b>K</b>		<b>WA STATE SALES TAX</b>			9%	<b>\$ 1,400,278</b>
<b>PROJECT TOTAL COST MODEL</b>						<b>\$ 19,464,623</b>

PIERCE COUNTY  
CONTRACT SIGNATURE PAGE

Contact #35848

IN WITNESS WHEREOF, the parties have executed this Agreement this 20<sup>th</sup> day of July, 2004

AGENCY:  
City of Fife

PIERCE COUNTY:

See attached  
Agency Signature \_\_\_\_\_ Date \_\_\_\_\_

Jon Wakot 6-21-2004  
Department Director \_\_\_\_\_ Date \_\_\_\_\_

Phil Prettyman 7-9-04  
Prosecuting Attorney (as to form only) \_\_\_\_\_ Date \_\_\_\_\_

P. Kenney 7-16  
Budget and Finance \_\_\_\_\_ Date \_\_\_\_\_

[Signature] 7/19/04  
County Executive (if over \$250,000) \_\_\_\_\_ Date \_\_\_\_\_

Address:

City of Fife  
5411 23<sup>rd</sup> ST E  
Fife WA 98424-2061

Federal Tax ID:  
Or  
Social Security No.