

Brightwater Center

The Education & Community Center at the Brightwater Clean-Water Treatment Facility

Brightwater Facility Rental Information

RENTAL FEES & PAYMENT

Payment is due at the time of booking. We accept Visa, MasterCard & Discover over the phone. Payment with check or cash will need to be paid directly to the payment processing center located in Seattle, WA. Bookings are first-come, first-served and your booking is not considered final until full payment is received. There are different fees for different areas of the community center, along with various fees for different activities.

Rooms for Rent	Size in sq feet	Capacity
Classroom or Laboratory Room	1430	72
North Meeting Room	650	43
South Meeting Room	650	43
Community Room + Hearth Room	2600	174
Combined 3 (North, South, Community)	3900	260

Room Specifications

The combined 3 meeting rooms (North, South, and Community) have a max capacity of 260 people.

- Maximum capacity is 260 seated in chairs. No tables.
- Maximum capacity is 200 seated at tables (25 table groups x 8 per table) with views of the stage and large projector screen

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Facility Rate Schedule

Brightwater Center Rental Rates	Standard Rate	Government Agencies & Non-profits
Classroom or Laboratory Room	\$44/hour	\$17/hour
North or South Meeting Room	\$44/hour	\$17/hour
Community Room + Hearth Room	\$132/hour	\$33/hour
Combined (North, South, Community)	\$220/hour	\$66/hour
Patio Area (North or South)	\$33/hour	\$11/hour
Lawn Area (North or South)	\$33/hour	\$11/hour
Natural Area, including use of trails	\$33/hour	\$11/hour
Wedding event INDOOR (8 hours total, includes site visit, set-up & clean-up)	\$2,200, plus \$220/add'l hour	N/A
Wedding event OUTDOOR (8 hours total, includes site visit, set-up & clean-up)	\$440, plus \$44/add'l hour	N/A
Event staff for after hours events (outside of hours M-F, 8am-5pm)	\$25/hour	\$25/hour
<p>Free Use of the Facility: Scheduled on a first-come, first-served basis, subject to availability. Free use event reservations must meet <u>ALL</u> of the following criteria:</p> <ol style="list-style-type: none"> 1) Event host is a government agency or 501(c)(3) nonprofit in King or Snohomish County 2) Event is advertised and open to the public 3) Event provides a service to the general public (not just to members of the organization) 4) Event is free to attend and not a fundraising event 5) Event occurs during Facility business hours (M-F, 8am-5pm) and does not require additional staff resources. If after hours, a \$20/hr fee will be charged for staffing. 6) The following uses are prohibited: alcohol, sales, political events, religious services 		
<p>Note: Kitchen, Exhibit Hall, offices and storage are not available for rental. Kitchen use is included in all rentals as well as use of audio/visual room equipment.</p>		

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KITCHEN & CATERING

The Brightwater Center does not provide catering for renters and does not require the use of a specific caterer. Use of the Center kitchen is included in the rental fees; it is a 'catering kitchen' for basic preparation and heating of food. The Center kitchen is equipped with the following for renter use;

4 burner gas stove and oven

1 microwave

2 large refrigerators, 1 Small freezer

1 small icemaker (for large events is it recommended to bring ice)

1 large percolating coffee maker (100 cups), 1 large automatic drip coffee maker

4 2.2L coffee/tea air pots

1 tea kettle

6 pitchers

50 Coffee mugs, 50 Glasses

5 serving platters

Basic serving utensils

Trash and recycling bins

*we do not provide plates, silverware, linens or paper products

SECURITY DEPOSIT & ADDITIONAL FEES

In addition to the rental fee, facility rentals **may** be charged a security deposit of up to \$500 depending on the event size. The security deposit is 100% refundable if the following conditions are met:

1. The room and facility (including outside) are left in a clean and orderly condition per the "Facility Inspection Checklist".
2. Use of the area does not exceed the scheduled time and no additional staff time is required.
3. Staff event instructions are adhered to.
4. The area and its contents, including equipment, are accounted for and undamaged.
5. All rules and procedures governing alcohol consumption and smoking are met.
6. All rules and procedures governing King County facility use are met.

If the above conditions are not met to the satisfaction of County staff, an appropriate fee will be deducted from the security deposit. If cleaning and/or repair costs exceed the amount of the security deposit, the rental group will be billed. Repairs will be billed at the full replacement cost incurred, including labor. Security deposits paid by credit card will be refunded back to the card within 10 business days. Security deposits paid by cash or check will be refunded by check within 30 days.

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ALCOHOL EVENT/WEDDING INSURANCE

Renters may need to provide proof of insurance or obtain an event insurance policy depending on the size of the event and if alcohol is being served (event insurance policies can be found online).

King County Risk Management Insurance Requirements for an event are as follows:

1. Certificate of Insurance

- must have limits of \$1,000,000 each occurrence General Liability and \$2,000,000 General Aggregate
- must name King County, its officers, officials, employees and agents
- must include “Host Liquor Liability Included” on certificate

2. Additional Insured Endorsement (CG/20/26)

- must list policy number – same as on certificate
- must have “King County, Its Officers, Officials, Employees and Agents” named as additional insured*

*the Certificate Holder section must include the following wording

“King County, its officers, officials, employees, and agents”

Do not name ‘Brightwater Center’ as the Certificate Holder.

Please provide the above information to your insurance company. When you obtain your insurance, please send it to our office at:

**King County Parks
Regional Scheduling office
201 S Jackson St, Ste. #700
Seattle, WA 98104**

You can also email insurance documents to: regional.scheduling@kingcounty.gov or FAX to: 206-588-8012. Please feel free to contact the Regional Scheduling Office Staff with any questions @ **206-477-6150**.

The best way to find companies that provide insurance for events is to search online for “one-day event insurance”.

Must also provide **alcohol permit** such as banquet permit or special occasion license, depending on what is required.

SET UP & CLEAN UP

The renter is responsible for set-up, including moving portable furnishings and setting up tables and chairs. Chairs and tables must be used on hard surfaces only – they may not be used on the lawns or gravel. Table covering may be required depending on the event. All outside tents must be free standing (no stakes can be put into ground surfaces) and must be pre-approved at least 30 days prior to rental. Please allow a generous amount of time for set up and clean up in your contract.

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All items brought into the facility by the renter must be removed by the end of the rental. Renters must remove all food, materials and non-County equipment, decorations and garbage. The facility must be cleaned to the exact condition it was found, which includes wiping down tables, sweeping, and fully cleaning the kitchen. All furnishings must be in clean condition and returned to their original locations and equipment properly stored. Brightwater will supply all cleaning supplies needed, and will provide you with a checklist for all necessary cleaning tasks. At the conclusion of your event, you must complete the checklist with County staff. The last hour of your rental is required to be your clean-up/pack-up time for all rentals that include our Community + Hearth Room. Please allow a generous amount of time for clean-up in all rental spaces.

If your event has over 100 people and includes alcohol consumption, you will be required to pay for a cleaning service. In this case, the renter is responsible for removing all items brought in and disposing of garbage/recycling in proper receptacles. The cleaning service will do the remainder of the work. Please ask County staff for current cleaning service costs.

SITE VISITS

We strongly encourage all renters to arrange a site visit before renting the facility as we have a very strict refund policy. Please contact the rental coordinator @ 206-263-9412 to make an appointment subject to staff and facility availability.

DAY OF THE EVENT

The facility will be opened at the start time specified on your permit. Do a walk-through inspection of the facility prior to setting up and list any notable damage and/or cleanliness issues with the site monitor. **You may not enter the facility until your designated rental time, and you must depart when scheduled. Failure to start clean-up on time and/or depart at the designated time will result in loss of deposit and possible additional charges.**

PROHIBITED ACTIVITIES

The County does not allow dunk tanks, archery, paintball, laser tag and/or fireworks in or around our facilities. If you have an activity that you would like to add to your rental, please check with facility staff prior to your event. We do allow bouncy houses on a case-by-case basis with insurance provided by the company providing the bouncy house. No personal bouncy houses are allowed. Please check with facility staff at least 30 days prior to your rental for approval.

USE OF ELECTRONIC EQUIPMENT

Audio/visual equipment is included in the rental cost. Customers may use the equipment, but County staff will set it up. Available for use are: projectors, screens, PC laptops, wireless microphone and basic sound system. Customers may bring their own laptops to attach to our system, but it is strongly recommended to bring presentations on a thumb drive as well.

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LOADING & DELIVERY

Deliveries and pickups must be scheduled during your rental hours. Use main building entrances for loading and unloading unless otherwise approved. Facility staff is not authorized to sign for your deliveries. Due to other rentals, space, and security concerns, items cannot be stored in the facility prior to and following your events.

FOOD & BEVERAGES

Food and beverages are welcome in the community center. There is a warming kitchen onsite. Please contact the facility for details. Renters are responsible for the care and condition of any equipment being used and must leave them in clean and usable condition. If you are using a caterer, you are still responsible for making sure the kitchen area and equipment are left clean even if that is the caterer's job in your agreement with them. You are allowed to bring in your own food or hire a caterer of your choice. Food must be prepared and brought to the event ready to serve as the kitchen is considered a "warming kitchen". Non-cooked foods may be prepared onsite.

WE DO NOT ALLOW HARD ALCOHOL. Beer and wine are allowed at the community center with prior approval (and fees paid). Alcoholic beverages may be consumed inside the facility and on the adjoining large patio area, as specified in the rental confirmation. Approval to serve alcohol at your event is a privilege, not a right. If you would like to serve alcohol at your event, you must purchase a Banquet Permit or Special Occasion License from the Washington State Liquor Control Board by going to <http://liq.wa.gov/licensing/banquet-permits>. Renters must follow all Washington State rules regarding the serving or selling of alcohol. Please be advised of the following County policies regarding serving alcohol at your event:

1. Alcohol must be served in the area designated by the facility staff and must be consumed in the areas designated by facility staff.
2. All alcohol forms must be turned in to the Rental Coordinator three weeks prior to your event for approval.
3. A Washington State Liquor Control Board Banquet Permit is required for all events serving alcohol. A Washington State Liquor Control Board Special Occasion License is required for all events selling alcohol. The original copy of these permits must be posted in a conspicuous location near the serving area during your event.
4. You are responsible for the conduct and behavior of your drinking guests. Underage drinking (under 21 years of age) is strictly prohibited.
5. Alcohol service must stop a minimum of one (1) hour prior to the designated end time of your event as specified on your rental confirmation.
6. Alcohol consumption must stop at 11p.m.
7. Your guests are not allowed to consume alcohol in the parking lot or in their vehicle in the parking lot at any time.
8. Serving alcohol without proper approval and permits, and/or in violation of any of the above policies and procedures may result in a police citation, immediate shut down of your event, forfeiture of your security deposit and/or additional fees and penalties.

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DECORATIONS

You may bring freestanding decorations into the facility and are responsible for removing them at the conclusion of your event. The use of staples, nails, tacks, duct tape or other non-approved tapes is strictly prohibited when affixing decorations. The use of 3M tape or painters tape is acceptable. All tape must be removed when taking down decorations. Hanging decorations is not possible due to our high ceilings. Push pins may only be used to attach decorations to bulletin boards or portable partitions that the renter brings in. Fog/smoke machines, dry ice, rice, birdseed, confetti, glitter, dance wax, etc is not allowed. Helium balloons may be allowed if they are firmly attached to a weighted object. If a balloon floats to the ceiling, staff must be notified. If you have a question regarding approved decorations, please contact facility staff prior to your event. The site manager does not have authority to grant exceptions.

FLAMMABLE MATERIALS & BARBEQUES

The use of flammable materials is regulated by Snohomish County Fire Department. In compliance with their fire code, flaming food is not permitted indoors; open flames and fireworks are not permitted and cannot be used in or around our facility.

Fuel canisters for warming food and votive or tea light candles that are contained and cannot be tipped over are allowed. Candles must be protected inside glass. Contact facility staff if you have any questions.

Self-contained gas barbeques may be used on the large patio in designated areas only and staff will assist you in appropriate placement. Please indicate on your permit form that you will be bringing a barbeque. Barbeques are not allowed indoors or on any other patio or deck area. Please dispose of grease away from the facility. You are responsible for cleaning the area around the barbeque.

SMOKING

County facilities are smoke and tobacco free zones. If you or your guests wish to smoke, you must do so at least 25 feet away from building entrances, exits and windows that are open to the inside of a building per Washington State law. See RCW 70.160. The County reserves the right to enforce the law and in its sole discretion may call the police, terminate your event or take other steps to ensure compliance. There are designated smoking areas on the large patio and you are responsible for ensuring that your guests are complying and that the area is clean of any smoking debris at the conclusion of your event. Failure to do so may result in a deduction from your security deposit.

COUNTY CODES & ORDINANCES

All relative County Codes and Ordinances will be in effect and enforced at all County facilities. There are regulations governing sound, noise levels, pets, animals, parking, vehicle access, etc. The County reserves the right to cancel your event if you or your guests pose a risk to the safety of persons or

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property on the premises or that you or your guests are violating local, state, or federal laws. Upon verbal notice from County staff or the police that your event is being terminated, you and your guests must leave the premises immediately and you will not receive a refund of your rental fee. You will be responsible for the prompt removal of any personal items brought to your event.

Noise volume must be contained within the boundaries of the facility. This rule will be strictly enforced by County staff. If you plan on having amplification at your event, you will be required to fill out an application and you will be given the approved decibel levels prior to your event. All music must end at least one (1) hour prior to the designated end time of your event as specified by your rental confirmation.

ON SITE STAFF

For all rentals, you will have a site supervisor on site during your event. They will assist you in opening the facility at your scheduled time; do a pre-event walk through of the facility with the designated person responsible for take down and clean up; provide guidance with set up, clean up, take down and answer questions; ensure that rules, policy and procedure is being adhered to; do an end-of-the-event walk through and assist filling out the "Facility Inspection Checklist"; lock and secure the building. Site Supervisors event instructions must be followed.

FACILITY CANCELLATION POLICY

Facility bookings/rentals may be cancelled at anytime, however the patron will be charged a cancellation fee up to 100% of the booking/rental if insufficient notice is given to King County.

The following cancellation fee schedule applies to all Brightwater Center rentals:

1. For rentals cancelled **60-90 days** in advance, a cancellation fee equal to 50% of the rental fee will be assessed. The patron will be refunded 50% of their rental fee and 100% of their security deposit and extra rental fees.
2. For rentals cancelled **59 days or less** in advance, a cancellation fee equal to 100% of the rental will be assessed. The patron will be refunded 100% of their damage deposit and extra rental fees.
3. For rentals cancelled more than 90 days in advance, a full refund will be rewarded.

For all facility bookings/rentals, the customer may cancel a reservation within 3 business days from the date of the reservation process without being assessed a cancellation fee and the patron will be refunded 100% of their rental fee, security deposit and extra rental fees.

QUESTIONS & FURTHER INFORMATION

If you have any questions, would like further information or would like to set up a time to view the facility, please call 206-263-9412.