



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Regular Meeting

March 27, 2025, 7:00 PM, 8 Barn View Ct. MULTIPURPOSE ROOM A

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

- 1) Adoption of Agenda
- 2) Announcements
- 3) Property Owner Comments – 15 Minutes Total
Please note that comments are limited to 3 minutes per person.
- 4) Approval of Minutes
 - a) 02/27/2025 Draft Board Meeting Minutes – Page 2
- 5) Reports
 - a) GM Report (Distributed) - Page 6
 - b) Financial Report – Page 11
 - c) Committee Updates
 - i) Architectural Control
 - ii) Document Review
 - iii) Finance Committee
 - iv) Long-Range Planning
 - v) N&E Committee
 - vi) Safety Committee
- 6) Continuing Business
 - a) Lake Whatcom Policy Group – Appointment Update
 - b) Recreation Membership and Fee Change Proposal (Non-Member) – Page 17
 - c) Organizational Chart Update – Page 21
- 7) New Business
 - a) Capital Request – CRRF - Zero Turn Mower – Page 22
 - b) Capital Request – Roads -- 2025 Bridge Projects – Page 30
 - c) Approval request -- Wildfire Prevention Workshop Expenses - Page 84

Adjournment



REGULAR SESSION OF THE BOARD OF DIRECTORS

Thursday, February 27, 2025

Minutes

DATE AND LOCATION: MULTIPURPOSE ROOM A

CALLED TO ORDER AT: 7:00 PM

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Keith McLean	4. Laurie Robinson-Excused	7. AJ Tischleder	10. Robb Gibbs
2. Taimi Van de Polder	5. Tom Henning	8. Rick Asai	11. Daniel Rodriguez-Excused
3. Linda Bradley	6. Ray Meador	9. Stu Mitchell	

ATTENDING:

Staff Members: Michael Bennet General Manager, Spencer Huston, IT.

Call to Order

President McLean called the meeting to order at 7:00 PM.

Land Acknowledgement and Anti-Racism Statement.

1. President called for motion to adopt the agenda.

Motion: Move to adopt the agenda.

Motion By: Director Bradley		Seconded By: Director Henning	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

Motion: To amend the agenda. Director Asai asked to remove item 8c.

Move to adopt the amended agenda.

Motion By: Director Bradley		Seconded By: Director Van De Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained	

2. Announcements.

The Recreation Department has launched a survey for recreational sports.

Tomorrow is the last day to renew your wet and dry slips.

3. Property owner comments.

Concern about earthquakes and how they could affect Sudden Valley. Is there any way to look into the impact on Sudden Valley if there was an earthquake or Mt. Baker eruption.

Comment relating to past weather events in Sudden Valley in the past and how it impacted the Valley.

Comments about late changes to the agenda and what the Bylaws say.

Comments and questions on the Rec Fees for 2025 being discussed later.

Questions regarding a current Org Chart for the Association.

4. Approval of Minutes

Motion: For the Board to approve the draft Sudden Valley Board meeting minutes from 2/13/2025 as submitted.

Motion By: Director Bradley		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained: 2	

5. Reports

5a. GM Report (Information included in agenda packet pages 7-12)

5b. Financial Report-December 2024

6. Continuing Business-None

7. New Business-Consent Agenda-Item (g) pulled for discussion.

- a) Contract Approval-2025 Level II Onsite Reserve Study-Smart Property-\$9,970.**
- b) Resolution Approval for Signing Authority-** needed updating with the change in the Executive Committee of the new Treasurer.
- c) Approval Request-2024 Tax Return Filing-** Larson & Gross not to exceed \$4,000. Larson & Gross.
- d) Capital Request: 2025 Design and Permitting of 2026 Road Projects-** allowance from Roads-\$41,888.
- e) Capital Request: 2025 Potholes & Minor Road Repairs-**\$37,856 Expenditure from Roads.
- f) Capital Request: 2025 Fast Response for Unforeseen Drainage Issues-**\$91,936 from Roads.
- h) Capital Request: 2025 Pavement Marking & Street Signs-**\$31,805 from Roads.
- i) Capital Request: 2025 Ditches, Culverts & Swales-**(SVCA Maint.-\$67,774 and on-call contractors-\$99,559. Total \$167,333.

Motion: Approve Items a, b, c, d, e, f, h and i.

Motion By: Director McLean		Seconded By: Director Asai	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

g) 2025 On-Call Engineering Svcs. For Roads & Drainage.

Motion 1: Move that the Board of directors approve the allocation of \$43,264 from Roads for on call engineering services in 2025, with funds to be administered by the maintenance and facilities manager.

Motion By: Director Bradley		Seconded By: Director McLean	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Motion 2: Move that the board of directors approve the balance of funds in the capital code 9924.2, \$3,347, be added to the \$43,264.00, and capital code, 9924.2 to be closed out with a \$0.00 balance.

Motion By: Director Bradley		Seconded By: Director Van De Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

j) Capital Request-Turf Care Equipment-Top Dresser (Turfco CR-20) \$50,592.

Motion 1: Board of Directors reallocate \$18,144 in capital funds from the 2025 Cart Path Repair line to complete the purchase of the 2025 Turfco Cr-20 Fairway Top Dresser.

Motion By: Director McLean		Seconded By: Director Bradley	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Motion 2: Move that the Board of Directors approve the allocation of \$50,592 from CRRRF for purchasing a new Turfco-CR-20 Fairway Top Dresser the Turfcare Department.

Motion By: Director McLean		Seconded By: Director Van De Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

8. New Business

8a. Event Approval -Safety Committee May Event

Motion: Move that the Board approve the Safety Committee Firewise and Emergency Preparedness event for May 2025.

Motion By: Director Bradley		Seconded By: Director Gibbs	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

8b. Approval Request-Rec Membership Use Fee Proposal Changes

Motion: Postpone this particular item. Approval request until the first March Board meeting and then provide the necessary fee schedule information we need to have in order to vote on it.

Motion By: Director Bradley		Seconded By: Director Tischleder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

8c. Capital Request: 2025 Austin Creek Bank Stabilization Engineering-removed from agenda.

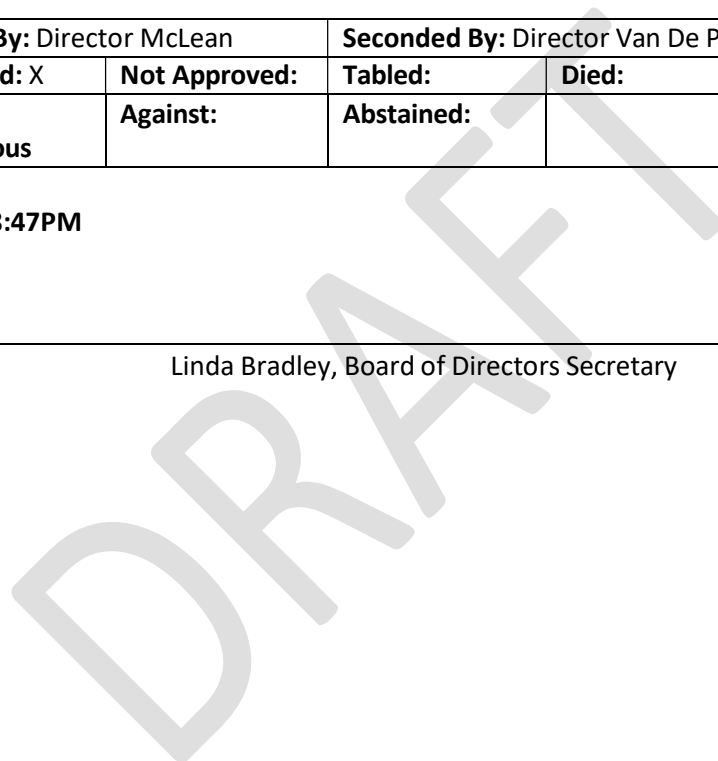
8d. Approval Request-2025 AGM Election Services

Motion: Approve Option One and authorize the General Manager to execute the agreement with UniLect on behalf of the association for the Board of Board of Directors.

Motion By: Director McLean		Seconded By: Director Van De Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: Unanimous	Against:	Abstained:	

Adjourned: 8:47PM

Approved by: _____
Linda Bradley, Board of Directors Secretary



Sudden Valley Community Association

General Manager Report - March 27, 2025

Executive Summary

The Sudden Valley Community Association is gearing up for an active season as we transition into spring. Capital projects are progressing steadily, administration is enhancing efficiency, and maintenance crews have been working diligently to prepare for the warmer months. Despite weather challenges, significant improvements have been made in various areas, from infrastructure repairs to recreational facility updates. We appreciate the community's engagement and look forward to a vibrant and productive season.

General Manager's Corner

Spring is in the air, and with it comes a season of renewal and progress. Our team has been working hard to maintain and enhance our beautiful community. From completing key capital projects to refining our operational strategies, we are dedicated to ensuring a seamless and enjoyable experience for all residents. We prepare for upcoming community events, spring and summer activities, elections, and seasonal transitions. Thank you for your continued support and participation—we look forward to a fantastic spring and summer in Sudden Valley!

Capital Projects Update

Active Projects

- **Turf Care Equipment Replacement** – The final unit replacement (Fairway Top Dresser) was included in the February 27 Board agenda.
- **Clubhouse HVAC Design & Permitting** – The permit application was submitted in October and is awaiting approval.
- **Bridge Design & Permitting** – Design ongoing; permit submission expected in March.

Upcoming Capital Requests

- **Roads & Bridges** – Culvert #4 Repair, Polo Park Drive, and Area Z Bridge Replacement Projects.
- **Maintenance Equipment** – Zero Turn Mower Replacement.
- **Golf Course** – Cart path improvements, bathroom fixture updates, and wash pad refurbishment.

- **Turf Care Building Renovation** – Pending permitting.

Projects On Hold

- **Barn 8 Siding/Structural Renovations** – Under review by the Long-Range Planning Committee. They will report back to the Board in May with initial suggestions.
-

Administration & Accounting

Activity Summary

- Managers, Board members, and Staff continue to support GM with onboarding, historical operations information, and policy history.
- HR firm One Digital is working with the Office Manager and GM to revamp the employee manual and hire policies, documentation, and procedures.
- The Finance Committee reviewed several capital projects and the January 2025 financial statements on March 19.

Successes

- Smooth Office Manager transition and strengthened ACC Committee support.
- Collection rates continue to meet/exceed expectations.

Planned Work

- Website migration to an improved platform within the next 90 days.
 - Providing logistical support for community events and upcoming elections.
-

Maintenance

Activity Summary

- Transitioned from winter operations by servicing and storing snow removal equipment.
- Replaced missing/damaged street signs and lights at the Rec Center.
- Assisted in emergency marina operations.
- Conducted post-winter tree removal and storm cleanup.
- Repaired potholes, graded parking areas, and maintained roadways.
- Continued progress on garbage can enclosures and various facility maintenance tasks.

Successes

- Staff completed recertification in bucket and forklift operation.

Challenges

- Ongoing storm-related cleanup and tree removal.

Planned Work

- Repair fencing at Turfcare.
 - Maintain and prepare parks and trails for the spring and summer seasons.
 - Continue the trash can container project and construct additional kayak racks.
-

Recreation

Activity Summary

- Completed Marina Renewals and started filling vacant storage spots.
- Initiated kayak renewals.
- Continued facility upkeep and summer hiring preparations.

Successes

- Efficient processing of renewals and storage allocation.

Challenges

- Managing last-minute renewals before deadlines.

Planned Work

- Finalizing kayak renewals and hiring 2025 Pool Staff.
 - Preparing Marina Office and signage for summer operations.
-

Golf

Activity Summary

- Golf course operations were affected by a 17-day closure due to snow, resulting in a 50% revenue decline compared to 2024.
- Hosted two Winter Series events and promoted the upcoming Winter Series Championship.

- Engaged with The Skagit Casino to discuss a partnership for Stay and Play.
- Began onboarding and scheduling outside tournaments for 2025.

Successes

- Increased activity following the snow melt.

Challenges

- Significant revenue loss due to weather-related closures.

Planned Work

- Final preparations for the Winter Series Championship.
 - Outreach for outside tournaments and The Masters Par 3 event promotion.
-

Turf Care

Activity Summary: Early spring maintenance practices are beginning to ramp up, including:

Successes

- All extensive Willow tree pruning was completed.
- Two grounds crew members participated in Bucket truck operation training.
- #9 Green sod stripped off, deep tine aerated, and ready for resodding last week of March.
- Aerated all green collars and approaches and applied lime.
- Began Deep tining the fairway turf with the newly acquired aerification machine.
- Seasonal fairway turf slicing is well underway.
- All eighteen tee boxes had a seasonal lime application.
- Began seasonal sprinkler head clearing for the upcoming season.
- Two new hires onboard now. One full-time, one part-time.
- Working with Diane Bruneau to clean up Turfcare employee HR docs. (It is a pleasure to work with Diane, by the way!!)

Challenges

- The course was snow-covered and closed for 19 days, affecting revenues.
- We have a small area on #17 green with Crown Hydration injury (Freeze). We will monitor and treat as temperatures warm up.

Planned/Ongoing Work

- Turf equipment mower sharpening and preventative maintenance are ongoing.
- Irrigation system preparing for the upcoming season.
- Wrap up sprinkler head clearing by the end of the month.
- The putting greens and tee boxes are scheduled to be aerated March 24-25 (weather permitting).
- Green nine sod install scheduled for March 26.

Weather historical Rainfall:

January 1 to March 12, 2024:	18.81"
January 1 to March 12, 2025:	9.75"

Conclusion

As we embrace the changing seasons, we extend our gratitude to the community for its continued support. Warmer days bring new opportunities for outdoor activities, community engagement, and facility enhancements. We look forward to a season of growth, renewal, and enjoyment for all. Stay connected, participate in upcoming events, and enjoy the beauty of Sudden Valley this spring!

**Sudden Valley Community Association
Balance Sheet
January 31, 2025 and December 31, 2024**

	Unaudited** Jan 31, 2025	Unaudited** Dec 31, 2024	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 877,968	\$ 857,647	\$ 20,321
Building Completion Deposit Fund	719,910	749,910	(30,000)
Member Receivables - Operations*	-	53,456	(53,456)
Other Receivables	16,009	16,109	(100)
Prepaid Expenses	72,257	88,683	(16,426)
Operating Lease ROU Assets	6,040	6,210	(170)
Inventory	5,898	5,824	74
Total Current Assets	1,698,082	1,777,839	(79,757)
Current Liabilities			
Accounts Payable	(134,871)	(145,449)	10,578
Accrued Vacation Liability	(80,696)	(76,335)	(4,361)
Accrued Payroll	-	(115,575)	115,575
Prepaid Assessments	(376,877)	(249,179)	(127,698)
Building Completion Deposits	(719,910)	(749,910)	30,000
Other Refundable Deposits	(10,606)	(9,956)	(650)
Operating Lease Liability	(6,040)	(6,210)	170
Prepaid Golf Memberships	-	(112,307)	112,307
Total Current Liabilities	(1,329,000)	(3,464,921)	135,921
Deferred Lease Revenue Liabilities			
Deferred Library Lease Revenue	(35,333)	(36,000)	667
Total Deferred Lease Revenue Liabilities	(35,333)	(36,000)	667
Operating Reserve Funds			
Emergency Operating Cash	363,929	363,815	114
Undesignated Reserves Cash	318,468	302,135	16,333
Total Operating Reserve Funds	682,397	665,950	16,447
Net Operating Assets	\$ 1,016,146	\$ 942,868	\$ 73,279
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,053,060	3,074,179	(21,119)
Roads Reserve Cash Fund	1,995,783	1,875,442	120,341
Board Density Reduction Cash Fund	87,901	87,889	12
Mailbox Cash Fund	154,182	151,970	2,212
CRRRF Capital Reserve Holding Cash	219,687	219,618	69
Mitigation Assignment of Savings Cash	49,830	49,821	9
LWWSD Assignment of Savings Cash	14,939	14,939	-
Member Receivables - Capital**	-	13,625	(13,625)
Total Capital Current Assets	5,575,382	5,487,483	87,899
Capital Fixed Assets			
Fixed Assets	17,107,443	17,125,452	(18,009)
Finance ROU Assets	52,178	58,661	(6,483)
Lots Held for Sale	236,456	236,456	-
Total Capital Assets	17,396,077	17,420,569	(24,492)
Long Term Liabilities			
CRRRF Loan 2022	(1,516,957)	(1,539,073)	22,117
Finance Leases	(38,881)	(44,203)	5,322
Total Long Term Liabilities	(1,555,838)	(1,583,276)	27,438
NET ASSETS	\$ 22,431,767	\$ 22,267,644	\$164,123
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	73,699	286,790	(213,091)
Transfers Out from Operations to Capital	-	(145,600)	145,600
Current Year Net Income: Capital**	90,424	1,093,252	(1,002,828)
Transfers Into Capital from Operations	-	145,600	(145,600)
Retained Earnings**	5,519,682	5,232,892	286,790
Capital**	16,747,962	15,654,710	1,093,252
TOTAL MEMBER EQUITY	\$ 22,431,767	\$22,267,644	\$164,123

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal interim financial statement purposes. As per SVCA policy, Management continues to pursue collection of these receivables via all avenues allowed by Washington State laws. In addition, the Association records and bills finance charges on receivables that are thirty days past due at 1% per month. At January 31, 2025, and December 31, 2024, the balances of receivables written off were \$763,238 and \$699,426, respectively.

** Beginning with the 2020 year end audited financial statements, Accounting Standards Codification (ASC) 606 requires issued audited financial statements to reclassify unspent capital dues revenue, including related capital transfer fee collections, as a contract liability balance (unearned revenue), which is then reversed out in future years when capital dues/capital transfer fee collections are actually expended on capital related expenditures. This particular accounting standard change is only incorporated into the issued audited financial statements and is not factored into SVCA's internal monthly statements as it would obscure the reality of monthly capital dues/capital transfer fee revenues collected for internal monthly presentation purposes. See SVCA's 2020 through 2023 audited financial statements (2023 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

<u>UNAUDITED</u>	Current Month - January 2025			Year to Date - 1 Month Ending 1/31/2025			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	238,454		246,874	238,454			246,874
Bad Debt Reserve	(17,437)		(14,223)	(17,437)			(14,223)
Net Current Year Assessment Income	221,017	(5,090)	232,651	221,017	(5,090)	92.7%	232,651
Bad Debt Recoveries - Prior Years			9,290				9,290
Golf Income	177,775	5,597	-	177,775	5,597		-
Marina Income	555	555	-	555	555		-
Rec Center & Pools Income	1,034	530	-	1,034	530		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	31,997	24,043	-	31,997	24,043		-
Rental Income - Other	1,380	1,055	-	1,380	1,055		-
Area Z Rental Income	3,838	(2,532)	-	3,838	(2,532)		-
Lease Income	5,632	799	-	5,632	799		-
New Home Construction Fees	-	-	-	-	-		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	642	59	3,220	642	59		3,220
Total Revenue	443,870	25,016	245,161	443,870	25,016		245,161
EXPENSES							
Salaries & Benefits	173,746	(1,230)	-	173,746	(1,230)		-
Contracted & Professional Services	11,446	7,882	-	11,446	7,882		-
CC&Rs/ Mandates	47,415	(7,423)	-	47,415	(7,423)		-
Maintenance & Landscaping	35,210	(18,072)	-	35,210	(18,072)		-
Utilities	11,359	3,937	-	11,359	3,937		-
Administrative	22,027	(6,343)	-	22,027	(6,343)		-
Regulatory Compliance	9,775	(233)	26,765	9,775	(233)		26,765
Insurance Premiums	16,254	1,253	-	16,254	1,253		-
Other Expenses	-	417	-	-	417		-
Depreciation Expense	-	-	108,710	-	-		108,710
Interest expense	-	-	5,637	-	-		5,637
Total Expenses	327,232	(19,812)	141,112	327,232	(19,812)		141,112
Net Income (Loss)	116,638	5,204	104,049	116,638	5,204		104,049
Net UDR Activity for Operations							
Legal Expenses - Past Due Account Collections	(6,387)			(6,387)			
Net Income (Loss) with Board Approved UDR	110,251	5,204	104,049	110,251	5,204		104,049
Other Activity							
Net Other UDR Activity*	20,599			20,599			
AR Accrual - Prior Year Reversal	(53,456)		(13,625)	(53,456)			(13,625)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			667			
Vacation Liability Accrual	(4,362)			(4,362)			
Total Other Activity	(36,552)		(13,625)	(36,552)			(13,625)
Grand Total Activity	73,699	5,204	90,424	73,699	5,204		90,424

*Prior year recoveries for operations are deposited into the Undesignated Reserve Account (UDR).

**Refer to the last footnote on the Balance Sheet (prior page) for a discussion of Accounting Standards Codification (ASC) 606 and capital dues revenue collections.

Sudden Valley Community Association
Reserve Cash Balance & Activity
1 Month Actual, 11 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2024	3,074,179	1,875,442	219,618	87,889	151,970	64,760	\$ 5,473,858	363,815	302,135	\$ 665,950
Dues Received	117,562	121,291		-	2,165		241,018	-	22,827	22,827
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	1,811	1,271	69	12	47	9	3,220	114	94	208
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2025 Expenditures	(140,492)	(2,221)	-	-	-		(142,713)		(6,588)	(6,588)
Net Available Cash at 1/31/2025	3,053,060	1,995,783	219,687	87,901	154,182	64,769	\$ 5,575,382	363,929	318,468	\$ 682,397
11 Month Outlook										
Outlook - 2025 Dues (95% collections)	1,259,493	1,295,357			23,149		\$ 2,577,999			\$ -
Outlook - Prior Year Collections	18,235	18,754			335		37,324		36,009	36,009
CRRRF Loan Payments for year 2025	(305,286)						(305,286)			-
Obligated Expenses/Holdings	(968,967)	(140,091)	(219,687)			(64,769)	(1,393,514)		(20,653)	(20,653)
Net Usable Cash Balance 12/31/2025	3,056,535	3,169,803	-	87,901	177,667	-	\$ 6,491,906	363,929	333,824	\$ 697,754
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2025, After Recommendation	\$ 2,456,535	\$ 2,669,803	\$ -	\$ 87,901	\$ 177,667	\$ -	\$ 5,391,906	\$ 363,929	\$ 333,824	\$ 697,754
Net Current Year Cash Increase (Decrease)	(17,644)	1,294,361	(219,618)	12	25,697	(64,760)	\$ 1,018,048	114	31,689	\$ 31,804

*Note, when mitigation period has ended, unspent funds will be returned to the source account, Roads and CRRRF.

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to January 31, 2025
CURRENT MONTH

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	22,645	20,590	6,283	204	34,213	6,540	(17,851)	27,334
Accounting	1,965	(601)	26,482	893	4,616	(3,737)	(29,133)	(3,445)
Administration	132	132	31,269	1,935	10,043	(1,601)	(41,180)	466
Common Costs	7,897	3,981	-	-	37,596	(8,459)	(29,699)	(4,478)
Facilities	9,470	(1,901)	4,098	153	10,811	10,034	(5,439)	8,286
Maintenance	-	-	35,808	(2,234)	6,190	(3,353)	(41,998)	(5,587)
Subtotal	42,109	22,201	103,940	951	103,469	(576)	(165,300)	22,576
Golf	177,775	5,597	51,812	2,778	44,215	(16,218)	81,748	(7,843)
Marina	555	555	-	-	636	(31)	(81)	524
Rec/ Pools/ Parks	2,414	1,752	17,994	(4,959)	5,166	(1,756)	(20,746)	(4,963)
Subtotal	180,744	7,904	69,806	(2,181)	50,017	(18,005)	60,921	(12,282)
Subtotal Operations before Ops Dues	222,853	30,105	173,746	(1,230)	153,486	(18,581)	(104,379)	10,294
Ops Dues Earned	238,454						238,454	
Curr Yr Bad Debts Activity	(17,437)						(17,437)	
Net Ops Dues	<u>221,017</u>	<u>(5,090)</u>					<u>221,017</u>	<u>(5,090)</u>
Net Operations	<u>443,870</u>	<u>25,015</u>	<u>173,746</u>	<u>(1,230)</u>	<u>153,486</u>	<u>(18,581)</u>	<u>116,638</u>	<u>5,204</u>
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		6,387		(6,387)	
Net Operations with Board Approved UDR	<u>443,870</u>	<u>25,015</u>	<u>173,746</u>	<u>(1,230)</u>	<u>159,873</u>	<u>(18,581)</u>	<u>110,251</u>	<u>5,204</u>
Other Operating Activity								
UDR Activity	20,809				210		20,599	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				4,362		(4,362)	
Total Other Operating Activity	<u>(31,980)</u>				<u>4,572</u>		<u>(36,552)</u>	
Grand Total Operations Activity	<u>411,890</u>	<u>25,015</u>	<u>173,746</u>	<u>(1,230)</u>	<u>164,445</u>	<u>(18,581)</u>	<u>73,699</u>	<u>5,204</u>

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

Sudden Valley Community Association
Operations - By Department
January 1, 2025 to January 31, 2025
YEAR TO DATE

Whole \$

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	22,645	20,590	6,283	204	34,213	6,540	(17,851)	27,334
Accounting	1,965	(601)	26,482	893	4,616	(3,737)	(29,133)	(3,445)
Administration	132	132	31,269	1,935	10,043	(1,601)	(41,180)	466
Common Costs	7,897	3,981	-	-	37,596	(8,459)	(29,699)	(4,478)
Facilities	9,470	(1,901)	4,098	153	10,811	10,034	(5,439)	8,286
Maintenance	-	-	35,808	(2,234)	6,190	(3,353)	(41,998)	(5,587)
Subtotal	42,109	22,201	103,940	951	103,469	(576)	(165,300)	22,576
Golf	177,775	5,597	51,812	2,778	44,215	(16,218)	81,748	(7,843)
Marina	555	555	-	-	636	(31)	(81)	524
Rec/ Pools/ Parks	2,414	1,752	17,994	(4,959)	5,166	(1,756)	(20,746)	(4,963)
Subtotal	180,744	7,904	69,806	(2,181)	50,017	(18,005)	60,921	(12,282)
Subtotal Operations before Ops Dues	222,853	30,105	173,746	(1,230)	153,486	(18,581)	(104,379)	10,294
Ops Dues Earned	238,454						238,454	
Curr Yr Bad Debts Activity	(17,437)						(17,437)	
Net Ops Dues	221,017	(5,090)					221,017	(5,090)
Net Operations	443,870	25,015	173,746	(1,230)	153,486	(18,581)	116,638	5,204
Net BOD Approved UDR Activity for Operations								
Legal Expenses - Past Due Account Collections	-		-		6,387		(6,387)	
Net Operations with Board Approved UDR	443,870	25,015	173,746	(1,230)	159,873	(18,581)	110,251	5,204
Other Operating Activity								
UDR Activity	20,809				210		20,599	
AR Accrual - Prior Year Reversal	(53,456)				-		(53,456)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				4,362		(4,362)	
Total Other Operating Activity	(31,980)				4,572		(36,552)	
Grand Total Operations Activity	411,890	25,015	173,746	(1,230)	164,445	(18,581)	73,699	5,204

* Excludes Depreciation

B / (W) = Better / (Worse) Than Budget

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2025

	SVCA Owned Lots																								LLE & CTB	Dues Exempt	Total Non Billable Lots	Total All Lots							
	Actual Year Prepaid			Actual Current			Actual 1 Mth Due		Actual 2 Mth Due		Actual 3 Mth Due		Actual 4+ Mth Due		Pmt Plans		Total Prepaid & Current			Total Not Current			Total Billable Lots						Restricted						
	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Vac	Dev	Total	Vac	Dev	Total	Vac	Dev					Total	Perm	WD10	Avail.	Total		
Jan	16	82	98	276	2,529	2,805	24	103	2	8	3	10	18	37	2	8	292	2,611	2,903	49	166	215	341	2,777	3,118	774	0	3	777	740		6	1,523	4,641	
Feb	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mar	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind

APPROVAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Michael Bennett – GM, Kyle Kaltenfeldt, Recreation
Manager Date: February 27, 2025
Subject: Approval Request – Fitness / Pool Membership Access and Fee Changes

Purpose

To seek Board approval for adjustments to the pool and fitness center **non-resident** membership pricing structure to ensure fairness, simplify administration, and enhance security.

Background

Currently, the recreation department cannot effectively distinguish and regulate separate day and monthly passes for the Fitness Center and Pool. As a result, the existing pricing structure is inconsistent and difficult to enforce. We propose transitioning to a unified, seasonal pricing model that aligns with pool availability to streamline operations and ensure fair and manageable pricing.

Analysis

To address this inconsistency, we propose adopting a seasonal pricing approach that aligns non-resident membership fees with facility usage.

Current Non-Member Pricing:

- Day Fitness Pass: \$25
- Monthly Fitness Pass: \$35
- Day Pool Pass: \$10
- Monthly Youth Pool Pass: \$50
- Monthly Adult Pool Pass: \$75

Proposed Non-Member Pricing:

- Day Pass (Fitness Center & Pool): \$10
- Monthly Fitness Center Pass (Fall–Spring): \$35

Monthly Fitness Center & Pool Pass (Memorial Day–Labor Day):

- Youth: \$50
- Adults: \$75

This adjustment simplifies pricing, ensures fairness, and better aligns costs with facility demand.

Additionally, we recommend implementing an \$8 access card fee for non-residents who purchase a Monthly Membership.

This card would be visually distinct from resident cards and automatically expires upon membership termination. Currently, non-residents require manual admission by staff, which

prevents them from accessing the gym when the front desk is unstaffed. Issuing access cards would:

- Streamline entry for non-residents
- Enhance security by ensuring only authorized members access facilities
- Reduce the burden on staff for manual check-ins

Requests

We request Board approval to implement:

1. Seasonal membership pricing structure for **non-residents** as outlined above.
2. An \$8 access card fee for non-residents to enhance security and streamline entry.

Motion

1. Move that the Board of Directors authorize the General Manager and Recreation Manager to adjust the fee schedule per this proposal.

Approval

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____ Date: _____
Keith McLean, SVCA Board President

Fitness Center Proposed Non-Member Fee Changes		
Member use fees included with dues		Non-Members
Daily Use (Year-Round)	Per Person (all ages)	\$10.00
Fitness Center Monthly Membership (September-April)	Per Person (all ages)	\$35.00
Fitness Center/Pool Monthly Membership (May-August)	Per child (Under 18)	\$50.00
Fitness Center/Pool Monthly Membership (May-August)	Per Adult (18+)	\$75.00

Current:

FITNESS CENTER FEE SCHEDULE			
Member use fees included with dues		Members' Guests & Renters	Non-Member
Daily Use	Per Person (all ages)	25.00	25.00
Monthly Membership	Per Person (all ages)	35.00	35.00
Monthly locker rental	Per individual	15.00	18.00
Violation of Rules - 1st Offense	Per individual	25.00	25.00
Violation of Rules - 2nd Offense	Per individual	25.00	25.00

INSTRUCTOR AND TRAINER FEES		
Facility	Fee	Notes
Community Center Rooms, Dance Barn, Parks, or open spaces. *Does not include pavilions *Location subject to management agreement.	90/10 split per month. SVCA to keep 10% of gross income generated per class or session.	Must have: Active WA State Business License, Insurance per SVCA requirements, Proof of certification, and signed facilities contract with SVCA.

MAIN POOL FEES		Members' Guests & Renters	Non-Member
Member use fees included with dues			
Daily Use	Per Person (all ages)	10.00	10.00
Monthly Pass	Child (<18)	50.00	50.00
Monthly Pass	Adult (18+)	75.00	75.00
Swim Lessons-Scheduled thru YMCA (Non-Member Fee Applies)		N/A	50.00
Water Aerobics		TBD	TBD
Violation of Rules - 1st Offense	Per individual	25.00	N/A
Violation of Rules - 2nd Offense	Per individual	50.00	N/A
QUIET POOL FEES		Members' Guests & Renters	Non-Member
Member use fees included with dues			
Daily Use	Children 5 and under are free	FREE	
Daily Use	Child (6 - 17)	5.75	
Daily Use	Adult	9.25	N/A

Daily Use	Senior (62+)	8.75
Violation of Rules - 1st Offense	Per individual	25.00
Violation of Rules - 2nd Offense	Per individual	50.00

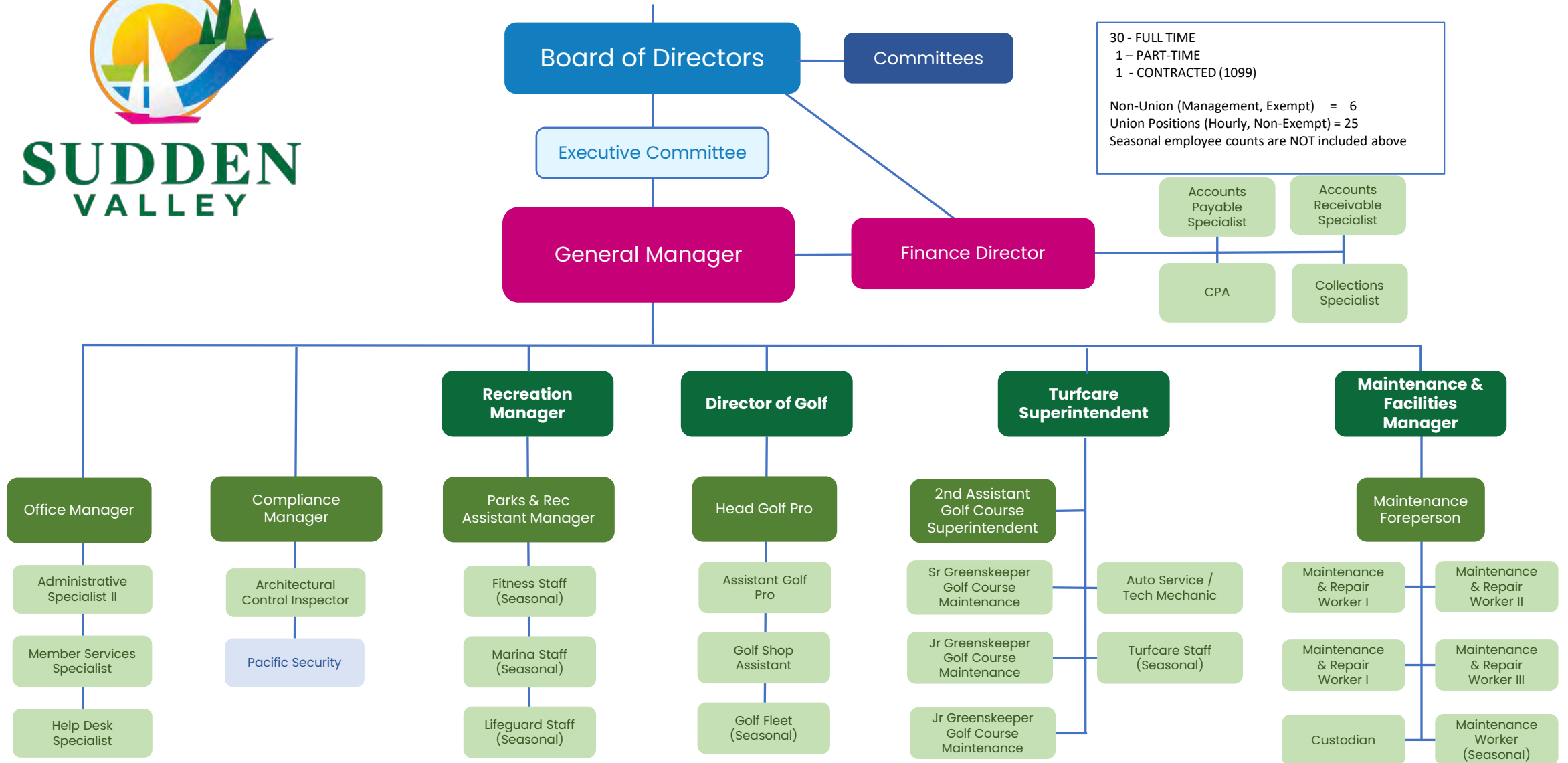
Proposed:

FITNESS CENTER FEE SCHEDULE		
Member use fees included with dues		Non-Members
Daily Use (Year-Round)	Per Person (all ages)	\$10.00
Fitness Center Monthly Membership (September-April)	Per Person (all ages)	\$35.00
Fitness Center/Pool Monthly Membership (May-August)	Per child (Under 18)	\$50.00
Fitness Center/Pool Monthly Membership (May-August)	Per Adult (18+)	\$75.00
Monthly Locker Rental	Per individual	\$18.00
Violation of Rules-1st Offense	Per individual	\$25.00
Violation of Rules - 2nd Offense	Per individual	\$25.00

MAIN POOL FEES		
Member use fees included with dues		Non-Members
Daily Use (Year-Round)	Per Person (all ages)	\$10.00
Fitness Center/Pool Monthly Membership (May-August)	Per child (Under 18)	\$50.00
Fitness Center/Pool Monthly Membership (May-August)	Per Adult (18+)	\$75.00
Swim Lessons- Scheduled thru YMCA (Non-Member Fee Applies)		\$50.00
Water Aerobics	Per individual	TBD
Violation of Rules-1st Offense	Per individual	\$25.00
Violation of Rules - 2nd Offense	Per individual	\$50.00



SVCA Membership





Sudden Valley Community Association

360-734-6430
4 Clubhouse Circle Bellingham, WA 98229
www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association (SVCA) Board of Directors
From: Michael Bennett, General Manager
Date: March 27, 2025
Subject: Capital Request – Zero-Turn Mower

Purpose To request funding for a new zero-turn mower to support the maintenance of SVCA parks and facilities.

Background

The 2025 SVCA budget includes **\$25,000** for purchasing a zero-turn mower. The maintenance team is responsible for lawn care at **15 parks, gate entrances, recreation corridors, and other SVCA facilities.**

Analysis

The maintenance department currently operates **one** riding mower, a **2017 Toro 3280D (72" deck)**. Previously, the department had access to a zero-turn mower assigned to Turfcare; however, due to equipment consolidation, this mower is no longer available for regular use.

With **15 parks and additional SVCA properties** requiring upkeep, a **second mower is essential** to maintain grounds efficiently. A **zero-turn mower** is particularly suited for this role, as it:

- Maneuvers easily around trees and obstacles.
- Handles varied terrain.
- Mows faster than a traditional riding mower.

The existing **72" deck mower** is best suited for large open spaces (e.g., the **soccer field, dog park, and Marina**). A **60" zero-turn mower** will enhance efficiency and ensure mowing is completed during optimal weather conditions.

After evaluating various models and consulting maintenance staff, four comparable mowers were reviewed:

Vendor	Model	Price
Scholten's Equipment	Kubota ZD1211R	\$21,146.00
Pape Machinery	John Deere Z994R Commercial ZTrak	\$22,742.21
Turf Star Western	Toro ZMaster 7500	\$25,698.89
Carl's Mower	Exmark LazerZ	\$29,537.91

Each model offers similar specifications and warranties. The **Kubota ZD1211R** is the most cost-effective option and is recommended for purchase.

Proposal

Authorize the allocation of **\$21,146** from **CRRRF** to purchase a **Kubota ZD1211R zero-turn mower**.

Request

The Board of Directors is requested to:

- 1. Approve the allocation of **\$21,146** from **CRRRF** for the purchase.
- 2. Authorize the **Maintenance & Facilities Manager** to collaborate with the **Finance Director** to finalize the purchase.

Motion

Move that the SVCA Board of Directors approve the allocation of \$21,146 from CRRRF for the purchase of a Kubota ZD1211R zero-turn mower for the maintenance department and authorize the Maintenance & Facilities Manager to coordinate with the Finance Director to complete the purchase.

Finance Committee Approval

Motion:

Approved Not Approved

Finance Committee Signature: _____ **Date:** _____

Board of Directors Approval

Motion:

Approved Not Approved

Board President Signature: _____ **Date:** _____

Keith McLean, SVCA Board President



Scholten's Equipment

8223 Guide Meridian Rd.
 Lynden WA 98264
 United States
 360.354.4071



Printed 2025-03-03

Quote

Page 1 of 1

Name/Company	Sudden Valley Community Association	Telephone	360-746-8440
Address	4 Clubhouse Circle	Account Manager	Mike Scholten
City/Town, State/Province	Bellingham, WA	Location	Lynden Kubota
Postal/Zip Code	98229	Quote No.	31138
		Quote Date	2025-03-03
		In Effect Until	2025-03-03

How did we get started 43 years ago? Hauling late model used equipment out of the Midwest. We put a 100hr. 90 day drivetrain warranty - money back guarantee on anything we sell over \$20K. We still do it today. Take the risk out of buying equipment. Let us do it for you and guarantee it.

Quantity	Description	Price \$
Sales Items		
- New - Kubota ZD1211R-3-60R Mower/Zero Turn		
Stock No.: 76621		
1	ZD1211R-3-60R Diesel Zero Turn Mower - 60" Kubota Pro Deck, Rear Discharge Mower Deck 24.8 HP.	20499.00
1	Factory freight and PDI	0.00

Sub-Total \$20,499.00

Sale Items Subtotal \$20,499.00

Total Price of Sale Items \$20,499.00

Discount (\$1,099.00)

Balance \$19,400.00

Tax % \$1,746.00

Contract Amount \$21,146.00

Account Manager _____ Accepted by _____

Mike Scholten
 Email: mikejscholten@gmail.com

This Quote does not include delivery. (unless noted otherwise)

CQ

Quote Summary

Prepared For:
Sudden Valley
WA

Prepared By:
Earl Leclair
Pape Machinery, Inc.
830 Evergreen Street
Lynden, WA 98264
Phone: 360-354-2186
eleclair@papemachinery.com

This sale is subject to Papé's Terms and Conditions of Sale effective on the date hereof, which are incorporated in full by this reference. The Terms and Conditions of Sale are available at www.pape.com/terms, and will also be sent by mail or e-mail to the purchaser upon request.

Quote Id: 32426773
Created On: 05 March 2025
Last Modified On: 05 March 2025
Expiration Date: 04 April 2025

Equipment Summary	Suggested List	Selling Price	Qty	Extended
JOHN DEERE Z994R Diesel Commercial ZTrak	\$ 23,354.00	\$ 20,864.41 X	1 =	\$ 20,864.41
Equipment Total				\$ 20,864.41

Quote Summary

Equipment Total	\$ 20,864.41
SubTotal	\$ 20,864.41
Sales Tax - (9.00%)	\$ 1,877.80
Total	\$ 22,742.21
Down Payment	(0.00)
Rental Applied	(0.00)
Balance Due	\$ 22,742.21

Quote Id: 32426773

JOHN DEERE Z994R Diesel Commercial ZTrak

Hours:

Suggested List

Stock Number:

\$ 23,354.00

Code	Description	Qty
2545TC	Z994R Diesel Commercial ZTrak	1
Standard Options - Per Unit		
001A	United States and Canada	1
1036	24x12x12 Pneumatic Turf Tire for 54 In. and 60 In. Decks	1
1524	60 In. FastBack PRO Rear Discharge Mower Deck	1
2093	Fully Adjustable Suspension Seat with Armrests (24" High Back)	1
Other Charges		
	Freight	1
	EnviroCrate	1



Date: March 3, 2025

Quotation for Sudden Valley Community Assoc

Quote No: Q007101

Prepared For:	Mike Brock	Quote No:	Q007101
	Sudden Valley Community Assoc 4 Clubhouse Circle Bellingham WA 98229 United States of America	Sales Person:	Shawn Frisbee Shawn.Frisbee@turfstar.com

Summary

Configuration Name	Qty	Unit Price	Sub Total	Sales Tax	Total
72028: ZMaster 7500 25hp Yanmar w/60in RD Deck	1	\$23,620.30	\$23,620.30	\$2,078.59	\$25,698.89
72029: ZMaster 7500 25hp Yanmar/ 72in Turbo Force Deck	1	\$24,376.30	\$24,376.30	\$2,145.11	\$26,521.41

Totals			47,996.60	4,223.70	52,220.30
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Accepted By: _____



Date: March 3, 2025

Quotation for Sudden Valley Community Assoc

Quote No: Q007101

Configuration Product Details

72028: ZMaster 7500 25hp Yanmar w/60in RD Deck

Model	Product Description	Qty	Unit Price	Extended	Sales Tax	Total
72028	ZMaster 7500 25hp Yanmar w/60in RD Deck	1	\$22,710.30	\$22,710.30	\$1,998.51	\$24,708.81
FSD1	Setup	1	\$455.00	\$455.00	\$40.04	\$495.04
FSD2	Delivery	1	\$455.00	\$455.00	\$40.04	\$495.04

Totals: \$25,698.89



Date: March 3, 2025

Quotation for Sudden Valley Community Assoc

Quote No: Q007101

Configuration Product Details

72029: ZMaster 7500 25hp Yanmarw/ 72in Turbo Force Deck

Model	Product Description	Qty	Unit Price	Extended	Sales Tax	Total
72029	ZMaster 7500 25hp Yanmarw/ 72in Turbo Force Deck	1	\$23,440.30	\$23,440.30	\$2,062.75	\$25,503.05
FSD1	Setup	1	\$468.00	\$468.00	\$41.18	\$509.18
FSD2	Delivery	1	\$468.00	\$468.00	\$41.18	\$509.18

Totals: \$26,521.41

4,223.70 52,220.30

Accepted By: _____

SUDDEN VALLEY MAINTENANCE

4 CLUBHOUSE CIRCLE
 BELLINGHAM, Washington 98229
 UNITED STATES
 turfcare@suddenvalley.com
 360-223-4695 - Mobile
 360-734-6430 - Home

Selected Units for Sale

N/U	Make	Model	Unit Type	VIN/Serial	MSRP	Sale Price	DOC Fees	Off'l Fees	Prot. Pkg
Exmark	LAZER Z DIESEL		ZERO-TURN		\$30,080.00	\$27,099.00	\$0.00	\$0.00	\$0.00
		60" ZERO TURN							
		LZS80TDYM604							
		W0 LAZER Z							
		DIESEL 25 HP**							
		YANMAR							
		3TNV80FT							
		DIESEL W/60"							
		ULTRACUT							
		SERIES 4 DECK,							
		SUSP SEAT &							
		15" SEMI-PNEUM							

Sales Notes

QUOTES ARE GOOD FOR 30 DAYS UNLESS OTHERWISE STATED ON THE INVOICE

Disclaimer

Carl's Mower & Saw

Striving to Honor God, Our Family, Our Community!

Thank you for allowing us to quote your sales needs. Sales Quotes are valid for 30 days unless noted on invoice, we look forward to supplying you with your future equipment needs.

Totals		
Sub Total	+	\$27,099.00
Tax	+	\$2,438.91
*** Invoice Total	=	\$29,537.91
Amount Paid	-	\$0.00
*** Transaction Total	=	\$29,537.91
Balance Due =		\$29,537.91

Deposit Paid \$0.00

Tax Name
 Washington

Tax Amount
 \$2,438.91

Signature _____



Sudden Valley Community Association

360-734-6430
4 Clubhouse Circle Bellingham, WA 98229
www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors

From: Michael Bennett, General Manager

Date: March 27th, 2025

Subject: Capital Request – Change Order – Roads Project #9924.6 – Bridge Funding

Purpose

To request a change order to the 2024 9924.6 funding approval for Roads Capital Code 9924.6 to purchase and install two bridges.

Background

SVCA's 2025 capital budget includes \$1,202,425.00 to purchase and install two bridges. These two bridges were designed and permitted under the Roads Capital Code 9924.6.

- Area Z Access Bridge (Road Bridge #2 – Roy Road Maintenance Yard Bridge) – This bridge is located off Honeycomb Lane to access Area Z and the community garden. This project will replace the existing bridge with a new 70' long by 14' wide pre-engineered steel bridge. The current bridge is at the end of its life cycle and has a 3-ton weight rating. Before the bridge rating reduction, the Maintenance Department heavily used this bridge. It allows them to access Gates 9, 13, and 3 without having to go on Lake Louis Road. This saves substantial time during snow events and heavy equipment access (backhoe, loader, roadside mower, etc.).
- Culvert #4 Replacement with Bridge (renaming to Road Bridge #5) – This is an 8-foot diameter corrugated metal arch culvert at the end of its life cycle; the bottom is rusted out and failing. Also, during the 2021 November flood event, the existing culvert couldn't handle Beaver Creek's water volume, leading to a road failure, causing an emergency road repair. It is located on Polo Park Drive between the intersections of Lost Lake Lane and Sunnyside Lane. The new bridge will be 40' long by 28' wide.

Analysis

Road Capital Code 9924.6 (approved in 2024) provided for the design and permitting for these bridge replacements. Based on design and permit feedback, Chinook Engineering has prepared an engineer's estimate to replace both structures with new pre-engineered bridges. Attached is a project summary from PNW Services, Inc., identifying a total estimated project cost of

\$1,088,464.22. This summary includes the engineer's estimate and preliminary construction drawings.

As noted in PNW's summary, four bridge manufacturers were issued a bid package to supply the two bridges, and the bid results are included. For scheduling reasons, it is recommended that SVCA purchase the bridges directly and then contract for their installation. This approach mirrors 2022, when the 8th Hole Golf Course Bridge was replaced.

Bridge Quotes:

- Polo Park 28'x40' Bridge – **Rapid-Span** with a quote of \$121,312.00 including WSST.
- Maintenance Bridge 14'x70' – **RTI** with a quote of \$134,368.00 including WSST.

Upon BOD funding approval, this project will be issued for bid to contractors to install the bridges and brought back to the BOD for contract award.

Proposal 1

Authorize \$1,088,464.22 from Roads to purchase and install two pre-engineered steel bridges.

Proposal 2

Authorize the General Manager to execute a contract with Rapid-Span and RTI per their attached quotes.

Request 1

Request \$1,088,464.22 from Roads to purchase and install two pre-engineered steel bridges.

Request 2

Request authorization for the General Manager to execute a contract with Rapid-Span per their attached quote for \$121,312.00 and RTI per their attached quote for \$134,368.00.

Motion 1

Move that the Board of Directors approve the allocation of \$1,088,464.22 from Roads for purchasing and installing two pre-engineered steel bridges.

Motion 2

Move that the Board of Directors approve the General Manager to execute a contract with Rapid-Span per their attached quote for \$121,312.00 and RTI per their attached quote for \$134,368.00.

Finance Committee Approval

Motion 1

Approved: _____ Not Approved: _____ Finance Committee

Motion 2

Approved: _____ Not Approved: _____ Finance Committee

Board of Directors Approval

Motion 1

Approved: _____ Not Approved: _____ SVCA Board of Directors

Motion 2

Approved: _____ Not Approved: _____ SVCA Board of Directors



March 14, 2025 Update

Sudden Valley Community Association
Attn: Michael Bennett
4 Clubhouse Circle
Bellingham, WA 98229

RE: Project Scope Letter
2025 Bridge Funding

PNW is providing this overall project scope letter to SVCA for Roads Capital Code 9924.6. This is a change order requesting funding approval to purchase and install 2 bridges.

Summary of anticipated costs:

Construction & Management	
- Bridge Construction – Chinook Engineering, Engineer’s Estimate dated 2-14-25	\$894,372.93
- Utility Companies – Allowance for construction coordination with utility relocations to hang from bridge – power and communications.	\$50,000.00
- Construction Management – PNW Services, Inc. – Per Attached	\$38,340.00
- Engineering Oversight – Allowance for oversight and design coordination during construction.	\$6,800.00
Total Design & Permitting	\$989,512.93
Contingency at 10%	\$98,951.29
Total with Contingency	1,088,464.22

On January 30th, 2025, Chinook Engineering requested bridge quotes from 4 bridge manufactures. On February 20th, 2025 a bid tabulation was provided with recommendation from Chinook Engineering to proceed with:

- Polo Park 28’x40 Bridge – RapidSpan with a quote of \$121,312.00.
- Maintenance Bridge 14’x70 – RTI with a quote of \$134,368.00.

The bridge supply bid package, and bids received are attached for reference. For schedule reasons, it is planned that SVCA will purchase the bridges directly, and then contract the installation. This matches the approach taken in 2022 when the 8th Hole Golf Course Bridge was replaced.

Please let me know if you have any questions, or if you would like any further information.

Sincerely,

Tyler Andrews
President

Chinook Engineering

Stream Crossing Fish Passage Construction Cost Estimate

Polo Park Dr 28' x 40' Steel bridge on sheet pile foundation and 14'x70' Roy Road Bridge on shallow concrete

Project Name: Polo Park Dr Crossing Beaver Creek Bridge Costs 1-30-2025

Chinook Project #: 24476

Date: 02/14/25

Estimate By: Jay S. Kidder, PE

Stream: Beaver Creek, Tributary to Lake Whatcom



5 month Construction Inflation Factor
Applied to Construction Total 3.00%

Description	Unit	Quantity	Cost	Amount	Sub Total
Mobilization / Site Preparation					
Mobilize	L.S.	1	\$25,000	\$25,000	
Access and signage	L.S.	1	\$2,000	\$2,000	
Road Bypass	L.S.	1	\$2,000	\$2,000	
Erosion Control	L.S.	1	\$5,000	\$5,000	
Dewater	L.S.	1	\$5,000	\$5,000	
Fish Removal	L.S.	1	\$2,000	\$2,000	
Utilities	LS	1	\$40,000	\$40,000	

MOBILIZATION / SITE PREP SUB TOTAL \$81,000

Excavation

Grubbing and disposal on site	ACRES	0.22	\$35,000	\$7,643	
Tree falling stumps to remain on site	EA	12.00	\$1,200	\$14,400	
Excavation, at bridge side slope and rip rap removal	C.Y.	346.67	\$140	\$48,533	
Demolition and disposal culvert	EA	1.00	\$4,000	\$4,000	
Concrete & Asphalt Cut and Disposal Break and haul	TON	105.32	\$55	\$5,793	

EXCAVATION SUB TOTAL \$80,369

Bridge Installation Polo Park Dr

Bridge 28' x 40' HDG ASTM A992 steel or conc.slab Ownr	SF	1120	\$150	\$168,000	owner supplied
Bridge sheet pile foundation and wing walls	LBS	25000	\$4.50	\$112,500	121,312
Bridge HDG steel backwall	LBS	210	\$10.70	\$2,247	
Install, crane or dual excav.	L.S.	1	\$12,000	\$12,000	
Backfill and Compaction subgrade	C.Y.	337	\$140	\$47,185	
Geotextile Tensor	SY	156	\$35.00	\$5,444	
RECP Coir 90 ounce roll blankets	SY	622	\$15.00	\$9,333	
Fill Road base crushed gravel	Ton	232	\$110	\$25,553	
HMA 4" total thickness	Ton	290	\$210	\$60,978	
Paint Striping	LS	1	\$500	\$500	

Polo Park Dr Bridge SUB TOTAL 397,052 \$443,740

Bridge Installation Roy Road Maint Yard Bridge

Bridge weathering steel ASTM A 588 14'x70'	SF	980	\$172.00	\$168,560	owner supplied guard and handrail
Concrete footers	CY	7	\$2,000.00	\$13,333	134,368
Subgrade crushed gravel	CY	31	\$180.00	\$5,616	
Install, crane high lift	L.S.	1	\$12,000	\$12,000	
Fill Road base crushed gravel	C.Y.	108	\$160	\$17,333	
HMA 4" total thickness	Ton	11	\$210	\$2,246	
Bridge Removal and Disposal	EA	1	\$4,000		

Roy Road Maint Yard Bridge SUB TOTAL 184,896 \$219,089

Channel Work HPA Req'd

Excavation Channel bed and replace bankward	C.Y.	144	\$85.00	\$12,278	
Streambed Gravel, Fishmix grade	C.Y.	144	\$160.00	\$23,111	
Revegetation, Polo Park Dr	LS	1	\$3,000.00	\$3,000	
Revegetation, Roy Road Maint. Yard	LS	1	\$3,000.00	\$3,000	

CHANNEL WORK SUBTOTAL \$41,389

w/ 3% inflation factor 808,247.18

CONSTRUCTION TOTAL

				\$865,587	
Sales Tax applied separately	9.00%	8.8%		\$	81,829 \$71,125.75
Admin/Planning	0.00%			\$	-
Engineering Construction Contract and assist bidding	0.00%			\$	-
Engineering Construction Management	0.00%			\$	-
Soils Lab Testing			\$ 15,000	\$	15,000

PROJECT TOTAL with inflation for 5 months \$962,416 \$894,372.93

In providing opinions of probable construction cost, the Client understands that the Consultant (Chinook Engineering) has no control over the cost or availability of labor, equipment or materials, or over market condition or the Contractor's method of pricing, and the consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

Sudden Valley Community Association

2025 Bridge Construction

PNW Estimate - Bid Package, Permitting, and Construction Management

Task	Description	Hours	Estimated Cost
Design Oversight	Under separate proposal.	0	
	Total Estimated Design Oversight Hours	0	\$ -
Permitting	Under separate proposal.	0	
	Total Estimated Permitting Cost	0	\$ -
Contractor Bids	Prepare bid documents.	6	
	Issue bid package to contractors, answer bid questions, and provide contract award recommendation to SVCA.	5	
	Total Estimated Bid Package Hours	11	\$ 1,485.00
Construction Management	Prepare construction contract, and contract execution oversight.	3	
	Utility company coordination.	40	
	Construction Management - Assumes 9 week construction period, 45 working days, at 5 hours per day average oversight.	225	
	Contract closeout.	5	
	Total Estimated Construction Management Hours	273	\$ 36,855.00
	Total Estimated		\$ 38,340.00

Sudden Valley Bid Tabulation as of			3/14/2025	
Bidder's Name	Polo Park 28'x40' Span Bridge	Roy Drive 14'x70' Span Bridge		Totals
RTI	\$ 143,242.50		134,368.00	
RTI		\$	131,527.50	
				\$ 274,770.00
True North	\$ 140,916.00			
True North		\$	140,319.00	
				\$ 281,235.00
Big R Contech	\$ 163,600.00			
Big R Contech		\$	188,500.00	
				\$ 352,100.00
RapidSpan	\$ 111,500.00			
RapidSpan		\$	121,312.00	
				\$ 289,900.00



Jamie Holzberger
 89 Kruger Road
 Plains, MT 59859
 406-240-2470 mobile
jamie@rtifab.net

Strength Through Simplicity

Roy Road
Sudden Valley Community

Bid Date: February 20, 2025

Description

Total Price: ~~\$131,527.50~~

\$134,368.00

Live Load Rating- HL93
 Two 7'x70' modules- A588 steel
 One layer of 12 ga. Galvanized w-beam guardrail
 4"x6" timber pedestrian rail
 7 ga. 4.25"x12" galvanized steel bridge decking - *configured to accept gravel running surface*
 Sole plates, elastomeric bearing pads- *shipped loose, field welding required*
 All bolts and hardware for installation
 One set (2)- Steel backwall
 One set (2)- 18"x30"x16' precast sill
 Shop drawings provided signed and sealed by a professional engineer in the state of Washington
 Delivery location- Bellingham, WA- *jobsite*

<u>Items</u>	<u>Price</u>
Bridge	\$97,500
Engineering	\$4,000
Bearing assembly	\$2,000
Backwalls	\$7,000
Precast sills	\$7,000
Freight	\$6,000
6.5% Wa sales tax	\$8,027.50
8.8% WSST	\$10,868.00

F.O.B. jobsite, must be accessible for an over the road truck with trailer, 2 hour offload time allowed
 All items sold and shipped together
 Excludes unloading of any components
 All quotes are non-binding and subject to a final purchase order approved by RTI Bridge.
 All quotes are subject to change without notice, prior sale, inventory availability, access to mill stock,
 and unforeseen delays in transportation services.
 30% down payment upon purchase order
 Net 15 days after fabrication is completed , 1.5% per month interest charge will be added after 15 days

RTI Bridge is an AISC Certified Facility

Accepted by: _____ Date: _____

QUOTATION 25-0061

February 20, 2025

To: Chinook Engineering
Att: Mr. Jay Kidder
Via E-Mail: jay@chinook-engineering.com

Re: Sudden Valley Community Bridge Quotes

We are pleased to offer the following quotation to design, manufacture and deliver the following bridges:

Load Rating: HL-93 with allowance for U80 overloads.

Polo Park Bridge – 40' long x 28' wide precast concrete slab bridge:

- 10 Precast concrete slabs, 18" deep – approx. 24,900 lbs. ea.
- Combination traffic rail / pedestrian rails on both sides – shipped loose
- Rubber bearing strips
-

Price = \$111,500.00 Plus 8.8% WSST = \$121,312.00

Roy Road Bridge – 70' long x 14' wide composite bridge:

- Weathering steel girders ±4' deep c/w bolted bracing – estimated total weight: 26,000 lbs.
- 11 Precast concrete deck panels c/w 6" high concrete curbs– approx. 12,700 lbs. ea.
- 2 Precast concrete ballast walls – approx. 11,400 lbs. ea.
- Bearing assemblies

Price = \$ 178,400.00

- Prices in US dollars
- Prices FOB the bridge site during regular business hours, including 1 hour off-loading time per truck. Site must be accessible for highway trucks.
- Includes Rapid-Span's standard in-house QC
- Our Price excludes applicable taxes, but includes all duties, surtaxes or other tariffs levied by a government at time of bidding. Any new and/or additional tax, surtax, duty and tariff imposed by governments (whether on raw or fabricated material) not known and in force at bid time shall be invoiced and paid by customer.
- Rapid-Span's standard terms and conditions apply (attached)
- Payments due 30 days from date of invoice. Invoicing will be at completion of manufacture, unless negotiated otherwise. EFT payment is requested, if possible.

Conditions:

1. Off-loading, installation and erection engineering are not included
2. Site visits, field measurements, field inspections and/or surveying not included
3. Blast cleaning of steel girders not included unless stated otherwise
4. Approach rails/barriers are not included
5. Rapid-Span is not responsible for the overall bridge design. The Engineer of Record shall verify the proposed design is compatible with the overall design and that hydrological, road alignment, traffic containment, geotechnical and all other design considerations are satisfied and are consistent with requirements of the regulatory authority.
6. Erection contractor to ensure appropriate equipment is chosen for the actual weights shown on the approved shop drawings.
7. The Engineer of Record shall verify that all supplied components are installed by independent, qualified contractors and are installed in accordance with Rapid Span design drawings.

We appreciate the opportunity to quote. If you have any questions, please call toll-free: 1-800-661-2047. This quotation is valid for 30 days.

Regards,



Cody Keller, ASCT
Estimator & Project Lead

Quote accepted by:
Name: _____
Date: _____
Signature: _____

January 30, 2025

From:

Jay Kidder, PE
860 Windrose Drive
Coupeville, WA 98239

Prefab Bridge Fabricators

Subject:

**Firm Price for Prefabricated Bridge Quotes
for the Two Crossings of Beaver Creek at Polo Park and Roy Road
Culvert and Bridge Replacements Project**

Dear Fabricators,

The Sudden Valley Community Association (SVCA) is requesting firm fixed price quotes for **two** weathering steel, Single Coat Inorganic Zinc coated steel, or galvanized steel girder bridges located near Bellingham WA. The bridges are funded privately and are not subject to Washington State prevailing wage requirements. The Polo Park Avenue bridge measures nominally 28' driving length wide x 40' in span and the Roy Road bridge is nominally 14' driving length wide x 70' in span.

If you are interested, please provide a firm, itemized quote for each bridge, backwall, MC 18x42.7, and bearing plate assemblies. The criteria below shall be followed in your quotation. Drawings for both bridge sites are attached for your quotations and please acknowledge that you reviewed the drawings in your quotations. You may email your detailed quotes to Jay Kidder, jay@chinook-engineering.com, and Tyler Andrews, tylera@pnwcivil.com.

Please submit quotes by **February 6, 2025 at noon**. We expect to select a vendor and sign a contract for fabrication in February 2025.

If you would like to contact us, please feel free any time by telephone or email. My work number is 360-672-5528 and Tyler Andrews can be contacted at 360-739-2072. Contact information for the project engineer for each site is provided below.

Sincerely,

Jay Kidder

Site delivery address:

~ 2650 Lake Louise Rd, Bellingham, WA 98225, Sudden Valley Maintenance Yard

Project Engineer: Jay Kidder, Chinook Engineering
360-672-5528
jay@chinook-engineering.com

Please provide a quote for one two lanes with sidewalks striped with handrail and a crash test guardrail of 40' long steel bridge with a driving width of 28' clear and HMA paving or concrete and one 70' long steel gravel surfaced with a driving width of 14' clear. Please see attached design plans and the information below for additional specifications.

1. The WSDOT M41-10 Standard Specifications for Roads, Bridges And Municipal Construction most recent, specifications relating to wages, liquidated damages and general conditions are appended to this contract and shall prevail.
2. Include WA State sales tax in your quotation.
3. Bridge must be available for delivery by **July 21st 2025** unless a later date is requested by the SVCA in writing after a contractor is hired.
4. Delivery will be coordinated with the construction contractor.
5. Include an itemized quotation showing: bridge, bearing pad assemblies, MC 18x42.7 foundation channel, backwalls, engineering, freight and any other associated costs that you would include in your quotation to provide both bridges.
6. Include costs for shop drawings, and structural calculations that include a Washington State Engineer's seal.
7. Fabricator is responsible for confirming delivery route and obtaining all transport permits.
8. Prefabricated bridges will need structural design in accordance with design criteria of AASHTO HL93 loading, double and single lane basis, medium and low ADT, with emergency vehicle overload EV3. Submittals are required and shall be sealed by a State of Washington Professional Engineer for calculations and shop drawings of the final bridge upon payment of a deposit.
9. No splices in stringers are allowed.
10. Four stringers minimum are required in each bridge.
11. The Polo Park Bridge will consist of a double lane nominal 40' long by 28' driving width bridge with standard efficient stringer profiles. It must include a crash tested 25 mph posted guardrail and a handrail for pedestrians in accordance with AASHTO. Drawings are included for the bridges. This bridge is intended to be placed on top of a sheet pile foundation. Concrete or Asphalt surfacing is the driving surface.
12. The Roy Road Bridge will consist of a single lane nominal 70' long by 14' driving width bridge with standard efficient stringer profiles. It must include a non-crash tested guardrail and a handrail for pedestrians in accordance with AASHTO. Drawings are

included for the bridges. This bridge is intended to be placed on top of a shallow concrete foundation. Crushed gravel surfacing is the driving surface.

13. Include a steel back wall system for soil retention and bridge stringer ends.
14. ASTM A588 weathering steel alloy is specified for the stringers, or A998 if the beams are SCIZ coated or galvanized, W beam guardrails, support posts and other steel portion of the bridge including back wall and handrails.



Jamie Holzberger
 89 Kruger Road
 Plains, MT 59859
 406-240-2470 mobile
jamie@rtifab.net

Strength Through Simplicity

Polo Park
Sudden Valley Community

Bid Date: February 20, 2025

28'x40" Bridge Description

Total Price: \$143,242.50

Live Load Rating- HL93
 Four 7'x40' modules- *A588 steel*
 2 layers of 12 ga. Galvanized w-beam guardrail
 4"x6" pedestrian timber rail
 7 ga. 4.25"x12" galvanized steel bridge decking - *configured to accept concrete running surface*
 Sole plates, elastomeric bearing pads- *shipped loose, field welding required*
 All bolts and hardware for installation
 One set (2)- Steel backwall
 One set (2)- MC 18.42.7 channel pile cap
 Shop drawings provided signed and sealed by a professional engineer in the state of Washington
 Delivery location- Bellingham, WA- *jobsite*

<u>ITEM</u>	<u>PRICE</u>
Bridge	\$108,000
Engineering	\$3,500
Bearing assembly	\$5,000
Backwalls	\$8,000
MC pile cap	\$4,000
Freight	\$6,000
6.5% WA sales tax	\$8,742.50

F.O.B. jobsite, must be accessible for an over the road truck with trailer, 2 hour offload time allowed
 Excludes all concrete work
 Excludes concrete side walk
 Excludes unloading of any components
 All quotes are non-binding and subject to a final purchase order approved by RTI Bridge.
 All quotes are subject to change without notice, prior sale, inventory availability, access to mill stock,
 and unforeseen delays in transportation services.
 30% down payment upon purchase order
 Net 15 days after fabrication is completed , 1.5% per month interest charge will be added after 15 days

RTI Bridge is an AISC Certified Facility

Accepted by: _____ Date: _____

Quote # QUO-758306-D0S2S3					
Date	2/13/2025	Account Name	Sudden Valley Community Association	Reply-To	
Quote #	QUO-758306-D0S2S3	Contact Name	Sudden Valley Community Association	Contech Rep.	Doug Myers
		Phone	(360) 734-6430	Address	HOME OFFICE-WA,
Project Name	Sudden Valley Beaver Creek	Fax	(360) 734-1915	Phone	253-797-8293
Project #	837481	Email	acctmgr@suddenvalley.com	Fax	
Project City/State	Bellingham, WA			Email	Doug.Myers@conteches.com
Contech's offer to sell the products described in this quotation is expressly conditioned upon Buyer's assent to the Contech Conditions of Sale ("Contech COS") included herewith and/or viewable at www.conteches.com/cos . A valid tax exemption certificate must be issued to Contech or sales tax will be added.					

Item #	Description	Pieces	Quantity	Extended Unit Price	Unit	Unit Total
	<p>Prefabricated modular steel vehicle bridge superstructure with features as described below:</p> <p>Polo Park Bridge Bridge Model: Vehicle Rolled Girder Bridge Length: 40.00 ft. (out to out of girders) Width: 28.00 ft. (clear between rails) Design Code: AASHTO LRFD Bridge Design Specifications, 9th Edition, 2020 (ABDS) Design Vehicle: HL-93 Owner Vehicle: None Deflection: L/500 Number of Pieces: 3 (field bolting by others) Finish: A588 Weathering – SP7 Blast (All surfaces) Bridge Decking: 12 x 4 1/4 Steel Bridge Plank x 9 gauge Wearing Surface: By others Railing Type: TL-2 Design Rated (not crash tested) Galvanized 12 Ga. Thrie-beam – girder mounted. Horizontal L2x2 pedestrian rails with 4" max openings are included. Railing Height: 42" Bearings: Contech Designed Bearings are included. Elastomeric Leveling Preliminary Superstructure Weight: 50,700 lbs.</p> <p>Shop drawings will be provided, signed and sealed by a Professional Engineer registered in the State of Washington.</p> <p>Special Considerations:</p> <ul style="list-style-type: none"> - Top of 4 1/4" metal deck to low steel dimension is 37.40" - The horizontal pedestrian rails are shipped loose to be field installed (bolted) by others. - Design allows for a 4' wide sidewalk on each side of the bridge. - Load Rating is excluded - Overload vehicles – U80 and L90 are excluded from this quote. - Bridge grade differential is 0.40%. Skewed ends are excluded. - Bearing plates are shipped loose to be field welded by others. - Anchor plates are included. - (2) 31' long MC18x42.7 channels are included. - Crash tested rail system is excluded. - A rail system requiring a test level greater than stated above is excluded. - A PL3/8"x8"x8" is shop installed to the top of each rail post. - All timber rail wraps are excluded. - Galvanizing and/or zinc coating the steel is excluded. - Object markers are excluded. 	1.00	1.00	\$161,500.00	EA	\$161,500.00
	<p>Polo Park Back wall - 10-gauge galvanized sheet pile. Four at 31.17' long.</p>	1.00	1.00	\$2,100.00	EA	\$2,100.00

Quote # QUO-758306-D0S2S3						
<p>Prefabricated modular steel vehicle bridge superstructure with features as described below:</p> <p>Roy Road Bridge Bridge Model: Vehicle Rolled Girder Bridge Length: 70.00 ft. (out to out of girders) Width: 14.00 ft. (clear between rails) Design Code: AASHTO LRFD Bridge Design Specifications, 9th Edition, 2020 (ABDS) Design Vehicle: HL-93 Owner Vehicle: None Deflection: L/500 Number of Pieces: 2 (field bolting by others) Finish: A588 Weathering – SP7 Blast (All surfaces) Bridge Decking: 12 x 4 1/4 Steel Bridge Plank x 9 gauge Wearing Surface: By others Railing Type: TL-1 Design Rated (not crash tested) Galvanized 12 Ga. Thrie-beam – girder mounted. Horizontal L2x2 pedestrian rails with 4" max openings are included. Railing Height: 42" Bearings: Contech Designed Bearings are included. Elastomeric Leveling Preliminary Superstructure Weight: 61,500 lbs.</p> <p>Shop drawings will be provided, signed and sealed by a Professional Engineer registered in the State of Washington.</p> <p>Special Considerations:</p> <ul style="list-style-type: none"> - Top of 4 1/4" metal deck to low steel dimension is 40.10" - The horizontal pedestrian rails are shipped loose to be field installed (bolted) by others. - Load Rating is excluded - Overload vehicles – U80 and L90 are excluded from this quote. - Bridge grade differential and Skewed ends are excluded. - Bearing plates are shipped loose to be field welded by others. - Anchor plates are included. - Crash tested rail system is excluded. - A rail system requiring a test level greater than stated above is excluded. - A PL3/8"x8"x8" is shop installed to the top of each rail post. - All timber rail wraps are excluded. - Galvanizing and/or zinc coating the steel is excluded. - Object markers are excluded. 	1.00	1.00	\$162,800.00	EA	\$162,800.00	
<p>Roy Road Sills Two - 24" x 48" x 16' Pre-Cast Concrete Bridge Sills.</p> <ul style="list-style-type: none"> - The use of Contech pre-cast concrete sills requires the buyer to determine suitability based on size of structure, seismic, and soil bearing capacity at location of installation. Applied pressure at the sill is approximately 2,800 psf. The General Contractor is responsible for soil stabilization to reach this bearing capacity. - Precast Sills should only be used on temporary or short-term bridges or when settlement of the bridge foundation is not a concern. Non-uniform loading of the sill may result in more settlement than a traditional cast in place footing or deep foundation. This settlement may cause damage to rigid pavement approach systems such as concrete. Flexible approach surfaces, such as gravel, may be more able to accommodate this potential settlement. - Contech reserves the right to requote the Precast Sills if a soil bearing capacity less than 2,800 psf. must be met. - Each sill weighs ~19,200 lbs. The General Contractor is to unload. 	1.00	1.00	\$24,200.00	EA	\$24,200.00	
<p>Roy Road Back wall - 10-gauge galvanized sheet pile. Two at 19' and two at 24' long.</p>	1.00	1.00	\$1,500.00	EA	\$1,500.00	

Quote # QUO-758306-D0S2S3						
Washington State Sales Tax at 6.5%	1.00	1.00	\$22,886.50	EA		\$22,886.50
- Polo Park Bridge: \$10,497.50						
- Polo Park Backwall: \$136.50						
- Roy Road Bridge: \$10,582.00						
- Roy Road Sills: \$1,573.00						
- Roy Road Backwall: \$97.50						
					Total	\$374,986.50
					(Tax not included) Net Total	\$374,986.50

Standard Notes

1. All orders must be shipped within 30 days of manufacture. Should you be unable to accept delivery of materials at the agreed upon time, a storage charge equal to a maximum of 5% per month of the selling price of the stored material applies. Refer to Article 19 Contech CONDITIONS OF SALE.
2. Allowable unloading time for delivery trucks is two (2) hours. Demurrage charges of \$100.00 per hour thereafter will be added.
3. In addition to any other procedures outlined or remedies provided, at the time of order, Contech will request a desired delivery date for the quoted materials from the purchasing customer. After drawing approval and prior to manufacturing Contech may again confirm the requested delivery date with the purchasing customer. If purchasing customer cannot take delivery of finished materials within 30 days of requested date, and after Contech has manufactured the product(s), Contech will invoice for the total amount of the order with payment due within 30 days. Additionally, Contech may also assess fees in the amount of 5% per month of the selling price of the stored materials that are not shipped within 30 days after the requested delivery date for storage and handling.
4. Lead time for submittal drawings and calculations is 6 weeks from formal notice to proceed and receipt of all necessary project information. Due to fluctuations in backlog which occur between the date of this quotation and approval of submittals, material availability, and other supply chain issues, fabrication lead time will be communicated upon receipt of approved submittals.
5. Preliminary Assembled ship weight: Approximately +/- (See Above) lbs. subject to final design. Contech will not be liable for any additional construction or installation costs incurred related to a change from a preliminary bid design weight to a final design, regardless of the reason for the change.
6. Prices are f.o.b. origin with freight allowed to the jobsite with unloading by others at a truck accessible location.
7. Prices quoted do not include assembly. Some or substantial assembly is required and is the responsibility of Buyer.
8. State, County and or local Sales taxes are not included. Sales Tax must be collected unless a valid and signed sales tax exemption certificate has been provided to us. Refer to Article 15 Contech CONDITIONS OF SALE.
9. This quotation expires 30 days from the date shown. Prices are firm for shipment within 120 days of the date of quotation and are subject to a maximum escalation of 8% for each 30 days thereafter.
10. This quote is based on live off loading ONLY and is the responsibility of others. The loads will be delivered as close to the project location as trucks can reasonably access and be driven under their own power without specialized equipment. Oversized loads warrant additional consideration and providing suitable access shall be the responsibility of the contractor/customer. The driver(s) will leave hard surface public roads only at their discretion but is not obligated to do so. If driver agrees to access a site under any other conditions, customer may be subject to additional costs. Due to curfews and other travel time restrictions on over dimensional loads, the customer shall be responsible for additional costs associated with weekend, holiday or Monday delivery requests. Cancellation of scheduled delivery loads requiring permits within 48hrs may result in additional permits and will be the responsibility of the purchaser. Specialized haulers and or equipment are utilized in the shipping of bridge components (ie "trailer rental"), costs incurred by CONTECH due to cancellation and or postponement of the delivery of bridge components will be the responsibility of the purchaser. Staging/Jockeying of trailers can be provided upon request for an additional fee.

Scope Of Work

Big R Rolled Girder

Girder bridge pricing includes the steel bridge manufactured in sections sized at the discretion of Contech to facilitate optimum shipments. Sections may require final assembly at the jobsite by others using fasteners supplied by Contech.

The following work is not a part of this offer and is to be performed by others at no cost to Contech:

1. All construction surveying, including field measurement and verification of abutments and anchor bolt placement.
2. Design of the bridge foundations unless otherwise stated herein.
3. Excavation and construction of the bridge foundations.
4. Supply and installation of anchor bolts.
5. Erection and installation of the bridge structure(s).
6. Touch up painting of any and all surfaces damaged during handling, loading, unloading, rigging, fit up or installation. Touch up paint guidelines are available from Contech.
7. Supply and installation of any expansion joint materials required by the contract.
8. Supply and installation of concrete and reinforcing for bridge deck slab or abutments.
9. Any and all costs associated with special inspection or testing by an independent agency.
10. Bridge approach railing or wing wall rails unless specifically included elsewhere on this proposal.
11. All other associated or appurtenant items not specifically referenced and included elsewhere in this proposal.

Quote # QUO-758306-D0S2S3

PAYMENT TERMS ARE 1/2%-10, NET 30 DAYS FROM DATE OF INVOICE UNLESS MATERIAL IS OTHERWISE NOTED AS NON-STANDARD ABOVE. IF NON-STANDARD, PAYMENT TERMS ARE 1/3 AT ORDER ACCEPTANCE AND PRIOR TO START OF PRODUCTION, 2/3 NET 30 DAYS FROM DATE OF INVOICE. THIS OFFER IS SUBJECT TO CREDIT APPROVAL. PRICES QUOTED APPLY ONLY TO THE REFERENCED PROJECT AND ARE IN EFFECT FOR 30 DAYS FROM THE DATE OF QUOTATION. SELLER RESERVES THE RIGHT TO ADJUST PRICES AFTER 30 DAYS FROM THE DATE OF QUOTATION BUT THE CONTECH COS REMAIN APPLICABLE. PRICES ARE BASED ON ESTIMATED QUANTITIES SHOWN. IF A DIFFERENT QUANTITY IS PURCHASED, CONTECH RESERVES THE RIGHT TO ADJUST THE PRICES. THIS QUOTATION CONTAINS THE ENTIRE AGREEMENT WITH RESPECT TO PURCHASE AND SALE OF PRODUCTS DESCRIBED AND SUPERSEDES ALL PREVIOUS COMMUNICATIONS, BUYER'S SIGNATURE BELOW, DIRECTION TO MANUFACTURE, OR ACCEPTANCE OF DELIVERY OF GOODS DESCRIBED ABOVE, SHALL BE DEEMED AN ACCEPTANCE OF THE CONTECH COS. SELLER EXPRESSLY REJECTS ANY OTHER TERMS AND CONDITIONS. PRICES ARE F.O.B. ORIGIN WITH FREIGHT ALLOWED TO THE JOBSITE WITH UNLOADING BY OTHERS AT A TRUCK ACCESSIBLE LOCATION. THIS QUOTATION IS ISSUED BY CONTECH ENGINEERED SOLUTIONS LLC FOR ITSELF AND/OR ON BEHALF OF ONE OR MORE OF ITS SUBSIDIARIES.

<u>Acceptance</u>		<u>Contech Engineered Solutions LLC.</u>	
WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS QUOTATION AND IN THE Contech COS INCLUDED HEREWITH AND VIEWABLE AT www.conteches.com/cos		By	Doug Myers
Company		(O)	253-797-8293
By		(F)	
Title		(Cell)	
Date		Title	

Quote # QUO-758306-D0S2S3

Contech - CONDITIONS OF SALE

1. ACCEPTANCE. This quotation from Contech Engineered Solutions LLC ("Seller") is an offer to sell to the aforementioned customer ("Buyer"). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE CONDITIONS OF SALE PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTATION, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OR WARRANTIES NOT FULLY EXPRESSED HEREIN. Buyer's signature to the quotation, direction to manufacture, or acceptance of delivery of the products described in this quotation, shall be deemed an acceptance of these Conditions of Sale. Seller may elect not to manufacture or deliver any product until Buyer returns a signed copy of this quotation.
2. LIMITED WARRANTIES. Seller warrants that it can convey good title to the products sold hereunder and that they are free of liens and encumbrances. Seller also warrants that the products sold hereunder are substantially free from defects in manufacturing and workmanship and shall conform to the specifications described in this quotation for a period of one (1) year from the date of delivery. This limited warranty does not apply to any products sold hereunder which have been modified or disassembled, that have been subjected to misuse, misapplication, neglect, alteration, accident or act of God, or that have been improperly installed, operated or maintained. THE FOREGOING WARRANTY IS IN LIEU OF AND EXCLUDES, AND SELLER HEREBY DISCLAIMS, AND BUYER HEREBY WAIVES, ALL OTHER WARRANTIES, WHETHER WRITTEN, VERBAL, EXPRESS OR IMPLIED, BY LAW OR OTHERWISE, INCLUDING, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE OR HABITABILITY.
3. LIMITATION OF BUYER'S REMEDIES. Buyer's exclusive remedy under Section 2 shall be limited to requiring Seller, at Seller's option, to repair or replace any defective or non-conforming products or allow credit for the defective or non-conforming products. Seller makes no warranty whatsoever with respect to accessories, goods, or parts furnished by Seller but not manufactured by Seller, which carry only the warranty, if any, in the applicable manufacturer's warranty (if any) to the extent permitted by the terms of such warranty between Seller and such manufacturer.
4. LIMITATION OF LIABILITY. Seller's total cumulative liability in any way arising from or pertaining to any product or service sold or required to be sold hereunder, whether based on contract, warranty, tort (including negligence) or other grounds, shall NOT exceed the purchase price paid by Buyer for such products or services. Neither Seller nor Buyer will be liable to the other, or any third party beneficiary, whether as a result of breach of contract, warranty, tort (including negligence and strict liability) or other grounds, for special, consequential, incidental, punitive (if allowed by law) or other indirect damages of any kind, including, but not limited to, loss of data, loss of profits or revenue, loss of use of the products furnished by Seller pursuant to this quotation or any associated product, cost of capital, cost of substitute products, facilities, services, downtime costs, or claims, or for liquidated damages (delay or otherwise) incurred by such party from any third party.
5. FORCE MAJEURE. In any event and in addition to all other limitations stated herein, Seller shall not be deemed to have failed to comply with any schedule for any delay in delivery or performance, which is caused by (i) any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure of raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller is capable of settling any such labor problem. In connection with any such delay, the agreed delivery date(s) or time for performance shall be extended for a period equal to the duration of the delay.
6. PASSAGE OF TITLE AND RISK OF LOSS. Title to the products sold hereunder and risk of loss shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or reconsign such shipment to any destination other than specified in the bill of lading without permission of Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation.
7. PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS. Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms hereof or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-1/2% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts, and Buyer is responsible for all costs of collection including, without limitation, reasonable attorneys' fees and court costs.
8. TRANSPORTATION CHARGES. Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.
9. CLAIMS BY BUYER. Buyer shall thoroughly inspect products sold hereunder immediately upon receipt to verify conformance with the specifications hereof. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective products within 15 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer modifies, removes or disposes of the product(s), or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.
10. MECHANICAL PROPERTIES; CHEMICAL ANALYSES. Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the products at other locations.
11. PATENTS. Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the product(s) delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the product is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.
12. PERMISSIBLE VARIATIONS. The products sold hereunder shall be subject to Seller's standard manufacturing and color variations, efflorescence, tolerances and classifications.
13. TECHNICAL ASSISTANCE. In no event shall Seller bear any responsibility for claims arising from technical advice or assistance provided to Buyer. Advice and assistance provided by Seller is for Buyer's guidance only, and Buyer agrees to rely solely on its own architects, engineers and other technical expert.
14. TAXES. No taxes imposed with respect of the sale of the products or services sold hereunder are included in any quotation by Seller. All applicable taxes shall be added and paid by Buyer in addition to the purchase price.
15. BUYER'S RIGHT OF TERMINATION. Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract upon Buyer paying Seller the sum of the following:
 - (1) the contract price for all products which have been completed prior to termination;
 - (2) the cost to Seller of the material or work in process (including engineering work) as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price;
- (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and
- (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.
16. WAIVER. Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.
17. DELIVERY. Delivery of the products sold hereunder shall be made pursuant to a delivery schedule agreed to by Buyer and Seller. The Buyer hereby agrees to take delivery of the product(s) hereunder within thirty (30) days after notification, oral or written, that the products are ready for shipment. In the event that the Buyer does not arrange to take delivery of the products in accordance herewith, Seller, at Seller's option, may:
 - (a) invoice the Buyer for the products less freight if applicable; store the products in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored products; add any applicable price increases listed on the quotation; charge for any repair work to protective coatings harmed by weathering while such products are being stored; and charge applicable freight when shipment to the Buyer is made. Products remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion; or
 - (b) cancel the order and invoice the Buyer for cancellation charges, which shall be 25% of the selling price of the products if the products are standard, in-stock material, or the full selling price if the products are special or nonstandard in nature and were especially fabricated for the Buyer.
18. DOCUMENTATION. Except as otherwise specifically set forth in the scope of work provided as part of this quotation, all documents, including drawings, specifications, computer files, electronic media, data, engineering calculations, notes, and other documents and instruments prepared or furnished by Seller (collectively the "Documentation") are owned by and the property of Seller. Seller shall retain all common law, statutory and other reserved rights, including copyright, applicable to the Documentation. The Documentation is not intended or represented to be suitable for use on any other project. Buyer agrees to indemnify and hold Seller harmless against all claims, damages, losses, and expenses (including reasonable attorneys' fees) arising from or in any way connected with the unauthorized use or modification of the Documentation by Buyer or any person or entity that acquires or obtains the Documentation from or through Buyer without the written authorization of Seller. Seller shall have no liability to Buyer or others for changes made to the Documentation by Buyer without Seller's prior written approval.
19. PERIOD OF LIMITATIONS. Buyer and Seller agree that any action by Buyer against Seller relating to this contract or the products sold hereunder, including, without limitation, any action for breach of contract or warranty, or otherwise in connection with the products sold under this contract, must be commenced by Buyer against Seller within one (1) year after the cause of action therefore accrues or one (1) year of delivery of the products sold hereunder, if less.
20. CONFLICTING PROVISIONS OFFERED BY BUYER. Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.
21. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.
22. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the state of the project site described in the quotation, without regard to conflicts of law provisions. Buyer and Seller agree that venue for any action brought for the breach of or enforcement of this contract will lie in the county of the project site described in the quotation. AS A MATERIAL INDUCEMENT TO ENTER INTO THIS CONTRACT, BOTH PARTIES WAIVE THE RIGHT TO TRIAL BY JURY IN ANY PROCEEDING ARISING OUT OF OR RELATED TO THIS CONTRACT.

REV. 11/24



Quote

4401 Main Avenue
Fargo, ND 58103
Phone: (866) 982-9511

401 N. Loop 289
Lubbock, TX 79403
Phone: (806) 762-3255

Project Name: Sudden Valley Roy Road
City, State: Bellingham, WA
Quote #: B02252468
Date: 2/20/2025 *Quotation is valid for 15 days due to steel and fuel volatility*

TrueNorth Steel Territory Manager: Tom Viall
Cell: 406-698-5234
Email: tom.viall@truenorthsteel.com

Estimate Prepared By: Rick Jones

BOM Reference: F99.850258-

14' x 70' Modular Vehicle Bridge

QTY	SIZE	DESCRIPTION	PRICE
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Below pricing is per attached terms, if additional terms are to be incorporated please contact TrueNorth Steel for updated pricing.

1	14 X 70	<u>VEHICLE BRIDGE</u>	\$133,384
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2 modules for bolt-together field installation
Design Load HL-93
14 Feet Travel Way - inside of rail to inside of rail
70 Feet Travel Length - end to end of girder
Estimated bridge weight is 56781 lbs, estimated heaviest module is 28390 lbs.

TO INCLUDE:

- Structural Support Beams – A588 weathering steel, mill-rolled W-Beam
- Bearing Plates, and Leveling Pads for up to an Elevation Rise of 1.5%
- Rail–Non-crash tested Galvanized TL-1 Thrie Beam, 4x6 Wood Cap Pedestrian Rail
- Bridge Deck Surface – Galvanized, 12"x4-1/4" roll or press break formed panels
Configured to accept gravel, timber, or asphalt wearing surface
- Hardware - Weathering steel splice bolts (if required) and bearing assemblies (excludes anchor bolts)
- Design drawings stamped by a WA Professional Engineer

• TrueNorth Steel reserves the right to review material pricing and make adjustments at any time due to market conditions up to and including withdrawal of our proposal prior to acceptance of order.

* Price does not include embedded anchor bolts for pre-cast or poured in place concrete.

* TrueNorth Steel will design the anchor bolts for shear and tension of the bolt only for lateral and uplift forces. Embedment and foundation checks by the foundation engineer of record. Any request for TNS to perform checks will be at the cost of the contractor.

* Hardware bolts and fasteners may include foreign/import content. It is TrueNorth Steel's intent to maximize domestic sourcing of raw materials and hardware when available.

Below options are only available for purchase with this bridge for use with this bridge



1 Set 24'

STEEL FRAMED BACKWALLS

\$6,935

A500 steel square tube frame with square ends
Galvanized corrugated steel backing with Corothane epoxy
Bolts to modular bridge sidedams for approach buffering
Extends 4 feet beyond each side of bridge

Delivery

FREIGHT- FOB JOBSITE

Included in Bridge

Includes delivery of all components listed above by standard highway accessible tractor trailer under its own power, unless specifically noted here _____. Unloading by others, unless specifically noted here _____.
All schedules and shipping sequences will be mutually agreed upon by customer and TrueNorth Steel.

Freight is based on rates at time of quote, actual costs will be charged at time of delivery, including specialty equipment.

SPECIFIC EXCLUSIONS

Calculations and Load Ratings (unless otherwise noted specifically in quote); Galvanizing, Paint or any other finishes(unless otherwise noted in quote); Third-party inspection of bridge during fabrication; Design, excavation and construction of bridge abutments; Unloading and assembly of bridge at the project site; Site surveys, geotechnical evaluations, or permitting (including fabricator approval, preparing permit applications, and any costs associated); Supply and placement of reinforced concrete deck (if applicable); Approach rails (unless otherwise noted specifically in quote); Anchor bolt design, supply and installation (unless otherwise specifically noted in quote); Any storage fees (unless otherwise noted specifically in quote); Any freight costs (unless noted specifically in quote); **Any Federal, State, County, or Local Sales Tax.**



TRUENORTH STEEL, INC. - TERMS AND CONDITIONS

- 1. ACCEPTANCE.** The following terms and conditions are attached to and incorporated in the quotation. ACCEPTANCE OF THE OFFER REPRESENTED BY THIS QUOTATION IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS HEREOF. NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON THE SELLER.
- 2. TERMS.** Seller's quotation is firm for fifteen (15) calendar days from the date of the quote, unless otherwise stated on the quote. TrueNorth Steel reserves the right to review and revise pricing based upon steel market conditions. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of fifteen (15) days after the mutually agreed upon delivery date or within fifteen (15) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials within fifteen (15) days of the mutually agreed upon delivery date, seller may invoice the Buyer for the materials less freight if applicable and payment is required within fifteen (15) days. As an option to Buyer the material may be stored in Seller's yard for a period not to exceed sixty (60) days from the date of invoice and Seller will charge Buyer a storage fee not to exceed 5% of the purchase price per month. Materials stored at Seller's yard in excess of (60) days will be subject to a storage fee of 10% of the purchase price and may be subject to additional charges related to any repair work to protective coatings harmed by weathering while such material is being stored.
- 3. CHANGES.** Any requests to change or modify this quotation requires a **WRITTEN REQUEST from Buyer to Seller**. If quantities, design parameters or design layouts change from those detailed on the original quote, the original quote may be deemed invalid and Buyer must request a new quote reflecting actual conditions. Previous delivery schedules and commitments may be altered as a result of changes.
- 4. PAYMENT TERMS AND LATE CHARGES.** All sales are COD unless credit is approved in advance. Upon approved credit, payment is due NET 30 DAYS from date invoiced. Down payment of 25% and progress payments may be required, additional down payments will apply for shorter fabrication schedules and/or special order materials. Without credit, 50% down and 50% prior to shipment. All private project must be paid in full prior to shipment. Buyer shall pay interest charges on all past due amounts at the rate of 1 3/4% PER MONTH (21% per annum), or if that rate is not allowed under applicable law or statute then at the highest rate allowed under applicable law or statute. Buyer is responsible for all costs of collection including without limitation reasonable attorneys' fees and court costs. If Buyer shall fail to comply with any provision or fail to make payments in accordance with the terms of this contract or of any other contract between Buyer or Seller, Seller may at its option defer further shipments, or without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to Seller's Credit Department. Seller reserves the right before making any delivery to require payment in cash or security payment; and if Buyer fails to comply with such requirement, Seller may terminate this contract.
- 5. SALES TAX.** Sales tax is NOT included in any quotation by Seller unless specifically included. All applicable taxes shall be added and paid by Buyer in addition to the purchase price.
- 6. FORCE MAJEURE.** Seller does not assume the risk of and shall not be liable for failure to perform any obligation caused by civil insurrection, war, riot quarantine, terrorism, fire, strike, labor stoppages or other labor disturbances, acts of God, acts or omissions of Buyer, acts or omissions of any government body or entity, floods, epidemics, pandemics, freight embargoes, shortages of labor, fuel, energy or materials, failure of suppliers or subcontractors to satisfactorily meet scheduled deliveries, accidents to machinery, delays in transportation or any other cause beyond the reasonable commercial control of Seller. Upon the occurrence of any such event, Seller may terminate this Contract without liability. In no event shall Seller be liable to Buyer for any consequential damages or claims for labor resulting from failure or delay in delivery.
- 7. DESIGN DRAWINGS.** Seller will commence with bridge design drawings and calculations upon receipt of signed agreement, required deposits, and receipt of all necessary documents from Buyer. Seller is dependent upon Buyer for supplying complete and accurate site information and design parameters. Designs supplied by Seller are based upon information provided by Buyer. Buyer or Buyer's representative is responsible for confirming that all information supplied to Seller is current, accurate and applicable. Scope of Seller's design is limited only to the bridge supplied unless additional design features are specifically requested by Buyer and agreed to by Seller.
- 8. DELIVERY.** Site must be safely and reasonably accessible for an over-the-road truck under its own power. The Buyer is responsible for providing safe means for off-loading on-site and for all rigging equipment, connection of rigging to bridge and lifting and placement of the bridge. Two (2) hours of off-load time is included in the delivery/freight cost per truck. Additional off-load time is provided at \$150/hour. Buyer will be responsible to reimburse freight carrier for any damage to delivery equipment as part of unloading or any other actions on delivery site.
- 9. MANUFACTURING VARIANCE.** The materials sold hereunder shall be subject to the Seller's standard manufacturing variations, tolerances and classifications.
- 10. RETURNS.** Materials associated with this order may not be returned unless Buyer has received specific approval from Seller in writing.
- 11. CANCELLATION FOR CONVENIENCE.** Due to the project-specific engineered content inherent to the order, cancellations of orders must be mutually agreed upon between Buyer and Seller. If Buyer makes a written request to Seller to cancel this order, Seller at its sole discretion, and only by written notice to Buyer, may authorize Buyer to cancel this order. In that event, Seller shall charge Buyer fully for all services and materials (including raw materials Seller has incoming from outside suppliers) specific to this order and for all work performed.
- 12. CLAIMS BY BUYER.** Passage of title to items sold to Buyer shall occur upon delivery and/or unloading by either party. If Buyer uses its own trucking or other means of pickup or delivery, then passage of title occurs upon completion of items being loaded at TrueNorth Steel facility. Any claims by Buyer must be made promptly in writing and in no event later than thirty (30) days after transfer of title. Written notification from Buyer must detail to the Seller the exact damage or shortcoming of the item and the reason Seller is claimed to be responsible. Seller must be given ten (10) working days to investigate the claim and should the Seller assume responsibility, Seller will be allowed ten (10) additional working days to replace the product or to provide a remedy deemed acceptable by the owner or owner's representative. In any case, Seller must be allowed a reasonable amount of time to correct any claim of deficiency. In no circumstance will Seller assume responsibility or accept charges from Buyer without written acceptance from Seller.



13. LIMITED WARRANTY. In order for there to be any coverage under the warranty herein, the following terms and conditions must be satisfied: (1) The bridge must be (i) installed within the United States and Canada; (ii) the bridge must be installed and maintained in accordance with all applicable manufacturer, owner and industry instructions, specifications and standards that were in effect as of the date of the shipment; (iii) the bridge must be installed and maintained in accordance with all applicable government laws, regulations, rules, ordinances, codes and other requirements that were in effect as of the date of shipment; (iv) the bridge's installation and maintenance must be upgraded in accordance with all manufacturer, industry and/or government instructions, specifications, standards, laws, regulations, rules, ordinances, codes and other requirements that may become effective after date of shipment. (2) Upon discovery of issues related to materials or workmanship or any other matter for which the warranty or other claim may be brought and in accordance with Section 11, the Seller, together with its representatives and anyone else acting on its behalf, must be given written notice of the event and must be given the opportunity to inspect and test the bridge and the site where the bridge was installed before, during and after any change in any condition that might affect the ability of the Seller to determine what happened and/or the cause of what happened. The owner will take all caution and responsibility to determine the safety of the bridge until due process is completed. The owner of the bridge bears the responsibility of establishing that any alleged issues related to materials or workmanship is covered by the warranty herein. (3) If it is established that the event is covered by the warranty herein, the Manufacturer will at its sole option: (i) repair the bridge; or (ii) replace the bridge with a bridge of approximately the same size, design, quality of material and workmanship specified for the original bridge. Manufacturer will repair or replace the bridge within a reasonable time period agreed upon by the manufacturer and owner. If the Manufacturer, at its sole discretion, is unable to repair or replace the bridge, it will refund the original purchase price of the bridge.

What is covered by warranty: Provided that the terms and conditions set forth herein are fully satisfied, "TrueNorth Steel", a registered tradename and its Affiliates (hereinafter refer to as "Seller") warrants the bridge against defective steel materials or workmanship for up to one (1) year following the delivery of the bridge to the customer. Steel decks and wood carry no warranty, with the exception of naturally durable Ipe hardwood decking and Ipe hardwood attachments shall carry a one (1) year warranty against rot, termite damage, or fungal decay. The warranty coverage provided herein extends only to the initial end user. Extended warranty from the original purchase date must be granted upon written request by a dealer/distributor to the Manufacturer for the initial end user.

What is not covered: (1) The Seller does not warrant any additional accessories and/or other attachments connected to the bridge. Under no circumstances will the Seller be liable for (i) the cost of repair or replacement of any accessories or other attachments to the bridge placed by others including pavement or other materials placed as a driving surface; or (ii) labor costs or other installation costs either for the bridge's original installation or for its repair or replacement or (iii) damage to the bridge or other property resulting from wind, rain, earthquake, building or earth collapse, explosions, and other acts of nature or man; or (iv) damage caused by installation, outside attachments not included in original bridge design, operating, service, maintenance (including de-icing agents) and/or repair practices; (v) failure due to defective materials and/or workmanship occurring later than one (1) year following delivery of the bridge, (vi) delivery to and from Seller's facility for repair or replacement; (vii) any exterior coatings unless specified in writing at time of purchase by the Seller and touch up to exterior coating as a result of delivery or installation, or (viii) any other damages as the result of delivery or installation. (2) This warranty shall not cover defects in the bridge caused by abuse, misuse, overloading, accident, improper installation, maintenance, alteration or any other cause not expressly warranted. This warranty does not cover damage resulting from or relating to the use of any kind of de-icing material. This warranty shall be void unless owner's records are supplied which show that the bridge has been properly maintained. (3) Warranty does not cover any issues related to the design, installation, failure or settlement of the bridge abutment, piling, retaining walls or other structures supporting the bridge. Seller is not responsible for scour, erosion or other design aspects related to soils, foundations or other hydraulic degradation of streams.

LIMITATIONS OF LIABILITY AND DAMAGES AND EXCLUSION OF OTHER REMEDIES. THE FORGOING REMEDY OF REPAIR, REPLACEMENT OR REFUND IS THE SOLE AND EXCLUSIVE REMEDY AVAILABLE FROM TRUENORTH STEEL AND ITS AFFILIATES. UNDER NO CIRCUMSTANCES SHALL THE LIABILITY OF TRUENORTH STEEL AND ITS AFFILIATES EXCEED THE PURCHASE PRICE OF THE BRIDGE. IN NO EVENT WILL THE MANUFACTURER OR ANY OF ITS EMPLOYEES OR REPRESENTATIVES BE LIABLE FOR ANY CLAIMS FOR SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, BUSINESS INTERRUPTION, LOSS OF USE, COST OF CAPITAL, COST OF SUBSTITUTE EQUIPMENT OR MATERIALS, DOWNTIME COST, ENVIRONMENTAL LOSS, LOSS OF ENJOYMENT, OR OTHER ITEM OF LOSS OR DAMAGE HOWEVER DESIGNATED, WHETHER SUCH CLAIMS SHALL BE FOR BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY IN TORT, OR OTHER CLAIM HOWEVER DESIGNATED, WHETHER SUCH CLAIM ARISES OUT OF OR RESULTS FROM THE LIMITED WARRANTY HEREIN, OR FROM EXPRESS OR IMPLIED WARRANTIES, OR FROM THE DESIGN, MANUFACTURE, SALE, DELIVERY, RESALE, INSTALLATION, TECHNICAL DIRECTION, OR INSTRUCTION FOR INSTALLATION, INSPECTION, REPAIR, MAINTENANCE, SERVICE, OPERATION OR USE OF THE BRIDGE.

DISCLAIMER OF ALL OTHER WARRANTIES

THE FOREGOING LIMITED WARRANTY IS THE ONLY WARRANTY MADE, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. TRUENORTH STEEL AND ITS AFFILIATES DO NOT WARRANT PRODUCTS FURNISHED BY OTHER MANUFACTURERS ATTACHED OR UNATTACHED TO THE BRIDGE BEYOND THE ORIGINAL MANUFACTURER'S WARRANTY.

14. INDEMNITY. To the fullest extent permitted by law, Buyer, for itself and its affiliates and subsidiaries, agrees to indemnify, defend and hold harmless Seller and its parent and affiliate companies and their respective officers, directors, shareholders, sureties, insurers, subsidiaries, employees, agents, representatives, and assigns from and against any and all losses, damages, liabilities, obligations, penalties, judgments, awards, costs and disbursements, including, without limitation, any and all costs and attorneys' fees associated with investigating, preparing for and defending against any claim asserted by a third party, arising out of or relating to (a) any personal injury (including death) or property or commercial damage arising out of the failure of any product relating to this Quotation, except to the extent caused by Seller's failure to comply with the plans and/or specifications Buyer provides to Seller for the product(s); (b) Buyer's failure to comply with applicable law, including, but not limited to, failure to warn; and/or (c) any gross negligence, recklessness, or intentional misconduct on the part of Buyer or its employees, agents, representatives, consultants, subcontractors and suppliers (other than Seller), officers, directors, subsidiaries, affiliates, or parent company. Seller shall also be entitled to recover from Buyer all attorneys' fees and costs Seller incurs to enforce this Order (including without limitation these General Terms and Conditions).

15. RIGHTS AND REMEDIES NOT EXCLUSIVE. The foregoing paragraphs of these Terms and Conditions are in addition to, and do not limit Seller's other rights or remedies. A reference to certain rights or remedies in any one paragraph of these Terms and Conditions does not limit Seller's rights or remedies under any other paragraph of these Terms and Conditions, or otherwise under this Purchase Order or at law, in equity or under applicable statute.



16. SEVERABILITY. If any provision of this contract shall be declared unenforceable, only that portion necessary shall be modified or stricken and all other provisions shall remain in full force and effect.

17. WAIVER. Failure of Seller to enforce any right or remedy shall not be construed as a waiver of such right or remedy.

18. GOVERNING LAW. This contract shall be construed, interpreted, and governed by the laws of North Dakota. The exclusive forum for any disputes arising out of or relating to this Contract shall be any federal or state court sitting in North Dakota. The parties irrevocable consent to such exclusive jurisdiction in such courts and to the proper venue therein. If Seller must resort to legal action or remedies, Buyer shall reimburse Seller for all of Seller's legal fees and expenses, whether or not suit is filed by Seller.

BUYER/CUSTOMER PLEASE SIGN HERE:

We hereby order the described material subject to all Terms and Conditions included in this quotation.

Accepted By: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____



Quote

4401 Main Avenue
 Fargo, ND 58103
 Phone: (866) 982-9511

401 N. Loop 289
 Lubbock, TX 79403
 Phone: (806) 762-3255

Project Name: Sudden Valley Polo Bridge
City, State: Bellingham, WA
Quote #: B02252468
Date: 2/20/2025 *Quotation is valid for 15 days due to steel and fuel volatility*

TrueNorth Steel Territory Manager: Tom Viall
Cell: 406-698-5234
Email: tom.viall@truenorthsteel.com

Estimate Prepared By: Rick Jones

BOM Reference: F99.850256-

28' x 40' Modular Vehicle Bridge

QTY	SIZE	DESCRIPTION	PRICE
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Below pricing is per attached terms, if additional terms are to be incorporated please contact TrueNorth Steel for updated pricing.

1	28 X 40	<u>VEHICLE BRIDGE</u>	\$132,106
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3 modules for bolt-together field installation
 Design Load HL-93/EV3
 28 Feet Travel Way - inside of rail to inside of rail
 40 Feet Travel Length - end to end of girder
 Estimated bridge weight is 47673 lbs, estimated heaviest module is 16685 lbs.

TO INCLUDE:

- Structural Support Beams – A588 weathering steel, mill-rolled W-Beam
- Bearing Plates, and Leveling Pads for up to an Elevation Rise of 1.5%
- Rail –Non-crash tested Galvanized TL-2 Thrie Beam, 4x6 Wood Cap Pedestrian Rail
- MC18x42.7 channel for Pile Cap (Piling by Others)
- Bridge Deck Surface – Galvanized, 12"x4-1/4" roll or press break formed panels
 Configured to accept gravel, timber, or asphalt wearing surface
- Hardware - Weathering steel splice bolts (if required) and bearing assemblies (excludes anchor bolts)
- Design drawings stamped by a WA Professional Engineer

• TrueNorth Steel reserves the right to review material pricing and make adjustments at any time due to market conditions up to and including withdrawal of our proposal prior to acceptance of order.

* Price does not include embedded anchor bolts for pre-cast or poured in place concrete.

* TrueNorth Steel will design the anchor bolts for shear and tension of the bolt only for lateral and uplift forces. Embedment and foundation checks by the foundation engineer of record. Any request for TNS to perform checks will be at the cost of the contractor.

* Hardware bolts and fasteners may include foreign/import content. It is TrueNorth Steel's intent to maximize domestic sourcing of raw materials and hardware when available.



Below options are only available for purchase with this bridge for use with this bridge

1 Set 36'

STEEL FRAMED BACKWALLS

\$8,810

A500 steel square tube frame with square ends
Galvanized corrugated steel backing with Corothane epoxy
Bolts to modular bridge sidedams for approach buffering
Extends 4 feet beyond each side of bridge

Delivery

FREIGHT- FOB JOBSITE

Included in Bridge

Includes delivery of all components listed above by standard highway accessible tractor trailer under its own power, unless specifically noted here _____. Unloading by others, unless specifically noted here _____. All schedules and shipping sequences will be mutually agreed upon by customer and TrueNorth Steel.

Freight is based on rates at time of quote, actual costs will be charged at time of delivery, including specialty equipment.

SPECIFIC EXCLUSIONS

Calculations and Load Ratings (unless otherwise noted specifically in quote); Galvanizing, Paint or any other finishes(unless otherwise noted in quote); Third-party inspection of bridge during fabrication; Design, excavation and construction of bridge abutments; Unloading and assembly of bridge at the project site; Site surveys, geotechnical evaluations, or permitting (including fabricator approval, preparing permit applications, and any costs associated); Supply and placement of reinforced concrete deck (if applicable); Approach rails (unless otherwise noted specifically in quote); Anchor bolt design, supply and installation (unless otherwise noted specifically in quote); Any storage fees (unless otherwise noted specifically in quote); Any freight costs (unless noted specifically in quote); **Any Federal, State, County, or Local Sales Tax.**

TRUENORTH STEEL, INC. - TERMS AND CONDITIONS

1. ACCEPTANCE. The following terms and conditions are attached to and incorporated in the quotation. ACCEPTANCE OF THE OFFER REPRESENTED BY THIS QUOTATION IS EXPRESSLY LIMITED TO THE TERMS AND CONDITIONS HEREOF. NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON THE SELLER.

2. TERMS. Seller's quotation is firm for fifteen (15) calendar days from the date of the quote, unless otherwise stated on the quote. TrueNorth Steel reserves the right to review and revise pricing based upon steel market conditions. Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of fifteen (15) days after the mutually agreed upon delivery date or within fifteen (15) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials within fifteen (15) days of the mutually agreed upon delivery date, seller may invoice the Buyer for the materials less freight if applicable and payment is required within fifteen (15) days. As an option to Buyer the material may be stored in Seller's yard for a period not to exceed sixty (60) days from the date of invoice and Seller will charge Buyer a storage fee not to exceed 5% of the purchase price per month. Materials stored at Seller's yard in excess of (60) days will be subject to a storage fee of 10% of the purchase price and may be subject to additional charges related to any repair work to protective coatings harmed by weathering while such material is being stored.

3. CHANGES. Any requests to change or modify this quotation requires a **WRITTEN REQUEST from Buyer to Seller**. If quantities, design parameters or design layouts change from those detailed on the original quote, the original quote may be deemed invalid and Buyer must request a new quote reflecting actual conditions. Previous delivery schedules and commitments may be altered as a result of changes.



4. PAYMENT TERMS AND LATE CHARGES. All sales are COD unless credit is approved in advance. Upon approved credit, payment is due NET 30 DAYS from date invoiced. Down payment of 25% and progress payments may be required, additional down payments will apply for shorter fabrication schedules and/or special order materials. Without credit, 50% down and 50% prior to shipment. All private project must be paid in full prior to shipment. Buyer shall pay interest charges on all past due amounts at the rate of 1 3/4% PER MONTH (21% per annum), or if that rate is not allowed under applicable law or statute then at the highest rate allowed under applicable law or statute. Buyer is responsible for all costs of collection including without limitation reasonable attorneys' fees and court costs. If Buyer shall fail to comply with any provision or fail to make payments in accordance with the terms of this contract or of any other contract between Buyer or Seller, Seller may at its option defer further shipments, or without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to Seller's Credit Department. Seller reserves the right before making any delivery to require payment in cash or security payment; and if Buyer fails to comply with such requirement, Seller may terminate this contract.

5. SALES TAX. Sales tax is NOT included in any quotation by Seller unless specifically included. All applicable taxes shall be added and paid by Buyer in addition to the purchase price.

6. FORCE MAJEURE. Seller does not assume the risk of and shall not be liable for failure to perform any obligation caused by civil insurrection, war, riot quarantine, terrorism, fire, strike, labor stoppages or other labor disturbances, acts of God, acts or omissions of Buyer, acts or omissions of any government body or entity, floods, epidemics, pandemics, freight embargoes, shortages of labor, fuel, energy or materials, failure of suppliers or subcontractors to satisfactorily meet scheduled deliveries, accidents to machinery, delays in transportation or any other cause beyond the reasonable commercial control of Seller. Upon the occurrence of any such event, Seller may terminate this Contract without liability. In no event shall Seller be liable to Buyer for any consequential damages or claims for labor resulting from failure or delay in delivery.

7. DESIGN DRAWINGS. Seller will commence with bridge design drawings and calculations upon receipt of signed agreement, required deposits, and receipt of all necessary documents from Buyer. Seller is dependent upon Buyer for supplying complete and accurate site information and design parameters. Designs supplied by Seller are based upon information provided by Buyer. Buyer or Buyer's representative is responsible for confirming that all information supplied to Seller is current, accurate and applicable. Scope of Seller's design is limited only to the bridge supplied unless additional design features are specifically requested by Buyer and agreed to by Seller.

8. DELIVERY. Site must be safely and reasonably accessible for an over-the-road truck under its own power. The Buyer is responsible for providing safe means for off-loading on-site and for all rigging equipment, connection of rigging to bridge and lifting and placement of the bridge. Two (2) hours of off-load time is included in the delivery/freight cost per truck. Additional off-load time is provided at \$150/hour. Buyer will be responsible to reimburse freight carrier for any damage to delivery equipment as part of unloading or any other actions on delivery site.

9. MANUFACTURING VARIANCE. The materials sold hereunder shall be subject to the Seller's standard manufacturing variations, tolerances and classifications.

10. RETURNS. Materials associated with this order may not be returned unless Buyer has received specific approval from Seller in writing.

11. CANCELLATION FOR CONVENIENCE. Due to the project-specific engineered content inherent to the order, cancellations of orders must be mutually agreed upon between Buyer and Seller. If Buyer makes a written request to Seller to cancel this order, Seller at its sole discretion, and only by written notice to Buyer, may authorize Buyer to cancel this order. In that event, Seller shall charge Buyer fully for all services and materials (including raw materials Seller has incoming from outside suppliers) specific to this order and for all work performed.

12. CLAIMS BY BUYER. Passage of title to items sold to Buyer shall occur upon delivery and/or unloading by either party. If Buyer uses its own trucking or other means of pickup or delivery, then passage of title occurs upon completion of items being loaded at TrueNorth Steel facility. Any claims by Buyer must be made promptly in writing and in no event later than thirty (30) days after transfer of title. Written notification from Buyer must detail to the Seller the exact damage or shortcoming of the item and the reason Seller is claimed to be responsible. Seller must be given ten (10) working days to investigate the claim and should the Seller assume responsibility, Seller will be allowed ten (10) additional working days to replace the product or to provide a remedy deemed acceptable by the owner or owner's representative. In any case, Seller must be allowed a reasonable amount of time to correct any claim of deficiency. In no circumstance will Seller assume responsibility or accept charges from Buyer without written acceptance from Seller.



13. LIMITED WARRANTY. In order for there to be any coverage under the warranty herein, the following terms and conditions must be satisfied: (1) The bridge must be (i) installed within the United States and Canada; (ii) the bridge must be installed and maintained in accordance with all applicable manufacturer, owner and industry instructions, specifications and standards that were in effect as of the date of the shipment; (iii) the bridge must be installed and maintained in accordance with all applicable government laws, regulations, rules, ordinances, codes and other requirements that were in effect as of the date of shipment; (iv) the bridge's installation and maintenance must be upgraded in accordance with all manufacturer, industry and/or government instructions, specifications, standards, laws, regulations, rules, ordinances, codes and other requirements that may become effective after date of shipment. (2) Upon discovery of issues related to materials or workmanship or any other matter for which the warranty or other claim may be brought and in accordance with Section 11, the Seller, together with its representatives and anyone else acting on its behalf, must be given written notice of the event and must be given the opportunity to inspect and test the bridge and the site where the bridge was installed before, during and after any change in any condition that might affect the ability of the Seller to determine what happened and/or the cause of what happened. The owner will take all caution and responsibility to determine the safety of the bridge until due process is completed. The owner of the bridge bears the responsibility of establishing that any alleged issues related to materials or workmanship is covered by the warranty herein. (3) If it is established that the event is covered by the warranty herein, the Manufacturer will at its sole option: (i) repair the bridge; or (ii) replace the bridge with a bridge of approximately the same size, design, quality of material and workmanship specified for the original bridge. Manufacturer will repair or replace the bridge within a reasonable time period agreed upon by the manufacturer and owner. If the Manufacturer, at its sole discretion, is unable to repair or replace the bridge, it will refund the original purchase price of the bridge.

What is covered by warranty: Provided that the terms and conditions set forth herein are fully satisfied, "TrueNorth Steel", a registered tradename and its Affiliates (hereinafter refer to as "Seller") warrants the bridge against defective steel materials or workmanship for up to one (1) year following the delivery of the bridge to the customer. Steel decks and wood carry no warranty, with the exception of naturally durable lpe hardwood decking and lpe hardwood attachments shall carry a one (1) year warranty against rot, termite damage, or fungal decay. The warranty coverage provided herein extends only to the initial end user. Extended warranty from the original purchase date must be granted upon written request by a dealer/distributor to the Manufacturer for the initial end user.

What is not covered: (1) The Seller does not warrant any additional accessories and/or other attachments connected to the bridge. Under no circumstances will the Seller be liable for (i) the cost of repair or replacement of any accessories or other attachments to the bridge placed by others including pavement or other materials placed as a driving surface; or (ii) labor costs or other installation costs either for the bridge's original installation or for its repair or replacement or (iii) damage to the bridge or other property resulting from wind, rain, earthquake, building or earth collapse, explosions, and other acts of nature or man; or (iv) damage caused by installation, outside attachments not included in original bridge design, operating, service, maintenance (including de-icing agents) and/or repair practices; (v) failure due to defective materials and/or workmanship occurring later than one (1) year following delivery of the bridge, (vi) delivery to and from Seller's facility for repair or replacement; (vii) any exterior coatings unless specified in writing at time of purchase by the Seller and touch up to exterior coating as a result of delivery or installation, or (viii) any other damages as the result of delivery or installation. (2) This warranty shall not cover defects in the bridge caused by abuse, misuse, overloading, accident, improper installation, maintenance, alteration or any other cause not expressly warranted. This warranty does not cover damage resulting from or relating to the use of any kind of de-icing material. This warranty shall be void unless owner's records are supplied which show that the bridge has been properly maintained. (3) Warranty does not cover any issues related to the design, installation, failure or settlement of the bridge abutment, piling, retaining walls or other structures supporting the bridge. Seller is not responsible for scour, erosion or other design aspects related to soils, foundations or other hydraulic degradation of streams.

LIMITATIONS OF LIABILITY AND DAMAGES AND EXCLUSION OF OTHER REMEDIES. THE FORGOING REMEDY OF REPAIR, REPLACEMENT OR REFUND IS THE SOLE AND EXCLUSIVE REMEDY AVAILABLE FROM TRUENORTH STEEL AND ITS AFFILIATES. UNDER NO CIRCUMSTANCES SHALL THE LIABILITY OF TRUENORTH STEEL AND ITS AFFILIATES EXCEED THE PURCHASE PRICE OF THE BRIDGE. IN NO EVENT WILL THE MANUFACTURER OR ANY OF ITS EMPLOYEES OR REPRESENTATIVES BE LIABLE FOR ANY CLAIMS FOR SPECIAL, INCIDENTAL, INDIRECT OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, BUSINESS INTERRUPTION, LOSS OF USE, COST OF CAPITAL, COST OF SUBSTITUTE EQUIPMENT OR MATERIALS, DOWNTIME COST, ENVIRONMENTAL LOSS, LOSS OF ENJOYMENT, OR OTHER ITEM OF LOSS OR DAMAGE HOWEVER DESIGNATED, WHETHER SUCH CLAIMS SHALL BE FOR BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE, STRICT LIABILITY IN TORT, OR OTHER CLAIM HOWEVER DESIGNATED, WHETHER SUCH CLAIM ARISES OUT OF OR RESULTS FROM THE LIMITED WARRANTY HEREIN, OR FROM EXPRESS OR IMPLIED WARRANTIES, OR FROM THE DESIGN, MANUFACTURE, SALE, DELIVERY, RE SALE, INSTALLATION, TECHNICAL DIRECTION, OR INSTRUCTION FOR INSTALLATION, INSPECTION, REPAIR, MAINTENANCE, SERVICE, OPERATION OR USE OF THE BRIDGE.

DISCLAIMER OF ALL OTHER WARRANTIES

THE FOREGOING LIMITED WARRANTY IS THE ONLY WARRANTY MADE, THERE ARE NO OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. TRUENORTH STEEL AND ITS AFFILIATES DO NOT WARRANT PRODUCTS FURNISHED BY OTHER MANUFACTURERS ATTACHED OR UNATTACHED TO THE BRIDGE BEYOND THE ORIGINAL MANUFACTURER'S WARRANTY.

14. INDEMNITY. To the fullest extent permitted by law, Buyer, for itself and its affiliates and subsidiaries, agrees to indemnify, defend and hold harmless Seller and its parent and affiliate companies and their respective officers, directors, shareholders, sureties, insurers, subsidiaries, employees, agents, representatives, and assigns from and against any and all losses, damages, liabilities, obligations, penalties, judgments, awards, costs and disbursements, including, without limitation, any and all costs and attorneys' fees associated with investigating, preparing for and defending against any claim asserted by a third party, arising out of or relating to (a) any personal injury (including death) or property or commercial damage arising out of the failure of any product relating to this Quotation, except to the extent caused by Seller's failure to comply with the plans and/or specifications Buyer provides to Seller for the product(s); (b) Buyer's failure to comply with applicable law, including, but not limited to, failure to warn; and/or (c) any gross negligence, recklessness, or intentional misconduct on the part of Buyer or its employees, agents, representatives, consultants, subcontractors and suppliers (other than Seller), officers, directors, subsidiaries, affiliates, or parent company. Seller shall also be entitled to recover from Buyer all attorneys' fees and costs Seller incurs to enforce this Order (including without limitation these General Terms and Conditions).

15. RIGHTS AND REMEDIES NOT EXCLUSIVE. The foregoing paragraphs of these Terms and Conditions are in addition to, and do not limit Seller's other rights or remedies. A reference to certain rights or remedies in any one paragraph of these Terms and Conditions does not limit Seller's rights or remedies under any other paragraph of these Terms and Conditions, or otherwise under this Purchase Order or at law, in equity or under applicable statute.



16. SEVERABILITY. If any provision of this contract shall be declared unenforceable, only that portion necessary shall be modified or stricken and all other provisions shall remain in full force and effect.

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BUYER/CUSTOMER PLEASE SIGN HERE:

We hereby order the described material subject to all Terms and Conditions included in this quotation.

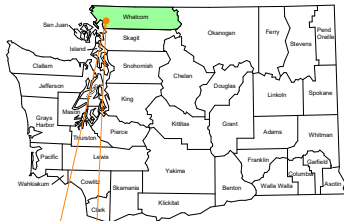
Accepted By: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____



Project Location: Whatcom County, WA



Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025

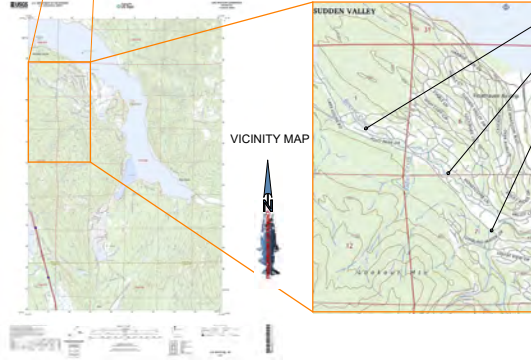
PREPARED BY



860 Windrose Drive
Coupeville, Washington 98239
(360) 672-5528
Professional Consulting Engineers

PREPARED FOR:

Prepared for the Sudden Valley Community



Project Locations, see CVR.2

Project Manager
Tyler Anderson,
Sudden Valley Construction Manager,
Sudden Valley Community Association

Project Engineer
Jay S. Kidder, P.E.
Project Engineer
Chinook Engineering
360-672-5528

Jay S. Kidder
CHINOOK ENGINEERING 01/21/2024 DATE

INDEX OF DRAWINGS		
NO.	SHT NO.	TITLE
1	CVR	Cover Sheet
2	CVR.2	Cover Sheet - Locations
3	ABBV	Abbreviations
4	SPC	Specifications
5	C-1	Site Plan - Existing
6	C-2.1	Site Plan - Proposed (Polo Park Dr Bridge) - Piles
7	C-2.2	Site Plan - Proposed (Roy Rd Bridge)
8	C-3.1	Stream Profile at Polo Park Dr
9	C-3.2	Stream Profile at Roy Rd Dr
10	C-4.1	Road Profile (Polo Park Dr Bridge) - Piles
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12	C-5.1	Bridge Profile (Polo Park Dr Bridge) - Piles
13	C-11	Site Plan - Schedule of Items (Piles)
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15	C-A.2	Austin Creek Culvert Underpinning Details
16	S-1	Bridge Typical Details
17	S-2	Polo Park Dr Bridge Details
18	S-3	Roy Rd Bridge Details

Chinook Engineering
Professional Consulting Engineers
P.L.L.C. 10000 10th Avenue, Coupeville, WA 98239
P: (360) 672-5528 F: (360) 672-5529

REV.	DATE	BY	CHKD.	DESCRIPTION

REVISIONS

Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025

SHEET TITLE: Cover Sheet

SCALE: AS SHOWN

DATE: 01/21/2024

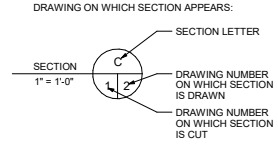
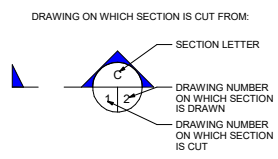
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CHECKED BY: JSA

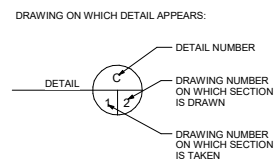
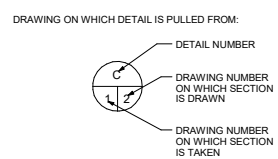
SHEET NUMBER
CVR
1 OF 18

%	PERCENT	LG	LONG
&	AND	LOC	LOCATION
@	AT	LOD	LARGE ORGANIC DEBRIS
AB	ANCHOR BOLT	LWD	LARGE WOODY DEBRIS
ABV	ABOVE	LP	LOW PRESSURE
AL	ALUMINUM	LP	LOW POINT
ALG	ALONG	MANUF	MANUFACTURER
ALT	ALTERNATE	MAX	MAXIMUM
ALUM	ALUMINUM	MEZZ	MEZZANINE
APE	AREA OF POTENTIAL EFFECT	MH	MANHOLE
APPROX or ~	APPROXIMATELY	MIN	MINIMUM
ASPH	ASPHALT	MUN	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS
ASSOC	ASSOCIATION	N	NORTH or NORTHING
AVG	AVERAGE	NAF	NEAR AND FAR
BGS	BELOW GROUND SURFACE	NEC	NECESSARY
BOT	BOTTOM	NIC	NOT IN CONTRACT
B.O.F.	BOTTOM OF FOOTING	NML	NORMAL or NOMINAL
B.O.P.	BEGINNING OF PROJECT	NO or #	NUMBER
BF	BUTTERFLY	NTS	NOT TO SCALE
BPW	BANK FULL WIDTH (CBW)	OHWL	ORDINARY HIGH WATER LEVEL
BLOG	BUILDING	O.C.	ON CENTER
BVC	BEGIN OF VERTICAL CURVE	PBM	PROJECT BENCHMARK
C	CHANNEL	PC	POINT OF CURVATURE
CBW	CHANNEL BANK WIDTH (BFW)	PE	POLYETHYLENE
CIP	CAST-IN-PLACE	PERF	PERFORATED
CL	CENTER LINE	PI	POINT OF INTERSECTION
CLR	CLEAR	PL	PLATE
CMP	CORRUGATED METAL PIPE	PLCS	PLACES
CONC	CLEAN OUT	PROP	PROPOSED
CONC	CONCRETE	PS	PUMP STATION/PT
CSBC	CRUSHED SURFACING BASE COURSE	PT	POINT OF TANGENCY
CY	CUBIC YARD	PVC	POINT OF VERTICAL CURVE
DEF	DEFINITION	RAD	RADIUS
DESC	DESCRIPTION	RAS	RECIRCULATING AQUACULTURE SYSTEM
DET	DETAIL	RD	ROAD
DGC	DEFORMABLE GRADE CONTROL	RED	REDUCER
DI	DUCTILE IRON	REF	REFERENCE
DIA or Ø	DIAMETER	REFR	REINFORCEMENT
DIST	DISTRIBUTION OR DISTRIBUTOR	REQD	REQUIRED
DS	DOWNSTREAM	ROW	RIGHT OF WAY
DWG	DRAWING	RW	RACEWAY
E	EAST or EASTING	S	SOUTH
E.O.P.	END OF PROJECT	SC	SQUARE CORNER
EA	EACH	SCH or SCHED	SCHEDULE
EF	EACH FACE	SPA or SPCS	SPACE OR SPACES
EL or ELEV	ELEVATION	SPEC	SPECIFICATIONS
ELL	ELBOW	SS	STAINLESS STEEL
EQ or EQUIV	EQUIVALENT	STA	STATION
EVC	END VERTICAL CURVE	STD	STANDARD
EW /	EACH WAY	STL	STEEL
EXIST or EX	EXISTING	T	FOR REBAR TRANSVERSE
FAB	FABRICATOR, ED, TION	TEMP	TEMPERATURE
FB	FLAT BAR	TOC	TOP OF CONCRETE
FCA	FLANGE COUPLING ADAPTER	TOS	TOP OF FOOTING
FF or FIN FLR	FINISH FLOOR	TOW	TOP OF WALL
FL	FLOW LINE	TS	TUBE STEEL
FL	FACE OF CURVE	TYP	TYPICAL
FOC	FACE OF CURVE	UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED
FT or'	FEET	VERT	VERTICAL
GALV	GALVANIZED	VIC	VICTAULIC
GB	GRADE BREAK	VPC	VERTICAL POINT OF CURVATURE
GS	GROUND SURFACE	VPI	VERTICAL POINT OF INTERSECTION
HDBOX	HEADBOX	VPT	VERTICAL POINT OF TANGENCY
HDG	HOT DIPPED GALVANIZED	WI	WITH
HDPE	HIGH DENSITY POLYETHYLENE	WF	WIDE FLANGE
HEX	HEXAGONAL	WT	WIDE TEE STEEL SECTION
HORIZ	HORIZONTAL	WWF	WELDED WIRE FABRIC
HP	HIGH PRESSURE		DEFLECTION ANGLE
ID	INSIDE DIAMETER		
IE	INVERT ELEVATION		
IN or"	INCHES		
INT	INTERSECTION		
L	LENGTH OF CURVE		
L	ANGLE IRON		
LF	LINEAR FOOT		

SECTION INDICATOR:




DETAIL INDICATOR:



LEGEND:

- FNC — FNC — EXISTING FENCE
- 200 — EXISTING CONTOUR
- - - - - EXISTING GRAVEL ROAD
- W — W — EXISTING WATER
- P — P — EXISTING POWER
- T — T — EXISTING TELEPHONE
- M ∅ EXISTING WATER MANHOLE W/ METER
- ∅ EXISTING POWER POLE
- ∅ EXISTING MONITORING WELL
- 200 — PROPOSED PRIMARY CONTOUR
- 200 — PROPOSED SECONDARY CONTOUR
- FNC — FNC — FENCE
- ASPH/PAVED ASPHALT PAVED ROAD
- (V) 1 / 1.2 SLOPE DESIGNATION
- FLOW DIRECTION
- ▭ BUILDING
- ▭ CATCH BASIN
- ∅ TELEPHONE/POWER RISER
- P — P — POWER
- W — W — WATER (POTABLE)
- PW — PW — PROCESS WATER
- T — T — TELEPHONE
- ▭ TRANSVERSE DRAINAGE STRUCTURE
- 8% GRADE
- ▭ RETAINING WALL



Chirock Engineering
P.L.L.C.
1100 W. 15th Street, Suite 200
Sioux Falls, SD 57105
Phone: 605.336.1100
Fax: 605.336.1101
www.chirockeng.com

Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025

Abbreviations

ABBV
3 OF 18

SPECIFICATIONS

All work performed under these contract documents shall be in accordance with the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction, M41-10, most recent version. In the event of a conflict between the following attached specifications and the State of Washington Standard Specifications for Road, Bridge, and Municipal Construction, M41-10, the attached specifications on this sheet for this contract shall prevail. Special Provisions shall follow and then the WSDOT M41-10.

The following most current provisions, codes and specific material and workmanship specifications are attached to this contract and shall be adhered to:

AAWA	Architectural Aluminum Manufacturers' Association
ACI	American Concrete Institute
AISC	American Institute of Steel Construction
ANSI	American National Standards Institute
APA	American Plywood Association
APWA	American Public Works Association
AREA	American Railway Engineering Association
ASCE	American Society of Civil Engineers
ASHRAE	American Society of Heating, Refrigerating and Air Conditioning Engineers
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing of Materials
AWPA	American Wood Preservers Association
AWS	American Welding Society
AWWA	American Water Works Association
WSDOT	Washington Standard Specifications for Road, Bridge, and Municipal Construction, M41-10

Items in Specifications
Certain items described in the specification may not be utilized in this project but are listed as general items and may or may not apply specifically to this project.

Alternates
Alternate materials and construction methods are acceptable. The overall size and concept of the project shall be unchanged. Alternate methods of construction and any dimensional alternates shall be provided in writing for approval by the engineer, prior to installation. Changes in cost associated with alternates shall be at the risk of the contractor. Any alternates installed without prior written approval may be removed and replaced at the discretion of the engineer at no cost to the owner.

Submittals
Submittals for appurtenances installed under this contract shall be provided to the engineer prior to installation for approval. The following notes apply unless indicated otherwise:

Special inspection, as noted shall be provided by the owner's representative.

Code:
International Building Code, current edition and AASHTO Standard Specifications for Highway Bridges 17th ed with errata.

Design soil pressure:
Surface 2lbs/ sq max dead + live load allowable as per AASHTO
Cast footings and slab on grade over 12" thick compacted granular fill over compacted subgrade 95% min. compaction. Special inspection required.

Design loads:
Snow 100 pcf
Snow drift ANSI 58.1
Seismic Design Category D
Site Classification D

F=	1.00
Fv=	1.50
Sms=	1.626
Sml=	1.023
Sds=	1.084
Sdl=	0.682

Equivalent lateral fluid pressure
Cantilevered walls 35 pcf
Retained 50 pcf
Wind 50 pcf on exposure

Bridges
UNO Bridge shall be fabricated in accordance with AASHTO Standard Specifications for Highway Bridges, 17th Edition with errata or AASHTO LRFD Bridge Design Specifications, 5th or 6th Edition. Furnish a prefabricated concrete or steel superstructure. Prefabricated steel superstructures shall be fabricated with corrosion resistant steel meeting the requirements of ASTM A588 for the primary structural elements; steel decking may be galvanized. Fabrication of the steel bridge shall be performed in a plant certified by AISC for Simple Bridge Fabrication. Concrete super structures shall be constructed in accordance with the ACI 318. Special inspection is required for reinforcement by engineer of record. Bridge rail elements to be timber and/or weathering steel with galvanized hardware; incorporate railing bolts or attachments into the prefabricated superstructure as required by the design. The bridge superstructure shall be designed and sealed by a professional engineer licensed in the State of Washington, in accordance with the required design specifications. Concrete bridges may be substituted as a three sided concrete structure placed on footings UNO. Submit shop drawings and calculations that have been stamped and sealed by a professional engineer licensed in the State of Washington. All bridges shall meet minimum specifications as set by AASHTO and shall be capable of resisting HL93 US90.50 intermittent overload loads unless noted otherwise. Rail loading shall be half AASHTO (6 kip) and steel or approved equal.

Crushed gravel surfacing
Crushed gravel surfacing shall meet WSDOT spec. 9-03.9(3) for crushed surfacing rock and shall meet WSDOT spec. 9-03.9(3) for base course or top course as indicated on the drawings.

Culvert Demolition
Culverts shall be removed and disposed of offsite in a location as approved by the landowner or engineer.

Structural fill
Structural fill material shall be composed of crushed gravel, or quarry spalls as specified herein or approved by the project engineer and shall be compacted to 95% maximum density at optimum moisture content and shall be placed in 8" maximum loose lifts prior to compaction and in accordance with WSDOT 2-03.3(14)C compacting earth embankment Method C.

Riprap
WSDOT spec. 9-13.1(2) light loose rip rap. Riprap may exist on site and shall be salvaged and reused as shown in the drawings.

Quarry spalls
Quarry spalls shall be WSDOT 9-13.6

Fish mix
Fish mix gravel shall consist of washed round river gravel consisting by volume, 50% of the volume to be, sand - 2" rock, as per WSDOT 9-03.1(1) Streambed Sediment 30% of the volume to be, 2" - 4" rock, per WSDOT 9-03.1(2) Streambed Cobbles, 20% of the volume to be, 4" - 10" rock as WSDOT 9-03.1(2) Streambed Cobbles. Fish mix shall be supplemented as necessary with native bed material and/or imported pit run in order to match existing bed material gradation and prevent subsurface flow. All fish mix gravel shall be approved in writing by the engineer at the gravel pit prior to delivery of site.

Stream Dewatering
Stream dewatering is anticipated to be necessary during construction, a pump and diversion or gravity system will be required. The pump intake shall be screened and water discharged downstream of the project site. Discharge pipeline shall be placed and/or protected so as to prevent erosion in the channel. Upon completion of diversion, sponsor, contractor and/or project biologist will remove stranded fish, if present. Pumped diversions shall run continuously for the duration of the diversion UNO. Turbidity curtains may be employed in lieu of full stream diversion. Pump intakes shall be affixed with a fish screen with mesh openings of 1/16" and shall be maintained clean. Through screen velocities shall not exceed 0.33 feet per second.

Exact locations of all in-stream habitat structures are to be approved by written submittal prior to construction by project manager or project engineer prior to installation.

Reinforced Concrete:
All concrete - f'c = 4000 psi at 28 days minimum, maximum w/c = 0.45, 6 sacks of cement minimum per cubic yard. Submit mix design. Special inspection required steel bars per ASTM A615, grade 60. Submit reinforcing steel shop drawings with details per ACI 315 manual of standard practice. Lap bars with a class B splice. Field bending bars not permitted w/o written approval. Welded wire fabric (WWF) per ASTM A185. Furnish WWF in flat sheets, not rolls. Lap edges 1 1/2 mesh minimum.

Concrete cover:
Footings 3". Pile caps 3". Walls 1", except 1 1/2" where Exposed to weather and 2" against earth. Beams and Columns 1 1/2" to stirrups or ties. Slabs and joists 1". Slabs on grade 1 1/2". Cover to be not less than Footings: Provide 2-#5 longitudinal bottom bars in wall footings. Provide corner bars of same size and number at corners and inter-sections, 40 diameters each leg. Provide vertical dowels of same size, number and spacing as vertical bars with a 90 degree standard hook at bottom of footing.

Beams and slabs
Rigidly support bars with concrete blocks or approved accessories. Provide #5 support bars all slabs. Where main slab bars are parallel to a support, provide #4 @ 12 top bars extending 2'-0" beyond each face of support into slab.

Where slab is on one side only, provide a 90 degree standard hook at all four sides of the opening extending 40 diameters past opening. Slabs on grade shall have contraction joints and construction joints as indicated on the plans. Contraction joints shall be saw cut to a depth of 1" by concrete sawing.

Provide 1-#5x4'-0" diagonal bottom bar all four corners. All slabs
Provide slab temperature bars as follows:
4' slabs, #3 @ 15 bottom,
5' slabs, #4 @ 18 bottom,
6' slabs, #4 @ 18 bottom,
7' slabs, #4 @ 15 bottom,
8' slabs, #3 @ 18 top, #4 @ 18 bottom,
9' slabs, #3 @ 18 top, #4 @ 18 bottom,
10' slabs, #3 @ 15 top, #4 @ 18 bottom,
11' slabs, #4 @ 18 top, #4 @ 18 bottom,
12' slabs, #4 @ 18 top, #4 @ 18 bottom.

Walls
Reinforce as follows:
6' walls, #4 @ 12 horizontal and vertical @ center of wall,
8' walls, #5 @ 15 horizontal and vertical @ center of wall
10' walls, #4 @ 18 horizontal and vertical each face,
12' walls, #4 @ 12 horizontal and vertical each face.

At openings over 12" square, provide 2-#5 bars @ center of wall all four sides, except 10" walls and over provide 1-# 6 bar each face all four sides, extending 40 diameters past opening. Provide 1-#5 x 4'-0" diagonal bar @ center of wall all four corners. At corners, provide corner bars in outside face of same size and spacing as horizontal bars, 40 diameter each leg. At intersections, provide corner bars of same size, number and spacing as horizontal bars of intersecting wall, 40 diameter each leg. Provide 2-#5 longitudinal bars at top and bottom of walls. Provide roughened surface at construction. Provide vertical dowels of same size, number and spacing as vertical bars.

GROUT
Grout shall be 6000 psi minimum 7-day cube strength per ASTM C109. Grout to be premixed, non-shrink "Masterflow" by Master Builders or "Concrete" by Adhesive Engineering or approved equal. ICBO certification required, use specific grout mix recommended by manufacturer for each grout application and follow manufacturer's instructions. Special inspection required.

Anchor Bolts
Anchor bolts shall be hot dipped galvanized ASTM A307. Special inspection required. Set all anchor bolts by template.

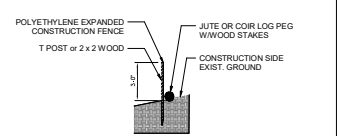
Drill In Expansion Bolts
"Kwik-Bolts" by Hilli fastening systems, "Paraballs" by USM Corp, "Road Head Wedge Anchor" by TIT Phillips or approved equal ICBO certification required. Special inspection required.

Adhesive Anchoring
"H-200 R" by Hilli inc., or Simpson SET-XP use A36 or A307 threaded rod. ICBO certification required for bolts and rod. May be applied to stainless steel cable. Special inspection required.

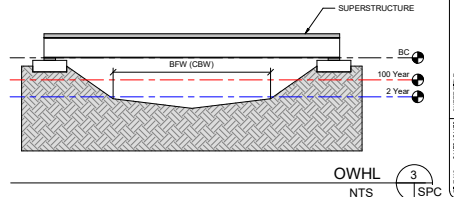
Structural Steel
All steel ASTM A36 or A588, f_y = 36 ksi. Special inspection required. Fabrication and erection per AISC Specifications. Submit shop drawings. Welding per AWS D1.1. Minimum size welds 3/16" continuous fillet. Welders certified per AWS for rod and position. Use cold galvanizing spray on finished surface for field weld. High - strength bolts per ASTM A325. Typical bolted connections - friction type. Tension high-strength bolts by direct tension indicator method using load indicator washers installed per manufacturer's instructions. All steel shall be hot dip galvanized unless otherwise noted. Where ASTM A588 steel is used galvanizing is not allowed.

Revegetation Sponsor to Complete
Revegetate all disturbed areas of construction. Replant riparian areas as follows: red osier dogwood and willow (salix spp.) shall be live staked along the waters edge at 2'-0" on center for 4 rows back from anticipated Ordinary

High Water (OHW) edge. Disturbed areas 10' from OHW edge shall be replanted as follows: western red cedar, black cottonwood and Douglas fir shall be interspersed and planted as pull ups with roots in soil through disturbed upland areas at 25' O.C. Erosion control seed mixture appropriate for local shall be hand broadcast or hydroseeded in all upland disturbed areas.



TESC FENCE SECTION
NTS 2 SPC



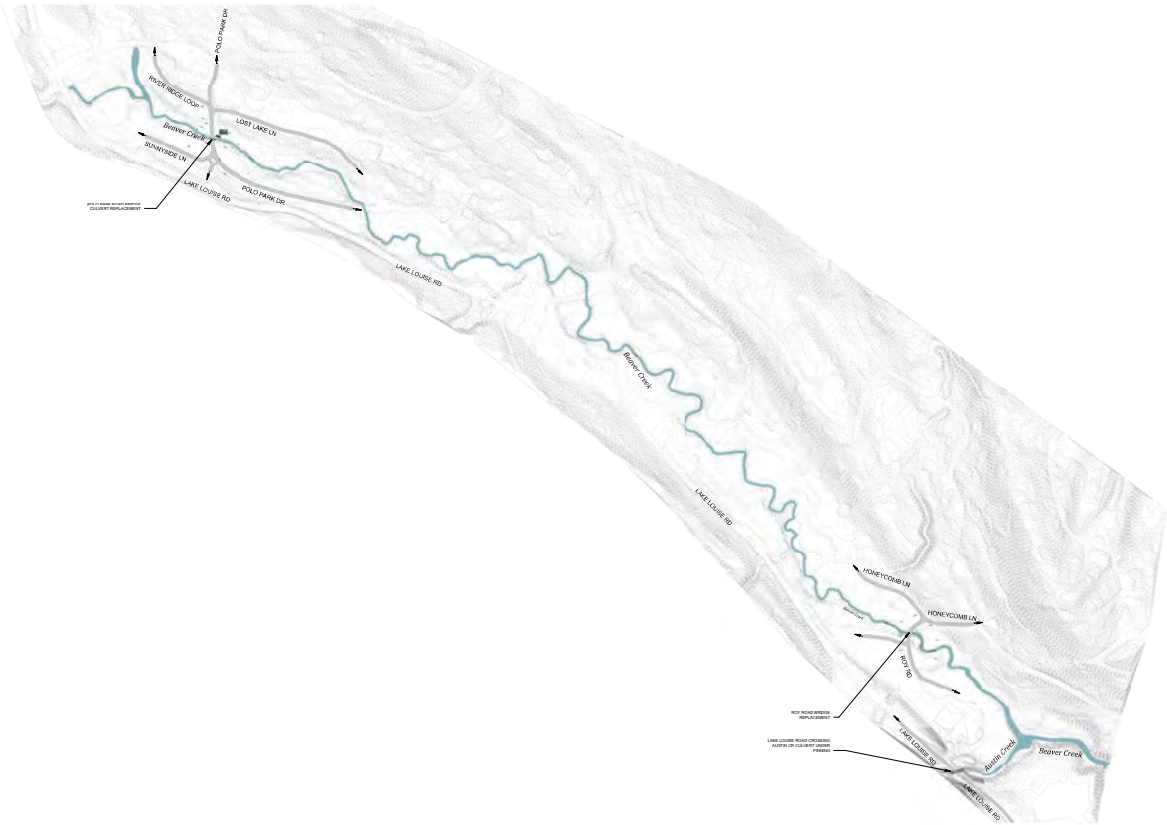
OWHL
NTS 3 SPC

Chinook Engineering
A PROFESSIONAL CORPORATION
12100 NE 12TH AVE, SUITE 200, BELLEVUE, WA 98005
TEL: 206.467.1234 FAX: 206.467.1235
WWW.CHINOOKENGINEERING.COM

Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025

Specifications

SHEET NUMBER
SPC
4 OF 18



Site - Existing 1
 1" = 300'-0" C-3.1 C-1
 300 0 300 600
 FEET
 SCALE

Chinook Engineering
 2000 10th Street, Suite 100
 Sudden Valley, WA 98296
 Phone: 360-835-1111
 Fax: 360-835-1112
 Email: info@chinookeng.com

REV.	DATE	DESCRIPTION	BY	CHK.
1	12/15/2023	ISSUED FOR PERMIT	JRK	JRK

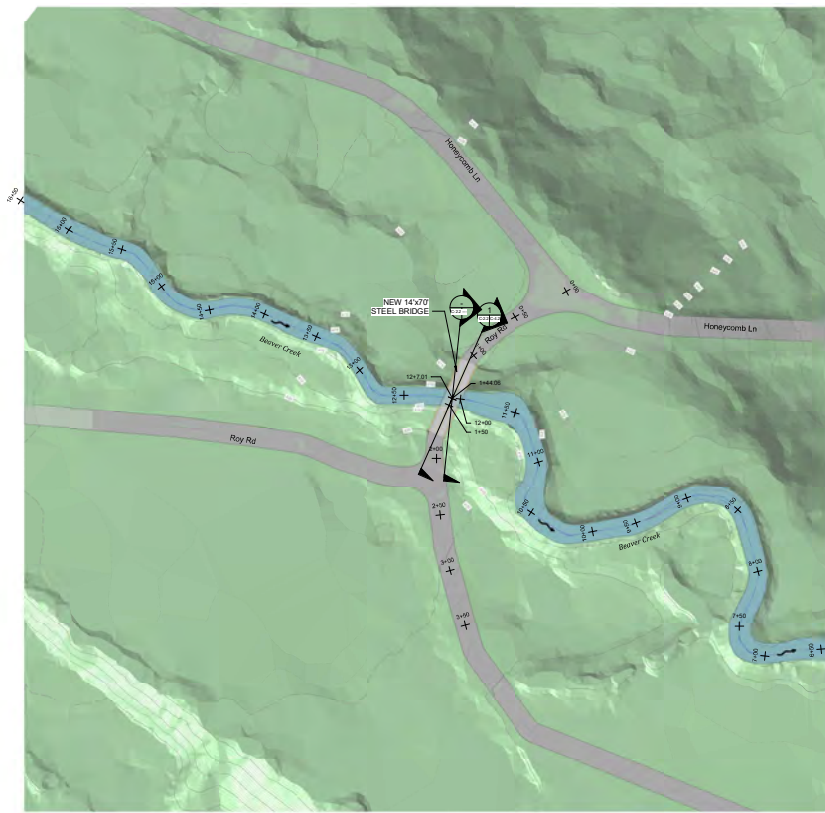
PRELIMINARY

Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2023

Site Plan - Existing

FILE NO: 2023-001
 SCALE: AS SHOWN
 DATE: 01/10/2024
 DRAWN BY: JRK
 CHECKED BY: JRK

SHEET NUMBER: C-1
 5 OF 18



Site - Roy Rd Bridge - Proposed



1
C-3.1C-2.2



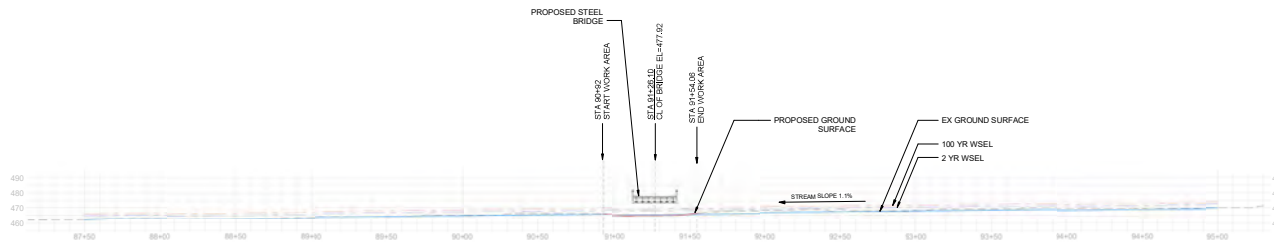
REV	DATE	ISSUE
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Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025

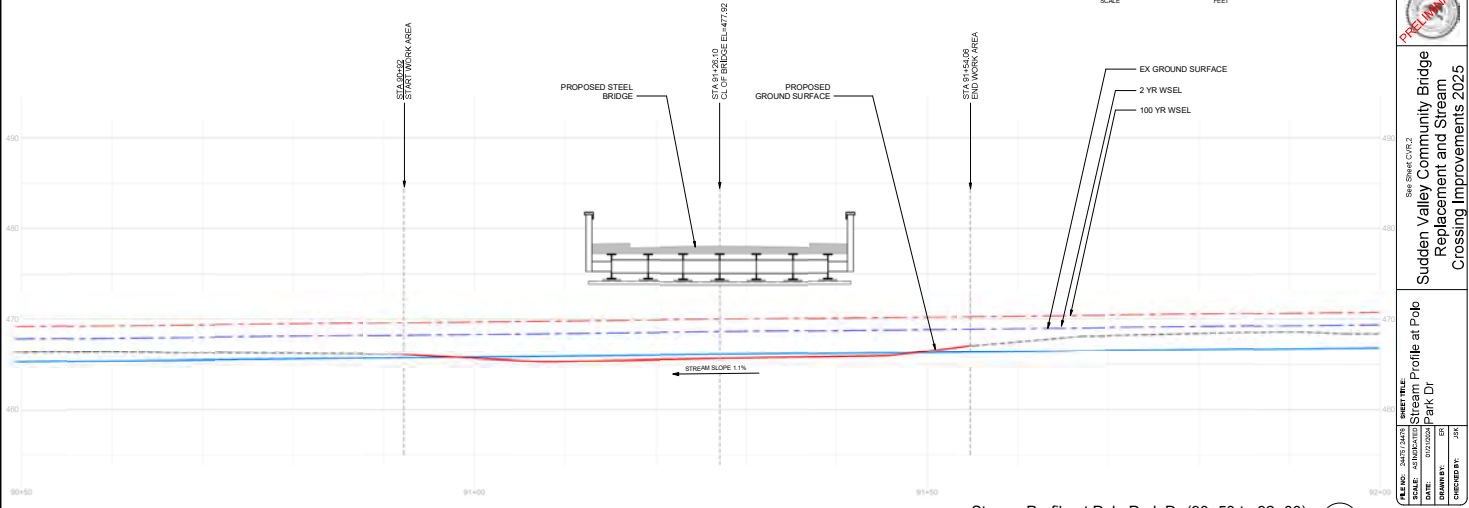
FILE NO.	DRAWN BY	CHECKED BY	DATE

C-2.2
7 OF 18



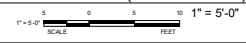
Stream Profile at Polo Park Dr


1
C-3.1



Stream Profile at Polo Park Dr (90+50 to 92+00)

2
C-3.1





Chinock Engineering
P.L.L.C.
10000 NE 10th Street, Suite 100
Bellevue, WA 98004
Phone: 206.453.1100
Fax: 206.453.1101
www.chinockeng.com

NO.	DATE	BY	CHKD	SCALE	DESCRIPTION
1	12/27/2024	JRK	JRK	AS SHOWN	ISSUE FOR PERMIT

7. Ba.1 at Original Scale

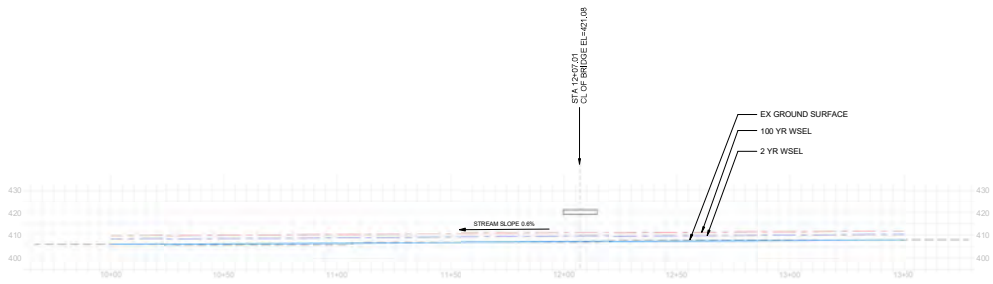
REVISION

Sudden Valley Community Bridge
Replacement and Stream
Crossing Improvements 2025

FILE NO:	DATE/AMT:	SHEET TITLE:
SCALE:	INDICATED	Stream Profile at Polo Park Dr
DATE:	01/02/2025	DR
DRAWN BY:	JRK	DR
CHECKED BY:	JRK	JRK



C-3.1

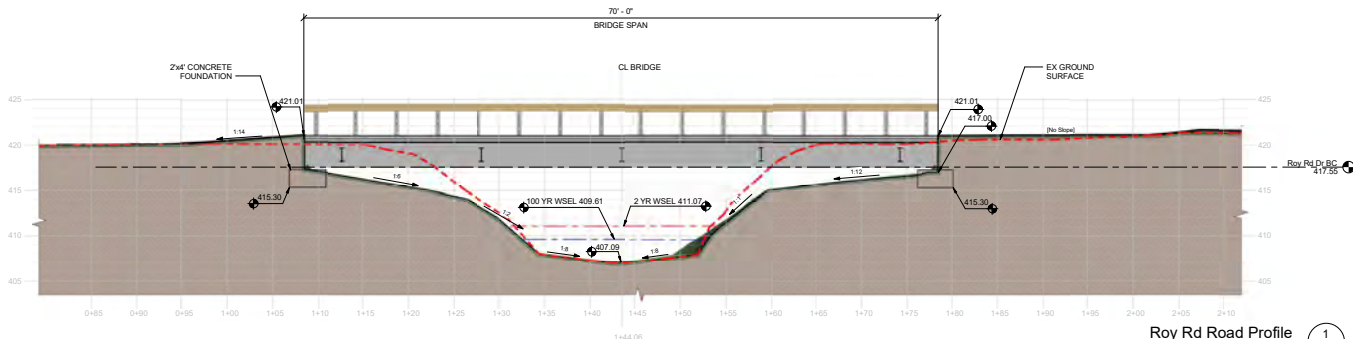
8 OF 18



Stream Profile at Roy Rd Dr

1
C-3.2

 Chinock Engineering <small>INCORPORATED</small> <small>1000 N. 10TH AVE. SUITE 100</small> <small>SPokane, WA 99208</small>			
DATE	SCALE	DATE	SCALE
11/23/2021	AS SHOWN	11/23/2021	AS SHOWN
DESIGNED BY	CHECKED BY	DATE	SCALE
JAK	JAK		
 PELINA RPH Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025 <small>CHINOCK ENGINEERING, INC. CIVIL ENGINEER NO. 10000</small>			
FILE NO.	DATE / TIME	SHEET TITLE	
2025-01-01	11/23/2021	Stream Profile at Roy Rd Dr	
SCALE	DATE	DATE	SCALE
AS SHOWN	11/23/2021	11/23/2021	AS SHOWN
DESIGNED BY	CHECKED BY	DATE	SCALE
JAK	JAK		
C-3.2 SHEET NUMBER 9 OF 18			



Roy Rd Road Profile 1
 1" = 5'-0" C-2.2 C-4.2

Chirock Engineering
INCORPORATED

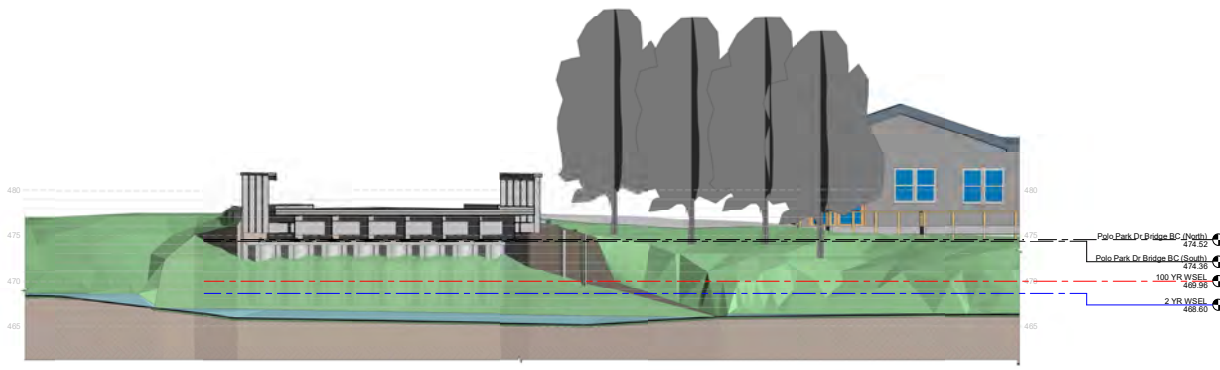
NO.	DATE	BY	CHECKED	SCALE	SHEET NO.	TOTAL SHEETS

PELUMPH

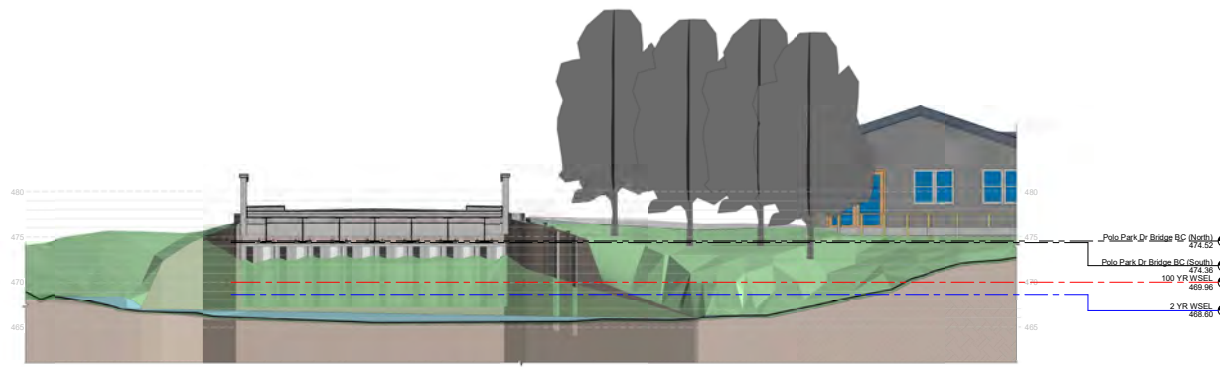
Sudden Valley Community Bridge
 Replacement and Stream
 Crossing Improvements 2025

FILE NO.	DATE	DRAWN BY	CHECKED BY	SCALE	SHEET TITLE

SHEET NUMBER
C-4.2
 11 OF 18



Stream Section 1
 1" = 5'-0" C-2.1[C-5.1]



Stream Section - Perpendicular to Bridge 2
 1" = 5'-0" C-2.1[C-5.1]

Chinock Engineering
 a subsidiary of CH2M HILL

DATE	BY	SCALE

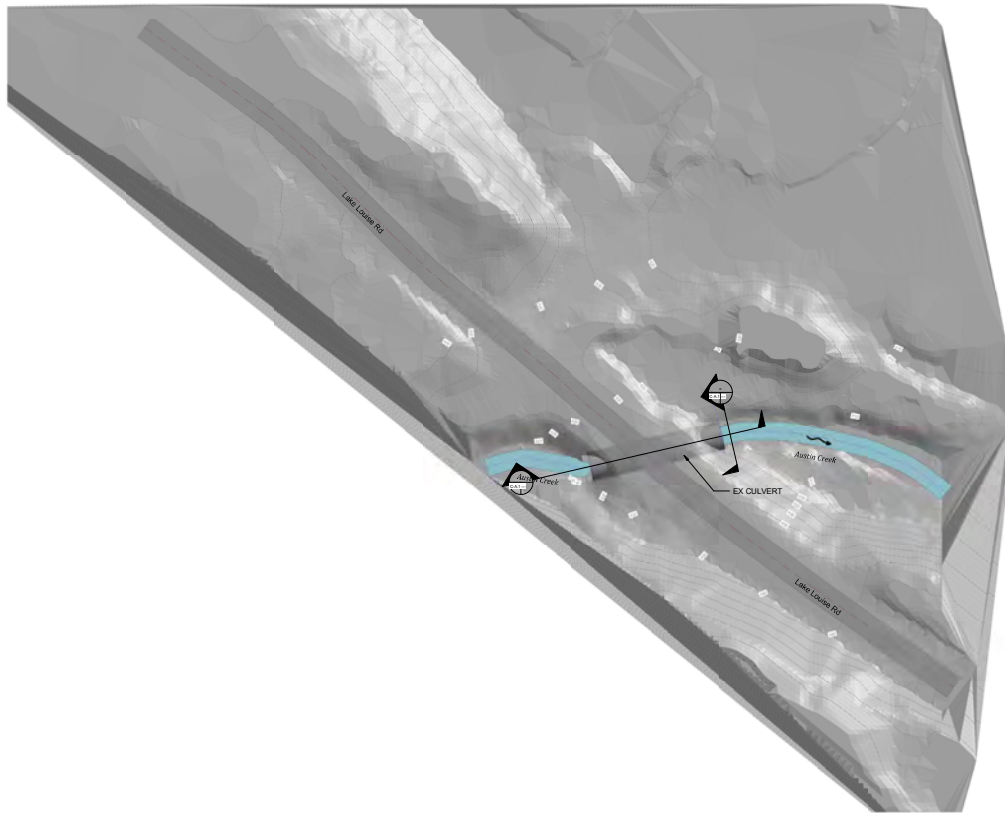
PRELIMINARY

Sudden Valley Community Bridge
 Replacement and Stream
 Crossing Improvements 2025


FILE NO.	DATE	DESIGNER	CHECKED BY

SHEET TITLE:
 Bridge Profile (Palo Park Dr Bridge)

SHEET NUMBER:
C-5.1
 12 OF 18




Site - Existing (Austin Creek) 1
 1" = 30'-0" C-3.1C-A.1



Chinook Engineering
INCORPORATED
1100 10th Street, Vancouver, BC V6J 1A1

REV	DATE	BY	CHK	DESCRIPTION



FILE NO: S-17-0001 SHEET TITLE: Sudden Valley Community Bridge Replacement and Stream Crossing Improvements 2025


SCALE: AS SHOWN SITE PLAN - EXISTING (Austin Creek)

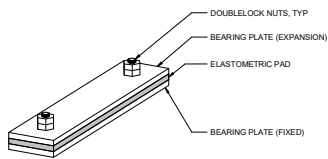
DATE: 01/05/2025 DRAWN BY: JRM

CHECKED BY: JRM

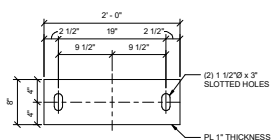
C-3.1

14 OF 18

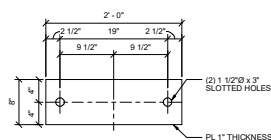




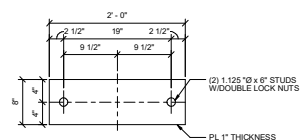
BEARING PLATE ASSEMBLY (ISOMETRIC VIEW)



BEARING PLATE (EXPANSION)



ELASTOMETRIC PAD

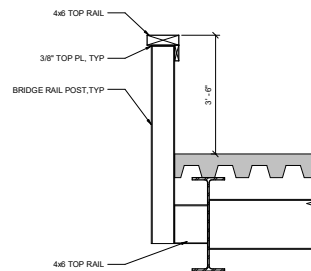


BEARING PLATE (FIXED)

NOTES:
1. AS PER FABRICATOR, SEE SHOP DRAWINGS.

Bearing Plate Assembly

1
S-1



Bridge End Section

2
S-1





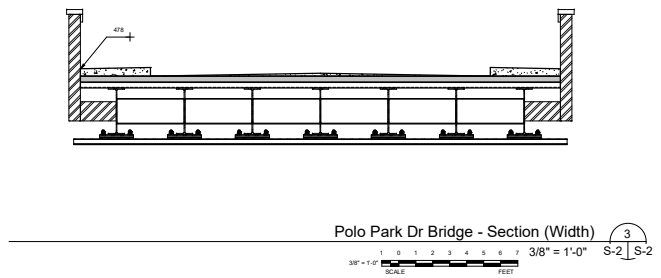
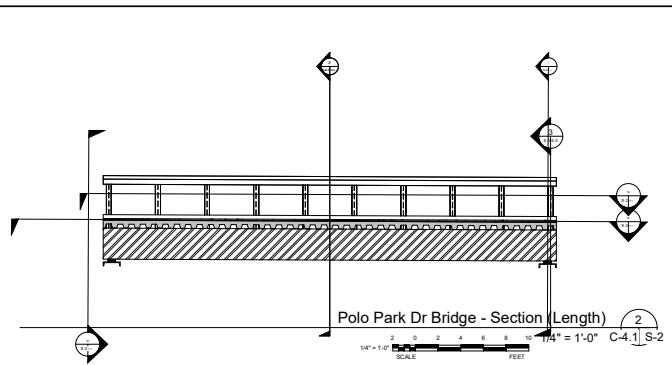
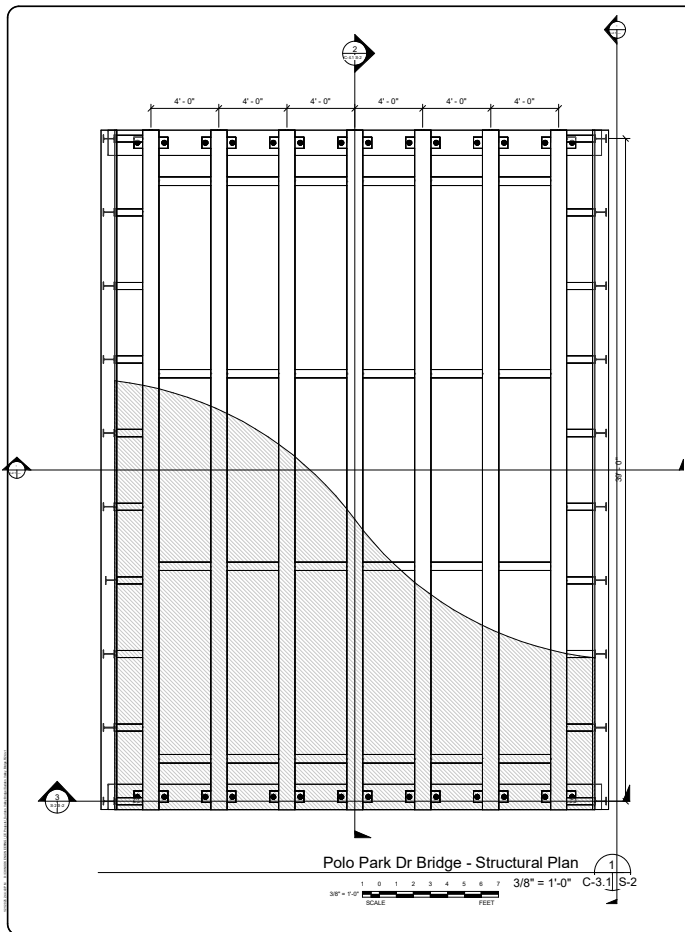
Chirock Engineering
INCORPORATED
1100 N. 10TH STREET
MILWAUKEE, WI 53233
TEL: 414.224.1100
FAX: 414.224.1101
WWW.CHIROCKENGINEERING.COM

DATE	SCALE	SHEET TITLE	SHEET NUMBER	PROJECT	DRAWN BY	CHECKED BY	DATE

PRELIMINARY

Sudden Valley Community Bridge
Replacement and Stream
Crossing Improvements 2025

SHEET NUMBER:
S-1
16 OF 18



DATE	SCALE	BY
11/27/2023	AS SHOWN	JAK
11/27/2023	AS SHOWN	JAK
11/27/2023	AS SHOWN	JAK

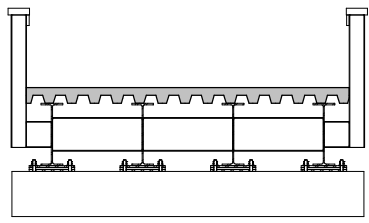
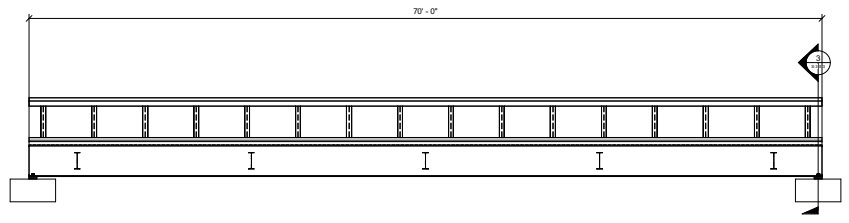
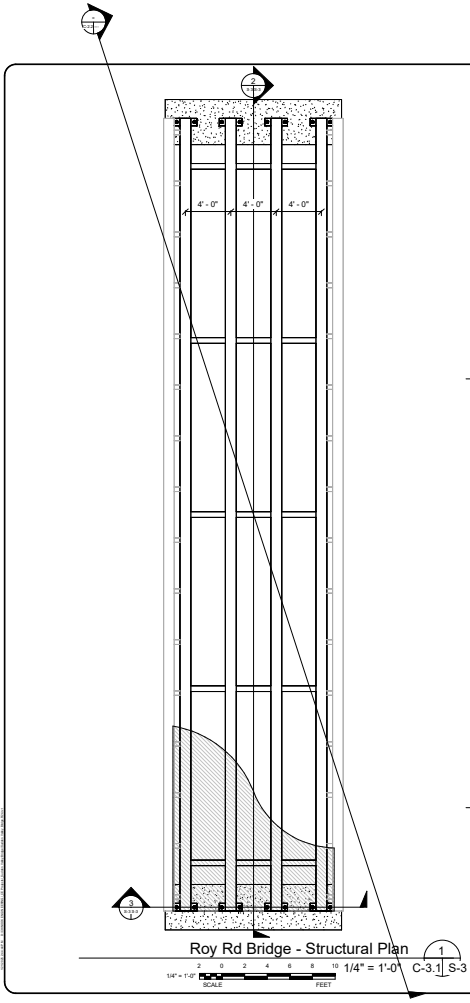


Sudden Valley Community Bridge
Replacement and Stream
Crossing Improvements 2023

SHEET TITLE: Polo Park Dr Bridge
Details

SCALE: AS SHOWN
DATE: 01/03/2024
DRAWN BY: JAK
CHECKED BY: JAK

SHEET NUMBER: S-2
17 OF 18



Chinock Engineering
 a subsidiary of

DATE	SCALE	BY

7. Bar at Original Scale

PELUMART

SUDEN CORP.2
**Sudden Valley Community Bridge
 Replacement and Stream
 Crossing Improvements 2025**

FILE NO.	DATE	SCALE	BY

SHEET TITLE:
 Roy Rd Bridge Details

DATE	SCALE	BY

SHEET NUMBER:
S-3
 18 OF 18



Sudden Valley Community Association

360-734-6430
4 Clubhouse Circle Bellingham, WA 98229
www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors

From: Michael Bennett, General Manager

Date: March 27th, 2025

Subject: Capital Request – Change Order – Roads Project #9924.6 – One Bridge Funding

Purpose

To request change order funding approval for Roads Capital Code 9924.6 to purchase and install one bridge leading to Area Z.

Background

SVCA's 2025 capital budget includes \$1,202,425.00 to purchase and install two bridges.

These two bridges are being designed and permitted under the Roads Capital Code 9924.6. Area Z Access Bridge (Road Bridge #2 – Roy Road Maintenance Yard Bridge) – This bridge is located off Honeycomb Lane to access Area Z and the community garden. This project will replace the existing bridge with a new 70' long by 14' wide pre-engineered steel bridge. The current bridge is at the end of its life cycle and has a 3-ton weight rating. Before the bridge rating reduction, the Maintenance Department heavily used this bridge. It allows them to access Gates 9, 13, and 3 without having to go on Lake Louis Road. This saves substantial time during snow events and heavy equipment access (backhoe, loader, roadside mower, etc.).

Culvert #4 Replacement with Bridge (renaming to Road Bridge #5) – This is an 8-foot diameter corrugated metal arch culvert at the end of its life cycle; the bottom is rusted out and failing. Also, during the 2021 November flood event, the existing culvert couldn't handle Beaver Creek's water volume, leading to a road failure, causing an emergency road repair. It is located on Polo Park Drive between the intersections of Lost Lake Lane and Sunnyside Lane. The new bridge will be 40' long by 28' wide.

Analysis

Road Capital Code 9924.6 (approved in 2024) provided for the design and permitting for these bridge replacements. Based on design and permit feedback, Chinook Engineering has prepared an engineer's estimate to replace both structures with new pre-engineered bridges. Currently, SVCA is considering only replacing the Area Z Access Bridge. Attached is a project summary

from PNW Services, Inc., identifying a total estimated project cost of \$431,324.73. This summary includes the engineer's estimate and preliminary construction drawings.

As noted in PNW's summary, four bridge manufacturers were issued a bid package to supply the two bridges, and the bid results are included. For scheduling reasons, it is recommended that SVCA purchase the bridges directly and then contract for their installation. This approach mirrors 2022, when the 8th Hole Golf Course Bridge was replaced.

Bridge Quotes:

- Maintenance Bridge 14'x70' – RTI with a quote of \$134,368.00 including WSST.

Upon BOD funding approval, this project will be issued for bid to contractors for installation of the bridge, and then brought back to the BOD for contract award.

Proposal 1

Authorize \$389,174.93 from Roads to purchase and install one pre-engineered steel bridge.

Proposal 2

Authorize the General Manager to execute a contract with RTI per their attached quote.

Request 1

Request \$389,174.93 from Roads to purchase and install one pre-engineered steel bridge.

Request 2

Request authorization for the General Manager to execute a contract with RTI per their attached quote for \$134,368.00.

Motion 1

Move that the Board of Directors approve the allocation of \$431,324.73 from Roads for the purchase and installation of 1 pre-engineered steel bridge.

Motion 2

Move that the Board of Directors approve the General Manager to execute a contract with RTI per their attached quote for \$134,368.00.

Finance Committee Approval

Motion 1

Approved: _____ Not Approved: _____ Finance Committee

Motion 2

Approved: _____ Not Approved: _____ Finance Committee

Board of Directors Approval

Motion 1

Approved: _____ Not Approved: _____ SVCA Board of Directors

Motion 2

Approved: _____ Not Approved: _____ SVCA Board of Directors



March 14, 2025 Update

Sudden Valley Community Association
Attn: Michael Bennett
4 Clubhouse Circle
Bellingham, WA 98229

RE: Project Scope Letter
2025 Bridge Funding – Maintenance Bridge Only

PNW is providing this overall project scope letter to SVCA for Roads Capital Code 9924.6. This is a change order requesting funding approval to purchase and install 1 bridge leading into the Maintenance Area.

Summary of anticipated costs:

Construction & Management	
- Bridge Construction – Chinook Engineering, Engineer’s Estimate dated 3-14-25	\$311,605.39
- Utility Companies – Allowance for construction coordination with utility relocations to hang from bridge – power and communications.	\$20,000.00
- Construction Management – PNW Services, Inc. – Per Attached	\$15,390.00
- Engineering Oversight – Allowance for oversight and design coordination during construction.	\$6,800.00
Total Design & Permitting	\$353,795.39
Contingency at 10%	\$35,379.54
Total with Contingency	\$389,174.93

On January 30th, 2025, Chinook Engineering requested bridge quotes from 4 bridge manufactures. On February 20th, 2025 a bid tabulation was provided with recommendation from Chinook Engineering to proceed with:

- Maintenance Bridge 14’x70 – RTI with a quote of \$134,368.00.

The bridge supply bid package, and bids received are attached for reference. For schedule reasons, it is planned that SVCA will purchase the bridges directly, and then contract the installation. This matches the approach taken in 2022 when the 8th Hole Golf Course Bridge was replaced.

Please let me know if you have any questions, or if you would like any further information.

Sincerely,

Tyler Andrews
President

Chinook Engineering

Stream Crossing Fish Passage Construction Cost Estimate

Roy Road Maint Yard 14'x70' Beaver Creek Bridge

Project Name: Roy Road Maint Yard 14'x70' Beaver Creek Bridge
 Chinook Project #: 23480
 Date: 03/14/25
 Estimate By: Jay S. Kidder, PE
 Stream: Beaver Creek, Tributary to Lake Whatcom



5 month Construction Inflation Factor
 Applied to Construction Total 3.00%

Description	Unit	Quantity	Cost	Amount	Sub Total
Mobilization / Site Preparation					
Mobilize	L.S.	1	\$25,000	\$25,000	
Access and signage	L.S.	1	\$1,000	\$1,000	
Road Bypass	L.S.	0	\$1,000	\$0	
Erosion Control	L.S.	1	\$3,000	\$3,000	
Dewater	L.S.	0	\$6,000	\$0	
Fish Removal	L.S.	0	\$2,500	\$0	
Utilities	LS	1	\$20,000	\$20,000	
MOBILIZATION / SITE PREP SUB TOTAL					\$49,000

Excavation					
Grubbing and disposal off site	ACRES	0.02	\$35,000	\$643	
Tree falling stumps to remain	EA	4	\$1,200	\$4,800	
Excavation, at bridge side slope removal	C.Y.	116	\$140	\$16,178	
Demolition and disposal bridge structure	EA	1	\$5,000	\$5,000	
Concrete & Asphalt Cut and Disposal Break and haul	TON	21	\$55	\$1,159	
EXCAVATION SUB TOTAL					\$27,779

Bridge Installation Roy Road Maint Yard Bridge					
Bridge weathering steel ASTM A 588 14'x70'	SF	980	\$172.00	\$168,560	owner supplied guard and handrail
Concrete footers	CY	7	\$2,000.00	\$13,333	134,368
Subgrade crushed gravel	CY	31	\$180.00	\$5,616	
Install, crane high lift	L.S.	1	\$12,000	\$12,000	
Fill Road base crushed gravel	C.Y.	108	\$160	\$17,333	
HMA 4" total thickness	Ton	11	\$210	\$2,246	
Roy Road Maint Yard Bridge SUB TOTAL				184,896	\$219,089

Channel Work HPA Req'd					
Stream diversion with Sheet pile	LS	0	\$7,500.00	\$0	
Excavation Channel bed and replace bankward	C.Y.	0	\$85.00	\$0	
Streambed Gravel, Fishmix grade	C.Y.	0	\$160.00	\$0	
Revegetation, Roy Road Maint. Yard	LS	1	\$3,000.00	\$3,000	
CHANNEL WORK SUBTOTAL					\$3,000
					with 3% Inflation Factor 272,615.25

CONSTRUCTION TOTAL						\$307,834
Sales Tax	9.00%	8.8%		\$23,990.14	\$27,705	
Admin/Planning	0.00%				\$0	
Engineering Construction Contract and assist bidding	0.00%				\$0	
Engineering Construction Management	0.00%				\$0	
Soils Lab Testing		\$ 15,000		\$	15,000	

PROJECT TOTAL					\$311,605.39	\$350,539
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In providing opinions of probable construction cost, the Client understands that the Consultant (Chinook Engineering) has no control over the cost or availability of labor, equipment or materials, or over market condition or the Contractor's method of pricing, and the consultant's opinions of probable construction costs are made on the basis of the Consultant's professional judgment and experience. The Consultant makes no warranty, express or implied that the bids or the negotiated cost of the Work will not vary from the Consultant's opinion of probable construction cost.

Sudden Valley Community Association
2025 Bridge Construction - 1 Bridge - Maintenance Access
 PNW Estimate - Bid Package, Permitting, and Construction Management

Task	Description	Hours	Estimated Cost
Design Oversight	Under separate proposal.	0	
	Total Estimated Design Oversight Hours	0	\$ -
Permitting	Under separate proposal.	0	
	Total Estimated Permitting Cost	0	\$ -
Contractor Bids	Prepare bid documents.	6	
	Issue bid package to contractors, answer bid questions, and provide contract award recommendation to SVCA.	5	
	Total Estimated Bid Package Hours	11	\$ 1,485.00
Construction Management	Prepare construction contract, and contract execution oversight.	3	
	Utility company coordination.	20	
	Construction Management - Assumes 3 week construction period, 15 working days, at 5 hours per day average oversight.	75	
	Contract closeout.	5	
	Total Estimated Construction Management Hours	103	\$ 13,905.00
	Total Estimated		\$ 15,390.00

Sudden Valley Bid Tabulation as of			3/14/2025	
Bidder's Name	Polo Park 28'x40' Span Bridge	Roy Drive 14'x70' Span Bridge		Totals
RTI	\$ 143,242.50		134,368.00	
RTI		\$	131,527.50	
				\$ 274,770.00
True North	\$ 140,916.00			
True North		\$	140,319.00	
				\$ 281,235.00
Big R Contech	\$ 163,600.00			
Big R Contech		\$	188,500.00	
				\$ 352,100.00
RapidSpan	\$ 111,500.00			
RapidSpan		\$	121,312.00	
				\$ 289,900.00



Jamie Holzberger
 89 Kruger Road
 Plains, MT 59859
 406-240-2470 mobile
jamie@rtifab.net

Strength Through Simplicity

Roy Road
Sudden Valley Community

Bid Date: February 20, 2025

Description

Total Price: ~~\$131,527.50~~

\$134,368.00

Live Load Rating- HL93
 Two 7'x70' modules- A588 steel
 One layer of 12 ga. Galvanized w-beam guardrail
 4"x6" timber pedestrian rail
 7 ga. 4.25"x12" galvanized steel bridge decking - *configured to accept gravel running surface*
 Sole plates, elastomeric bearing pads- *shipped loose, field welding required*
 All bolts and hardware for installation
 One set (2)- Steel backwall
 One set (2)- 18"x30"x16' precast sill
 Shop drawings provided signed and sealed by a professional engineer in the state of Washington
 Delivery location- Bellingham, WA- *jobsite*

<u>Items</u>	<u>Price</u>
Bridge	\$97,500
Engineering	\$4,000
Bearing assembly	\$2,000
Backwalls	\$7,000
Precast sills	\$7,000
Freight	\$6,000
6.5% Wa sales tax	\$8,027.50
8.8% WSST	\$10,868.00

F.O.B. jobsite, must be accessible for an over the road truck with trailer, 2 hour offload time allowed
 All items sold and shipped together
 Excludes unloading of any components
 All quotes are non-binding and subject to a final purchase order approved by RTI Bridge.
 All quotes are subject to change without notice, prior sale, inventory availability, access to mill stock,
 and unforeseen delays in transportation services.
 30% down payment upon purchase order
 Net 15 days after fabrication is completed , 1.5% per month interest charge will be added after 15 days

RTI Bridge is an AISC Certified Facility

Accepted by: _____ Date: _____

APPROVAL REQUEST MEMO



To: Sudden Valley Community Association Board of Directors
From: Michael Bennett, General Manager
Date: March 27, 2025
Subject: Approval Request – Wildfire Prevention Workshop Funding

Purpose

The Safety Committee is planning a Wildfire Prevention Workshop on May 12th. The workshop will help homeowners modify their properties to prevent the spread of wildfire in Sudden Valley.

Background

The program will include some video presentations as well as an extensive Q&A portion. To project the video properly in the dance barn, we will likely need to rent some AV equipment to show the video and perhaps one or more microphones to accomplish the Q&A portion.

Request

Therefore, the Safety Committee requests that the BOD approve up to \$400 for AV-related equipment rentals for the May 12, 2025, Wildfire Prevention Workshop Presentation and up to \$100 for snacks and beverages, for a total request of up to \$500.

Motion

Move that the Board of Directors authorizes the General Manager to direct staff to rent AV equipment, including necessary microphones, and purchase snacks and beverages up to a total of \$500 for the Wildfire Prevention Workshop to be held on May 12, 2025, from 6:30 to 8:00 PM in the Dance Barn.

Approval

Approved: _____ Not Approved: _____ SVCA Board of Directors

Signed: _____
Keith McLean, SVCA Board President

Date: _____