



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 change order funding approval for Roads Capital Code 9924.6 to purchase and install 1 bridge leading to Area Z.

Background

SVCA's 2025 capital budget includes \$1,202,425.00 to purchase and install 2 bridges. These 2 bridges are being designed and permitted under 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. Prior to the bridge rating reduction, this bridge was heavily used by the Maintenance Department. It allows them to access Gates 9, 13, and 3 without having to go on Lake Louis Road. During snow events, and for heavy equipment access (backhoe, loader, roadside mower, etc.), this saves substantial time.
- Culvert #4 Replacement with Bridge (renaming to Road Bridge #5) – Currently this is an 8' diameter corrugated metal arch culvert that is at the end of its life cycle, the bottom is rusted out and failing. Also, during the 2021 November flood event, the existing culvert didn't have capacity to handle Beaver Creek's water volume and lead 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 has designed and is permitting these 2 bridges for replacement. Based on design, and permit feedback, Chinook Engineering has prepared an engineer's estimate to replace both structures with new pre-engineered bridges. At this time, SVCA is electing to only proceed with replacement of 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.



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As noted in PNW’s summary, a bid package was issued to 4 bridge manufactures for supply of the 2 bridges, and the bid results are included. For schedule reasons, it is recommended 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 award:

- 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 \$431,324.73 from Roads to purchase and install 1 pre-engineered steel bridge.

Proposal 2

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

Request 1

Request \$431,324.73 from Roads to purchase and install 1 pre-engineered steel bridge.

Request 2

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

Finance Committee Approval

Motion 1

Approved: _____ Not Approved: _____ Finance Committee

Motion 2

Approved: _____ Not Approved: _____ Finance Committee



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Board of Directors Approval

Motion 1

Approved: _____ Not Approved: _____ SVCA Board of Directors

Motion 2

Approved: _____ Not Approved: _____ SVCA Board of Directors