



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: Jo Anne Jensen, Operations Manager
Date: October 13, 2022
Subject: Capital Request – Cold Spring Drainage Repair

Purpose

To request funding approval for design and permitting.

Background

Sudden Valley Community Association (SVCA) has an unmapped 8" corrugated metal pipe (CMP) discharging water into Beaver Creek adjacent to 1 Cold Spring Lane from SVCA Culvert C207 and adjoining roadside ditch. During heavy rains Culvert C207 and the adjoining ditch overwhelm the unmapped 8" CMP that discharges to Beaver Creek. The unmapped 8" CMP discharges through a gabion basket wall acting as a headwall to SVCA Culvert C207 that is a large arch culvert allowing Beaver Creek to pass under Creekside Lane. The gabion basket wall is failing at the outlet of the 8" CMP.

Analysis

SVCA is proposing to start the engineering and permitting for repairs. This will include:

- Review of the surrounding drainage basin to verify flow requirements and size new pipe accordingly.
- Engineering / design for replacement of the 8" CMP with an adequately sized pipe.
- Engineering / design for repairing the gabion basket wall that is the headwall to Culvert C207.
- Permitting for the above scopes of work.
- Construction is proposed for summer 2023 during the Lake Whatcom Watershed construction window. Starting design and permitting now allows adequate time for design / permits to be in hand to meet the construction window.

Proposal

Authorize engineering and permit to begin per PNW Services, Inc. attached Proposal dated 10-12-22.



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Request

Request \$35,596.00 per PNW Services, Inc. proposal to begin engineering and design..

Motion

Move that the Board of Directors approve the allocation of \$35,596.00 from Roads.

Board of Directors Approval

Approved: _____ Not Approved: _____ SVCA Board of Directors



October 12, 2022

Sudden Valley Community Association
Attn: Jo Anne Jensen
4 Clubhouse Circle
Bellingham, WA 98229

RE: Project Scope Letter
1 Cold Spring Lane Drainage Repairs

PNW is providing this overall project scope letter to SVCA for drainage repairs adjacent to 1 Cold Spring Lane. Overall scope of work assumes:

- Issue:
 - o Existing unmapped 8” CMP drains water from Cold Spring Lane. This culvert appears to be undersized, and overflows during heavy rains. Water from SVCA Culver C207 that is a 12” CMP and adjoining ditch drain towards this unmapped culvert.
 - o The unmapped 8” CMP discharges through a gabion basket headwall to Culvert C208, and this gabion basket headwall is failing. This headwall protects Culvert C208 that allows Beaver Creek to pass under Creekside Lane.

- Design, Permitting, & Contractor Bids
 - o Coordinate with permit agencies.
 - o Cost evaluations for repair.
 - o Engineering & Permitting.
 - o Prepare bid package, issue to contractors, and bid evaluation with recommendation to SVCA.

Design, Permitting, Contractor Bids	
- Impact Design – Design & Permitting Assistance	\$22,500.00
- Permit Fees Allowance	\$5,000.00
- PNW Services, Inc. – Oversight & Bid Package	\$4,860.00
Contingency at 10%	\$3,236.00
Total – Design, Permitting, Contractor Bids	\$35,596.00

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

Sincerely,

Tyler Andrews
President



Above – 8” culvert that is unmapped and drains to Beaver Creek.

Below – Ditch leading to 8” culvert, and 12” culvert 208 crosses under road.





Sudden Valley Community Association
Creekside Lane Drainage Improvements

October 11, 2022

Tyler Andrews
PNW Services, Inc.
PO Box 30498
Bellingham, WA 98228
360-739-2072

Thank you for the opportunity to submit a proposal to provide engineering and permitting assistance for the Creekside Lane Drainage Improvement Project. We understand that the Sudden Valley Community Association is working to improve the drainage system of Creekside Lane from the intersection of Cold Spring Lane to Beaver Creek. This will include replacement of culverts and improvements to the ditchline, protection of the existing Beaver Creek culvert crossing, and replacement of the crib wall, if necessary.

We propose to conduct the engineering for this project on a Not To Exceed basis in accordance with the rate sheets attached and our budget of \$22,500.

Scope of Work:

We will prepare 100% construction and permit approved documents for this drainage improvement project including a survey, critical areas, permitting and engineering element.

Land Surveying Scope (\$6,200)

- A survey crew will collect data to create a survey base map for the on-site information. Features they will survey include:
 - Control X,YZ (State plane and NAVD88)
 - Boundary Base Map
 - OHWM (located)
 - The survey team will have utilities located and integrate as-built information from Lake Whatcom Water and Sewer District. All data will be collected in NAD 83, NAVD 88 datums.

If a title report is required for this project, that cost will be billed directly to the client and is not included in this scope.

Critical Areas Scope (\$6,800)

- A critical areas consultant will collect data and create a critical areas report (CAR) to evaluate the habitat conservation areas (HCAs) in Bever Creek to satisfy the requirements of Whatcom County and the Washington State Department of Fish and Wildlife (WDFW). This will include:
 - Initial Site Visit
 - Ordinary High Water Mark Determination
 - Wetland Delineation
 - Hydraulic Project Approval Application with the Washington State Department of Fish and Wildlife

It is assumed that there will be no critical areas or hydraulic impacts associated with this project and a JARPA from the Army Corps of Engineers will be not needed. These items are not expected to be required for this project and are out of scope for this contract.

Civil Engineering and Project Management Scope (\$8,000)

- A professional engineer licensed in the State of Washington will provide permit and construction level civil engineering plans for the proposed improvements that will be accepted by Whatcom County Planning and Development. Impact Design will also provide the project management for this work. These plans will meet the requirements of the Lake Whatcom Watershed WCC Chapter 20.51 including the stormwater phosphorous concentration limitations. This will include the below civil engineering documents:
 - Civil Construction Documents
 - Cover Sheet
 - Existing Conditions Map
 - Proposed Site Plan
 - Grading and Stormwater Plans
 - Temporary Erosion and Sedimentation Control Plan
 - Stormwater Pollution Prevention Plan
 - Details

Whatcom County Permitting Support (\$1,500)

- Our team will prepare a Notice of Activity and Land Disturbance Permit for Whatcom County as required for the project.

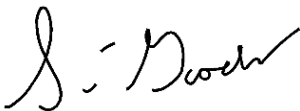
Excluded Scope: Geotechnical work, SEPA process, traffic studies, architectural design, structural engineering, landscape design, title reports, construction support, as-builts and dry utilities coordination are not included in this scope.

Please sign and date below as a formal acceptance of this proposal. We are excited to be working on your project.

Name

Date

Respectfully,



Scott Goodall, MS, PE

Principal

Impact Design, LLC



2022 Rate Sheet

Office	Hourly Rate
Principal Engineer	\$140
Design Engineer	\$125
Engineering Technician	\$100
Design Technician	\$95
CAD Technician	\$75

Field	Hourly Rate
Construction Inspection	\$90
Drone Pilot (UAV Certified)	\$90
Photogrammetry Technician	\$75

Sub-Consultants	15% Markup
Equipment	15% Markup
Travel Expenses	15% Markup
Mileage	\$0.50 / Mile

Sudden Valley Community Association
1 Cold Spring Lane Drainage Repair
 PNW Estimate - Bid Package, Permitting, and Construction Management

Task	Description	Hours	Estimated Cost
Design Oversight	Oversight of Impact Design, review drawings, and site visits as required.	20	
	Total Estimated Design Oversight Hours	20	\$ 2,700.00
Permitting	Oversight of permit applications, facilitate signatures / submittals / permit fees.	8	
	Total Estimated Permitting Cost	8	\$ 1,080.00
Contractor Bids	Prepare bid package, issue to contractors, and answer any bid questions.	6	
	Review construction bids, and provide recommendation to SVCA.	2	
	Total Estimated Bid Package Hours	8	\$ 1,080.00
Construction Management	Under seperate proposal after design / permitting.		
	Total Estimated Construction Management Hours	0	\$ -
	Total Estimated		\$ 4,860.00