



# Sudden Valley Community Association

1850 Lake Whatcom Blvd Bellingham, WA 98229

[www.suddenvalley.com](http://www.suddenvalley.com) 360-734-6430

## Finance Committee Meeting

May 20, 2026, 6:30 PM, Via Zoom

- I. Call to Order**
- II. Roll Call**
  - Jean Maixner, Treasurer & Committee Chair
  - Laurie Robinson
  - Ray Meador
  - Rob Gibbs
  - Marty Jeide
  - Ken Van de Polder
- III. Adoption of Agenda**
- IV. Announcements**
- V. Property Owner Comments – 15 Minutes Total**
  - Please note that comments are limited to 3 minutes per person.*
- VI. Approval of Minutes**
  - Minutes for March 18, 2026
- VII. Reports**
  - a) February Financial Statements Page 2
- VIII. New Business**
  - a) Capital Request – Fitness Center Equipment Page 11
  - b) Capital Request – Marina Tennis Court Refurbishment Page 60
  - c) Capital Request – Replacement of Security Vehicles Page 132
  - d) Approval Request – 2026 Roads Projects Page 139
- IX. Adjournment**

**Sudden Valley Community Association  
Balance Sheet  
February 28, 2026 and December 31, 2025**

	Unaudited** Feb 28, 2026	Unaudited** Dec 31, 2025	Inc / (Dec)
<b>OPERATIONS</b>			
<b>Current Assets</b>			
Operating Cash	\$ 645,577	\$ 493,749	\$ 151,828
Building Completion Deposit Fund	678,900	798,900	(120,000)
Member Receivables - Operations*	-	47,957	(47,957)
Other Receivables	3,818	3,850	(32)
Prepaid Expenses	57,726	91,940	(34,214)
Operating Lease ROU Assets	21,909	23,036	(1,127)
Inventory	7,010	5,704	1,306
<b>Total Current Assets</b>	<b>1,414,940</b>	<b>1,465,136</b>	<b>(50,196)</b>
<b>Current Liabilities</b>			
Accounts Payable	(61,577)	(169,663)	108,086
Accrued Vacation Liability	(89,366)	(78,129)	(11,237)
Accrued Payroll	-	(96,358)	96,358
Prepaid Assessments	(347,990)	(187,700)	(160,290)
Building Completion Deposits	(678,900)	(798,900)	120,000
Other Refundable Deposits	(11,076)	(11,426)	350
Operating Lease Liability	(21,909)	(23,036)	1,127
Prepaid Golf Memberships	-	(156,649)	156,649
<b>Total Current Liabilities</b>	<b>(1,210,818)</b>	<b>(1,521,861)</b>	<b>311,043</b>
<b>Other Liabilities</b>			
Contingent PPP Loan Liability***	(357,700)	(357,700)	-
Deferred Library Lease Revenue	(26,667)	(28,000)	1,333
<b>Total Other Liabilities</b>	<b>(384,367)</b>	<b>(385,700)</b>	<b>1,333</b>
<b>Operating Reserve Funds</b>			
Emergency Operating Cash	364,827	364,709	118
Undesignated Reserves Cash	337,130	314,936	22,194
<b>Total Operating Reserve Funds</b>	<b>701,957</b>	<b>679,645</b>	<b>22,312</b>
<b>Net Operating Assets</b>	<b>\$ 521,712</b>	<b>\$ 237,220</b>	<b>\$ 284,492</b>
<b>CAPITAL</b>			
<b>Capital Current Assets</b>			
CRRRF (Capital Repair & Replacement) Cash Fund	3,806,709	3,757,709	49,000
Roads Reserve Cash Fund	3,111,617	2,992,291	119,326
Board Density Reduction Cash Fund	150,815	150,789	26
Mailbox Cash Fund	183,255	178,900	4,355
CRRRF Capital Reserve Holding Cash	219,387	219,316	71
Mitigation Assignment of Savings Cash	49,916	49,905	11
LWWSD Assignment of Savings Cash	14,953	14,953	-
Member Receivables - Capital**	-	13,020	(13,020)
<b>Total Capital Current Assets</b>	<b>7,536,652</b>	<b>7,376,883</b>	<b>159,769</b>
<b>Capital Fixed Assets</b>			
Fixed Assets	16,911,018	16,881,457	29,561
Finance ROU Assets	30,308	41,258	(10,950)
Lots Held for Sale	188,706	188,706	-
<b>Total Capital Assets</b>	<b>17,130,032</b>	<b>17,111,421</b>	<b>18,611</b>
<b>Long Term Liabilities</b>			
CRRRF Loan 2022	(1,220,160)	(1,267,067)	46,907
Finance Leases	(44,569)	(49,661)	5,092
<b>Total Long Term Liabilities</b>	<b>(1,264,729)</b>	<b>(1,316,728)</b>	<b>51,999</b>
<b>NET ASSETS</b>	<b>\$ 23,923,667</b>	<b>\$ 23,408,796</b>	<b>\$514,871</b>
<b>MEMBER EQUITY</b>			
<b>Member Equity</b>			
Current Year Net Income: Operations	280,836	(55,534)	336,370
Transfers Out from Operations to Capital	-	-	-
Current Year Net Income: Capital**	234,036	1,658,105	(1,424,069)
Transfers Into Capital from Operations	-	-	-
Retained Earnings**	4,141,708	4,197,242	(55,534)
Capital**	19,267,087	17,608,982	1,658,105
<b>TOTAL MEMBER EQUITY</b>	<b>\$ 23,923,667</b>	<b>\$23,408,796</b>	<b>\$514,871</b>

\* 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 February 28, 2026, and December 31, 2025, the balances of receivables written off were \$850,643 and \$743,506, 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 2024 audited financial statements (2024 represents the most recently issued audited statements), which fully incorporate ASC 606 and comply with Generally Accepted Accounting Principals (GAAP).

\*\*\* At 2024 year end, the Association recorded a contingent liability relating to Paycheck Protection Program (PPP) loan funds that were received in May 2020 and then forgiven by the Small Business Administration (SBA) in September 2021, which are funds that the SBA has since subsequently deemed that the Association did not qualify for because of its 501(C)(4) tax exempt status, which was communicated to the Association by the government in April 2025. This contingency was classified by the Association as probable. And upon final resolution with the SBA, the Association believes that the estimated amount of liability will be limited to the original amount of the PPP loan funds received (\$357,700) because of the fact that the Association fully disclosed its tax exempt status to the SBA during the PPP loan application process, which the government has especially acknowledged.

**Sudden Valley Community Association  
Income Statement Summary**

<u>UNAUDITED</u>	<u>Current Month - February 2026</u>			<u>Year to Date - 2 Months Ending 2/28/2026</u>			
	<u>Operations &amp; Operating Reserves</u>	<u>Operations Better / (Worse) Budget</u>	<u>Capital Reserves**</u>	<u>Operations &amp; Operating Reserves</u>	<u>Operations Better / (Worse) Budget</u>	<u>Coll %</u>	<u>Capital Reserves**</u>
<b>REVENUE</b>							
Current Year Dues & Assessments Income							
Dues & Assessments Income	267,874		251,117	535,905			502,236
Bad Debt Reserve	(15,157)		(6,498)	(37,389)			(21,756)
Net Current Year Assessment Income	<u>252,717</u>	<u>(1,309)</u>	<u>244,619</u>	<u>498,516</u>	<u>(9,537)</u>	93.0%	<u>480,480</u>
Bad Debt Recoveries - Prior Years			1,780				9,783
Golf Income	48,819	19,337	-	264,505	19,797		-
Marina Income	205,175	(18)	-	205,325	133		-
Rec Center & Pools Income	982	241	-	1,663	113		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	15,809	(1,391)	-	20,688	(6,644)		-
Rental Income - Other	60	(602)	-	120	(1,796)		-
Area Z Rental Income	1,366	1,366	-	6,797	1,561		-
Lease Income	5,882	-	-	11,763	-		-
New Home Construction Fees	10,200	(380)	-	10,950	370		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Capital Gain (Loss) on Sale of Lots	-	-	-	-	-		-
Investment Income	464	(286)	2,727	945	(555)		5,690
<b>Total Revenue</b>	<b><u>541,474</u></b>	<b><u>16,958</u></b>	<b><u>249,126</u></b>	<b><u>1,021,272</u></b>	<b><u>3,442</u></b>		<b><u>495,953</u></b>
<b>EXPENSES</b>							
Salaries & Benefits	184,403	8,107	-	354,411	26,282		-
Contracted & Professional Services	10,494	(2,422)	-	36,989	(9,662)		-
CC&Rs/ Mandates	32,857	6,374	-	69,795	12,805		-
Maintenance & Landscaping	23,903	4,130	-	65,659	(239)		-
Utilities	28,851	(5,520)	-	43,427	(6,251)		-
Administrative	25,093	(14,226)	-	38,080	(6,430)		-
Regulatory Compliance	17,658	4,207	-	52,609	144		-
Insurance Premiums	19,240	1,966	-	38,480	3,932		-
Other Expenses	-	2,887	-	-	3,179		-
Depreciation Expense	-	-	131,588	-	-		240,298
Closing Costs - Lot Sales	-	-	-	-	-		-
Interest expense	-	-	4,042	-	-		8,599
<b>Total Expenses</b>	<b><u>342,499</u></b>	<b><u>5,503</u></b>	<b><u>135,630</u></b>	<b><u>699,450</u></b>	<b><u>23,760</u></b>		<b><u>248,897</u></b>
<b>Net Income (Loss)</b>	<b><u>198,975</u></b>	<b><u>22,461</u></b>	<b><u>113,496</u></b>	<b><u>321,822</u></b>	<b><u>27,202</u></b>		<b><u>247,056</u></b>
<b>Other Activity</b>							
Net Other UDR Activity*	3,862			16,874			
AR Accrual - Prior Year Reversal	-		-	(47,957)			(13,020)
AR Accrual - Current Year	-		-	-			-
Lease Income- Library Prepaid Recognized	667			1,333			
Vacation Liability Accrual	(2,381)			(11,236)			
<b>Total Other Activity</b>	<b><u>2,148</u></b>		<b><u>-</u></b>	<b><u>(40,986)</u></b>			<b><u>(13,020)</u></b>
<b>Grand Total Activity</b>	<b><u>201,123</u></b>	<b><u>22,461</u></b>	<b><u>113,496</u></b>	<b><u>280,836</u></b>	<b><u>27,202</u></b>		<b><u>234,036</u></b>

\*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**  
 2 Months Actuals, 10 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
<b>Net Available Cash 12/31/2025</b>	<b>3,757,709</b>	<b>2,992,291</b>	<b>219,316</b>	<b>150,789</b>	<b>178,900</b>	<b>64,858</b>	<b>\$ 7,363,863</b>	<b>364,709</b>	<b>314,936</b>	<b>\$ 679,645</b>
Dues Received	241,911	240,398		-	4,298		486,607	-	23,118	23,118
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	3,056	2,469	71	26	57	11	5,690	118	98	215
Sale of Assets	-						-			-
Sale of Lots (Net Proceeds)				-			-			-
Mitigation Release	-	-					-			-
2026 Expenditures	(195,967)	(123,541)	-	-	-		(319,508)		(1,022)	(1,022)
<b>Net Available Cash at 2/28/2026</b>	<b>3,806,709</b>	<b>3,111,617</b>	<b>219,387</b>	<b>150,815</b>	<b>183,255</b>	<b>64,869</b>	<b>\$ 7,536,652</b>	<b>364,827</b>	<b>337,130</b>	<b>\$ 701,957</b>
10 Month Outlook										
Outlook - 2026 Dues (95% collections)	1,185,264	1,176,088			21,018		2,382,370			\$ -
Outlook - Prior Year Collections	16,052	15,928			285		32,264		34,403	34,403
CRRRF Loan Payments for year 2026	(277,533)						(277,533)			-
Obligated Expenses/Holdings	(1,280,877)	(1,607,785)	(219,387)			(64,869)	(3,172,918)		(23,785)	(23,785)
<b>Net Usable Cash Balance 12/31/2026</b>	<b>3,449,615</b>	<b>2,695,848</b>	<b>-</b>	<b>150,815</b>	<b>204,558</b>	<b>-</b>	<b>\$ 6,500,835</b>	<b>364,827</b>	<b>347,748</b>	<b>\$ 712,574</b>
Board Recommended Carryover Balance	(600,000)	(500,000)					(1,100,000)			\$ -
<b>Net Usable Cash 12/31/2026, After Recommendation</b>	<b>\$ 2,849,615</b>	<b>\$ 2,195,848</b>	<b>\$ -</b>	<b>\$ 150,815</b>	<b>\$ 204,558</b>	<b>\$ -</b>	<b>\$ 5,400,835</b>	<b>\$ 364,827</b>	<b>\$ 347,748</b>	<b>\$ 712,574</b>
<b>Net Current Year Cash Increase (Decrease)</b>	<b>(308,094)</b>	<b>(296,443)</b>	<b>(219,316)</b>	<b>26</b>	<b>25,658</b>	<b>(64,858)</b>	<b>\$ (863,027)</b>	<b>118</b>	<b>32,812</b>	<b>\$ 32,929</b>

\*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**  
**February 1, 2026 to February 28, 2026**  
**CURRENT MONTH**

Whole \$

**UNAUDITED**

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary &amp; 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	19,879	(2,017)	7,883	(547)	42,373	5,295	(30,377)	2,731
Accounting	2,701	165	30,329	633	6,557	(4,222)	(34,185)	(3,424)
Administration	108	94	32,658	1,831	11,914	(2,702)	(44,464)	(777)
Common Costs	3,655	(429)	-	-	27,701	7,857	(24,046)	7,428
Facilities	7,247	1,200	4,700	(16)	24,645	(4,549)	(22,098)	(3,365)
Maintenance	30	30	36,940	3,494	5,197	2,241	(42,107)	5,765
Subtotal	<b>33,620</b>	<b>(957)</b>	<b>112,510</b>	<b>5,395</b>	<b>118,387</b>	<b>3,920</b>	<b>(197,277)</b>	<b>8,358</b>
Golf	48,819	19,337	54,343	1,222	30,331	(8,906)	(35,855)	11,653
Marina	205,275	83	-	-	3,764	769	201,511	852
Rec/ Pools/ Parks	1,042	(195)	17,550	1,490	5,613	1,612	(22,121)	2,907
Subtotal	<b>255,136</b>	<b>19,225</b>	<b>71,893</b>	<b>2,712</b>	<b>39,708</b>	<b>(6,525)</b>	<b>143,535</b>	<b>15,412</b>
Subtotal Operations before Ops Dues	<b>288,756</b>	<b>18,268</b>	<b>184,403</b>	<b>8,107</b>	<b>158,095</b>	<b>(2,605)</b>	<b>(53,742)</b>	<b>23,770</b>
Ops Dues Earned	267,874						267,874	
Curr Yr Bad Debts Activity	(15,157)						(15,157)	
Net Ops Dues	252,717	(1,309)					252,717	(1,309)
Net Operations	<b>541,473</b>	<b>16,959</b>	<b>184,403</b>	<b>8,107</b>	<b>158,095</b>	<b>(2,605)</b>	<b>198,975</b>	<b>22,461</b>
<b>Other Operating Activity</b>								
UDR Activity	4,780				918		3,862	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	667				-		667	
Vacation Liability Accrual	-				2,381		(2,381)	
<b>Total Other Operating Activity</b>	<b>5,447</b>				<b>3,299</b>		<b>2,148</b>	
<b>Grand Total Operations Activity</b>	<b>546,920</b>	<b>16,959</b>	<b>184,403</b>	<b>8,107</b>	<b>161,394</b>	<b>(2,605)</b>	<b>201,123</b>	<b>22,461</b>

\* Excludes Depreciation

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

**Sudden Valley Community Association**  
**Operations - By Department**  
**January 1, 2026 to February 28, 2026**  
**YEAR TO DATE**

Whole \$

**UNAUDITED**

<b>Department</b>	<b>Actual Revenue</b>	<b>Revenue B / (W)</b>	<b>Actual Salary Benefits</b>	<b>Salary &amp; Benefits B / (W)</b>	<b>Actual Other Expense *</b>	<b>Other Exp B / (W)*</b>	<b>Net Income / (Loss) *</b>	<b>Net B / (W)*</b>
ACC / Security	21,129	(4,877)	14,618	(919)	109,014	(1,447)	(102,503)	(7,243)
Accounting	4,060	(1,107)	56,853	947	10,595	(1,670)	(63,388)	(1,830)
Administration	221	148	65,114	(796)	31,354	(9,245)	(96,247)	(9,893)
Common Costs	7,043	(1,124)	-	-	57,015	14,101	(49,972)	12,977
Facilities	18,560	1,228	8,841	(77)	38,700	(1,937)	(28,981)	(786)
Maintenance	30	30	73,198	9,209	9,219	4,619	(82,387)	13,858
<b>Subtotal</b>	<b>51,043</b>	<b>(5,702)</b>	<b>218,624</b>	<b>8,364</b>	<b>255,897</b>	<b>4,421</b>	<b>(423,478)</b>	<b>7,083</b>
Golf	264,505	19,797	102,319	13,721	74,813	(9,509)	87,373	24,009
Marina	205,425	233	-	-	4,587	538	200,838	771
Rec/ Pools/ Parks	1,783	(1,350)	33,468	4,197	9,742	2,029	(41,427)	4,876
<b>Subtotal</b>	<b>471,713</b>	<b>18,680</b>	<b>135,787</b>	<b>17,918</b>	<b>89,142</b>	<b>(6,942)</b>	<b>246,784</b>	<b>29,656</b>
<b>Subtotal Operations before Ops Dues</b>	<b>522,756</b>	<b>12,978</b>	<b>354,411</b>	<b>26,282</b>	<b>345,039</b>	<b>(2,521)</b>	<b>(176,694)</b>	<b>36,739</b>
Ops Dues Earned	535,905						535,905	
Curr Yr Bad Debts Activity	(37,389)						(37,389)	
Net Ops Dues	498,516	(9,537)					498,516	(9,537)
<b>Net Operations</b>	<b>1,021,272</b>	<b>3,441</b>	<b>354,411</b>	<b>26,282</b>	<b>345,039</b>	<b>(2,521)</b>	<b>321,822</b>	<b>27,202</b>
<b>Other Operating Activity</b>								
UDR Activity	17,925				1,051		16,874	
AR Accrual - Prior Year Reversal	(47,957)				-		(47,957)	
AR Accrual - Current Year	-				-		-	
Lease Income- Library Prepaid Recognized	1,333				-		1,333	
Vacation Liability Accrual	-				11,236		(11,236)	
<b>Total Other Operating Activity</b>	<b>(28,699)</b>				<b>12,287</b>		<b>(40,986)</b>	
<b>Grand Total Operations Activity</b>	<b>992,574</b>	<b>3,441</b>	<b>354,411</b>	<b>26,282</b>	<b>357,326</b>	<b>(2,521)</b>	<b>280,836</b>	<b>27,202</b>

\* Excludes Depreciation

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

SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2026

	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	15	84	99	265	2,534	2,799	18	93	4	20	3	9	19	40	2	12	280	2,618	2,898	46	174	220	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
Feb	18	90	108	265	2,521	2,786	10	85	7	29	4	12	20	43	2	12	283	2,611	2,894	43	181	224	326	2,792	3,118	775	1	1	777	740	6	1,523	4,641
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
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
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
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
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
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
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
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
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
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

LLE = Lot Line Eraser  
 CTB = Covenant to Bind

Sudden Valley Community Association - Capital Project Report										
CRRRF Projects Open in 2026										
Updated as of 2/28/2026										
							A	B	A-B	
BOARD APPROVED PROJECT							BUDGETED			
Cost Manager	Approval Date	GL	Project Name	Fund	Status		Board Approved	Total Invoiced	Acctg Funds Obligated	
Turf Manager	1/23/20	9719.18	Trim Mower- Turf	CRRRF	Closed	●	44,050	40,198	-	LE
Turf Manager	1/23/20	9719.19	Utility Vehicles	CRRRF	Closed	●	104,248	104,248	-	LE
Golf Director	11/5/20	9721.01	Golf Cart Fleet	CRRRF	Closed	●	183,900	183,900	-	LE
Maint Manager	10/27/22 & 10/12/23 & 8/22/24	9722.08	Area Z Maintenance Facility Remodel	CRRRF	Open	●	503,898	502,067	1,832	
GM	10/27/22 & 9/28/23 & 11/2/23	9722.09	Barn 8 Refurbishment	CRRRF	Open	●	824,530	203,436	621,094	
GM	1/12/23 & 4/25/24 & 5/22/25	9723.04	Austin Creek Repair Design & Permitting	CRRRF	Open	●	34,585	16,659	17,926	
GM	3/9/23	9723.07	Website Improvements	CRRRF	Open	●	10,483	8,605	1,878	
Golf Director	12/14/23	9723.17	10 Additional Golf Carts Lease	CRRRF	Open	●	81,600	27,913	53,687	LE
Maint Manager	1/25/24	9724.012	Turf Building Remodel-Permit/Design	CRRRF	Open	●	9,755	9,736	19	
Maint Manager	5/22/25 & 8/28/25	9724.013	Turf Building Remodel-Construction	CRRRF	Open	●	115,691	108,056	7,635	
Turf Manager	2/22/24	9724.05	Sand Trap Rake	CRRRF	Closed	●	32,579	32,579	-	
Maint Manager	2/22/24 & 8/28/25 & 2/26/26	9724.06	Club House HVAC 20 Ton Design/permitting/Constructio	CRRRF	Open	●	214,114	22,104	192,010	
Maint Manager	4/25/24 & 7/25/24	9724.07	Adult Center Furnace & Water Heater Replacement	CRRRF	Closed	●	42,422	42,422	-	
Maint Manager	7/25/24	9724.09	Fencing (Adult Cntr/Area Z/Turfcare) & Area Z RV Storage	CRRRF	Open	●	71,851	69,243	2,608	
Turf Manager	9/26/24	9724.11	#2 Golf Bridge Repair	CRRRF	Open	●	25,460	23,994	1,466	
Turf Manager	1/9/25	9725.01	Fairway Aerator- Wiedenmann Terra Spike XF6	CRRRF	Closed	●	57,495	57,495	-	
Turf Manager	1/23/25	9725.02	Turfcare Trailer	CRRRF	Closed	●	17,843	17,843	-	
Turf Manager	2/27/25	9725.03	Golf Course Fairway Top-Dresser Replacement	CRRRF	Closed	●	50,592	50,592	-	
Maint Manager	3/27/25	9725.04	Zero-Turn Mower (Kubota ZD1211R)	CRRRF	Closed	●	21,146	20,601	-	
Maint Manager	4/10/25	9725.05	Marina Directional Signage	CRRRF	Open	●	15,000	1,937	13,063	
Maint Manager	4/10/25	9725.06	Gate 2 & Welcome Center Directional Signage	CRRRF	Open	●	20,000	4,466	15,534	
Maint Manager	4/24/25	9725.07	Welcome Center Exterior Painting	CRRRF	Closed	●	7,611	7,611	-	
GM	6/12/25 & 10/23/25	9725.08	Lake Louise Slide Gate Replacement (Phase 1 & 2)	CRRRF	Open	●	71,786	57,412	14,374	
Turf Manager	6/26/25 & 2/12/26	9725.09	2025 Asphalt Cart Path Repairs	CRRRF	Closed	●	51,267	51,267	-	
GM	9/25/25	9725.10	Clubhouse Water Heater Replacement	CRRRF	Open	●	11,587	7,490	4,097	
GM	9/25/25	9725.11	2025 AV Projector & Screen	CRRRF	Open	●	4,397	1,632	2,765	
GM	9/25/25	9725.12	2025 Computer System Replacements	CRRRF	Closed	●	13,680	13,680	-	
Maint Manager	10/23/25	9725.13	Snow Removal Equipment - Snow Plow & Sander x 2	CRRRF	Open	●	35,000	33,448	1,552	
Maint Manager	10/23/25	9725.14	Maintenance Truck Replacement (OP-23)	CRRRF	Open	●	56,243	35,163	21,080	
Turf Manager	1/22/26	9726.01	NH 42 HP Tractor Model #TN55 Replacement	CRRRF	Open	●	48,048	48,048	-	
Turf Manager	2/12/26	9726.02	2026 Golf Bridge Repairs (#1 & #4)	CRRRF	Open	●	59,056	4,425	54,631	
Turf Manager	2/26/26	9726.03	2026 Turfcare Equipment Replacement	CRRRF	Open	●	232,506	-	232,506	
GM	2/26/26	9726.04	Marina Tennis Court Refurb-Design & Permitting	CRRRF	Open	●	21,120	-	21,120	
<b>Open Projects Total, CRRRF</b>							<b>\$ 3,093,545</b>	<b>\$ 1,808,271</b>	<b>\$ 1,280,877</b>	
		<b>LE</b>	These line items represent five-year finance leases, which means the obligated costs will be spread out over five-year periods.							

Sudden Valley Community Association - Capital Project Report									
Roads Projects Open in 2026									
Updated as of 2/28/2026									
BOARD APPROVED PROJECT							A	B	A-B
Cost Manager	Approval Date	GL	Project Name	Fund	Status		BUDGETED		Acctg Funds Obligated
							Board Approved	Total Invoiced	
GM	5/11/23 & 6/8/23	9923.42	2023 Street Pavement Markings	ROADS	Open	●	31,803	27,366	4,437
GM	2/22/24 & 2/27/25	9924.2	2024 On-Call Engineering	ROADS	Closed	●	40,305	40,305	-
GM	2/22/24	9924.5	2024 Renewal of 5-yr programmatic Permits	ROADS	Closed	●	30,000	30,000	-
GM	2/22/24 & 3/27/25	9924.6	Area Z Access Bridge & Culvert #4 Replacement with Bridge (2024 Design/Permitting & 2025 Construction)	ROADS	Open	●	1,219,468	385,974	833,494
GM	2/27/25 & 1/22/26	9925.1	2025 Fast Response	ROADS	Closed	●	71,935	71,935	-
GM	2/27/25 & 1/22/26	9925.2	2025 On-Call Engineering	ROADS	Closed	●	33,296	33,296	-
GM	2/27/25	9925.3	2025 Pot Holes & Minor Road Repairs	ROADS	Closed	●	37,856	37,855	-
Maint Manager	2/27/25 & 4/24/25	9925.4	2025 Street signs & Pavement Markings	ROADS	Open	●	23,731	23,541	190
Maint Manager	2/27/25	9925.5	Design/Permits for 2026 Road Projects	ROADS	Open	●	41,888	24,416	17,472
Maint Manager	1/22/26	9926.1	2026 Fast Response	ROADS	Open	●	95,613	-	95,613
Maint Manager	1/22/26	9926.2	2026 On-Call Engineering	ROADS	Open	●	56,258	13,131	43,127
Maint Manager	1/22/26	9926.3	2026 Pot Holes & Minor Road Repairs	ROADS	Open	●	39,370	3,859	35,511
Maint Manager	2/26/26	9926.4	2026 Bi-Annual Bridge Inspections	ROADS	Open	●	6,976	-	6,976
Maint Manager	2/26/26	9926.5	2026 Road Repairs & Culvert Replacements	ROADS	Open	●	428,714	-	428,714
<b>Subtotal Roads Open Projects</b>							<b>\$ 2,157,213</b>	<b>\$ 691,678</b>	<b>\$ 1,465,534</b>
Maint Manager	2/27/25	9925.7	2025 CVC Supplies & Outside Contractor	ROADS	Closed	●	99,559	107,415	- A
Maint Manager	2/27/25	9925.72	2025 CVC Wages, Taxes, & Benefits	ROADS	Closed	●	67,774	59,918	- A
<b>Subtotal 2025 Roads CVC Project</b>							<b>\$ 167,333</b>	<b>\$ 167,332</b>	<b>\$ -</b>
Maint Manager	1/22/26	9926.7	2026 CVC Supplies & Outside Contractor	ROADS	Open	●	85,739	7,555	78,184 B
Maint Manager	1/22/26	9926.72	2026 CVC Wages, Taxes, & Benefits	ROADS	Open	●	69,807	5,740	64,067 B
<b>Subtotal 2026 Roads CVC Project</b>							<b>\$ 155,546</b>	<b>\$ 13,295</b>	<b>\$ 142,251</b>
<b>Open Project Totals, Roads</b>							<b>\$ 2,480,092</b>	<b>\$ 872,306</b>	<b>\$ 1,607,785</b>
		<b>A</b>	9925.7 and 9925.72 are the same project.						
		<b>B</b>	9926.7 and 9926.72 are the same project.						

Sudden Valley Community Association - Capital Project Report										
UDR Projects Open in 2026										
Updated as of 2/28/2026										
							A	B	A-B	
BOARD APPROVED PROJECT							BUDGETED			
Cost Manager	Approval Date	GL	Project Name	Fund	Status		Board Approved	Total Invoiced	Acctg Funds Obligated	
GM	12/19/16	9902	Area Z Mitigation	UDR	Open	●	186,290	179,053	7,237	
GM	4/13/23	9623	Firewise	UDR	Open	●	4,000	12,457	(8,457) A	
GM	4/13/23	9623.02	Firewise Wages, Taxes, & Benefits	UDR	Open	●	27,600	17,046	10,554 A	
							<b>Total Firewise</b>	<b>\$ 31,600</b>	<b>\$ 29,503</b>	<b>\$ 2,097</b>
GM	6/13/24	9624.02	2024 GM Search	UDR	Open	●	32,850	28,399	4,451	
GM	2/26/26	9626.01	Bylaws and Rules & Regs Revisions for WUCIOA	UDR	Open	●	10,000	-	10,000	
							<b>Open Project Totals, UDR</b>	<b>\$ 260,740</b>	<b>\$ 236,955</b>	<b>\$ 23,785</b>
		<b>A</b>	9623 and 9623.02 are the same project.							

# BOARD OF DIRECTORS MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Jo Anne Jensen, General Manager  
**Date:** May 28, 2026  
**Subject:** Capital Request – Replacement of Fitness Center Equipment

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## **Purpose**

The purpose of this memo is to request approval of capital funding for the replacement of SVCA's Fitness Center equipment.

## **Background**

SVCA's Fitness Center has cardio and weightlifting equipment. The weightlifting machines were installed in 2007 and are in poor condition. The machines receive regular maintenance, but they are old, and many parts are no longer available. Several machines are unusable for this reason. Similarly, the cardio machines were purchased in 2019 and are old and prone to breakdowns. While we are generally able to repair the cardio machines when they break, time out of service significantly impacts gym users. Additionally, our current cardio equipment is less energy-efficient than newer models, and sometimes cause the power to go off in that area of the Fitness Center.

## **Analysis**

Staff reached out to four different equipment suppliers to request proposals for replacing both the cardio and weightlifting equipment. The vendors were asked to provide floor plans as well as equipment recommendations to ensure best use of the limited space. The four original proposals ranged in price from \$96K to \$165K. It was difficult to compare the four proposals because of the wide variation in price and types of equipment. To help us make the best choices, a discussion group was held, including five residents who frequently use the Fitness Center, along with the Rec Manager and GM.

The residents who participated emphasized the importance of buying high quality equipment that would remain functional for a long time without the need for frequent repairs. They identified a list of the top brands of equipment. Further, they agreed that some of our current equipment, notably the free weights, is still usable and should not be replaced. They recommended that we use the money saved to buy better quality equipment.

Using the recommendations that emerged from the discussion, staff asked two of the four vendors to refine their proposals. After reviewing the new proposals, we believe Matrix offers the best deal. The Matrix brand has a very good reputation, the equipment provided will expand the capabilities of the Fitness Center, and the price is lower than the Ardent proposal. The table shown below summarizes and compares the two quotes.

## 2026 Fitness Center Equipment Replacement Project Quotes Comparison

### Cardio Room

What SVCA Currently Has		Ardent			Matrix		
Equipment	Qty	Equipment	Qty	Total Cost	Equipment	Qty	Total Cost
Ellipticals	4	SportsArt G876 Elliptical	2	\$ 12,600.00	Matrix Elliptical	1	\$ 3,870.00
Treadmills	4	SportsArt T676 Treadmill	4	\$ 24,000.00	Matrix Treadmill	4	\$ 15,760.00
Upright Bike	1	SportsArt G576U Upright Cycle	1	\$ 3,700.00	Matrix Ascent Trainer	1	\$ 5,225.00
Recumbent Bike	2	SportsArt G576R Recumbent Cycle	2	\$ 8,800.00	Matrix Upright Bike	1	\$ 1,865.00
Stair Stepper (broken)	1	Stair Master 8 Series Free Climber	1	\$ 5,000.00	Matrix Recumbent Bike	2	\$ 4,470.00
Rowers (broken)	3	Throwdown Hiit Rower	2	\$ 2,600.00	Matrix Climbmill	1	\$ 4,185.00
<b>Total</b>	<b>15</b>	Throwdown Hiit Ski	2	\$ 3,100.00	Matrix Rower	2	\$ 2,960.00
		Nustep Upperbody Ergometer	1	\$ 6,500.00	SkiErg Upright Ski Machine	2	\$ 2,140.00
		<b>Total</b>	<b>15</b>	<b>\$ 66,300.00</b>	Upper Body Cycle	1	\$ 2,835.00
					<b>Total</b>	<b>15</b>	<b>\$ 43,310.00</b>

### Weight Machines

What SVCA Currently Has		Quote 1 (Ardent)			Quote 4 (Matrix)		
Equipment	Qty	Equipment	Qty	Total Cost	Equipment	Qty	Total Cost
Tricep Machine	1	SportsArt DF-305 Bicep/Tricep Combo	1	\$ 3,400.00	Ultra Bicep/Tricep Heavy Stack	1	\$ 2,610.00
Bicep Machine	1						
Lat Pulldown Machine	1	SportsArt N921* Mid Row	1	\$ 4,000.00	Ultra Mid-Row	1	\$ 4,185.00
Mid-Row Machine	1	SportsArt N926* Lat Pulldown	1	\$ 3,800.00	Ultra Lat Pulldown	1	\$ 4,085.00
Shoulder Press Machine	1	SportsArt N917* Shoulder Press	1	\$ 4,200.00	Ultra Shoulder Press	1	\$ 4,085.00
Chest Press Machine	1	SportsArt N915* Chest Press	1	\$ 4,200.00	Ultra Chest Press	1	\$ 4,185.00
Seated Leg Press Machine	1	SportsArt N956 Leg Press	1	\$ 8,000.00	Ultra Leg Press	1	\$ 6,490.00
Leg Extension Machine	1	SportsArt DF305 Leg Extension/Curl Machine	1	\$ 3,500.00	Ultra Leg Extension/Leg Curl	1	\$ 3,050.00
Hamstring Curl Machine	1						
Abdominal Crunch Machine	1	SportsArt N931* Abdominal Crunch	1	\$ 4,400.00	Ultra Abdominal Crunch	1	\$ 4,085.00
Back Extension Machine	1	SportsArt N932* Back Extension	1	\$ 4,200.00	Ultra Back Extension	1	\$ 4,280.00
Cable Arch Machine	1	SportsArt DS972 Functional Trainer	2	\$ 10,000.00	Versa Funtional Trainer	2	\$ 7,780.00
Hoist Fitness Tree	1	SportsArt N922 Pec Fly/Rear Deltoid	1	\$ 4,000.00	Ultra Pec Fly/Rear Delt	1	\$ 4,085.00
<b>Total</b>	<b>13</b>	SportsArt DF-302 Abductor/Adductor	1	\$ 3,500.00	Ultra Adductor/Abductor	1	\$ 2,650.00
		<b>Total</b>	<b>13</b>	<b>\$ 57,200.00</b>	<b>Total</b>	<b>13</b>	<b>\$ 51,570.00</b>

### Free Weights

What SVCA Currently Has		Quote 1 (Ardent)			Quote 4 (Matrix)		
Equipment	Qty	Equipment	Qty	Total Cost	Equipment	Qty	Total Cost
Smith Machine	1	Hoist Smith Machine	1	\$ 4,100.00	VY Smith Press	1	\$ 3,825.00
Weight Bench	3	Flat/Incline/Decline Bench	3	\$ 3,000.00	GO Weight Bench	2	\$ 960.00
Dumbbells (5lbs-80lbs)	1	Barbell set w/rack	1	\$ 2,200.00	Adjustable Decline Bench	1	\$ 958.00
Bench Press	1	Hoist Back Hyper	1	\$ 1,000.00	Back Extension Bench	1	\$ 855.00
Preacher Curl	1	Flexible Squat Rack	1	\$ 915.00	Half Rack	1	\$ 1,420.00
<b>Total</b>	<b>7</b>	<b>Total</b>	<b>7</b>	<b>\$ 11,215.00</b>	BodySolid Barbell Set + Rack	1	\$ 2,690.00
					<b>Total</b>	<b>7</b>	<b>\$ 10,708.00</b>

### Extra Fees, Tax, & Total

		Quote 1 (Ardent)			Quote 4 (Matrix)		
		Equipment	Qty	Total Cost	Equipment	Qty	Total Cost
		Cardio Total	15	\$ 66,300.00	Cardio Total	15	\$ 43,310.00
		Weight Machines Total	13	\$ 57,200.00	Weight Machines Total	13	\$ 51,570.00
		Free Weights Total	7	\$ 11,215.00	Free Weights Total	7	\$ 10,708.00
		Tax		\$ -	Trade-in		\$ (1,500.00)
		Offered Trade-In Value		\$ (4,000.00)	Volume Discount		\$ (10,559.00)
		Additional Discount		\$ (3,215.00)	Tax		\$ 9,540.89
		Shipping & Assembly		\$ 12,500.00	Shipping & Delivery		\$ 14,889.97
		<b>Total</b>	<b>35</b>	<b>\$ 140,000.00</b>	<b>Total</b>		<b>\$ 117,959.86</b>

In addition to the equipment included in the Matrix Proposal, staff have sourced some basic items from Amazon:

Weight plates	\$ 191.96
Add'l Dumbbells (85-100 lbs)	\$ 1,173.49
<b>Total cost</b>	<b>\$ 1,365.45</b>

#### Funding

The 2026 Capital Budget – CRRRF includes \$77,875 for the replacement of the cardio equipment, and \$89,989 for the replacement of the weight equipment, for a total of \$167,864. The cost of the Matrix proposal (\$117,959.86) plus the miscellaneous items ordered from Amazon (\$1,365.45)

comes to \$119,325.31.

**Request**

I request that the Board of Directors approve \$120,000 in funding from CRRRF for the purchase of new cardio and weightlifting equipment from Matrix and Amazon, as indicated. Funds not used for the purchase of equipment will be returned to CRRRF.

**Motion**

I move that the Board of Directors approve \$120,000 in funding from CRRRF for the purchase of new cardio and weightlifting equipment from Matrix and Amazon, as indicated. Funds not used for the purchase of equipment will be returned to CRRRF.

**Approvals**

Recommended: \_\_\_\_\_ Not Recommended: \_\_\_\_\_ Finance Committee

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Jean Maixner, Treasurer

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Keith McLean, Board President



# FITNESS EQUIPMENT PROPOSAL

***PREPARED EXCLUSIVELY FOR***

Sudden Valley HOA  
K Kaltenfeldt  
May 11, 2026

***PREPARED BY***

Matrix Fitness  
Tim Schmidt  
1600 Landmark Dr  
Cottage Grove, WI 53527  
Tim.Schmidt@matrixfitness.com

MATRIX

CONFIDENTIAL



QUOTE

# QUOTE

# MATRIX

**Date:** 05/11/2026  
**Quote #:** QUO-08200-G6Q6R2  
**Expires On:** 06/10/2026

**Primary Sales Contact**  
 Tim Schmidt  
 P: (206) 595-3743  
 Tim.Schmidt@matrixtness.com

**Alternate Sales Contact**  
 Dylan Hartmann  
 P: (608) 839-8805

**Bill To:**  
 Sudden Valley HOA  
 K Kaltenfeldt  
 4 Clubhouse Cr  
 Bellingham, WA 98229  
 360-734-6430 Ext. 502  
 kkaltenfeldt@suddenvalley.com








**Ship To:**  
 Sudden Valley HOA  
 4 Clubhouse Cr  
 Bellingham, WA 98229













**Comments:**

Volume Discount is 10% of total equipment package sales price.

**Shipping Notes:**

- Strength Frame Color:Black Matte - Pad Color:\*Black (std) - Cardio Frame Color: \*Matte Black

Qty	Model Number		Description (Sell sheet hyperlinks in Blue)	List Price	Net Unit Price	Ext. Price
4	T-ES-LED		<a href="#">Matrix Endurance LED Treadmill Graphite</a>	\$10,495.00	\$3,940.00	\$15,760.00
1	A-PS-LED		<a href="#">Matrix Performance LED Ascent Graphite</a>	\$13,280.00	\$5,225.00	\$5,225.00
1	E-PS-LED		<a href="#">Matrix Perf. LED Elliptical Graphite</a>	\$9,835.00	\$3,870.00	\$3,870.00
1	C-LS-LED		<a href="#">Matrix Lifestyle LED Climbmill</a>	\$9,275.00	\$4,185.00	\$4,185.00
1	R-ES-LED		<a href="#">Matrix Endurance LED Recumbent Graphite</a>	\$5,685.00	\$2,235.00	\$2,235.00
1	U-ES-LED		<a href="#">Matrix Endur.LED Upright Cycle Graphite</a>	\$4,890.00	\$1,865.00	\$1,865.00
2	ROWER-02		<a href="#">Matrix Rower</a>	\$2,720.00	\$1,480.00	\$2,960.00
2	2715-US		Name C2 SkiErg w/ PM5 BlackC2 SkiErg w/ PM5 Black	\$850.00	\$850.00	\$1,700.00
2	2720-US		C2 SkiErg Floor Stand	\$220.00	\$220.00	\$440.00

1	UBCM		<a href="#">Matrix Upper Body Cycle w/UBCM Console</a>	\$6,040.00	\$2,835.00	\$2,835.00
						17
1	G7-S13-03		<a href="#">Ultra - S13 - Chest Press - BM</a>	\$7,380.00	\$4,185.00	\$4,185.00
1	G7-S22-03		<a href="#">Ultra - S22 - Rear Delt / Pec Fly - BM</a>	\$7,230.00	\$4,085.00	\$4,085.00
1	G7-S23-03		<a href="#">Ultra - S23 - Converging Shoulder Press - BM</a>	\$7,230.00	\$4,085.00	\$4,085.00
1	G7-S34-03		<a href="#">Ultra - S34 - Diverging Seated Row - BM</a>	\$7,380.00	\$4,185.00	\$4,185.00
1	G7-S33-03		<a href="#">Ultra - S33 - Diverging Lat Pulldown - BM</a>	\$7,230.00	\$4,085.00	\$4,085.00
1	VS-S401		<a href="#">Versa - S401 - Dual Bicep/Tricep - Heavy Stack, Plus - BM</a>	\$5,490.00	\$2,610.00	\$2,610.00
1	G7-S70-03		<a href="#">Ultra - S70 - Leg Press - BM</a>	\$11,375.00	\$6,490.00	\$6,490.00
1	VS-S74		<a href="#">Versa - S74 - Dual Hip Adductor/Abductor - Heavy Stack, Plus - BM</a>	\$5,630.00	\$2,650.00	\$2,650.00
1	VS-S711		<a href="#">Versa - S711 - Dual Leg Ext/Leg Curl - Heavy Stack, Plus - BM</a>	\$6,500.00	\$3,050.00	\$3,050.00
1	G7-S51-03		<a href="#">Ultra - S51 - Abdominal Crunch - BM</a>	\$7,230.00	\$4,085.00	\$4,085.00
1	G7-S52-03		<a href="#">Ultra - S52 - Back Extension - BM</a>	\$7,535.00	\$4,280.00	\$4,280.00
2	VS-VFT-03		<a href="#">Versa FT Heavy Stack BM, 30" Storage (REQUIRED 8 FT CEILING)</a>	\$7,685.00	\$3,890.00	\$7,780.00
2	GO-AB		<a href="#">GO - Multi-Adjustable Bench - BM</a>	\$1,025.00	\$480.00	\$960.00
1	MG-A86-05		<a href="#">A86 - Multi-Adjustable Bench w/ Decline - BM</a>	\$1,960.00	\$958.00	\$958.00
1	MG-A52		<a href="#">A52 - Back Extension Bench - BM</a>	\$1,825.00	\$855.00	\$855.00
1	VY-D68-04		<a href="#">VY 10 Barbell Rack:IS {JHTNAM}</a>	\$1,435.00	\$675.00	\$675.00
1	MX-20-110RBR-BBEZ		Matrix Rubber Barbell EZ Curl 20-110lb Black	\$3,841.00	\$2,015.00	\$2,015.00
1	MG-PRO690-7-04		<a href="#">PRO690 7' Half Rack - includes bumper storage horns {JHTNAM}</a>	\$3,215.00	\$1,420.00	\$1,420.00



Sign Below to accept this order and acknowledge receipt and acceptance of the JHTNA Terms and Conditions of the sale, and the JHTNA Electrical (treadmill only) &abling (entertainment only) requirements and the JHTNA Strategic Partner Warranty

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES - FREIGHT QUOTES ARE SUBJECT TO CHANGE BASED ON INFORMATION CONTAINED IN THE SITE SURVEY - ADDITIONAL CHARGES MAY APPLY

Payments must be made payable to:  
**Johnson Health Tech North America Inc**  
**USPS only**  
**Johnson Health Tech NA Inc**  
**PO Box 88931**  
**Milwaukee, WI 53288-8931**  
**Courier Services – UPS, FedEx, etc**  
**Johnson Health Tech North America Inc -**  
**010931**  
**4900 W Brown Deer Rd**  
**Milwaukee, WI 53223**

**Quote #:** QUO-08200-G6Q6R2

**Quote Amount:** \$121,349.06

**Payment Terms:** CIA ACH or Wire

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Facility Name: \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_

NOTWITHSTANDING ANY DIFFERENT OR ADDITIONAL TERMS THAT MAY BE CONTAINED IN PURCHASER'S PURCHASE ORDER, IF ANY, THIS ACCEPTANCE OF PURCHASER'S ORDER IS EXPRESSLY CONDITIONED UPON PURCHASER'S ASSENT TO THE TERMS AND CONDITIONS SET FORTH HEREIN AND TO THE ATTACHED TERMS AND CONDITIONS (COLLECTIVELY, THE "AGREEMENT"). IN THE EVENT THAT ANY OF THE TERMS OR CONDITIONS SET FORTH IN THE AGREEMENT CONFLICT OR ARE INCONSISTENT WITH ANY OF THE TERMS OR CONDITIONS CONTAINED IN PURCHASER'S PURCHASE ORDER, THEN PURCHASER EXPRESSLY ACKNOWLEDGES AND AGREES THAT THE TERMS AND CONDITIONS SET FORTH IN THE AGREEMENT SHALL SUPERSEDE AND CONTROL THIS TRANSACTION

## JHTNA TERMS AND CONDITIONS OF SALE

**1. Acceptance and Governing Provisions.** This writing constitutes an offer by Johnson Health Tech North America, Inc., a Wisconsin corporation ("JHTNA"), to sell the products and/or services described herein (collectively, the "Goods") to the purchaser to which it is addressed (the "Purchaser"), subject to the terms and conditions set forth on the face and reverse sides hereof and as set forth in the attached JHTNA Quote and the attached Power Requirements for Matrix Equipment (collectively, the "Agreement"). Acceptance of this Agreement is limited to said terms and conditions; and JHTNA hereby objects to any additional and/or different terms which may be contained in any of Purchaser's purchase order, acknowledgment or other forms, or in any other correspondence from Purchaser. In the event that any of the terms or conditions set forth in the Agreement conflict or are inconsistent with any of the terms or conditions contained in Purchaser's purchase order, acknowledgment, other forms, or in any other correspondence from Purchaser, then Purchaser expressly acknowledges and agrees that the terms and conditions set forth in the Agreement shall supersede and control this transaction. This offer expires thirty (30) days from its date or upon JHTNA's prior written notification thereof to Purchaser, unless Goods are subsequently shipped by JHTNA and accepted by Purchaser. All contracts are subject to acceptance by JHTNA only at Cottage Grove, WI, and sales, however ordered, are understood to be fully made and consummated at Cottage Grove, WI.

**2. Payment.** The purchase price, including any and all related costs, is due in full and must be received by JHTNA before shipment of the Goods, unless Purchaser has been approved by JHTNA for open credit. To apply for open credit, Purchaser must complete the JHTNA Credit Application and submit to [MatrixAR@johnsonfit.com](mailto:MatrixAR@johnsonfit.com) for review and approval. JHTNA will determine credit based the completed Credit Application, and may also rely on reference checking, D&B and Credit Safe Reports and review of complete Financials of Purchaser. Except as otherwise provided for herein, Purchaser shall pay the invoices in full, without deduction or set-off for any reason, in accordance with the payment terms set forth herein and in the invoices. Any amounts not received by JHTNA within thirty (30) days of Purchaser's receipt of JHTNA's invoice shall be past due. Interest shall be payable at the rate of eighteen (18%) per year (but not more than the highest rate permitted by applicable law) on all amounts past due. Unless otherwise prohibited by law, if at all, Purchaser agrees to pay JHTNA's actual attorney's fees and all costs incurred by JHTNA in connection with enforcing JHTNA's rights under this Agreement, including without limitation any non-payment of amounts owed and collections costs, whether or not litigation is commenced. If in JHTNA's sole judgment a Purchaser's financial condition at any time does not justify selling to Purchaser on open credit, JHTNA may require full payment in advance before proceeding with the order. If Purchaser defaults in any payment when due, then the entire purchase price shall become immediately due and payable in full or JHTNA may at its option, without prejudice to other lawful remedies, defer delivery or cancel the order.

**3. Taxes and Other Charges.** Any manufacturer's tax, occupation tax, use tax, sales tax, excise tax, duty, custom, inspection or testing fee, or any other tax, fee or charge of any nature whatsoever imposed by any governmental authority on JHTNA and/or Purchaser, or measured by the transaction between JHTNA and Purchaser shall be invoiced by JHTNA and paid by Purchaser in addition to the Product prices quoted or invoiced. In the event JHTNA is required to pay any such tax, fee or charge, Purchaser shall immediately reimburse JHTNA therefore upon demand by JHTNA.

**4. Delivery, Claims and Force Majeure.** Purchaser has the right to choose a carrier for delivery of Goods to Purchaser's facility. If Purchaser chooses a carrier, Purchaser has the obligation to and shall schedule pickup with JHTNA for pickup from one of JHTNA's facilities, Purchaser shall be solely responsible for all payments, cost and expenses related to scheduling, logistics and delivery. If Purchaser chooses to have JHTNA coordinate delivery of the Goods, JHTNA will do so pursuant to the terms of the Agreement. Delivery of Goods to a carrier at JHTNA's facility or other loading point designated by Purchaser or JHTNA (as the case may be) shall constitute delivery of title to Purchaser; and regardless of shipping terms or freight payment, all risk of loss or damage in transit shall be borne by Purchaser. JHTNA reserves the right to make delivery in installments; all such installments shall be separately invoiced and paid for by Purchaser when due per invoice, without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

Claims for shortages or other errors in delivery must be made in writing to JHTNA within five (5) business days after Purchaser's receipt of shipment of the Goods. Purchaser's failure to give such written notice to JHTNA shall constitute the unqualified acceptance of the Goods by Purchaser, and Purchaser shall be deemed to have waived all

such claims for shortages or other errors relative to the delivered Goods. JHTNA is not responsible for any loss or damage to Goods during transit or delivery. Claims for loss or damage to Goods in transit shall be made by Purchaser to the carrier and not to JHTNA.

Purchaser's request for delivery reschedules shall be subject to JHTNA's prior written approval and thirty (30) days prior written notice.

All delivery dates of JHTNA are approximate. Further, JHTNA shall not be liable for any damage, loss, liability or expense as a result of any delay or failure to deliver due to any cause that is not reasonably foreseeable and that is outside JHTNA's reasonable control, including, without limitation, any act of God, act of the Purchaser, federal or state declarations, pandemics, embargo or other governmental act, regulation or request, fire, accident, strike, slowdown, war, riot, delay in transportation, unusually severe weather conditions, theft, or inability to obtain necessary labor, materials or manufacturing facilities. In the event of any such delay, the date of delivery shall be extended for a period equal to the time lost because of the delay.

**5. Cancellation or Modification.** Purchaser may cancel its order, reduce quantities, revise specifications or extend scheduled delivery only upon terms accepted by JHTNA in writing. If cancellation or modification of an order is approved by JHTNA in writing, Purchaser shall compensate JHTNA for all damages resulting therefrom, including, but not limited to, restocking fees and costs, out-of-pocket expenses and loss of profit and allocable overhead. In no event shall Purchaser cancel or modify an order after delivery of the Goods. Minimum order quantities and quantity discounts shall be applied to approved reduced quantities and current pricing shall be applied to revised specifications and rescheduled deliveries.

**6. Changes.** JHTNA may at any time make such changes in design and construction of products as shall constitute an improvement in the judgment and sole discretion of JHTNA. JHTNA may furnish suitable substitutes for materials unobtainable or rendered economically or otherwise impractical because of priorities or regulations established by governmental authority, non-availability or shortages of materials from suppliers or price changes.

**7. Warranties.** JHTNA warrants the Goods manufactured by JHTNA and supplied to Purchaser hereunder to be free from material defects in materials and workmanship, under normal use and service, for a time period in accordance with JHTNA's published warranty for the product then in effect at the time Purchaser's order is placed. If within the applicable warranty period any such product shall be proved to JHTNA's satisfaction to be nonconforming due to a material manufacturer's defect in materials or workmanship, such product shall be repaired or replaced at JHTNA's option and cost. Subject to any other obligations JHTNA may have under this Agreement, such repair or replacement shall be JHTNA's sole obligation and Purchaser's exclusive remedy and shall be conditioned upon JHTNA's receiving written notice of any alleged defect within ten (10) days after its discovery and, at JHTNA's option, return of such product(s) to JHTNA, FOB JHTNA's designated location.

**THIS WARRANTY IS EXCLUSIVE AND IN LIEU OF ALL OTHER REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, STATUTORY OR OTHERWISE; AND JHTNA EXPRESSLY DISCLAIMS AND EXCLUDES ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

Any description of the products, whether in writing or made orally by JHTNA or JHTNA's agents, specifications, samples, models, bulletins, drawings, diagrams, engineering sheets or similar materials used in connection with Purchaser's order are for the sole purpose of identifying the products and shall not be construed as an express warranty. Any suggestions by JHTNA or JHTNA's agents regarding use, application or suitability of the products shall not be construed as an express warranty.

**8. Returns.** Products may be returned to JHTNA only when JHTNA's written permission shall be obtained by Purchaser in advance and upon JHTNA's issuance of an RMA number. Returned products must be fully insured by Purchaser up to the purchase price and securely packaged to reach JHTNA without damage, and any cost incurred by JHTNA to put products into marketable condition will be charged to Purchaser.

**9. Assumption of Risk for Use.** Purchaser and each user of the Goods sold by JHTNA pursuant to this Agreement shall be solely responsible for the proper use of such Goods. Purchaser acknowledges and agrees that use of such Goods may result in personal injury or death. The purchase of such Goods by Purchaser shall constitute Purchaser's acknowledgement and acceptance of any and all responsibility and liability that may result from use of the Goods. Purchaser's assumption of risk and liability shall not include liability that results solely from JHTNA's gross negligence,

willful misconduct or breach of this agreement, including any material defect in the manufacturing of the Goods by JHTNA.

**10. Limitation of Liability and Other Damages.** Except as otherwise provided herein, JHTNA's liability hereunder and with respect to the Goods sold shall be limited to the warranty referred to in section 7 hereof, and, with respect to other performance of this Agreement, unless otherwise set forth herein, shall in no event exceed the total of the amounts paid to JHTNA by Purchaser.

**JHTNA SHALL IN NO EVENT BE LIABLE TO PURCHASER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES OF ANY KIND, EVEN IF JHTNA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, ARISING OUT OF OR RELATED IN ANY WAY TO THIS AGREEMENT OR THE PERFORMANCE OR BREACH OF THIS AGREEMENT, NOR SHALL JHTNA BE SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES, WHETHER ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, NEGLIGENCE OR OTHER TORT OR ANY THEORY OF STRICT LIABILITY, WITH RESPECT TO PRODUCTS SOLD OR SERVICES RENDERED BY JHTNA, OR ANY UNDERTAKINGS, ACTS, OR OMISSIONS HEREUNDER OR RELATING THERETO.**

Without limiting the generality of the foregoing, JHTNA specifically disclaims any liability for property or personal injury damages, including without limitation, death or disability, penalties, special or punitive damages, damages for lost profits or revenues, loss of use of products or any associated equipment, cost of capital, cost of substitute products, facilities or services, downtime, shutdown or slowdown costs, or for any other types of economic loss, and for claims of Purchaser's customers or any third party for any such property or personal injury damages; provided, however, that if such property or personal injury damages are solely the result of JHTNA's gross negligence, willful misconduct or breach of this Agreement, including a material defect in the manufacture of the Goods, then JHTNA shall defend, hold harmless and indemnify Purchaser from and against such liability resulting from JHTNA's gross negligence, willful misconduct or breach of this Agreement. However, JHTNA's liability shall not extend to any damages, including property or personal injury damages, that are shown to result from, in whole or in part, any alteration of the Goods by Purchaser or any other unauthorized third party, improper placement of the Goods by Purchaser or any other unauthorized third party, improper maintenance of the Goods by Purchaser or any other unauthorized third party or improper use of the Goods.

**11. Indemnification.** Purchaser shall indemnify JHTNA against any and all losses, liabilities, damages and expenses (including, without limitation, attorneys' fees and other costs of defending any action) which JHTNA may incur as a result of any claim by Purchaser or others arising out of or in any way connected with the Goods sold hereunder, including without limitation Purchaser's or any other third party's use of the Goods, any alteration of the Goods, any improper placement of the Goods or any improper maintenance of the Goods.

**12. Security Agreement.** This Agreement shall constitute a Security Agreement between Purchaser, as Debtor, and JHTNA, as Secured Party, pursuant to Article 9 of the Uniform Commercial Code ("UCC"). Purchaser hereby grants to JHTNA a security interest, including without limitation, a first priority, purchase-money security interest, in and to all of the Goods manufactured, sold or provided by or on behalf of JHTNA to Purchaser pursuant to this Agreement, including without limitation, all fitness equipment, exercise equipment, replacement parts, accessories, and supplies (collectively, the "Equipment"), wherever located and whenever acquired, and further including without limitation, all proceeds thereof, including without limitation, all insurance proceeds and other proceeds thereof (collectively, the "Proceeds"), as security for Purchaser's obligation to pay for the Equipment and Purchaser's other obligations under this Agreement. Purchaser further authorizes JHTNA to file any UCC financing statements and amendments thereto or other instruments and to do all things deemed by JHTNA in its sole discretion necessary to attach and perfect JHTNA'S security interest in the Equipment and the Proceeds thereof under this Agreement.

Upon the occurrence of an event of default by Purchaser, including without limitation, a payment default under this Agreement, then JHTNA may, without notice or demand, exercise in any jurisdiction in which enforcement is sought, all of its rights and remedies under this Agreement, all rights and remedies of a secured party under the UCC, and all other rights and remedies available to JHTNA under applicable law, with all such rights and remedies cumulative and enforceable alternatively, successively or concurrently, including without limitation: (a) declaring all amounts due JHTNA by Purchaser to be immediately due and payable in full and the same shall thereon become immediately due and payable in full without demand, presentment, protest, or further notice of any kind, all of which are hereby expressly waived by Purchaser; and (b) taking possession of the Equipment, and for that purpose, entering upon any premises on which the Equipment or any part thereof may be situated and removing the same therefrom without

any liability for suit, action, or other proceeding, Purchaser hereby waiving any and all rights to prior notice and to judicial hearing with respect to repossession of collateral, and/or requiring Purchaser, at Purchaser's expense, to assemble and deliver the Equipment to JHTNA or to such place or places as JHTNA may designate.

**13. Landlord's Liens.** If Purchaser leases any real property upon which the Goods sold hereunder are to be located and applicable law provides for landlord's liens to secure rent obligations, then Purchaser shall notify, and obtain a written lien waiver from, each respective landlord for such locations and provide a copy of each written lien waiver to JHTNA and confirm that the Goods sold hereunder are not subject to any such lien of such landlord(s).

**14. Technical Information.** Any sketches, models or samples submitted by JHTNA shall remain the property of JHTNA, and shall be treated as confidential information. No use or disclosure of such sketches, models and samples, or any design or production techniques revealed thereby, shall be made without the express prior written consent of JHTNA.

**15. Patents, Trademarks and Copyrights.** JHTNA will, at its own expense, defend any suits that may be instituted by anyone against Purchaser for alleged infringement of any United States patent, trademark or copyright relating to any products manufactured and furnished by JHTNA hereunder, if such alleged infringement consists of the use of such Goods, or parts thereof, in Purchaser's business for any of the purposes for which the same were sold by JHTNA, and provided Purchaser shall have made all payments then due hereunder and shall give JHTNA immediate notice in writing of any such suit and transmit to JHTNA immediately upon receipt all processes and papers served upon Purchaser and permit JHTNA through its counsel, either in the name of Purchaser or in the name of JHTNA, to defend the same and give all needed information, assistance and authority to enable JHTNA to do so. If such Goods are in such suit held in and of themselves to infringe any valid United States patent, trademark or copyright, then: (a) JHTNA will pay any final award of damages in such suit attributable to such infringement; and (b) if in such suit use of such Goods by Purchaser is permanently enjoined by reason of such infringement, JHTNA shall, at its own expense and at its sole option, either (i) procure for Purchaser the right to continue using the Goods, (ii) modify the Goods to render them non-infringing, (iii) replace the Goods with non-infringing goods, or (iv) refund the purchase price and the transportation costs paid by Purchaser for the Goods.

Notwithstanding the foregoing, JHTNA shall not be responsible for any compromise or settlement made without JHTNA's written consent, or for infringements of combination or process patents covering the use of the Goods in combination with other goods or materials not furnished by JHTNA. The foregoing states the entire liability of JHTNA for infringement, and in no event shall JHTNA be liable for consequential damages attributable to an infringement.

As to any Goods furnished by JHTNA to Purchaser manufactured in accordance with drawings, designs or specifications proposed or furnished by Purchaser or any claim of contributory infringement resulting from the use or resale by Purchaser of Goods sold hereunder, JHTNA shall not be liable, and Purchaser shall indemnify and defend JHTNA against any damages, liability or expenses arising out of any claim made against JHTNA for any and all patent, trademark or copyright infringements.

**16. Spacing Behind Treadmills.** Per industry safety standards (ASTM F2115 and EN 957-6), JHTNA hereby notifies Purchaser of the need to locate treadmills ensuring that there is a two (2) meter long clear zone in the floor space behind each treadmill. The clear zone shall be at least the width of the treadmill and a minimum of 2 meters (6' 7") past the back end of the treadmill. There shall be no walls, no windows, no steps, and no other equipment placed within this clear zone. This clear zone is intended to ensure that if any user of a treadmill were ever to fall off the back of the treadmill, there will be an open and clear space behind the user so that injury may be minimized or avoided. Purchaser's failure to comply with this standard could result in injury to a treadmill user and potential liability to Purchaser. Although JHTNA is hereby expressly giving Purchaser notice of this requirement, only the Purchaser can ensure that Purchaser complies with this requirement and it is Purchaser's sole responsibility to do so. By purchasing exercise equipment from JHTNA, Purchaser accepts its responsibility to comply with this treadmill spacing requirement and all standards applicable to treadmill spacing and agrees to release JHTNA and its affiliated companies, including Johnson Health Tech Co., Ltd, and all of their officers, shareholders, employees, insurers and representatives (collectively, "the JHTNA Parties") from, and indemnify the JHTNA Parties from and against, any and all suits, claims, actions, legal proceedings, demands, losses, damages, costs and expenses, including attorneys' fees, resulting from claims for bodily injury or property damage arising out of or in any way relating to inadequate treadmill spacing, inadequate clear zones utilized behind treadmills or the failure by Purchaser to comply with industry safety standards concerning treadmill spacing.

**17. Strength Training Anchoring Requirements.** Purchaser acknowledges that JHTNA has informed Purchaser of JHTNA's requirement that the specific strength equipment, including Connexus strength units, XULT Rigs and other strength equipment where applicable (the "Anchored Strength Equipment") be anchored to the floor, the wall, or both the floor and the wall of Purchaser's facility in order to prevent any tipping, rocking or shifting of the Anchored Strength Equipment during the use or reasonably foreseeable misuse of the Anchored Strength Equipment. Anchoring to both floor and wall is required for XULT Rigs products. Purchaser also acknowledges that the Anchored Strength Equipment was designed for the use of straps, belts, chains, ropes and/or other devices for pulling or pushing on the Anchored Strength Equipment, and the use of those devices will compromise the stability of the Anchored Strength Equipment unless the Anchored Strength Equipment are properly anchored. Therefore, Purchaser acknowledges the need to anchor the Anchored Strength Equipment as described in the owner's manual for the Anchored Strength Equipment.

As a condition to Order fulfillment, Purchaser shall hire, at Purchaser's sole cost, a licensed contractor knowledgeable of Purchaser's facility and site conditions to anchor the Anchored Strength Equipment as described in the Anchored Strength Equipment owner's manual prior to use of the Anchored Strength Equipment.

Purchaser agrees to indemnify, defend and hold harmless JHTNA and its officers, directors, shareholders, employees, representatives and insurers from any claims damages or losses of any type including claims for personal injury or death and property damage, arising out of or relating in any way to the following: (a) the work performed by the licensed contractor hired by Purchaser; (b) the failure to anchor the Anchored Strength Equipment or the insufficient or improper anchoring of the Anchored Strength Equipment; and (c) Purchaser's failure to comply with these Terms.

**18. Purchaser's Property.** Any property of the Purchaser placed in JHTNA's custody for performance of this Agreement is not covered by insurance, and no risk is assumed by JHTNA in the event of loss or damage to such property by fire, water, burglary, theft, civil disorder or any accident beyond the reasonable control of JHTNA.

**19. Governing Law and Choice of Forum.** This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wisconsin, without application of principles of conflicts of laws. With respect to any dispute, controversy or claim arising out of or relating to this Agreement, JHTNA and Purchaser agree and consent to personal jurisdiction in Wisconsin and agree that the Circuit Court of Dane County, Wisconsin and the United States District Court for the Western District of Wisconsin shall be the exclusive forums for the resolution of any such disputes, controversies or claims. Purchaser shall not assign this Agreement without JHTNA's express prior written consent. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective personal representatives, successors and permitted assigns.

**20. Remedies Cumulative.** Any of JHTNA's remedies referred to herein shall be cumulative and in addition to such other rights and remedies as may be available under law or equity.

**21. Confidentiality.** Purchaser will keep all of the terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

**22. Entire Agreement.** This Agreement, including JHTNA's Quote and Power Requirement for Matrix Equipment which are incorporated herein by reference, constitutes the entire, full and complete agreement between JHTNA and Purchaser with respect to the subject matter hereof. This Agreement may not be modified except by a writing evidencing such modification which is signed by both JHTNA and Purchaser. The provisions of this Agreement shall be deemed severable and the invalidity or unenforceability of any one or more of the provisions hereof shall not affect the validity and enforceability of the remaining provisions.



**THANK YOU**

**MATRIX**

MATRIX FITNESS  
1600 LANDMARK DRIVE  
COTTAGE GROVE, WI 53527  
MATRIXFITNESS.COM

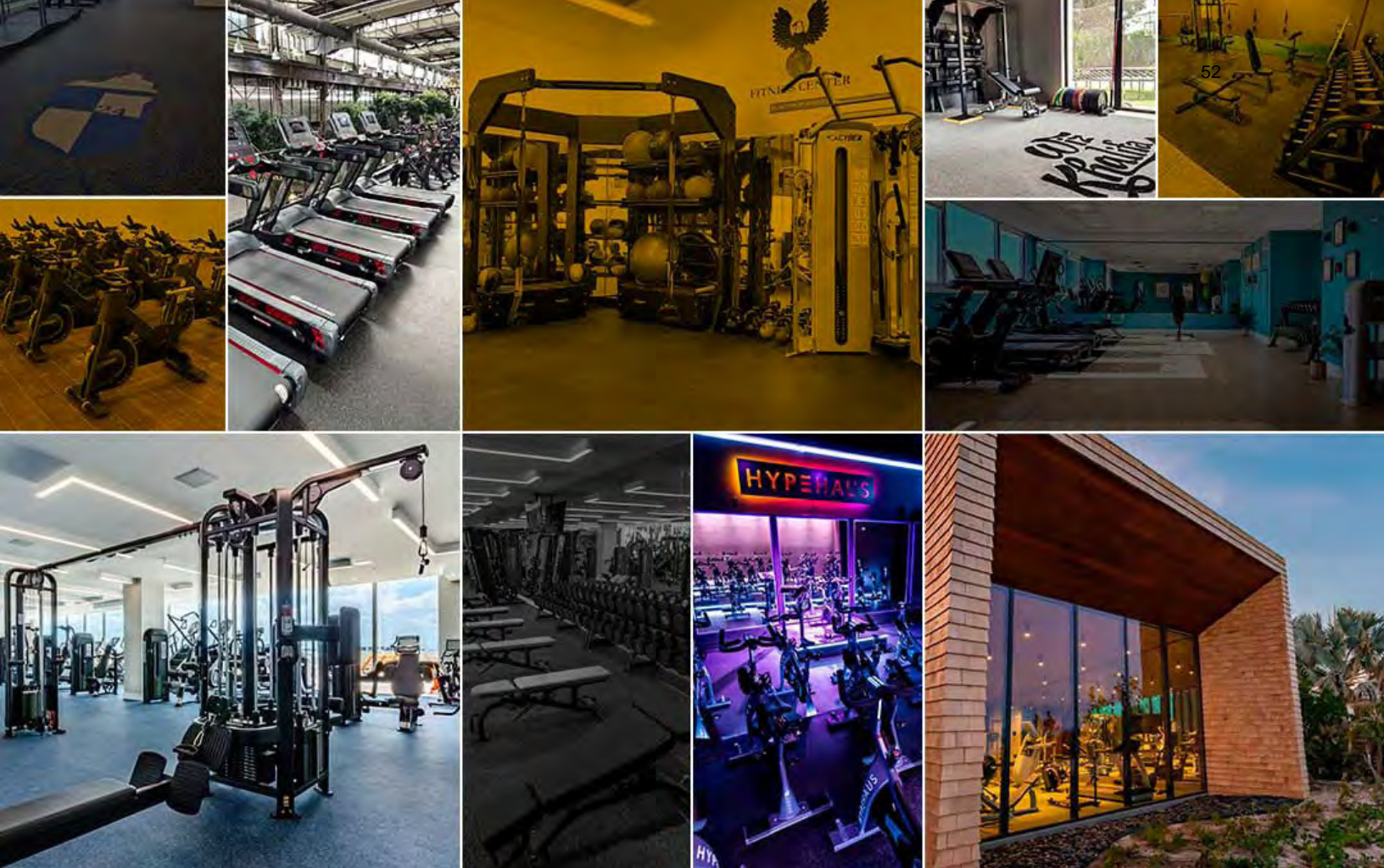
CONFIDENTIAL



# PROPOSAL

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**PREPARED FOR:**



# WE CREATE GYMS **BUILT FOR SUCCESS**

We bring the world's best fitness equipment brands to your home or facility, backed by an expert, knowledgeable team and over 35 years of experience in the fitness equipment industry. Our mission is to provide the highest level of service to our clients, from conception and design to delivery and service.

Partner with us to create functional, motivational home and commercial gyms that exceed expectations, attract and retain happy members, and strengthen your bottom line.



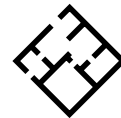
**Expert Delivery  
and Installation**



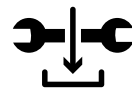
**Commercial Fitness  
Financing & Leasing**



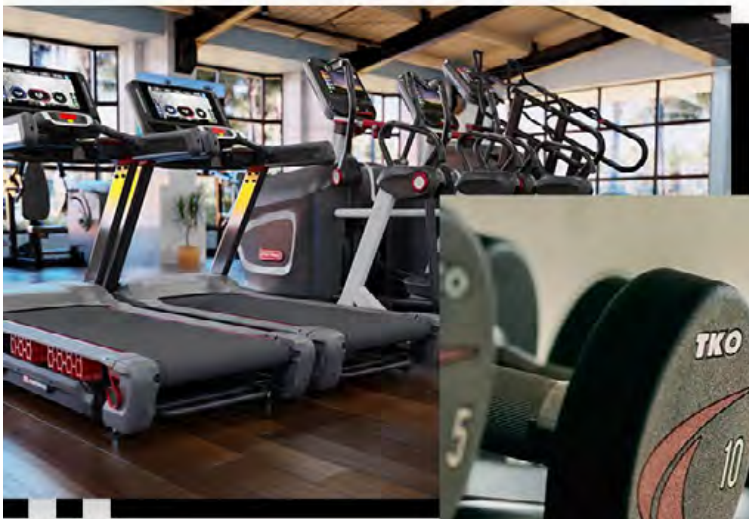
**5-Star Customer  
Reviews**



**Design & Rendering  
Services**



**Nationwide Installation  
and Servicing**



# COMPLETE SELECTION OF PRODUCTS

Ardent Fitness offers fitness equipment from cardio to strength training and more, competitive pricing, and a team that's ready to help you reimagine wellness and meet your fitness goals.

CARDIO EQUIPMENT  
STRENGTH TRAINING  
ATHLETIC TRAINING  
INTERACTIVE TRAINING

STUDIO & BARRE  
FLOORING  
LOCKER SYSTEMS  
REHAB EQUIPMENT & SUPPLIES

FITNESS ACCESSORIES  
HOME GYM EQUIPMENT  
OUTDOOR FITNESS  
GYM CLEANING & HYGIENE



# FULL RANGE OF **SERVICES**



## Commercial Gym Design

Complete gym design for corporate facilities, multifamily housing, sports training centers, colleges, and health clubs.



## Luxury Home Gym Design

Custom home gym solutions with professional layout recommendations and premium equipment selection.



## Gym Renderings

2D floorplans, 3D renderings, and video walkthroughs to visualize your space before installation.



## Preventative Maintenance

Nationwide equipment servicing, repairs, and maintenance to keep your facility running smoothly.



## Equipment Moving

Professional delivery, installation, and relocation services with experienced installation partners.



## Custom Branded Products

Personalized equipment branding options to align with your facility's identity and aesthetic.



## Commercial Financing

Flexible financing and leasing solutions to make equipment acquisition easy and affordable.



## Equipment Insurance

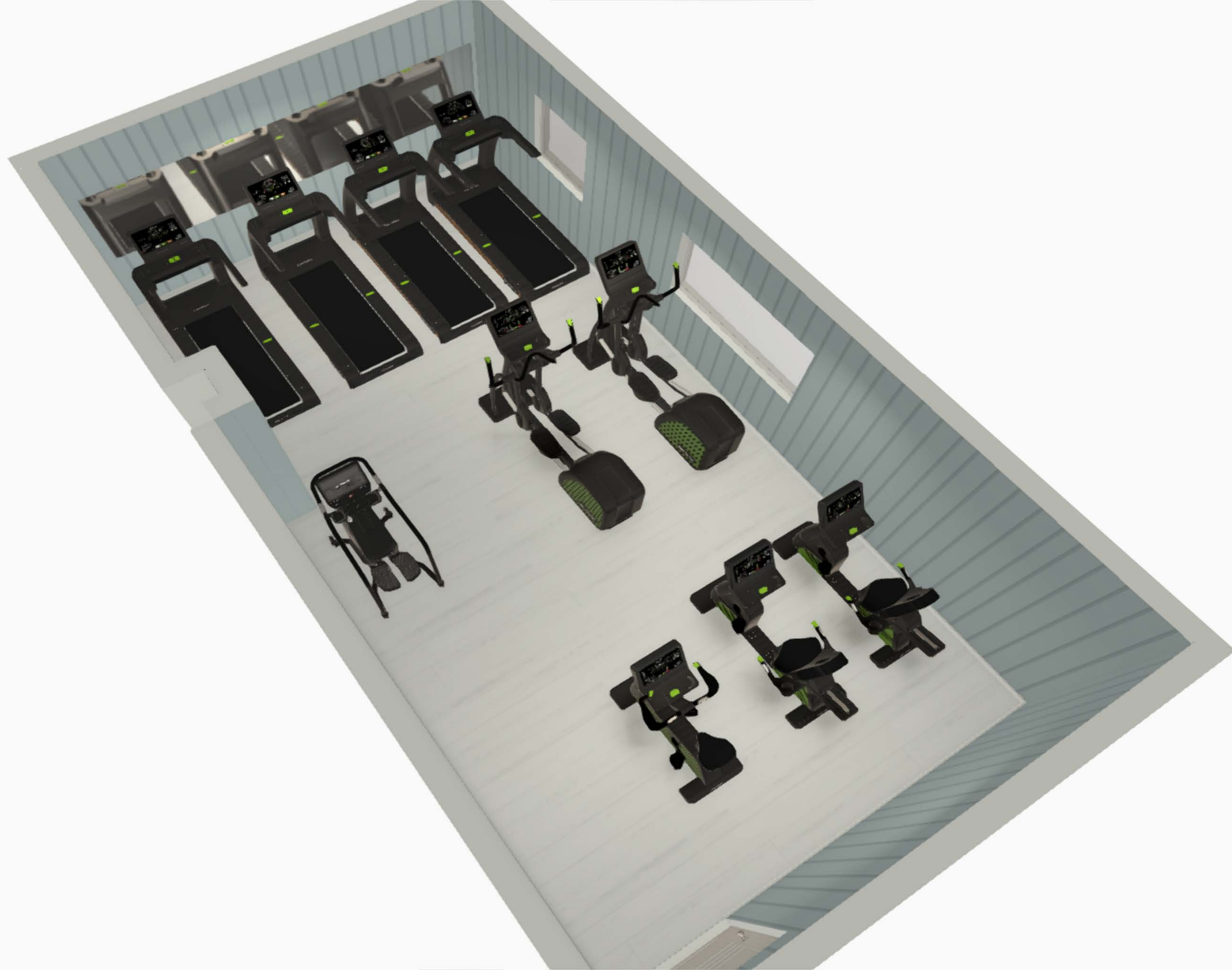
Comprehensive insurance options and trade-in services to protect your investment.



## Training & Certification

Professional training programs and certification courses to maximize equipment use and staff expertise.







DATE	ESTIMATE #
1/12/2026	2508617

Ardent Fitness, LLC  
309 Pittsfield Road  
Lenox, MA 01240

BILL TO
Sudden Valley HOA 4 Clubhouse Cr Bellingham, WA 98229

SHIP TO
Sudden Valley HOA 4 Clubhouse Cr Bellingham, WA 98229  KKaltenfeldt@suddenvalley.com 360-734-6430 ext. 502

Item	Qty	List Price	Your Price	Amt	Savings
<b>SportsArt G876</b> G876 STATUS ECO-POWR ELLIPTICAL	2	\$11,195.00	\$6,300.00	\$12,600.00	\$9,790.00
<b>SportsArt T676</b> T676 STATUS ECO-NATURAL TREADMILL	4	\$11,295.00	\$6,000.00	\$24,000.00	\$21,180.00
<b>SportsArt G576U</b> G576U STATUS ECO-POWR UPRIGHT CYCLE	1	\$5,995.00	\$3,700.00	\$3,700.00	\$2,295.00
<b>SportsArt G576R</b> G576R STATUS ECO-POWR RECUMBENT CYCLE	2	\$6,695.00	\$4,400.00	\$8,800.00	\$4,590.00
<b>Stair Master 9-5450-8FC-LED-60</b> 8 SERIES FREECLIMBER, LED	1	\$7,399.00	\$5,000.00	\$5,000.00	\$2,399.00
<b>Throwdown 9-4850-KINTP0</b> HIIT ROWER	2	\$2,149.00	\$1,300.00	\$2,600.00	\$1,698.00
<b>Throwdown 9-4890-KINTP0</b> HIIT SKI	2	\$1,799.00	\$1,200.00	\$2,400.00	\$1,198.00
<b>Throwdown 716-0176-60</b> HIIT SKI PLATFORM	2	\$509.00	\$350.00	\$700.00	\$318.00
<b>Nustep 20003</b> UE8MAX UPPER BODY ERGOMETER	1	\$7,195.00	\$6,500.00	\$6,500.00	\$695.00
<b>Trade In</b> Cardio - x4 tread, x4 elliptical, x1 bike, x1 stepper	-1	\$1,100.00	\$1,100.00	(\$1,100.00)	\$0.00
<b>SportsArt DF-305</b> DF-305 PERFORMANCE BICEPS CURL/TRICEPS EXTENSION	1	\$5,195.00	\$3,400.00	\$3,400.00	\$1,795.00
<b>SportsArt N921*</b> N921 STATUS INDEPENDENT MID ROW	1	\$6,295.00	\$4,000.00	\$4,000.00	\$2,295.00
<b>SportsArt N926*</b> N926 STATUS LAT PULLDOWN	1	\$5,295.00	\$3,800.00	\$3,800.00	\$1,495.00
<b>SportsArt N917*</b> N917 STATUS INDEPENDENT SHOULDER PRESS	1	\$6,395.00	\$4,200.00	\$4,200.00	\$2,195.00
<b>SportsArt N915*</b> N915 STATUS INDEPENDENT CHEST PRESS	1	\$6,495.00	\$4,200.00	\$4,200.00	\$2,295.00
<b>SportsArt N956</b> N956 STATUS HORIZONTAL LEG PRESS	1	\$11,595.00	\$8,000.00	\$8,000.00	\$3,595.00

<b>SportsArt DF-300</b> DF-300 PERFORMANCE LEG EXTENSION/LEG CURL	1	\$5,495.00	\$3,500.00	\$3,500.00	\$1,995.00
<b>SportsArt N931*</b> N931 STATUS ABDOMINAL CRUNCH	1	\$6,595.00	\$4,400.00	\$4,400.00	\$2,195.00
<b>SportsArt N932*</b> N932 STATUS BACK EXTENSION	1	\$5,995.00	\$4,200.00	\$4,200.00	\$1,795.00
<b>SportsArt DS972</b> DS972 STATUS DUAL STACK FUNCTIONAL TRAINER	2	\$7,095.00	\$5,000.00	\$10,000.00	\$4,190.00
<b>SportsArt N922*</b> N922 STATUS INDEPENDENT PECTORAL FLY/REAR DELTOID	1	\$5,695.00	\$4,000.00	\$4,000.00	\$1,695.00
<b>SportsArt DF-302</b> DF-302 PERFORMANCE ABDUCTOR/ADDUCTOR	1	\$5,195.00	\$3,500.00	\$3,500.00	\$1,695.00
<b>Hoist CF-3755</b> DUAL ANGLE SMITH	1	\$6,050.00	\$4,100.00	\$4,100.00	\$1,950.00
<b>Hoist HF-5970-PL</b> SQUAT RACK	1	\$980.00	\$800.00	\$800.00	\$180.00
<b>Hoist HF-OPT-5000-04-PL</b> RACK OUT TIER OPTION FOR: HF-5170 & HF-5970 (1 PAIR)	1	\$185.00	\$115.00	\$115.00	\$70.00
<b>TKO S846-805807</b> 20-60lb Rubber Straight & 20-60lb curl barbell w/ 10 set rack	1	\$2,960.00	\$2,200.00	\$2,200.00	\$760.00
<b>Hoist CF-3663</b> BACK HYPER	1	\$1,480.00	\$1,000.00	\$1,000.00	\$480.00
<b>Hoist CF-3165</b> SUPER FLAT/INCLINE/DECLINE BENCH	3	\$1,480.00	\$1,000.00	\$3,000.00	\$1,440.00
<b>Trade In</b> all strength based on pics provided	-1	\$2,900.00	\$2,900.00	(\$2,900.00)	\$0.00
<b>FD&amp;I</b> Freight, Delivery and Installation	1	\$12,500.00	\$12,500.00	\$12,500.00	\$0.00
<b>Quarterly PM</b> Preventative Maintenance - 90 day With our Preventive Maintenance Agreement, we inspect, test, lubricate, diagnose, calibrate, replace parts, and clean & disinfect high-touch areas on the equipment on a regular schedule, which results in: <ul style="list-style-type: none"> <li>● Improved safety / reduced liability</li> <li>● Lower costs with preferred pricing &amp; service</li> <li>● Longer machine life with fewer failures</li> <li>● Reduced downtime</li> <li>● Increased customer satisfaction</li> </ul>	2	\$700.00	\$0.00	\$0.00	\$1400.00
<b>Discount</b> Ardent Fitness Package Discount - in addition to per piece	1	(\$3,215.00)	(\$3,215.00)	(\$3,215.00)	\$0.00

SUBTOTAL	\$140,000.00
SHIPPING	\$0.00
DISCOUNT	\$0.00
TAX	\$0.00
<b>TOTAL</b>	<b>\$140,000.00</b>

**You Saved \$77,678.00!**

# NEXT STEPS

Contact us after reviewing your proposal to go over any questions you may have.

We'll walk you through next steps to finalize your equipment needs.

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**Your sales representative:**

**Phone:**

**Email address:**

# BOARD OF DIRECTORS MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Jo Anne Jensen, General Manager  
**Date:** May 28, 2026  
**Subject:** Capital Request – Construction Funding for Marina Tennis Court Refurbishment

---

## Purpose

The purpose of this memo is to request approval of construction funding for the refurbishment of the Marina Community Park tennis/pickleball and basketball courts.

## Background

In February of 2026, the Board of Directors approved \$21,120 in funding for the design & permitting phase of the project to refurbish the Marina Community Park tennis courts. The design is complete, an engineer's estimate has been prepared, and construction bids have been received. At this time, we are requesting funding approval for the construction phase of this project.

## Analysis

This project will include:

- Existing fencing will be removed.
- Existing asphalt surface will have repairs completed and a new overlay installed.
- The updated facility will include two tennis courts and a full-size basketball court. The tennis courts will have a green surface (like the rec center courts) with dual lines for tennis and pickleball. The basket ball surface will be asphalt.
- The west side of the courts will be regraded for a uniform grade between the courts and parking lot.
- Two new ADA parking stalls will be installed with a concrete surface along with an 8' wide asphalt path from parking lot to courts.
- Tennis court access will be via a 4' gate with card reader and security camera. The tennis court will be separated from the basketball courts by a fence with a 4' gate.
- An 8' maintenance gate will give access to the tennis courts.
- New fencing will be 10' (matching the existing fencing) and will be black vinyl coated chain link.
- The existing brush around the courts will be removed during construction for access and the affected areas will be hydroseeded when construction is complete.

On May 3, 2026, a bid package was issued to seven contractors:

- Western Refinery Services, Inc. (WRS) – Quote received -- \$338,780.35 (attached)
- Stremler Gravel, Inc. – Quote Received -- \$413,939.85 (attached)
- Tiger Construction – No Quote
- Strider Construction – No Quote
- Premium Services – No Quote
- Granite Construction – No Quote

- Dirt Works Bellingham – No Quote

The engineer's estimate for this project was \$350,430.93 (see attached). We recommend awarding the contract to WRS.

### Funding

Summary of Project Costs		
Construction Cost (includes 10% contingency)	WRS	\$338,780.35
Asphalt Testing	Allowance	\$3,000.00
Provide power to gate	Dillon Electric	\$3,400.00
Install card reader and security camera	Guardian Security	\$4,455.07
Electrical trenching allowance	On-call Contractor	\$3,500.00
Construction Management	PNW Services	\$11,205.00
(Tax is included in each individual line item)		\$0
Total		\$364,340.42

The 2026 Capital Budget – CRRRF includes \$348,401.00 for the refurbishment of the Marina Tennis Courts. The Board allocated \$21,120.00 for the design and permitting of this project, leaving a balance of \$327,281.00 available for construction. Subtracting this balance from the total needed for construction leaves a shortfall of \$37,059.42. This shortfall will be covered by the leftover funds from the Fitness Center Equipment Replacement project.

### Request

I request that the Board of Directors approve \$364,340.42 from CRRRF for the construction phase of the Marina Community Park Tennis Court Refurbishment Project.

### Motion

I move that the Board of Directors approve \$364,340.42 from CRRRF for the construction phase of the Marina Community Park Tennis Court Refurbishment Project.

### Approvals

Recommended: \_\_\_\_\_ Not Recommended: \_\_\_\_\_ Finance Committee

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Jean Maixner, Treasurer

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Keith McLean, Board President



May 15<sup>th</sup>, 2026

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

RE: Project Scope Letter  
**Marina Tennis Court Improvements**  
**Construction Funding Request & Contract Award**

PNW is providing this project scope letter to SVCA for the Marina Tennis Courts Improvement project. On February 26<sup>th</sup>, 2026, SVCA's Board approved design and permitting to proceed. Design is complete, and permit applications have been submitted. Permits are anticipated to be ready by the end of July, and construction is proposed for August and September this summer. Summary of project:

- Existing fencing will be removed.
- Existing asphalt surface will have repairs completed, and a new overlay installed. In addition, the asphalt surface will be expanded to the north.
- The updated courts will include 2 tennis courts to tournament regulation, and a full-size basketball court. The tennis courts will be surfaced to match the Rec. Center courts – green surfacing with dual lines for tennis and pickleball. The basketball court will be left as asphalt with basketball court lines painted.
- The west side of the courts will be regraded for a uniform grade between the courts and parking lot.
- 2 new ADA parking stalls will be installed with a concrete surface, and an 8' wide asphalt path from parking lot to courts.
- Tennis court access will be via a 4' gate with card reader and security camera. Inside, the tennis courts and basketball court will be divided by a fence with a 4' wide gate between them. An 8' maintenance access gate will also be installed onto the tennis courts. New fencing will be 10' tall matching existing, and will be black vinyl coated chain link.
- The existing brush around the courts will be removed during construction for access, and hydroseed will be placed for new grass establishment.

On May 3<sup>rd</sup>, 2026 PNW issued a bid package to 7 contractors. Bid package is attached for reference. Bidders included:

- Western Refinery Services, Inc. (WRS) – Quote Received
- Stremmer Gravel, Inc. – Quote Received
- Tiger Construction – No Quote
- Strider Construction – No Quote
- Premium Services – No Quote
- Granite Construction – No Quote
- Dirt Works Bellingham – No Quote

2 quotes were received per the attached bid tabulations, and WRS has the low quote at \$338,780.35. The engineer's estimate by Impact Design was \$350,430.93 per attached. PNW recommends



awarding the contract to WRS. The following is a summary of overall construction expenses expected:

- Construction – WRS Proposal	\$338,780.35
- Asphalt Testing – Allowance	\$3,000.00
- Power to Gate – Dillon Electric Proposal dated 3-2-26	\$3,400.00
- Card Reader and Security Camera – Guardian Proposal dated 3-9-26	\$4,455.07
- Electrical Trenching Allowance – On-Call Contractor	\$3,500.00
- Construction Management – PNW Services per Attached	\$11,205.00
Total	\$364,340.42

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

Sincerely,

Tyler Andrews  
President

**May 15, 2026 - Bid Tabulation**

**Project: 2026 Tennis Court Repairs**

Item #	Description	Quantity	Unit	WRS		Stremler Gravel		Engineer's Estimate
				Unit Price	Total	Unit Price	Total	
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 19,750.00	\$ 19,750.00	
2	Clearing & Grubbing	1	LS	\$ 500.00	\$ 500.00	\$ 5,250.00	\$ 5,250.00	
3	TESC	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 3,300.00	\$ 3,300.00	
4	Excavation & Compaction (Soil Preparation)	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 3,500.00	\$ 3,500.00	
5	Bituminous Grinding	198	SY	\$ 10.00	\$ 1,980.00	\$ 19.55	\$ 3,870.90	
6	Asphalt Removal & Prep	2844	SF	\$ 6.00	\$ 17,064.00	\$ 4.53	\$ 12,883.32	
7	HMA Cl. 1/2-IN PG 64-22 (Addition and Patching)	142	TONS	\$ 189.00	\$ 26,838.00	\$ 207.90	\$ 29,521.80	
8	Asphalt Overlay - 2.5" Average Dept	330	TONS	\$ 136.00	\$ 44,880.00	\$ 151.36	\$ 49,948.80	
9	2" CSTC	18	TONS	\$ 95.00	\$ 1,710.00	\$ 124.80	\$ 2,246.40	
10	Gravel Base	211	TONS	\$ 40.00	\$ 8,440.00	\$ 42.32	\$ 8,929.52	
11	Path	131	SY	\$ 93.00	\$ 12,183.00	\$ 140.67	\$ 18,427.77	
12	6" Cement Concrete - Fence Band	699	LF	\$ 23.00	\$ 16,077.00	\$ 37.14	\$ 25,960.86	
13	Acrylic Surfacing	12960	SF	\$ 2.70	\$ 34,992.00	\$ 5.77	\$ 74,779.20	
14	Pavement Markings	1	LS	\$ 4,500.00	\$ 4,500.00	\$ 11,550.00	\$ 11,550.00	
15	Tennis Post & Net Sets	2	EA	\$ 3,000.00	\$ 6,000.00	\$ 4,469.94	\$ 8,939.88	
16	Basketball Post, Backboard, & Net Sets	2	EA	\$ 6,500.00	\$ 13,000.00	\$ 10,781.92	\$ 21,563.84	
17	10' Black Vinyl Coated Chain-link Fence, Not Including Posts	699	LF	\$ 56.00	\$ 39,144.00	\$ 58.34	\$ 40,779.66	
18	Fence Posts, Sleeves, & Footings	90	EA	\$ 471.00	\$ 42,390.00	\$ 139.83	\$ 12,584.70	
19	4' Man Gate	2	EA	\$ 950.00	\$ 1,900.00	\$ 550.00	\$ 1,100.00	
20	8' Equipment Gate	1	EA	\$ 2,200.00	\$ 2,200.00	\$ 1,320.00	\$ 1,320.00	
21	Hydro-Seed	16385	SF	\$ 0.20	\$ 3,277.00	\$ 0.20	\$ 3,277.00	
22	Haul Surplus Topsoil to Gate 5 Overflow & Stockpile	192	TCY	\$ 12.00	\$ 2,304.00	\$ 9.52	\$ 1,827.84	
23	Access & Restoration	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 1,897.93	\$ 1,897.93	
24	Minor Changes	1	EST.	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	
25	Demolition	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,250.00	\$ 7,250.00	
	<b>Subtotal</b>				<b>\$311,379.00</b>		<b>\$380,459.42</b>	
	<b>WSST @ 8.8%</b>				<b>\$ 27,401.35</b>		<b>\$ 33,480.43</b>	
	<b>Total w/ WSST</b>				<b>\$338,780.35</b>		<b>\$413,939.85</b>	<b>\$350,430.93</b>

May 13<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Bid Form – 2026 Tennis Court Repairs**  
**Addendum #4 Update**

Bid submissions are due by 3:00pm on Friday, 5-15-26. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

Firm Name: Western Refinery Services, Inc.

<b>Bid Schedule – 2026 Tennis Court Repairs</b>					
Item #	Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
2	Clearing & Grubbing	1	LS	\$ 500.00	\$ 500.00
3	TESC	1	LS	\$ 1,000.00	\$ 1,000.00
4	Excavation & Compaction (Soil Preparation)	1	LS	\$ 7,000.00	\$ 7,000.00
5	Bituminous Grinding	198	SY	\$ 10.00	\$ 1,980.00
6	Asphalt Removal & Prep	2,844	SF	\$ 6.00	\$ 17,064.00
7	HMA Cl. 1/2-IN PG64-22 (Addition and Patching)	142	TONS	\$ 189.00	\$ 26,838.00
8	Asphalt Overlay – 2.5” Average Depth	330	TONS	\$ 136.00	\$ 44,880.00
9	2” CSTC	18	TONS	\$ 95.00	\$ 1,710.00
10	Gravel Base	211	TONS	\$ 40.00	\$ 8,440.00
11	6” Cement Concrete – Parking & Path	131	SY	\$ 93.00	\$ 12,183.00
12	6” Cement Concrete – Fence Band	699	LF	\$ 23.00	\$ 16,077.00
13	Acrylic Surfacing	12,960	SF	\$ 2.70	\$ 34,992.00
14	Pavement Markings	1	LS	\$ 4,500.00	\$ 4,500.00
15	Tennis Post & Net Sets	2	EA	\$ 3,000.00	\$ 6,000.00
16	Basketball Post, Backboard, & Net Sets	2	EA	\$ 6,500.00	\$ 13,000.00
17	10’ Black Vinyl Coated Chain-link Fence, Not Including Posts	699	LF	\$ 56.00	\$ 39,144.00
18	Fence Posts, Sleeves, & Footings	90	EA	\$ 471.00	\$ 42,390.00
19	4’ Man Gate	2	EA	\$ 950.00	\$ 1,900.00
20	8’ Equipment Gate	1	EA	\$ 2,200.00	\$ 2,200.00
21	Hydro-Seed	16,385	SF	\$ 00.20	\$ 3,277.00

22	Haul Surplus Topsoil to Gate 5 Overflow & Stockpile	192	TCY	\$ 12.00	\$ 2,304.00
23	Access & Restoration	1	LS	\$ 4,000.00	\$ 4,000.00
24	Minor Changes	1	EST.	\$10,000.00	\$10,000.00
25	Demolition	1	LS	\$ 5,000.00	\$ 5,000.00
	<b>Subtotal</b>				\$311,379.00
	<b>WSST @ 8.8%</b>				\$ 27,401.35
	<b>Total w/ WSST</b>				\$ 338,780.35

Acknowledgement of Addendums: 1, 2, 3, 4

By:   
Signature of Authorized Person

Date: 05/15/2026

Print Name & Title: Cody Bormuth, CFO

## SVCA Tennis Court Repairs

## Engineer's Estimate

04.27.2026



Estimate Prepared by:  
**Impact Design, LLC**  
 5426 Barrett Road, Suite A103  
 Ferndale, WA 98248  
 Phone: (360) 389-8138

Client:  
 Tyler Andrews  
 PNW Services, Inc.  
 PO Box 30498  
 Bellingham, WA 98228

		ESTIMATED CONSTRUCTION COST			
NO.	ITEM	QUANTITY	UNIT	UNIT COST	TOTAL
<b>Construction Costs</b>					
1	MOBILIZATION	1	L.S.	\$30,000.00	\$30,000.00
2	CLEARING AND GRUBBING	1	L.S.	\$3,000.00	\$3,000.00
3	TEMPORARY EROSION AND SEDIMENT CONTROL	1	L.S.	\$6,000.00	\$6,000.00
4	EXCAVATION & COMPACTION (SOIL PREPRATION)	1	L.S.	\$7,700.00	\$7,700.00
5	BITUMINOUS GRINDING	198	SY	\$10.00	\$1,980.00
6	ASPHALT REMOVAL & REPLACE	2844	SF	\$24.00	\$68,256.00
7	HMA CL 1/2-IN PG 64-22 (NEW COURT & PATCHING)	48	TON	\$250.00	\$12,000.00
8	2.5" ATHLETIC SPORTS COURT ASPHALT OVERLAY	310	TON	\$200.00	\$62,000.00
9	2" CRUSHED SURFACING TOP COURSE	80	TON	\$50.00	\$4,000.00
10	GRAVEL BASE	80	TON	\$50.00	\$4,000.00
11	6" CEMENT CONCRETE	65	SY	\$80.00	\$5,200.00
12	CEMENT CONCRETE BAND	699	LF	\$15.00	\$10,485.00
13	ACRYLIC SURFACING	12960	SF	\$2.25	\$29,160.00
14	PAVEMENT MARKINGS	1	L.S.	\$10,000.00	\$10,000.00
15	TENNIS NET & POST SET	2	EA	\$3,500.00	\$7,000.00
16	BASKETBALL BACKBOARD & POST (NEW)	2	EA	\$2,500.00	\$5,000.00
17	10' BLACK VINYL COATED CHAINLINK FENCE	699	LF	\$40.00	\$27,960.00
18	FENCE POST, SLEEVE, & FOOTING	90	EA	\$225.00	\$20,250.00
19	4' MAN GATE	2	EA	\$1,000.00	\$2,000.00
20	8' EQUIPMENT GATE	1	EA	\$2,000.00	\$2,000.00
21	HYRDO-SEED	16385	SF	\$0.25	\$4,096.25
<i>Subtotal</i>					\$322,087.25
<i>WSST Sales Tax @ 8.8%</i>					\$28,343.68
<b>TOTAL CONSTRUCTION COST</b>					<b>\$350,430.93</b>
<b>10% CONTINGENCY</b>					<b>\$32,208.73</b>
<b>PROJECT TOTAL</b>					<b>\$382,639.65</b>



4-27-2026

SUDDEN VALLEY COMMUNITY ASSOCIATION (SVCA)  
MARINA RECREATIONAL AREA UPGRADE - TENNIS & BASKETBALL COURT SURFACING WITH ADA PARKING AND ACCESS INCLUDED, SUDDEN VALLEY (WHATCOM COUNTY) WASHINGTON

AERIAL & VICINITY MAP



CONTACTS

**OWNER**  
SUDDEN VALLEY COMMUNITY ASSOCIATION  
1850 LAKE WHATCOM BLVD  
BELLINGHAM, WA 98229

**OWNER'S REPRESENTATIVE**  
TYLER ANDREWS  
PNW CIVIL INC  
PO BOX 30498  
BELLINGHAM, WA 98228  
(360) 739-2072  
tyler@pnwcivil.com

**CIVIL ENGINEER/PERMIT AGENT**  
IMPACT DESIGN, INC.  
SCOTT GOODALL, PE  
5426 BARRETT ROAD  
SUITE 103  
FERNDALE, WA 98248  
(360) 650-1408  
scott@ald-impact.com

**SURVEYOR**  
POWERTEK SURVEYING  
JEREMY DISCH, PLS  
5426 BARRETT ROAD,  
SUITE A104  
FERNDALE, WA 98248  
(360) 746-8801  
jdisch@portek.net

**CONTRACTOR**  
T.B.D.

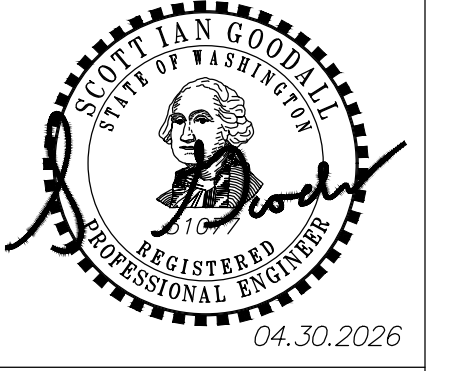
**MAPPING/AERIAL/GIS**  
RYAN COOPER, LG  
CONTOUR CONSULTING, LLC  
112 OHIO STREET, SUITE 115  
BELLINGHAM, WA 98225  
(360) 801.6877  
contourconsulting.org

ABBREVIATIONS

1'/1"	ONE FOOT/ONE INCH	No./#	NUMBER
AC	ACRE	OC/O.C.	ON CENTER
AF#	AUDITORS FILE NUMBER	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATE	PC	POINT OF CURVATURE
ASB/AB	AS-BUILT	PCL	PARCEL
ASPH	ASPHALT	PERF	PERFORATED
BLDG	BUILDING	PI	POINT OF INTERSECTION
BMP	BEST MANAGEMENT PRACTICE	PIV	POST INDICATOR VALVE
BNDRY	BOUNDARY	POB	POINT OF BEGINNING
BVCS	BEGINNING OF VERTICAL CURVE STATION	PP	POWER POLE
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION	PROP	PROPERTY
C	COMPACT PARKING STALL	K	LENGTH OF VERTICAL CURVE PER
CC	CURB CUT		PERCENT GRADE DIFFERENCE
CB	CATCH BASIN	PT/POT	POINT OF TANGENCY
CL	CENTERLINE	PVC	POINT OF VERTICAL INFLECTION
CMP	CORRUGATED METAL PIPE	PVI	POWER
CNTRL	CONTROL	PWR	POWER
CQ	CLEANOUT	R	RADIUS
COR	CORNER	R/C	REBAR WITH CAP
COP	CORRUGATED POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RET	RETAINING
CSTC	CRUSHED SURFACING TOP COURSE	RM	RIM
CULV	CULVERT	R/W	RIGHT-OF-WAY (R.O.W.)
*	DEMOLITION	RPP	REDUCED PRESSURE PRINCIPAL
DI	DUCTILE IRON	S	SOUTH
DWGS	DRAWINGS	SAN	SANITARY
E	EAST	SCH	SCHEDULE
EA	EACH	SVCA	SUDDEN VALLEY COMMUNITY ASSOCIATION
EL/ELEV	ELEVATION	SD	STORM DRAIN
ENC	REVOCABLE ENCROACHMENT PERMIT	SDBC	STORM DRAIN CATCH BASIN
EP/EOP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
ESMT	EASEMENT	SDMH	STORM DRAIN MAN HOLE
EVCS	END OF VERTICAL CURVE STATION	SERV	SERVICE
EVCE	END OF VERTICAL CURVE ELEVATION	STND/STD	STANDARD
EX/EXIST	EXISTING	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSCO	SANITARY SEWER CLEANOUT
FFE/FF	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	ST	STREET
FH	FIRE HYDRANT	TBD	TO BE DETERMINED
FND	FOUND	TBM	TEMPORARY BENCH MARK
GND	GROUND	TC	TOP OF CURB
GUTT	GUTTER	TEL/TELE	TELEPHONE
HP	HIGH POINT	TESC	TEMPORARY EROSION & SEDIMENTATION CONTROL
INV	INVERT	TP	TOP OF PAVEMENT
IE/I.E.	INVERT ELEVATION	TS	TOP OF SIDEWALK
IRRG	IRRIGATION	TW	TOP OF WALL
LF	LINEAR FOOT	TYP	TYPICAL
L.S.	LAND SURVEYOR	UG	UNDERGROUND
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VEG	VEGETATION
MON	MONUMENT	W	WEST
NIC	NOT IN CONTRACT	WA	WATER
N	NORTH	W/IN	WITHIN
		WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS & UAV AERIAL
- C3 STORWATER POLLUTION PREVENTION PLAN (SWPPP)
- C4 TEMPORARY EROSION & SEDIMENTATION CONTROL PLAN
- C5 TESC DETAILS
- C6 SITE PLAN (OVERVIEW)
- C7 SPORTS COURT & FENCE PLAN
- C8 SPORTS COURT DEMO & REPAIR PLAN
- C9 SPORTS COURT GRADING PLAN
- C10 PAVEMENT SECTIONS, STRIPING, & SURFACING DETAILS



SVCA MARINA SPORTS COURT UPGRADE  
PROJECT SPECIFIC LAND FILL AND GRADE PERMIT  
COVER SHEET  
20 MARINA DRIVE, SUDDEN VALLEY, WASHINGTON

GENERAL CONSTRUCTION NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT WSDOT/APWA STANDARD SPECIFICATIONS.
- NORMAL WORKING HOURS ARE 8:00 AM. TO 7:00 PM., MONDAY THROUGH FRIDAY. WORK DURING HOLIDAYS, WEEKENDS, AND OUTSIDE THE NORMAL WORK HOURS REQUIRES PRIOR ARRANGEMENTS AND APPROVAL.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATION SERVICE 48 HOURS PRIOR TO STARTING WORK AT (800) 424-5555 OR 811.
- A COPY OF THE DRAWINGS MUST BE ON THE JOBS SITE WHENEVER WORK IS IN PROCESS.
- ALL TESTING REQUIRED FOR THE WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
- THE CONTRACTOR SHALL RESTORE ALL PRIVATE AND PUBLIC PROPERTY DISTURBED BY THE WORK IMMEDIATELY AFTER CONSTRUCTION. THE CONTRACTOR SHALL NOT LEAVE ANY PART OF THE ROAD USED BY OTHERS UN-PASSABLE WITHOUT NOTIFICATIONS AND AGREEMENT OF OTHER USERS.
- ALL CUT AND FILL SLOPES SHALL BE MULCHED AND SEEDED FOR EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SLOPE EROSION UNTIL VEGETATION IS FIRMLY ESTABLISHED.
- CONTRACTOR SHALL SWEEP AND REMOVE ALL DEBRIS TRACKED ONTO EXISTING ROADS DURING ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR SHALL INFORM THE ENGINEER OF RECORD OR REPRESENTATIVE OF UTILITY CONFLICTS AND OBTAIN APPROVAL FOR ANY PROPOSED CHANGES IN PLANS PRIOR TO IMPLEMENTATION.
- TRAFFIC CONTROL IS TO BE MAINTAINED IN ACCORDANCE WITH WSDOT/APWA STANDARD SPECIFICATIONS.

GENERAL SYMBOLS LEGEND

	= FOUND CONCRETE MONUMENT
	= FOUND REBAR & CAP
	= EXISTING STORM DRAIN CATCH BASIN (TYPE I)
	= EXIST SANITARY SEWER MANHOLE
	= EXISTING FIRE HYDRANT
	= EXISTING WATER VALVE
	= EXISTING SIGN
	= EXISTING POWER/AND OR UTILITY POLE
	= EXISTING POWER JBOX/HANDHOLD
	= EXISTING CONIFER TREE
	= EXISTING DECIDUOUS TREE
	= EXISTING LOT LINE (PROJECT SITE)
	= EXISTING LOT LINE (OFF-SITE)
	= EXISTING RIGHT-OF-WAY LINE
	= EXISTING ROADWAY CENTERLINE
	= EXISTING EASEMENT LINE
	= EXISTING WATER LINE
	= EXISTING SANITARY SEWER LINE
	= EXISTING CULVERT
	= EXISTING EDGE OF ASPHALT PAVEMENT
	= EXISTING EDGE OF CONCRETE PAVEMENT OR CURB
	= EXISTING EDGE OF GRAVEL SURFACING
	= EXISTING FIBER OPTIC LINE
	= EXISTING UNDERGROUND POWER
	= EXISTING OVERHEAD UTILITY
	= EXISTING FENCE
	= EXISTING TOP OF BANK
	= EXISTING TOE OF BANK
	= EXISTING CONTOUR (MAJOR)
	= EXISTING CONTOUR (MINOR)
	= SET MONUMENT
	= PROPOSED STORM DRAIN CLEANOUT
	= PROPOSED STORM DRAIN CATCH BASIN
	= PROPOSED PROTECTION BOLLARD
	= PROPOSED SIGN
	= PROPOSED SAWCUT LINE (DEMO)
	= PROPOSED ROADWAY CROSSING CULVERT
	= PROPOSED DRIVEWAY CULVERT REPLACEMENT
	= PROPOSED DITCH MAINTENANCE
	= PROPOSED GRAVEL SHOULDER MAINTENANCE
	= PROPOSED ASPHALT OVERLAY
	= PROPOSED SAWCUT AND GRIND
	= PROPOSED SAWCUT/ASPHALT REPLACEMENT
	= PROPOSED CONCRETE SURFACING REPAIR
	= DETAIL CALLOUT

EXISTING UTILITIES

**WATER & SEWER**  
LAKE WHATCOM WATER & SEWER DISTRICT  
1220 LAKEWAY DRIVE  
BELLINGHAM, WA 98229  
(360) 734-9224  
RICH MUNSON  
rich.munson@wwsd.org

**POWER**  
PUGET SOUND ENERGY  
PO BOX 91269  
BELLEVUE, WA 98009  
(888) 225-5773

**TELEPHONE**  
CENTURY LINK  
4281 MERIDIAN STREET  
BELLINGHAM, WA 98226  
(800) 224-1111

**NATURAL GAS**  
CASCADE NATURAL GAS  
1520 SOUTH 2ND STREET  
MOUNT VERNON, WA 98273  
(360) 733-5980

PROJECT NARRATIVE

PROJECT INCLUDES PAVED TWO (2) ADA PARKING STALLS ALONG EASTERLY EDGE OF EXISTING GRAVEL PARKING AREA AND PAVED WALKWAY TO EXISTING TENNIS & BASKETBALL COURT(S). PLAYCOURT SURFACING UPGRADE AND FENCING INCLUDED WITH THIS PERMIT APPLICATION.

MAINTENANCE OF EXISTING GRAVEL PARKING INCLUDES PLACEMENT OF CRUSHED SURFACING TOP COURSE AND SMOOTHING OF SURFACE WHERE POT HOLES AND WASH BOARDING IS PRESENT.

INSTALLATION INCLUDES EXCAVATION TOPSOIL/ORGANIC LAYER (TOP 12") AND GRAVEL FROM PARKING FOR CONCRETE SIDEWALK AND ADA PARKING PAD. TOPSOIL AND ORGANIC DEBRIS TO BE PLACED AROUND WESTERLY SIDE OF PLAYCOURT TO FORM SMOOTH, TAPERED SLOPE DOWN TO EXISTING GRAVEL PARKING.

PAVEMENT REPAIR &/OR, DEMOLITION OF PAVEMENT IS INCLUDED. ADDITIONAL PAVEMENT IS TO BE ADDED TO NORTH END OF SPORTS COURT. 1:1 EXISTING TO NEW PAVEMENT SWAP IS PROPOSED. EXISTING STORMWATER CREDITS TO BE UTILIZED IN ORDER TO INCLUDE NEW ADA PAVED PARKING AND WALKWAY.

**REVIEW APPROVAL**  
REVIEW IS FOR GENERAL COMPLIANCE AND CONSISTENCY WITH APPLICABLE WHATCOM COUNTY CODES, REGULATIONS, AND/OR STANDARDS

NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DATA, DIMENSIONS, OR DETAILS

DEPARTMENT OF PUBLIC WORKS-ENGINEERING SERVICES  
BY \_\_\_\_\_ DATE \_\_\_\_\_

TWO WORKING DAYS BEFORE YOU DIG  
1-800-424-5555

UTILITIES ARE KNOWN TO EXIST AND NOT ALL ARE SHOWN. VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
26013

DESIGNED/DRAWN BY:  
SCR

CHECKED BY:  
SIG

ISSUE DATE:  
04.30.2026

C1  
OF:  
C1-C10

PARCEL(S): 370405 227126  
370405 300117

Z:\Svaca\PROJECTS\26013 SVCA Marina Tennis & Playground\DWG\26013SP9 SVCA Tennis Resurfacing Plan (04.30.2026).dwg Apr 30, 2026 - 2:10pm



ELEMENT 1: PRESERVE VEGETATION / MARK CLEARING LIMITS

- A. BEFORE BEGINNING LAND DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, CLEARLY MARK ALL CLEARING LIMITS...
B. RETAIN THE DUFF LAYER, NATIVE TOPSOIL, AND NATURAL VEGETATION IN AN UNDISTURBED STATE TO THE MAXIMUM DEGREE PRACTICABLE.
ADDITIONAL GUIDANCE FOR ELEMENT 1
• PLASTIC, METAL, FABRIC FENCE, OR OTHER PHYSICAL BARRIERS MAY BE USED TO MARK THE CLEARING LIMITS...

SUGGESTED BMPs FOR ELEMENT 1

- BMP C101: PRESERVING NATURAL VEGETATION
• BMP C102: BUFFER ZONES
• BMP C103: HIGH-VISIBILITY FENCE
• BMP C233: SILT FENCE

ELEMENT 2: ESTABLISH CONSTRUCTION ACCESS

- A. LIMIT CONSTRUCTION VEHICLE ACCESS AND EXIT TO ONE ROUTE, IF POSSIBLE.
B. STABILIZE ACCESS POINTS WITH A PAD OF QUIRY SPALLS, CRUSHED ROCK, OR OTHER EQUIVALENT BMPs...
C. LOCATE WHEEL WASH OR TIRE BATHS ON SITE, IF THE STABILIZED CONSTRUCTION ENTRANCE IS NOT EFFECTIVE...
D. IF SEDIMENT IS TRACKED OFF SITE, CLEAN THE AFFECTED ROADWAY(S) THOROUGHLY AT THE END OF EACH DAY...

SUGGESTED BMPs FOR ELEMENT 2

- BMP C103: STABILIZED CONSTRUCTION ACCESS
• BMP C106: WHEEL WASH
• BMP C107: CONSTRUCTION ROAD / PARKING AREA STABILIZATION

ELEMENT 3: CONTROL FLOW RATES

- A. PROTECT PROPERTIES AND WATERWAYS DOWNSTREAM OF DEVELOPMENT SITES FROM EROSION AND THE ASSOCIATED DISCHARGE OF TURBID WATERS...
B. WHERE NECESSARY TO COMPLY WITH 3.A (ABOVE), CONSTRUCT STORMWATER INFILTRATION OR DETENTION BMPs AS ONE OF THE FIRST STEPS IN GRADING...
C. IF PERMANENT INFILTRATION BMPs ARE USED FOR TEMPORARY FLOW CONTROL DURING CONSTRUCTION, PROTECT THESE BMPs FROM SILTATION...

SUGGESTED BMPs FOR ELEMENT 3

- CONDUCT A DOWNSTREAM ANALYSIS IF CHANGES IN FLOWS COULD IMPAIR OR ALTER CONVEYANCE SYSTEMS, STREAMBANKS, BED SEDIMENT, OR AQUATIC HABITAT...
• EVEN GENTLY SLOPED AREAS NEED FLOW CONTROLS SUCH AS BMP C235: WATTLES OR OTHER ENERGY DISSIPATION / FILTRATION STRUCTURES...
• CONSTRUCT STRUCTURES DESIGNED FOR PERMANENT DETENTION BMPs ARE NOT APPROPRIATE FOR USE DURING CONSTRUCTION WITHOUT MODIFICATION...

SUGGESTED BMPs FOR ELEMENT 4

- BMP C205: SUBSURFACE DRAINS
• BMP C206: LEVEL SPREADER
• BMP C207: CHECK DAMS
• BMP C208: TRIANGULAR SILT DIKE (TSD)

ELEMENT 5: CONTROL EROSION

- A. DESIGN AND CONSTRUCT CUT-AND-FILL SLOPES IN A MANNER TO MINIMIZE EROSION...
B. DIVERT OFF-SITE STORMWATER (RUN-ON) OR GROUND WATER AWAY FROM SLOPES AND DISTURBED AREAS WITH INTERCEPTOR DIKES, PIPES AND/OR SWALES...
C. AT THE TOP OF SLOPES, COLLECT DRAINAGE IN PIPE SLOPE DRAINS OR PROTECTED CHANNELS TO PREVENT EROSION...
D. DISCHARGE WHEEL WASH OR TIRE BATH WASTEWATER TO A SEPARATE ON-SITE TREATMENT SYSTEM...

SUGGESTED BMPs FOR ELEMENT 5

- BMP C120: TEMPORARY AND PERMANENT SEEDING
• BMP C121: MULCHING
• BMP C122: NETS AND BLANKETS
• BMP C123: PLASTIC COVERING
• BMP C124: SODDING
• BMP C125: TOPSOILING / COMPOSTING

SUGGESTED BMPs FOR ELEMENT 6

- BMP C130: SURFACE ROUGHENING
• BMP C131: GRADIENT TERRACES
• BMP C200: INTERCEPTOR DIKE AND SWALE
• BMP C201: GRASS-LINED CHANNELS
• BMP C203: WATER BARS
• BMP C204: PIPE SLOPE DRAINS

ADDITIONAL GUIDANCE FOR ELEMENT 6

- WHEEL WASH AND/OR TIRE BATH WASTEWATER CAN BE COMBINED WITH WASTEWATER FROM CONCRETE WASHOUT AREAS IF THE WASTEWATERS WILL BE PROPERLY DISPOSED OF AT AN OFFSITE LOCATION OR TREATMENT FACILITY...
• WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
• CONDUCT OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DEGREASING CLEANING OPERATIONS...
• CLEAN CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT...

- IF A SEDIMENT TRAPPING BMP UTILIZES A CONTROL STRUCTURE THAT WILL ALSO BE USED IN A PERMANENT DETENTION BMP APPLICATION, THE CONTROL STRUCTURE CONSTRUCTION MUST BE FINIALIZED FOR THE PERMANENT BMP APPLICATION UPON PROJECT COMPLETION.
• INSTALL SEDIMENT CONTROLS IN A MANNER THAT PROTECTS THE SENSITIVE AREAS AND THEIR BUFFERS MARKED IN ACCORDANCE WITH ELEMENT 1: PRESERVE VEGETATION / MARK CLEARING LIMITS.

- WHERE FEASIBLE, DIRECT STORMWATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION.
• SEED AND MULCH EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS ACCORDING TO THE TIMING INDICATED IN ELEMENT 5: STABILIZE SOILS.
• FULL STABILIZATION INCLUDES CONCRETE OR ASPHALT PAVING, QUARRY SPALLS USED AS DITCH LINING, OR THE USE OF ROLLED EROSION PRODUCTS...
• THE LOCAL PERMITTING AUTHORITY MAY INSPECT AND APPROVE AREAS FULLY STABILIZED BY MEANS OTHER THAN PAVEMENT OR QUARRY SPALLS.

SUGGESTED BMPs FOR ELEMENT 4

- BMP C231: BRUSH BARRIER
• BMP C232: GRAVEL FILTER BERM
• BMP C233: SILT FENCE
• BMP C234: VEGETATED STRIP
• BMP C235: WATTLES

- BMP C240: SEDIMENT TRAP
• BMP C241: SEDIMENT POND (TEMPORARY)
• BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
• BMP C251: CONSTRUCTION STORMWATER FILTRATION

ELEMENT 6: PROTECT SLOPES

- A. STABILIZE EXPOSED AND UNWORKED SOILS BY APPLICATION OF EFFECTIVE BMPs THAT PREVENT EROSION...
B. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION.
C. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME...
D. SOILS MUST NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN THE TIME PERIODS SET FORTH BELOW TO PREVENT EROSION...

- a. DURING THE DRY SEASON (MAY 1 - SEPTEMBER 30): 7 DAYS
b. DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 2 DAYS
E. STABILIZE SOILS AT THE END OF THE SHIFT BEFORE A HOLIDAY OR WEEKEND IF NEEDED BASED ON THE WEATHER FORECAST.
F. STABILIZE SOIL STOCKPILES FROM EROSION...
G. MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY.
H. MINIMIZE THE DISTURBANCE OF STEEP SLOPES.
I. MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

ADDITIONAL GUIDANCE FOR ELEMENT 6

- SOIL STABILIZATION BMPs SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE, AND POTENTIAL WATER QUALITY IMPACTS THAT STABILIZATION AGENTS MAY HAVE ON DOWNSTREAM FLOWS OR GROUND WATER.
• ENSURE THAT GRAVEL BASE USED FOR STABILIZATION IS CLEAN AND DOES NOT CONTAIN FINES OR SEDIMENT.

SUGGESTED BMPs FOR ELEMENT 5

- BMP C120: TEMPORARY AND PERMANENT SEEDING
• BMP C121: MULCHING
• BMP C122: NETS AND BLANKETS
• BMP C123: PLASTIC COVERING
• BMP C124: SODDING
• BMP C125: TOPSOILING / COMPOSTING
• BMP C126: POLYACRYLAMIDE (PAM) FOR SOIL EROSION PROTECTION
• BMP C130: SURFACE ROUGHENING
• BMP C131: GRADIENT TERRACES
• BMP C140: DUST CONTROL

ELEMENT 6: PROTECT SLOPES

- A. DESIGN AND CONSTRUCT CUT-AND-FILL SLOPES IN A MANNER TO MINIMIZE EROSION...
B. DIVERT OFF-SITE STORMWATER (RUN-ON) OR GROUND WATER AWAY FROM SLOPES AND DISTURBED AREAS WITH INTERCEPTOR DIKES, PIPES AND/OR SWALES...
C. AT THE TOP OF SLOPES, COLLECT DRAINAGE IN PIPE SLOPE DRAINS OR PROTECTED CHANNELS TO PREVENT EROSION...
D. DISCHARGE WHEEL WASH OR TIRE BATH WASTEWATER TO A SEPARATE ON-SITE TREATMENT SYSTEM...
E. ADJUST THE PH OF STORMWATER IF NECESSARY TO PREVENT VIOLATIONS OF WATER QUALITY STANDARDS...
F. INSURE THAT WASHOUT OF CONCRETE TRUCKS IS PERFORMED OFF SITE OR IN DESIGNATED CONCRETE WASHOUT AREAS ONLY...

ADDITIONAL GUIDANCE FOR ELEMENT 6

- CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION.
• STABILIZE SOILS ON SLOPES, AS SPECIFIED IN ELEMENT 5: STABILIZE SOILS.
• BMP COMBINATIONS ARE THE MOST EFFECTIVE METHOD OF PROTECTING SLOPES WITH DISTURBED SOILS...
• CLEAN CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT...
• WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.

SUGGESTED BMPs FOR ELEMENT 9

- BMP C151: CONCRETE HANDLING
• BMP C152: SAWCUTTING AND SURFACING POLLUTION PREVENTION
• BMP C153: MATERIAL DELIVERY, STORAGE, AND CONTAINMENT
• BMP C154: CONCRETE WASHOUT AREA
• BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
• BMP C251: CONSTRUCTION STORMWATER FILTRATION
• BMP C252: TREATING AND DISPOSING OF HIGH PH WATER

SUGGESTED BMPs FOR ELEMENT 10

- BMP C205: SUBSURFACE DRAINS
• BMP C206: LEVEL SPREADER
• BMP C207: CHECK DAMS
• BMP C208: TRIANGULAR SILT DIKE (TSD)

- WHERE NECESSARY TO COMPLY WITH 3.A (ABOVE), CONSTRUCT STORMWATER INFILTRATION OR DETENTION BMPs AS ONE OF THE FIRST STEPS IN GRADING...
• IF PERMANENT INFILTRATION BMPs ARE USED FOR TEMPORARY FLOW CONTROL DURING CONSTRUCTION, PROTECT THESE BMPs FROM SILTATION...

- A. PROTECT ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.
B. CLEAN OR REMOVE AND REPLACE INLET PROTECTION DEVICES WHEN SEDIMENT HAS FILLED ONE-THIRD OF THE USE OF ROLLED EROSION PRODUCTS...
C. HANDLE HIGHLY TURBID OR OTHERWISE CONTAMINATED DEWATERING WATER SEPARATELY FROM STORM- WATER.
D. OTHER DEWATERING TREATMENT OR DISPOSAL OPTIONS MAY INCLUDE:
a. INFILTRATION
b. TRANSPORT OFF SITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK...

ADDITIONAL GUIDANCE FOR ELEMENT 7

- PROTECT ALL EXISTING STORM DRAIN INLETS SO THAT STORMWATER RUNOFF DOES NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.
• KEEP ALL APPROACH ROADS CLEAN. DO NOT ALLOW SEDIMENT AND STREET WASH WATER TO ENTER STORM DRAINS WITHOUT PRIOR AND ADEQUATE TREATMENT (AS DEFINED ABOVE) UNLESS TREATMENT IS PROVIDED BEFORE THE STORM DRAIN DISCHARGES TO WATERS OF THE STATE.
• INLETS SHOULD BE INSPECTED WEEKLY AT A MINIMUM AND DAILY DURING STORM EVENTS.

SUGGESTED BMPs FOR ELEMENT 7

- BMP C220: INLET PROTECTION
ELEMENT 8: STABILIZE CHANNELS AND OUTLETS
A. DESIGN, CONSTRUCT, AND STABILIZE ALL ON-SITE CONVEYANCE CHANNELS TO PREVENT EROSION FROM THE FLOW RATE CALCULATED BY ONE OF THE FOLLOWING METHODS:
a. SINGLE EVENT HYDROGRAPH METHOD...

- THE HYDROLOGIC ANALYSIS MUST USE THE EXISTING LAND COVER CONDITION FOR PREDICTING FLOW RATES FROM TRIBUTARY AREAS OUTSIDE THE PROJECT LIMITS...
• PROVIDE STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO PREVENT EROSION OF OUTLETS, INTERCEPTOR STREAM BANKS, SLOPES AND DOWNSTREAM REACHES AT THE OUTLETS OF ALL CONVEYANCE SYSTEMS.
• THE BEST METHOD FOR STABILIZING CHANNELS IS TO COMPLETELY LINE THE CHANNEL WITH BMP C122: NETS AND BLANKETS FIRST, THEN ADD BMP C207: CHECK DAMS AS NECESSARY TO FUNCTION AS AN ANCHOR AND TO SLOW THE FLOW OF WATER.

SUGGESTED BMPs FOR ELEMENT 8

- BMP C122: NETS AND BLANKETS
• BMP C202: RIPRAP CHANNEL LINING
• BMP C207: CHECK DAMS
• BMP C209: OUTLET PROTECTION

ELEMENT 9: CONTROL POLLUTANTS

- DESIGN, INSTALL, IMPLEMENT AND MAINTAIN EFFECTIVE POLLUTION PREVENTION MEASURES TO MINIMIZE THE DISCHARGE OF POLLUTANTS...
• HANDLE AND DISPOSE OF ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS THAT OCCUR ON SITE IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
• PROVIDE COVER, CONTAINMENT, AND PROTECTION FROM VANDALISM FOR ALL CHEMICALS, LIQUID PRODUCTS, PETROLEUM PRODUCTS, AND OTHER MATERIALS THAT HAVE THE POTENTIAL TO POSE A THREAT TO HUMAN HEALTH OR THE ENVIRONMENT...
• CONDUCT MAINTENANCE, FUELING, AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES USING SPILL PREVENTION AND CONTROL MEASURES...

SUGGESTED BMPs FOR ELEMENT 9

- BMP C151: CONCRETE HANDLING
• BMP C152: SAWCUTTING AND SURFACING POLLUTION PREVENTION
• BMP C153: MATERIAL DELIVERY, STORAGE, AND CONTAINMENT
• BMP C154: CONCRETE WASHOUT AREA
• BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
• BMP C251: CONSTRUCTION STORMWATER FILTRATION
• BMP C252: TREATING AND DISPOSING OF HIGH PH WATER

SUGGESTED BMPs FOR ELEMENT 10

- BMP C205: SUBSURFACE DRAINS
• BMP C206: LEVEL SPREADER
• BMP C207: CHECK DAMS
• BMP C208: TRIANGULAR SILT DIKE (TSD)

ELEMENT 10: CONTROL DEWATERING

- A. DISCHARGE FOUNDATION, VAULT, AND TRENCH DEWATERING WATER, WHICH HAVE SIMILAR CHARACTERISTICS TO STORMWATER RUNOFF AT THE SITE, INTO A CONTROLLED CONVEYANCE SYSTEM BEFORE DISCHARGE TO BMP C240: SEDIMENT TRAP OR BMP C241: SEDIMENT POND (TEMPORARY).
B. DISCHARGE CLEAN, NON-TURBID DEWATERING WATER, SUCH AS WELL-POINT GROUND WATER, TO SYSTEMS TRIBUTARY TO, OR DIRECTLY INTO SURFACE WATERS OF THE STATE...
C. HANDLE HIGHLY TURBID OR OTHERWISE CONTAMINATED DEWATERING WATER SEPARATELY FROM STORM- WATER.
D. OTHER DEWATERING TREATMENT OR DISPOSAL OPTIONS MAY INCLUDE:
a. INFILTRATION
b. TRANSPORT OFF SITE IN A VEHICLE, SUCH AS A VACUUM FLUSH TRUCK...
c. ECOLOGY-APPROVED ON-SITE CHEMICAL TREATMENT OR OTHER SUITABLE TREATMENT TECHNOLOGIES.
d. SANITARY OR COMBINED SEWER DISCHARGE WITH LOCAL SEWER DISTRICT APPROVAL...
e. USE OF A SEDIMENTATION BAG THAT DISCHARGES TO A DITCH OR SWALE FOR SMALL VOLUMES OF LOCALIZED DEWATERING.

ADDITIONAL GUIDANCE FOR ELEMENT 10

- CHANNELS MUST BE STABILIZED, AS SPECIFIED IN ELEMENT 8: STABILIZE CHANNELS AND OUTLETS.
• CONSTRUCTION EQUIPMENT OPERATION, CLAMSHELL DIGGING, CONCRETE TREMIE POUR, OR WORK INSIDE A COFFERDAM CAN CAUSE HIGHLY TURBID OR CONTAMINATED DEWATERING WATER.
• DISCHARGING SEDIMENT-LADEN (MUDDY) WATER INTO WATERS OF THE STATE LIKELY CONSTITUTE VIOLATION OF WATER QUALITY STANDARDS FOR TURBIDITY...
• DEWATERING WATER FROM CONTAMINATED SITES MUST BE HANDLED SEPARATELY FROM STORMWATER. DIRECT CONTAMINATED STORMWATER TO A SANITARY SEWER WHERE ALLOWED BY THE LOCAL SEWER AUTHORITY...
• SUGGESTED BMPs FOR ELEMENT 10
• BMP C203: WATER BARS
• BMP C236: VEGETATIVE FILTRATION

ELEMENT 11: MAINTAIN BMPs

- MAINTAIN AND REPAIR ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMPs AS NEEDED TO ASSURE CONTINUED PERFORMANCE...
• REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMPs WITHIN 30 DAYS AFTER ACHIEVING FINAL SITE STABILIZATION OR AFTER THE TEMPORARY BMPs ARE NO LONGER NEEDED.
• SOME TEMPORARY EROSION AND SEDIMENT CONTROL BMPs ARE BIODEGRADABLE AND DESIGNED TO REMAIN IN PLACE FOLLOWING CONSTRUCTION...
• PROVIDE PROTECTION TO ALL BMPs INSTALLED FOR THE PERMANENT CONTROL OF STORMWATER FROM SEDIMENT AND COMPACTION...
• HANDLE AND DISPOSE OF ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS THAT OCCUR ON SITE IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.

SUGGESTED BMPs FOR ELEMENT 11

- BMP C150: MATERIALS ON HAND
• BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD

ELEMENT 12: MANAGE THE PROJECT

- PHASE DEVELOPMENT PROJECTS TO THE MAXIMUM DEGREE PRACTICABLE AND TAKE INTO ACCOUNT SEASONAL WORK LIMITATIONS.
• INSPECT, MAINTAIN AND REPAIR ALL BMPs AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION...
• MAINTAIN, UPDATE, AND IMPLEMENT THE CONSTRUCTION SWPPP.
• PROJECTS THAT DISTURB ONE OR MORE ACRES MUST HAVE SITE INSPECTIONS CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL)...
• CONSTRUCTION PHASING
• SEASONAL WORK LIMITATIONS
• COORDINATION WITH UTILITIES AND OTHER CONTRACTORS
• INSPECTION
• MONITORING
• MAINTAINING AN UPDATED CONSTRUCTION SWPPP

PHASING OF CONSTRUCTION

- PHASE DEVELOPMENT PROJECTS WHERE FEASIBLE IN ORDER TO PREVENT SOIL EROSION AND TRANSPORTING OF SEDIMENT FROM THE SITE DURING CONSTRUCTION...
• CLEARING AND GRADING ACTIVITIES FOR DEVELOPMENTS SHALL BE PERMITTED ONLY IF CONDUCTED USING AN APPROVED SITE DEVELOPMENT PLAN...
• ALL BMPs MUST BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION...
• CONSTRUCTION PHASING
• SEASONAL WORK LIMITATIONS
• COORDINATION WITH UTILITIES AND OTHER CONTRACTORS
• INSPECTION
• MONITORING
• MAINTAINING AN UPDATED CONSTRUCTION SWPPP

INSPECTION

- ALL BMPs MUST BE INSPECTED, MAINTAINED, AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION...
• CONSTRUCTION PHASING
• SEASONAL WORK LIMITATIONS
• COORDINATION WITH UTILITIES AND OTHER CONTRACTORS
• INSPECTION
• MONITORING
• MAINTAINING AN UPDATED CONSTRUCTION SWPPP

- IMMEDIATELY BEGINNING THE PROCESS OF FULLY IMPLEMENTING AND MAINTAINING APPROPRIATE PERMANENT DETENTION BMP APPLICATION, THE CONTROL STRUCTURE CONSTRUCTION MUST BE FINIALIZED FOR THE PERMANENT BMP APPLICATION UPON PROJECT COMPLETION.
• INSTALL SEDIMENT CONTROLS IN A MANNER THAT PROTECTS THE SENSITIVE AREAS AND THEIR BUFFERS MARKED IN ACCORDANCE WITH ELEMENT 1: PRESERVE VEGETATION / MARK CLEARING LIMITS.

- WHERE FEASIBLE, DIRECT STORMWATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORMWATER INFILTRATION.
• SEED AND MULCH EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS ACCORDING TO THE TIMING INDICATED IN ELEMENT 5: STABILIZE SOILS.
• FULL STABILIZATION INCLUDES CONCRETE OR ASPHALT PAVING, QUARRY SPALLS USED AS DITCH LINING, OR THE USE OF ROLLED EROSION PRODUCTS...
• THE LOCAL PERMITTING AUTHORITY MAY INSPECT AND APPROVE AREAS FULLY STABILIZED BY MEANS OTHER THAN PAVEMENT OR QUARRY SPALLS.

SUGGESTED BMPs FOR ELEMENT 4

- BMP C231: BRUSH BARRIER
• BMP C232: GRAVEL FILTER BERM
• BMP C233: SILT FENCE
• BMP C234: VEGETATED STRIP
• BMP C235: WATTLES

- BMP C240: SEDIMENT TRAP
• BMP C241: SEDIMENT POND (TEMPORARY)
• BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
• BMP C251: CONSTRUCTION STORMWATER FILTRATION

ELEMENT 6: PROTECT SLOPES

- A. STABILIZE EXPOSED AND UNWORKED SOILS BY APPLICATION OF EFFECTIVE BMPs THAT PREVENT EROSION...
B. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION.
C. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME...
D. SOILS MUST NOT REMAIN EXPOSED AND UNWORKED FOR MORE THAN THE TIME PERIODS SET FORTH BELOW TO PREVENT EROSION...

SUGGESTED BMPs FOR ELEMENT 5

- BMP C120: TEMPORARY AND PERMANENT SEEDING
• BMP C121: MULCHING
• BMP C122: NETS AND BLANKETS
• BMP C123: PLASTIC COVERING
• BMP C124: SODDING
• BMP C125: TOPSOILING / COMPOSTING

- BMP C130: SURFACE ROUGHENING
• BMP C131: GRADIENT TERRACES
• BMP C200: INTERCEPTOR DIKE AND SWALE
• BMP C201: GRASS-LINED CHANNELS
• BMP C203: WATER BARS
• BMP C204: PIPE SLOPE DRAINS

ADDITIONAL GUIDANCE FOR ELEMENT 6

- WHEEL WASH AND/OR TIRE BATH WASTEWATER CAN BE COMBINED WITH WASTEWATER FROM CONCRETE WASHOUT AREAS IF THE WASTEWATERS WILL BE PROPERLY DISPOSED OF AT AN OFFSITE LOCATION OR TREATMENT FACILITY...
• WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.
• CONDUCT OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DEGREASING CLEANING OPERATIONS...
• CLEAN CONTAMINATED SURFACES IMMEDIATELY FOLLOWING ANY DISCHARGE OR SPILL INCIDENT...
• WOODY DEBRIS MAY BE CHOPPED AND SPREAD ON SITE.

SUGGESTED BMPs FOR ELEMENT 9

- BMP C151: CONCRETE HANDLING
• BMP C152: SAWCUTTING AND SURFACING POLLUTION PREVENTION
• BMP C153: MATERIAL DELIVERY, STORAGE, AND CONTAINMENT
• BMP C154: CONCRETE WASHOUT AREA
• BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
• BMP C251: CONSTRUCTION STORMWATER FILTRATION
• BMP C252: TREATING AND DISPOSING OF HIGH PH WATER

SUGGESTED BMPs FOR ELEMENT 10

- BMP C205: SUBSURFACE DRAINS
• BMP C206: LEVEL SPREADER
• BMP C207: CHECK DAMS
• BMP C208: TRIANGULAR SILT DIKE (TSD)



SVCA MARINA SPORTS COURT UPGRADE PROJECT SPECIFIC LAND FILL AND GRADE PERMIT STORMWATER POLLUTION PREVENTION PLAN 20 MARINA DRIVE, SUDDEN VALLEY, WASHINGTON

Table with columns: REV, DATE, BY, DESCRIPTION. Includes project number 26013, designer SCR, and issue date 04.30.2026.



**LEGEND**

ELEMENT #1 - MARK CLEARING LIMITS

101 BMP C101 PRESERVE VEGETATION

ELEMENT #2 - ESTABLISH CONSTRUCTION ACCESS

107 BMP C107 CONSTRUCTION ROAD/PARKING STABILIZATION (GRAVEL MAINTENANCE)

ELEMENT #3 - CONTROL FLOW RATES

207 BMP C207 CHECK DAMS - NOT APPLICABLE

209 BMP C209 OUTLET/INLET PROTECTION - NOT APPLICABLE

241 BMP C241 TEMP SEDIMENT POND - NOT APPLICABLE

ELEMENT #4 - INSTALL SEDIMENT CONTROLS

220 BMP C220 STORM DRAIN INLET PROTECTION

233 BMP 233 SILT FENCE

235 BMP 235 STRAW WATTLES

ELEMENT #5 - STABILIZE SOILS

120 BMP C120 TEMPORARY AND PERMANENT SEEDING

121 BMP C121 MULCHING

140 BMP C140 DUST CONTROL

ELEMENT #6 - PROTECT SLOPES

120 BMP C120 TEMPORARY AND PERMANENT SEEDING

121 BMP C121 MULCHING

ELEMENT #7 - PROTECT DRAIN INLETS

220 BMP C220 STORM DRAIN INLET PROTECTION

ELEMENT #8 - STABILIZE CHANNELS AND OUTLETS

NO CHANNELS OPEN ON THE SITE

ELEMENT #9 - CONTROL POLLUTANTS

152 BMP C152 SAWCUTTING AND SURFACE POLLUTION PREVENTION

153 BMP C153 MATERIAL DELIVERY, STORAGE AND CONTAINMENT

ELEMENT #10 - CONTROL DEWATERING

236 BMP C236 VEGETATIVE FILTRATION - NOT APPLICABLE

ELEMENT #11 - MAINTAIN BMPs

160 BMP C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD

ELEMENT #12 - MANAGE THE PROJECT

160 BMP C160 CERTIFIED EROSION AND SEDIMENT CONTROL LEAD

ELEMENT #13 - PROTECT LID BMPs

NO LOW IMPACT DEVELOPMENT BMPs

**IMPACT DESIGN**

5626 BARRETT ROAD, SUITE A103  
360-889-8183 WWW.IMPACT-DESIGN.COM

SCOTT IAN GOODWIN  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
04.30.2026

**SVCA MARINA SPORTS COURT UPGRADE**  
**PROJECT SPECIFIC LAND FILL AND GRADE PERMIT**  
**TEMPORARY EROSION & SEDIMENTATION CONTROL (TESC) PLAN**  
**20 MARINA DRIVE, SUDDEN VALLEY, WASHINGTON**

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
**26013**

DESIGNED/DRAWN BY:  
**SCR**

CHECKED BY:  
**SIG**

ISSUE DATE:  
**04.30.2026**

**C4**  
OF:  
**C1-C10**

THE FOLLOWING IS A GENERAL BASELINE AND SCHEDULE FOR INSTALLING EROSION CONTROL BMPs. THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE A GENERAL GUIDE AND THE PROJECT CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS ULTIMATELY RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND MODIFICATION OF ALL EROSION CONTROL MEASURES SHOWN IN THIS PLAN SET AND OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN. THE CESCL SHALL DIRECT/APPROVE INSTALLATION, MAINTENANCE AND MODIFICATION OF THE SWPPP.

1. IDENTIFY AND FLAG CLEARING LIMITS.
2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT.
3. INSTALL PERIMETER BMP'S & TEMPORARY SEDIMENT POND.
4. PERFORM OVERALL CLEARING AND GRADING.
5. PRESERVE SURROUNDING NATIVE VEGETATION.
6. DEPENDING ON WEATHER CONDITIONS, EROSION ISSUES MAY ARISE. INSPECT AND MAINTAIN INSTALLED ESC ITEMS AND BE PREPARED FOR THE POSSIBLE NEED FOR ADDITIONAL ESC MEASURES. CONTACT THE ENGINEER FOR ESC RECOMMENDATIONS.
7. MONITOR WEATHER AND ADD ADDITIONAL EROSION CONTROL MEASURES AS REQUIRED, WHETHER SHOWN ON THIS PLAN OR NOT. ADDITIONAL BMP MATERIALS SHALL BE KEPT ON HAND AT ALL TIMES (SUCH AS GRAVEL, STRAW, PLASTIC OR EQUIVALENT).
8. DISCHARGE OF STORMWATER FROM THE SITE IS NOT EXPECTED. HOWEVER, IN THE EVENT OF A DISCHARGE, ALL MONITORING AND PERMIT REQUIREMENTS SHALL BE MET AS SOON AS REASONABLY POSSIBLE.
9. WHEN GRADING AND CONSTRUCTION ARE COMPLETE, SEED AND STABILIZE ALL EXPOSED SOILS AND REMOVE TEMPORARY BMPs ONCE DEEMED NO LONGER NECESSARY.

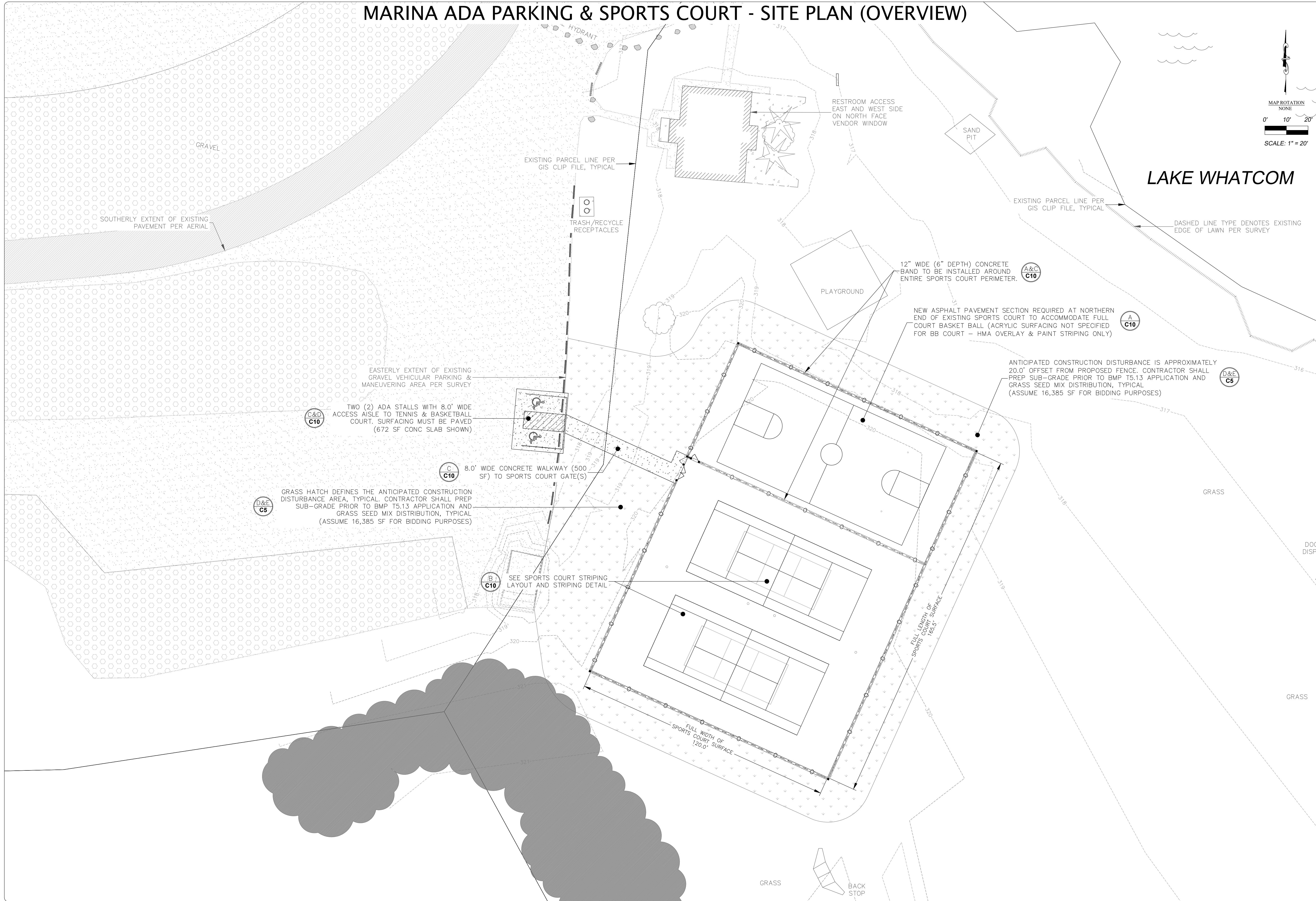
**GENERAL DEMOLITION NOTES:**

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BRING ANY DISCREPANCIES FROM THE DRAWINGS AND NOTES TO THE PROJECT ENGINEER IMMEDIATELY. MINOR CHANGES IN THE SCOPE OF THE DEMOLITION WORK SHALL NOT JUSTIFY AN ADDITIONAL COST.
2. POWER AND TELECOMMUNICATION LINES LOCATED WITHIN THE RIGHT-OF-WAY. EXTREME CAUTION SHALL BE APPLIED TO ANY WORK WITHIN 10- FEET OF UNDERGROUND POWER AND FIBER OPTIC LINES.
3. CONTRACTOR SHALL CLEAN DAILY. ALL AREAS/SURFACES THAT ACCUMULATE CONSTRUCTION DIRT/DEBRIS SHALL BE RAKED, SWEEPED, OR VACUUMED UPON COMPLETION OF EACH PARTICULAR DAILY PROJECT.
4. UPON COMPLETION OF ROUGH GRADING, CONTRACTOR SHALL STABILIZE ALL EXPOSED SURFACES.
5. CONTRACTOR SHALL REPLACE ANY DAMAGED SURFACING WITHIN MARINA RECREATIONAL AREA THAT IS OUTSIDE PROJECT AREA.

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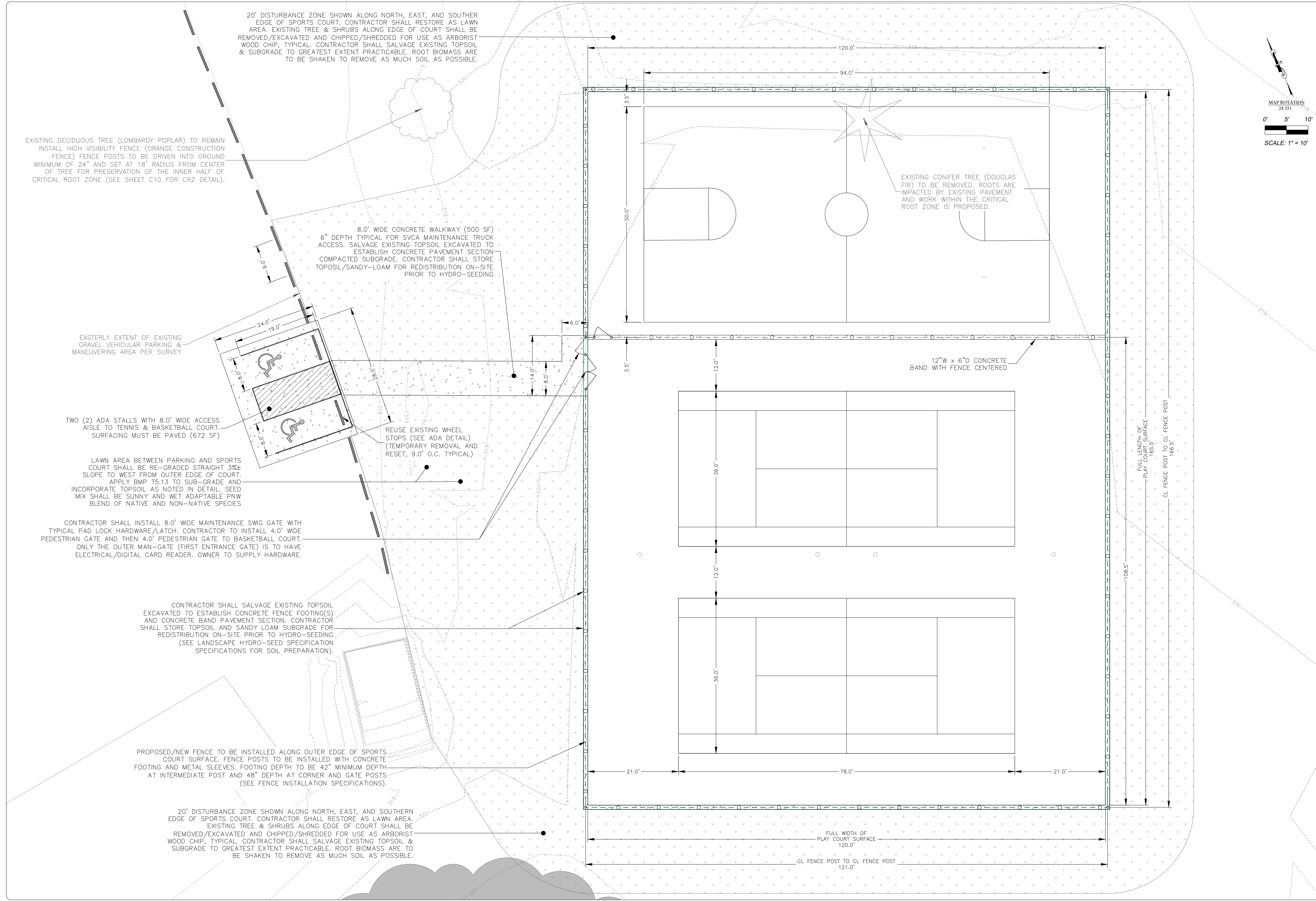
# MARINA ADA PARKING & SPORTS COURT - SITE PLAN (OVERVIEW)



**SVCA MARINA SPORTS COURT UPGRADE**  
**PROJECT SPECIFIC LAND FILL AND GRADE PERMIT**  
**SITE PLAN (OVERVIEW)**  
**20 MARINA DRIVE, SUDDEN VALLEY, WASHINGTON**

REV	DATE	BY	DESCRIPTION
PROJECT NUMBER: <b>26013</b>			
DESIGNED/DRAWN BY: <b>SCR</b>			
CHECKED BY: <b>SIG</b>			
ISSUE DATE: <b>04.30.2026</b>			
<b>C6</b>			
OF: <b>C1-C10</b>			

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20' DISTURBANCE ZONE SHOWN ALONG NORTH, EAST, AND SOUTHERN EDGE OF SPORTS COURT. CONTRACTOR SHALL RESTORE AS LAWN AREA. EXISTING TREE & SHRUBS ALONG EDGE OF COURT SHALL BE REMOVED/EXCAVATED AND CHIPPED/SHREDDED FOR USE AS ARBORIST WOOD CHIP, TYPICAL. CONTRACTOR SHALL SALVAGE EXISTING TOPSOIL & SUBGRADE TO GREATEST EXTENT PRACTICABLE. ROOT BIOMASS ARE TO BE SHAKEN TO REMOVE AS MUCH SOIL AS POSSIBLE.

EXISTING DECIDUOUS TREE (LOMBARDY POPLAR) TO REMAIN INSTALL HIGH VISIBILITY FENCE (ORANGE CONSTRUCTION FENCE) FENCE POSTS TO BE DRIVEN INTO GROUND MINIMUM OF 24" AND SET AT 18" RADIUS FROM CENTER OF TREE FOR PRESERVATION OF THE INNER HALF OF CRITICAL ROOT ZONE (SEE SHEET C10 FOR CRZ DETAIL).

8.0' WIDE CONCRETE WALKWAY (500 SF) 6" DEPTH TYPICAL FOR SVCA MAINTENANCE TRUCK ACCESS. SALVAGE EXISTING TOPSOIL EXCAVATED TO ESTABLISH CONCRETE PAVEMENT SECTION COMPACTED SUBGRADE. CONTRACTOR SHALL STORE TOPSOIL/SANDY-LOAM FOR REDISTRIBUTION ON-SITE PRIOR TO HYDRO-SEEDING

EXISTING CONIFER TREE (DOUGLAS FIR) TO BE REMOVED. ROOTS ARE IMPACTED BY EXISTING PAVEMENT AND WORK WITHIN THE CRITICAL ROOT ZONE IS PROPOSED.

EASTERLY EXTENT OF EXISTING GRAVEL VEHICULAR PARKING & MANEUVERING AREA PER SURVEY

TWO (2) ADA STALLS WITH 8.0' WIDE ACCESS AISLE TO TENNIS & BASKETBALL COURT. SURFACING MUST BE PAVED (672 SF)

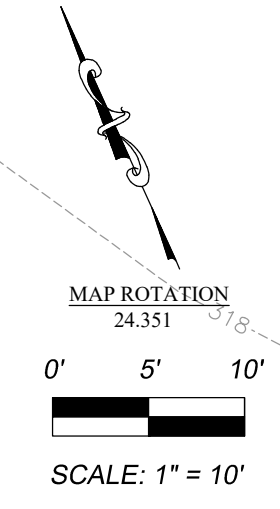
LAWN AREA BETWEEN PARKING AND SPORTS COURT SHALL BE RE-GRADED STRAIGHT 3%± SLOPE TO WEST FROM OUTER EDGE OF COURT. APPLY BMP T5.13 TO SUB-GRADE AND INCORPORATE TOPSOIL AS NOTED IN DETAIL. SEED MIX SHALL BE SUNNY AND WET ADAPTABLE PNW BLEND OF NATIVE AND NON-NATIVE SPECIES

CONTRACTOR SHALL INSTALL 8.0' WIDE MAINTENANCE SWIG GATE WITH TYPICAL PAD LOCK HARDWARE/LATCH. CONTRACTOR TO INSTALL 4.0' WIDE PEDESTRIAN GATE AND THEN 4.0' PEDESTRIAN GATE TO BASKETBALL COURT. ONLY THE OUTER MAN-GATE (FIRST ENTRANCE GATE) IS TO HAVE ELECTRICAL/DIGITAL CARD READER. OWNER TO SUPPLY HARDWARE.

CONTRACTOR SHALL SALVAGE EXISTING TOPSOIL EXCAVATED TO ESTABLISH CONCRETE FENCE FOOTING(S) AND CONCRETE BAND PAVEMENT SECTION. CONTRACTOR SHALL STORE TOPSOIL AND SANDY LOAM SUBGRADE FOR REDISTRIBUTION ON-SITE PRIOR TO HYDRO-SEEDING (SEE LANDSCAPE HYDRO-SEED SPECIFICATION SPECIFICATIONS FOR SOIL PREPARATION).

PROPOSED/NEW FENCE TO BE INSTALLED ALONG OUTER EDGE OF SPORTS COURT SURFACE. FENCE POSTS TO BE INSTALLED WITH CONCRETE FOOTING AND METAL SLEEVES. FOOTING DEPTH TO BE 42" MINIMUM DEPTH AT INTERMEDIATE POST AND 48" DEPTH AT CORNER AND GATE POSTS (SEE FENCE INSTALLATION SPECIFICATIONS).

20' DISTURBANCE ZONE SHOWN ALONG NORTH, EAST, AND SOUTHERN EDGE OF SPORTS COURT. CONTRACTOR SHALL RESTORE AS LAWN AREA. EXISTING TREE & SHRUBS ALONG EDGE OF COURT SHALL BE REMOVED/EXCAVATED AND CHIPPED/SHREDDED FOR USE AS ARBORIST WOOD CHIP, TYPICAL. CONTRACTOR SHALL SALVAGE EXISTING TOPSOIL & SUBGRADE TO GREATEST EXTENT PRACTICABLE. ROOT BIOMASS ARE TO BE SHAKEN TO REMOVE AS MUCH SOIL AS POSSIBLE.



**SVCA MARINA SPORTS COURT UPGRADE**  
**PROJECT SPECIFIC LAND FILL AND GRADE PERMIT**  
**SPORTS COURT & FENCE PLAN**  
**20 MARINA DRIVE, SUDDEN VALLEY, WASHINGTON**

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
**26013**

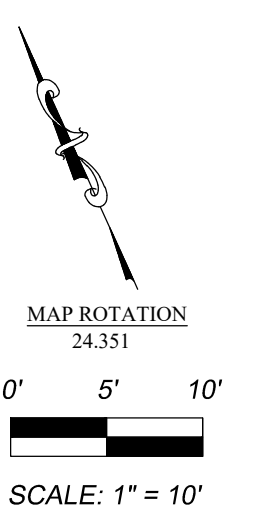
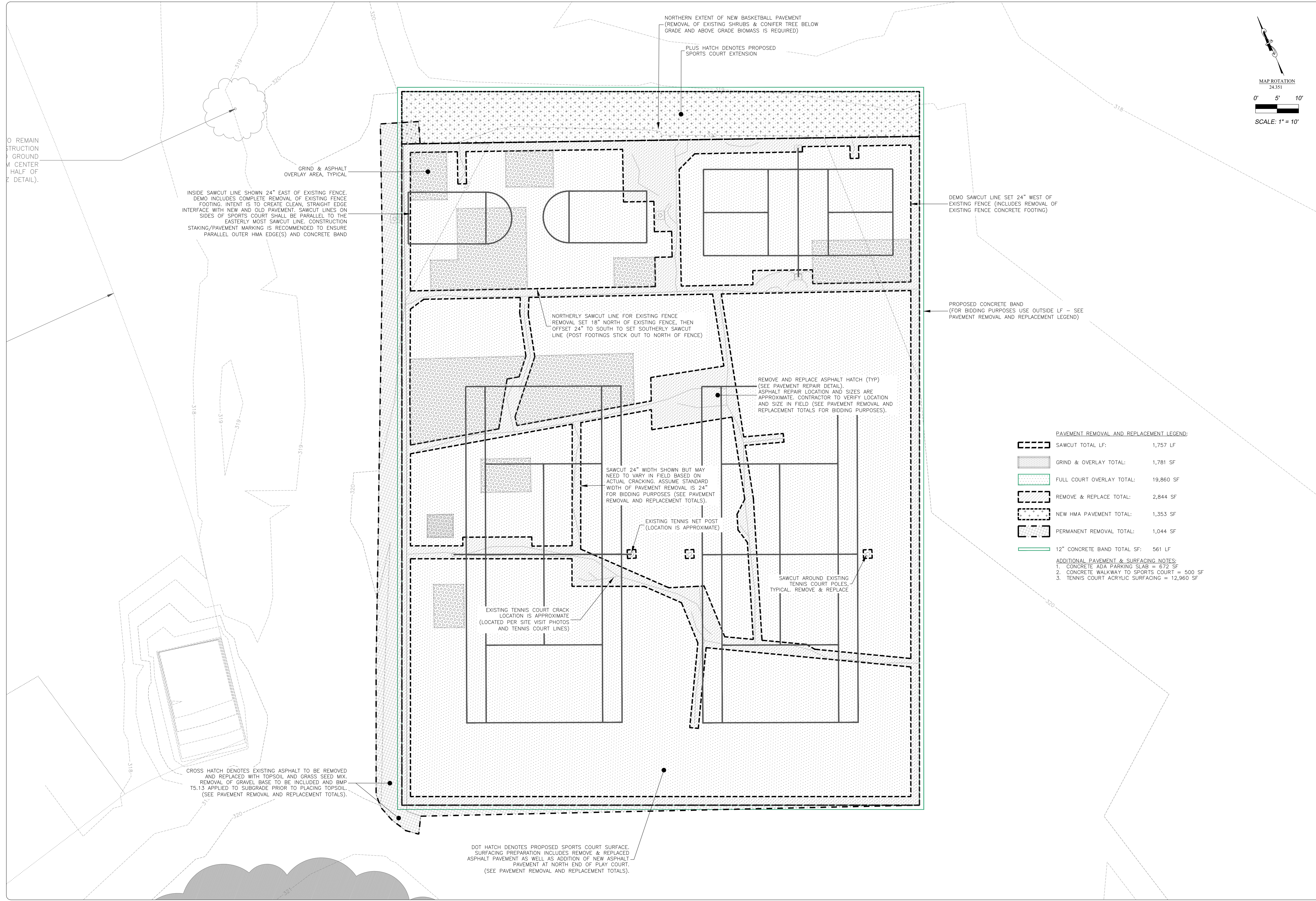
DESIGNED/DRAWN BY:  
**SCR**

CHECKED BY:  
**SIG**

ISSUE DATE:  
**04.30.2026**

**C7**  
OF:  
**C1-C10**

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**SVCA MARINA SPORTS COURT UPGRADE**  
**PROJECT SPECIFIC LAND FILL AND GRADE PERMIT**  
**SPORTS COURT DEMO & REPAIR PLAN**  
 20 MARINA DRIVE, SUDDEN VALLEY, WASHINGTON

**PAVEMENT REMOVAL AND REPLACEMENT LEGEND:**

[Dashed Line]	SAWCUT TOTAL LF:	1,757 LF
[Cross Hatch]	GRIND & OVERLAY TOTAL:	1,781 SF
[Green Dotted]	FULL COURT OVERLAY TOTAL:	19,860 SF
[Red Dotted]	REMOVE & REPLACE TOTAL:	2,844 SF
[Blue Dotted]	NEW HMA PAVEMENT TOTAL:	1,353 SF
[Grey Dotted]	PERMANENT REMOVAL TOTAL:	1,044 SF
[Green Solid]	12" CONCRETE BAND TOTAL SF:	561 LF

**ADDITIONAL PAVEMENT & SURFACING NOTES:**  
 1. CONCRETE ADA PARKING SLAB = 672 SF  
 2. CONCRETE WALKWAY TO SPORTS COURT = 500 SF  
 3. TENNIS COURT ACRYLIC SURFACING = 12,960 SF

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REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
**26013**

DESIGNED/DRAWN BY:  
**SCR**

CHECKED BY:  
**SIG**

ISSUE DATE:  
**04.30.2026**

**C8**  
OF:  
**C1-C10**





**Dillon Electric**

PO Box 28463  
 Bellingham, Washington 98228  
 360-927-4844  
 office@dillonelectricwa.com

**RECIPIENT:****PNW Civil**

1750 Lake Samish Road  
 Bellingham, WA 98229

**SERVICE ADDRESS:**

20 Marina Drive  
 Bellingham, Washington 98229

**Estimate #512**

Sent on Mar 02, 2026

**Total \$6,800.00**

Product/Service	Description	Qty.	Unit Price	Total
Power Low volt Equipment	Mount j-box on supplied rigid posts Run 120v circuit to j-Box with room for transformer Install GFI outlet in j-box Run 3/4" PVC conduit in customer provided trench from pull box to 18"x18"x6" j-box Run 1" conduit in provided trench from j-box to card reader(both sides of door / Camera locations (low voltage contractor to pull own wires) Test GFI for proper function	1	\$2,750.00	\$2,750.00
Sub Panel	Set traffic rated ground box on existing 50amp feeder. Extend 1-1/2" PVC conduit from ground box to tennis court fence line. Mount 12 space 3R rated 50amp sub panel on strut to provided rigid post Pull 50amp feeder through conduit X4 Copper conductors Make final Weather resistant connections in handhole Terminate conductors in main lug panel Test	1	\$2,150.00	\$2,150.00
Dog Park Gate	Run 1" conduit from j-box to gate for low volt contractors card reader and camera. - Install pull string for contractor Run 1" conduit from sub panel to gate for motion sensor light Mount 4/0 bell box on provided post for light -Pull 120v 20amp circuit to light Provide and install motion sensor light fixture  *Dillon electric excludes: - Trenching	1	\$1,900.00	\$1,900.00

**Total \$6,800.00**

Quote split 50:50 between Tennis Court project and Dog Park Fence project.

\$3,400.00 / EA

## Dillon Electric

PO Box 28463  
Bellingham, Washington 98228  
360-927-4844  
office@dillonelectricwa.com



- This estimate is valid for 30 days from the date of issuance. Pricing for any materials & labor may be subject to change after 30 days.
- Dillon Electric excludes: drywall/paint repair.
- Any work requested or required outside of the original scope of this estimate will be considered a change order, and will be subject to additional costs.
- The client is responsible for providing access to the work area during agreed-upon hours, and ensuring the work area is clear of obstruction while work is in progress.
- Dillon Electric has a 1 year Warranty on labor & materials.



Proposal: 83070-2-0

Brivo  
Dog Park  
Access  
Control

Prepared for:  
Mike Brock

**Sudden Valley Community  
Association**

10 Marina Dr  
Bellingham WA, 98229

P  
E Mike.brock@suddenvalley.com  
W (360) 734-6430

**3/9/2026**

Proposal Valid To:  
**4/8/2026**

Proposal Issued:

## SCOPE OF WORK

**Name: Sudden Valley Community Association**

**Dog Park Access Control**

**Site**

Marina  
10 Marina Dr  
Bellingham, WA 98229

**Billing**

Sudden Valley Community Association  
4 Clubhouse Circle  
Bellingham, Washington 98229

**Contact**

Mike Brock  
P (360) 734-6430  
E [Mike.brock@suddenvalley.com](mailto:Mike.brock@suddenvalley.com)

83070-2-0- Sudden Valley Community Association

Scope of work

Overview & Expectations

· Install access control on 2 gates on Dog Park area near Tennis Court/Marina

customer to supply 1.5" PVC conduit from the tennis court camera pole to gate 1 and continue on to Gate 2 with a pull string for wiring.

Existing Equipment

- Brivo Access System

Installation Details

Access System

- Install access control on both gates at Dog Park/Tennis Court

- Program new access point to existing system

- o Locksmith included in proposal

Parts Note

- Customer requirements

- o Provide constant 120v power at Dog Park main gate & Marina Entrance Pole for cameras and access point

- Proposal contingent upon existing equipment being in working condition

- Any work outside of this scope will require a change order at additional cost

Best Site Contact

Mike Brock

(360)-734-6430

[Mike.brock@suddenvalley.com](mailto:Mike.brock@suddenvalley.com)

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Sales Contact

April Graafstra

[agraafstra@guardiansecurity.com](mailto:agraafstra@guardiansecurity.com)

(360) 305-6074

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## PROJECT INVESTMENT

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**Name: Sudden Valley Community Association**

[suddenvalley.com](http://suddenvalley.com)

Brivo					\$8,910.14
QTY	Manufacturer	Part #	Descrion	Unit Price	Ext.Price
1	W BOX TECHNOLOGIES	0E-PPS2440	24VAC 40VA PLUG IN TRANSFORMER	\$25.32	\$25.32
0.5	WINDY CITY WIRE	4461111WBT	WIRE, 4 ELEM COMP CABLE CMR 1000' BLK JKT	\$1,529.85	\$764.93
1	ALTRONIX	AX-AL201UL	12V 1.75AMP UL	\$164.01	\$164.01
1	BRIVO	B-ACS300-E	IP Door Controler w/ Wi . Handles 1-2 doors NEEDS POWER SUPPLY OR POE	\$642.60	\$642.60
2	BRIVO	B-BSPMF-B	MULLION MOUNT TRI-TECHNOLOGY READER W/BLUETOOTH	\$214.24	\$428.48
1	PACIFIC POWER BATTERIES	SLA1270	BATTERY, 12V, 7AH	\$25.67	\$25.67

**Labor:**

QTY	Descrion
20	Security Install

50% of this is related to Tennis Courts improvements SVCA Capital Code CRRRF 9726.04. The remaining 50% for the Tennis Courts will be requested with construction funding for that project.

50% = \$4,455.07 Marina Tennis Courts

<b>Total Proposal Amount</b>	<del>\$8,910.14</del>
<b>Monthly Professional Services</b>	<b>\$60.00</b>

*Note: Taxes are not included and will be charged at the time of invoice.*

## Project Investment Summary

Guardian Security will provide the proposed system as described in this proposal for the sum of: ~~\$8,910.14~~

Guardian Security will provide services for 36 months and will charge this amount Monthly: **\$60.00**

The price above includes: materials, equipment and labor as described within this proposal. Taxes are not be included and will be charged addi onally.

8MP Bullet Camera					<b>\$1,638.21</b>
QTY	Manufacturer	Part #	Description	Unit Price	Ext.Price
1	OPEN EYE	OE-C3012T8-S	IN/OUT 8MP IP TURRET 2.8MM	\$625.37	\$625.37
1	OPEN EYE	OE-CA30JB-01	AF WDR IR 30 SERIES DOME/TURRET JUNCTION BOX	\$32.84	\$32.84

**Labor:**

QTY	Description
7	Security Install

**Financial Summary**

<del>Total Proposal Amount</del>	<del>\$12,629.14</del>
<b>Monthly Professional Services</b>	<b>\$36.00</b>

*Note: Taxes are not included and will be charged at the time of invoice.*

**Payment Terms:**

Provide a mobilization fee in the amount of 0% of the installation fee upon formal approval to proceed with the project. Balance to be paid in progress payments as invoiced by Guardian Security with payment in full due upon system deployment completion.

Payment shall be Net 30 of invoice date.

**Guardian Security Systems, Inc.**

**Sudden Valley Community Association**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

P.O.# \_\_\_\_\_ Start Date: \_\_\_\_\_

**Terms and Conditions**

**Definitions:**

“Equipment” means the systems, equipment, software, materials and other goods covered by the Services to be performed under this Agreement as identified in the respective work scope attachment(s) which are incorporated herein.

“Services” means those inspection and testing services to be provided by Guardian Security Systems, Inc. (“Guardian”) in support of Customer pursuant to this Agreement, as more fully detailed in the attached work scope attachment(s), which are incorporated herein.

Customer agrees to provide Guardian with ready access to all Equipment covered by this Agreement. Customer agrees Guardian is free to start and stop all primary Equipment incidental to the inspection and testing of the mechanical and life safety system(s) as called for in this Agreement, except as specifically designated by Customer. For such specifically designated Equipment, Customer shall provide at its sole expense, personnel to start/stop/operate the primary Equipment in conjunction with Guardian’s Services. Any Guardian return trips required as a result of lack of ready access to the Equipment will be billed as “Time and Material” service portal-to-portal in addition to any other fees and charges set forth in this

Agreement.

**Hazardous Materials:** Customer represents and warrants that, except as otherwise disclosed in writing, in the areas where GUARDIAN will undertake work or provide Services, there are no: (a) materials or substances classified as toxic or hazardous either in, on or within the work area, including asbestos or presumed asbestos-containing materials, formaldehyde, containers or pipelines containing petroleum products, or hazardous/toxic substances, etc.; (b) situations subject to special precautions or equipment required by federal state or local health or safety regulations; (c) unsafe working conditions.

This Agreement assumes that the Equipment included in the attached work scope attachment(s) are fully operational. If during the inspection and testing Services provided by Guardian, Guardian observes any defects or deficiencies in the Equipment covered by this Agreement, Guardian shall report in writing to Customer the defects and deficiencies observed, along with estimated repair charges. Should Customer decline to repair/replace/correct the identified defects and/or deficiencies, the identified defective or deficient Equipment is to be removed from this Agreement and the charges adjusted accordingly.

This agreement is ONLY for inspection and testing of the identified Equipment. Guardian will not provide any service, repairs or replacements of Equipment identified in the work scope attachment(s) pursuant to this Agreement. Customer and Guardian may elect to enter into separate agreements for repair, replacement, correction and/or emergency services for the Equipment listed in the work scope attachment(s) to this Agreement.

All Services will be performed between the hours of 7:00 AM – 4:00 PM local time, Monday through Friday, excluding federal Holidays and normal Guardian-observed holidays. If Customer requests Guardian to furnish any Services outside of the above stated hours, all overtime or other additional expenses occasioned thereby, shall be billed to and paid by Customer.

Customer cancellations or postponements of scheduled Services must be made not less than two regular business days prior to the scheduled appointment time. Any Customer cancellations or postponements of Services made less than two regular business days prior to the scheduled appointment time shall be assessed a reschedule fee of \$660.00 per technician.

Guardian shall not be liable for any damage caused by any GUARDIAN delay in furnishing or failure to furnish Services due to fire, flood; corrosive substances in the air or water supply that may enter or otherwise affect sprinkler piping and sprinkler systems including but not limited to biological growth, Calcium Carbonate deposits, and microbiologically induced corrosion (MIC); strike, lockout, dispute with workman, inability to obtain material, war, act of God, or any cause beyond Guardian's reasonable control.

Guardian does not represent nor warrant that the Equipment may not be compromised or circumvented, or that the Equipment will prevent any loss by burglary, hold-up, fire, or otherwise or that the Equipment will in all cases provide the protection for which it is installed.

Customer acknowledges and agrees that Guardian may assign this Agreement to any person, or entity, including another alarm company or financial institution, and further, may subcontract any of the Services to be performed pursuant to this Agreement. Customer acknowledges and agrees that this Agreement and particularly those sections relating to disclaimer of warranties, limitation of liability and indemnification, inure to the benefit of and are applicable to any assignees or subcontractors employed by Guardian; and that they bind Customer with respect to said assignees and subcontractors with the same force and effect as they bind Customer to Guardian. Customer may NOT assign its rights or delegate its obligations under this Agreement, in whole, or in part, without the prior written consent of Guardian, which shall not be unreasonably withheld. Guardian may assign its right to receive payment to a third party.

#### Price Billing and Term:

Time is of the essence in connection with payments due under this Agreement. In the event Customer is in default in the payment of any amounts due under this Agreement, Guardian may terminate this Agreement forthwith without notice to Customer and without any court order or further process of law; retain all amounts previously received from Customer; sue for and recover all unpaid amounts due hereunder, including but not limited to the amounts due under the Termination section of this Agreement, if applicable; and pursue and exercise any other remedy available under this Agreement or at law or in equity. All remedies are cumulative and may be exercised concurrently or separately. Customer agrees to pay Guardian all costs and expenses, including its personnel costs, all reasonable attorney fees and costs, incurred by Guardian in pursuing or exercising any of its rights or remedies at law or in equity, including costs of collection. Interest on unpaid amounts shall be charged at the rate of 1% per month or the highest rate allowed by law, whichever is less.

GUARDIAN may adjust the annual price of this Agreement periodically during the term of this Agreement (either up or down) and CUSTOMER agrees to pay for this negotiated increase or decrease in scope of services to the main Agreement between the Customer and GUARDIAN, IF additional Equipment are added or deleted to the scope of this Agreement.

Following the initial term of this Agreement, as noted on the project investment summary found within this Agreement, this Agreement will automatically renew for successive one (1) year periods unless cancelled prior to the anniversary date with written notice received by Guardian at least thirty (30) days prior to the expiration of this agreement or any renewal thereof.

Following year one (1) of the initial term of this Agreement and following any automatic renewals beyond the initial term, this Agreement may be subject to a minimum price increase, effective on each Anniversary date of this Agreement, upon thirty (30) days written notice provided by Guardian to Customer, based upon the published U.S. Department of Labor, Consumer Price Index (CPI) provided, however, that in no event shall such increase be less than 2% or more than 5%.

Customer agrees to pay any sales, excise, use or other taxes and or fees, now or hereafter levied, which Guardian may be required to pay or collect in connection with this Agreement.

Early Termination: for any Agreements with more than one (1) year remaining in the initial term from the date of cancellation the Customer will be responsible to pay 50% of the annual fees, limited to one year's worth of annual fees, listed in financial summary within this Agreement. ■

**Extent of Agreement:** except as and to the extent provided herein, this Agreement represents the entire Agreement between Guardian and Customer for the Services described herein and supersedes all prior negotiations, representations, or Agreements between the Parties related to the Services described herein.

None of the provisions of this Agreement shall be modified, altered, or changed or voided by any subsequent document unilaterally issued by Customer that relates to the subject matter of this Agreement. This Agreement may be amended only by written instrument signed by both Parties.

**Dispute Resolution:**

This Agreement shall be deemed to be made in King County, Washington regardless of the location of any office or representative of Customer, or the location of the Equipment or the place of signing by any party. This Agreement will be governed by Washington Law. The venue for any claim arising under this Agreement shall be in King County, Washington.

In the event of a dispute regarding the interpretation or enforcement of this Agreement, which results in litigation or arbitration, the prevailing party shall be awarded its reasonable attorney's fees and costs.

**Limitation of Liability/Indemnification:** CUSTOMER ACKNOWLEDGES THAT NEITHER THE GUARDIAN, NOR ANY OF ITS OR THEIR OWNERS, OFFICERS, DIRECTORS, MEMBERS, MANAGERS, AGENTS, REPRESENTATIVES, SUPPLIERS, SERVICE PROVIDERS, CONTRACTORS, OR SUBCONTRACTORS ("PROTECTED PARTIES") IS AN INSURER OF OR AGAINST ANY POTENTIAL OR ACTUAL LOSS OR DAMAGE TO PERSON OR PROPERTY THAT MAY OCCUR IN OR AT THE PREMISES, WHETHER AS A RESULT OF BURGLARY, THEFT, FIRE, SMOKE, CARBON MONOXIDE POISONING, PHYSICAL HARM TO ANY PERSON, ENTRY IN OR ONTO THE PREMISES, THE CONDUCT OF ANY PERSONS IN OR ON THE PREMISES, OR OTHERWISE. CUSTOMER ACKNOWLEDGES THAT THE PAYMENTS MADE UNDER THIS AGREEMENT ARE NOT RELATED TO THE VALUE OF THE PREMISES, CUSTOMER'S POSSESSIONS, OR THE PERSONS OCCUPYING OR AT ANY TIME PRESENT IN OR ON THE PREMISES, BUT RATHER ARE BASED ON THE COST OF PROVIDING THE SERVICES, AND TAKE INTO CONSIDERATION THE PROTECTIONS AFFORDED TO GUARDIAN UNDER THIS AGREEMENT. EXCEPT AS SPECIFICALLY SET FOR ABOVE, THE GUARDIAN EXPRESSLY DENIES AND DISCLAIMS ALL LIABILITY FOR ANY LOSS OR DAMAGE WHICH MAY OCCUR PRIOR TO, AT OR AFTER SIGNING THIS AGREEMENT. THIS INCLUDES LIABILITY BASED ON CONTRACT, TORT, NEGLIGENCE OF ANY DEGREE, WARRANTY (INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) AND ALL OTHER THEORIES OF LIABILITY.

IF ANY OF THE PROTECTED PARTIES ARE FOUND LIABLE FOR ANY LOSS OR DAMAGE DUE TO ITS OR THEIR NEGLIGENCE OR THE FAILURE TO PERFORM ITS OR THEIR OBLIGATIONS UNDER THIS AGREEMENT THE MAXIMUM LIABILITY (INCLUDING JOINT AND SEVERAL LIABILITY) WILL BE \$250.00. GUARDIAN MAY CHOOSE TO ASSUME A GREATER LIABILITY UPON YOUR REQUEST, BUT ONLY FOR AN ADDITIONAL CHARGE AGREED UPON BY YOU AND GUARDIAN. IF GUARDIAN DOES SO, A RIDER TO THIS AGREEMENT MUST BE SIGNED BY YOU AND GUARDIAN. UNDER NO CIRCUMSTANCE SHALL ANY AGREEMENT BY GUARDIAN TO INCREASE ITS LIMIT OF LIABILITY BE CONSTRUED OR INTERPRETED TO HOLD THE PROTECTED PARTIES LIABLE AS INSURERS.

THIS LIMITATION OF LIABILITY SPECIFICALLY COVERS LIABILITY FOR LOST PROFITS, LOST OR DAMAGED PROPERTY, LOSS OF USE OF PROPERTY OR THE PREMISES, GOVERNMENTAL FINES AND CHARGES, AND THE CLAIMS OF THIRD PARTIES. ALSO INCLUDED IN THIS LIMITATION OF LIABILITY ARE THE FOLLOWING TYPES OF DAMAGES: DIRECT, INDIRECT, SPECIAL, INCIDENTAL, CONSEQUENTIAL, AND PUNITIVE.

THE LIMITATIONS OF LIABILITY SET FORTH IN THIS SECTION APPLY TO ANY ACTS, OMISSIONS, AND NEGLIGENCE OF THE PROTECTED PARTIES WHICH, BUT FOR THIS SECTION, MAY GIVE RISE TO A CAUSE OF ACTION IN CONTRACT, TORT, NEGLIGENCE OF ANY DEGREE, WARRANTY (INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) AND ALL OTHER THEORIES OF LIABILITY.

THIS AGREEMENT IS INTENDED ONLY FOR CUSTOMER'S BENEFIT. THEREFORE, CUSTOMER AGREES TO INDEMNIFY, HOLD HARMLESS, DEFEND, AND RELEASE THE PROTECTED PARTIES FROM LIABILITY AND SHALL REIMBURSE THE PROTECTED PARTIES FOR ALL DAMAGES, LOSSES, OR EXPENSES (INCLUDING REASONABLE ATTORNEY FEES AND COSTS) INCURRED BY THE PROTECTED PARTIES IN CONNECTION WITH ANY CLAIMS, SUITS, JUDGMENTS, AND CAUSES OF ACTION WHICH ARISE OUT OF OR RELATE TO THE SERVICES GUARDIAN PROVIDES. THIS PROTECTION/INDEMNITY INCLUDES CLAIMS BROUGHT BY ANY THIRD PARTY, INCLUDING, WITHOUT LIMITATION, CUSTOMER'S INSURANCE PROVIDERS, WHETHER THE CLAIM ARISES IN CONTRACT, TORT, NEGLIGENCE OF ANY DEGREE, WARRANTY (INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE) AND ALL OTHER THEORIES OF LIABILITY.

CUSTOMER'S DUTY TO PROTECT/INDEMNIFY THE PROTECTED PARTIES, HOWEVER, DOES NOT APPLY TO CLAIMS BASED ON INJURIES TO THIRD PARTIES OR TO THEIR PROPERTY THAT OCCUR WHILE THE GUARDIAN'S EMPLOYEES ARE ON THE PREMISES AND WHICH WERE CAUSED SOLELY AND DIRECTLY BY THOSE GUARDIAN EMPLOYEES.

IN CASE OF ANY THIRD-PARTY CLAIM OR LOSS COVERED BY CUSTOMER'S INSURANCE, CUSTOMER AGREES NOT TO LOOK TO THE PROTECTED PARTIES FOR REIMBURSEMENT. CUSTOMER WAIVES ANY RIGHTS THAT CUSTOMER'S INSURANCE CARRIER OR OTHERS CLAIMING THROUGH CUSTOMER MAY HAVE AGAINST THE PROTECTED PARTIES, INCLUDING ANY RIGHTS OF SUBROGATION OR INDEMNITY.

CUSTOMER SHALL MAINTAIN SUCH LIABILITY AND PROPERTY INSURANCE AS CUSTOMER, IN ITS SOLE JUDGMENT, DEEMS NECESSARY OR APPROPRIATE TO PROTECT CUSTOMER FROM ANY DAMAGES, LOSSES, OR EXPENSES (INCLUDING REASONABLE ATTORNEY FEES AND COSTS) CUSTOMER MAY INCUR IN CONNECTION WITH ANY CLAIMS, SUITS, JUDGMENTS, AND CAUSES OF ACTION WHICH ARISE OUT OF OR RELATE TO THE SERVICES GUARDIAN PROVIDES.

Sudden Valley Community Association  
**Marina Tennis Courts Replacement**  
 PNW Estimate - Bid Package, Permitting, and Construction Management

Task	Description	Hours	Estimated Cost
Design Oversight	Completed under separate proposal.		
	<b>Total Estimated Design Oversight Hours</b>	0	\$ -
Permitting	Completed under separate proposal.		
	<b>Total Estimated Permitting Cost</b>	0	\$ -
Contractor Bids	Prepare bid package, issue to contractors, and summary with recommendation to SVCA.	8	
	<b>Total Estimated Bid Package Hours</b>	8	\$ 1,080.00
Construction Management	Issue contract to contractor, and project startup submittals / coordination.	10	
	Construction oversight - part time assumed (20 day construction contract at 3 hours per day average - some days more and some days less than 3 hours).	60	
	Contract punchlist and closeout.	5	
	<b>Total Estimated Construction Management Hours</b>	75	\$ 10,125.00
	<b>Total Estimated</b>		<b>\$ 11,205.00</b>



May 3<sup>rd</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Quote Request – 2026 Tennis Court Resurfacing**

SVCA is requesting quotes for the 2026 Tennis Court Resurfacing project. This project is located at the Marina, and rebuilds the existing sports court. Bid proposals are due by 3:00pm on Friday, 5-15-26.

Summary of Work:

1. The project will go in front of SVCA's Finance Committee on Wednesday, 5-20-26, and SVCA's Board on Thursday, 5-28-26, for contract award. NTP is anticipated 6-15-26, or upon contract execution.
2. SVCA has applied for permits from Whatcom County. Permits are anticipated to be ready by the end of July 2026. Contractor shall assume construction during the months of August and September.
3. All work is assumed to be completed under 1 mobilization.
4. Contractor will be allowed 25 working days to complete the scope of work. Necessary cure time for materials will not be counted as working days.
  - a. Substantial completion is Wednesday, 9-30-26. Liquidated damages shall be assessed at \$500.00 per day for any days incurred after 9-30-26 or beyond 25 working days.
  - b. Final completion is Friday, 10-16-26.
  - c. Contractor shall provide a schedule to SVCA within 2 weeks of contract execution.
5. SVCA work hours are 8:00am – 7:00pm Monday thru Friday, and 8:00am – 6:00pm Saturday.
6. Contractor staging is limited to the work space plus first row of gravel parking in front of the work space. SVCA will allow contractor staging in the overflow parking lot located across from Gate 5 along Lake Louis Road.
7. If contractor needs water, a hydrant is available with a water meter located at Area Z (SVCA's Maintenance Shop). Water fees will be paid direct by SVCA.
8. Fridays are garbage/recycling day in Sudden Valley. Contractor shall not interfere with this pickup.
9. Layout – Asphalt areas for repair will have limits painted by the engineer prior to contractor mobilizing. All other layout is assumed by contractor.
10. All asphalt shall have sealed edges and surface shall be tac-coated prior to overlay.
11. Traffic control per MUTCD and WSDOT standards.
12. Installation shall follow WSDOT specifications and standards.
13. Force account work to receive 15% markup.
14. Owner will hire a testing agency.
15. Contractor shall provide Performance and Payment Bonds. Bid bonds are not required.
16. This is a private project, and prevailing wages are not applicable.
17. Contractor shall warranty work for 1 year from final completion.



Scope of Work Clarifications:

- Item 2 – Clearing & Grubbing
  - o Includes removal of all brush around existing court identified, including 1 tree shown.
  - o Tree stump shall be removed; grinding to minimum 12” below grade is acceptable.
  - o Topsoil is intended to remain with roots/stumps removed.
  - o Note, 1 tree is to remain and be protected during construction.
- Item 4 – Excavation & Compaction (Soil Preparation)
  - o Grading around exterior of tennis courts to blend with new court elevation.
  - o Includes cut/fill grading on west side of court.
  - o Surplus topsoil shall be hauled to Gate 5 Overflow Staging Area and stockpiled under Bid Item #22.
- Item 6 – Asphalt Removal & Patching
  - o Includes sawcutting, excavation, disposal, compacting subgrade, and placement of 2” CSTC.
  - o Asphalt patching is covered under Bid Item #7.
- Item 8 – Asphalt Overlay – 2.5” Average Depth
  - o Note asphalt grading plan. Center is anticipated to have approximately 3” of asphalt with edges receiving approximately 2” of asphalt.
- Item 14 – Pavement Markings
  - o Markings include parking, basketball, tennis, and pickleball.
- Item 23 – Access & Restoration
  - o All areas shall be fully restored upon completion.
  - o Contractor is responsible for grass establishment. Grass establishment is not subject to the working day schedule identified above.

Attachments:

1. Bid Form – 2 Page
2. Drawings – 10 Pages
3. Specifications – 22 Pages
4. SVCA Standard Contract – 12 Pages

Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072. Contractors are encouraged to independently visit the site; no formal pre-bid is scheduled. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

## SECTION 129300 - SITE SPORTS EQUIPMENT

**PART 1 - GENERAL**

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. Section Includes:
  - 1. Tennis Court Construction

## 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Samples: For each exposed product and for each color and texture specified.
- C. Samples for Initial Selection: For units with factory-applied finishes.
- D. Samples for Verification: For each type of exposed finish, not less than 6-inch- (152-mm-) long linear components and 4-inch- (102-mm-) square sheet components.
- E. Product Schedule: Use same designations indicated on Drawings.

## 1.4 INFORMATIONAL SUBMITTALS

- A. Material Certificates: For site furnishings manufactured with preservative-treated wood.

## 1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For site furnishings to include in maintenance manuals.

**PART 2 - PRODUCTS**

## 2.1 TENNIS COURT &amp; BASKETBALL EQUIPMENT

- A. Tennis Nets
  - 1. Manufacturer: Douglas Industries, 800.553.8907.
  - 2. Model: No. TN-36 with side pockets and wooden dowels.
  - 3. Quantity: One set per Court.

1. Manufacturer: Douglas Industries, 800.553.8907.
2. Model: DTP-37 Green, 3" O.D., with net lacing, 3/16" Steel Wall, with ground sleeves.
  - a. Include Cable and Ratchet Winch.
3. Quantity: One set per Court.

## C. Line Markings for Tennis and Pickleball Courts

1. Line markings shall be Plexipave HI-Hide Plexicolor Line Paint. Apply in strict accordance with manufacturer's specifications and instructions.
2. Unless otherwise noted, tennis lines shall be white. Pickleball yellow.
3. The lines shall be masked on both sides with an acceptable tape. Each measurement shall be accurately set to within 1/8" tolerance in accordance with the American Sports Builders Association (ASBA). Each court area shall be marked for doubles play.
4. All areas that have overlapped in color shall be corrected and non-appearing. All overspray in excess shall be corrected and non-appearing. No spraying shall be done with the wind factor above seven (7) mph.

## D. Basketball Post, Backboards, Rims, and Nets:

1. Posts shall be 5-9/16 inch O.D., 6 foot Offset Gooseneck Steel Post and embedded into a concrete footing. Poles and frame shall be powder coated black in color. If designer/contractor wishes to use a different color for the post they shall obtain approval from SVCA.
2. Footings shall be 36 inch Diameter or greater if manufacturer's minimum recommendations for size exceeds 36 inch. Concrete strength shall be a minimum of 4,000psi at 28 days. Designer/SVCA representative shall evaluate on-site subgrade soil conditions to determine if footing size needs to be increased.
3. Backboards shall be polycarbonate or acrylic backboard type backboard with powder coated steel frame with color to match pole. Backboard shall be 42 inches by 72 inches.
4. Basketball rims shall be heavy-duty flex goals with nylon nets. Rim to be orange in color. Break-away rims are not permitted except for polycarbonate backboards.
5. Basketball poles and backboard can be either single or double mounted per manufacturer's recommendations.
6. Adjustable basketball hoop systems are not permitted.
7. Approved Post manufacturers and models:
  - i. PW Athletic MFG. CO.: Model # 1527 5-9/16" O.D., 6' Offset Gooseneck Post or equal.
  - ii. Quantity: Two (2) per court

8. Approved Backboard manufacturers and models:

- i. Bison: SKU:9-BA456 42" x 72" Molded Rectangle Basketball Backboard or equal
- ii. Quantity: Two (2) per court

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E. Basketball Court Markings:

1. Line striping shall be one consistent color throughout the court such as white or yellow.
2. Court center circles and free throw lanes at either end can be coated or painted with solid color(s).
3. Cushioned court surfaces are not permitted.

2.2 FABRICATION

- A. Metal Components: Form to required shapes and sizes with true, consistent curves, lines, and angles. Separate metals from dissimilar materials to prevent electrolytic action.
- B. Welded Connections: Weld connections continuously. Weld solid members with full-length, full-penetration welds and hollow members with full-circumference welds. At exposed connections, finish surfaces smooth and blended, so no roughness or unevenness shows after finishing and welded surface matches contours of adjoining surfaces.
- C. Pipes and Tubes: Form simple and compound curves by bending members in jigs to produce uniform curvature for each repetitive configuration required; maintain cylindrical cross section of member throughout entire bend without buckling, twisting, cracking, or otherwise deforming exposed surfaces of handrail and railing components.
- D. Exposed Surfaces: Polished, sanded, or otherwise finished; all surfaces smooth, free of burrs, barbs, splinters, and sharpness; all edges and ends rolled, rounded, or capped.
- E. Factory Assembly: Factory assemble components to greatest extent possible to minimize field assembly. Clearly mark units for assembly in the field.

2.3 GENERAL FINISH REQUIREMENTS

- A. Appearance of Finished Work: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.4 STEEL AND GALVANIZED-STEEL FINISHES

- A. Powder-Coat Finish: Manufacturer's standard polyester, powder-coat finish complying with finish manufacturer's written instructions for surface preparation, including pretreatment, application, baking, and minimum dry film thickness.

**3.1 EXAMINATION**

- A. Examine areas and conditions, with Installer present, for compliance with requirements for correct and level finished grade, mounting surfaces, installation tolerances, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 INSTALLATION**

- A. Comply with manufacturer's written installation instructions unless more stringent requirements are indicated. Complete field assembly of site furnishings where required.
- B. Install site equipment level, plumb, true, and securely anchored positioned at locations indicated on Drawings.
- C. Post Setting: Set cast-in support posts in concrete footing with smooth top, shaped to shed water. Protect portion of posts above footing from concrete splatter. Verify that posts are set plumb or at correct angle and are aligned and at correct height and spacing. Hold posts in position during placement and finishing operations until concrete is sufficiently cured.
- D. Posts Set into Voids in Concrete: Form or core-drill holes for installing posts in concrete to depth recommended in writing by manufacturer of site furnishings and 3/4 inch (19 mm) larger than OD of post. Clean holes of loose material, insert posts, and fill annular space between post and concrete with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions, with top smoothed and shaped to shed water.
- E. Pipe Sleeves: Use steel pipe sleeves preset and anchored into concrete for installing posts. After posts have been inserted into sleeves, fill annular space between post and sleeve with nonshrink, nonmetallic grout or anchoring cement, mixed and placed to comply with anchoring material manufacturer's written instructions, with top smoothed and shaped to shed water.
- F. Concrete for posts to be of 4000 psi compressive strength in 28 days of curing. Concrete is to be maintained at a minimum temperature of 40 degrees F during mixing, pouring, and thereafter for 24 hours.
  - 1. Comply with ACI 301.
  - 2. Allow proper curing of concrete before applying any net and goal loads.

**3.3 PROTECTION AND INSPECTION**

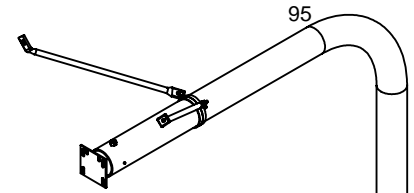
- A. Verify proper position and configuration of all items. Make corrections as required.
  - 1. Verify proper height of nets at court center and adequate anchorage of nets at corners.
- B. Clean work areas and dispose of all trash and debris.
- C. Clean all installed items and remove temporary protective coatings.

**END OF SECTION**

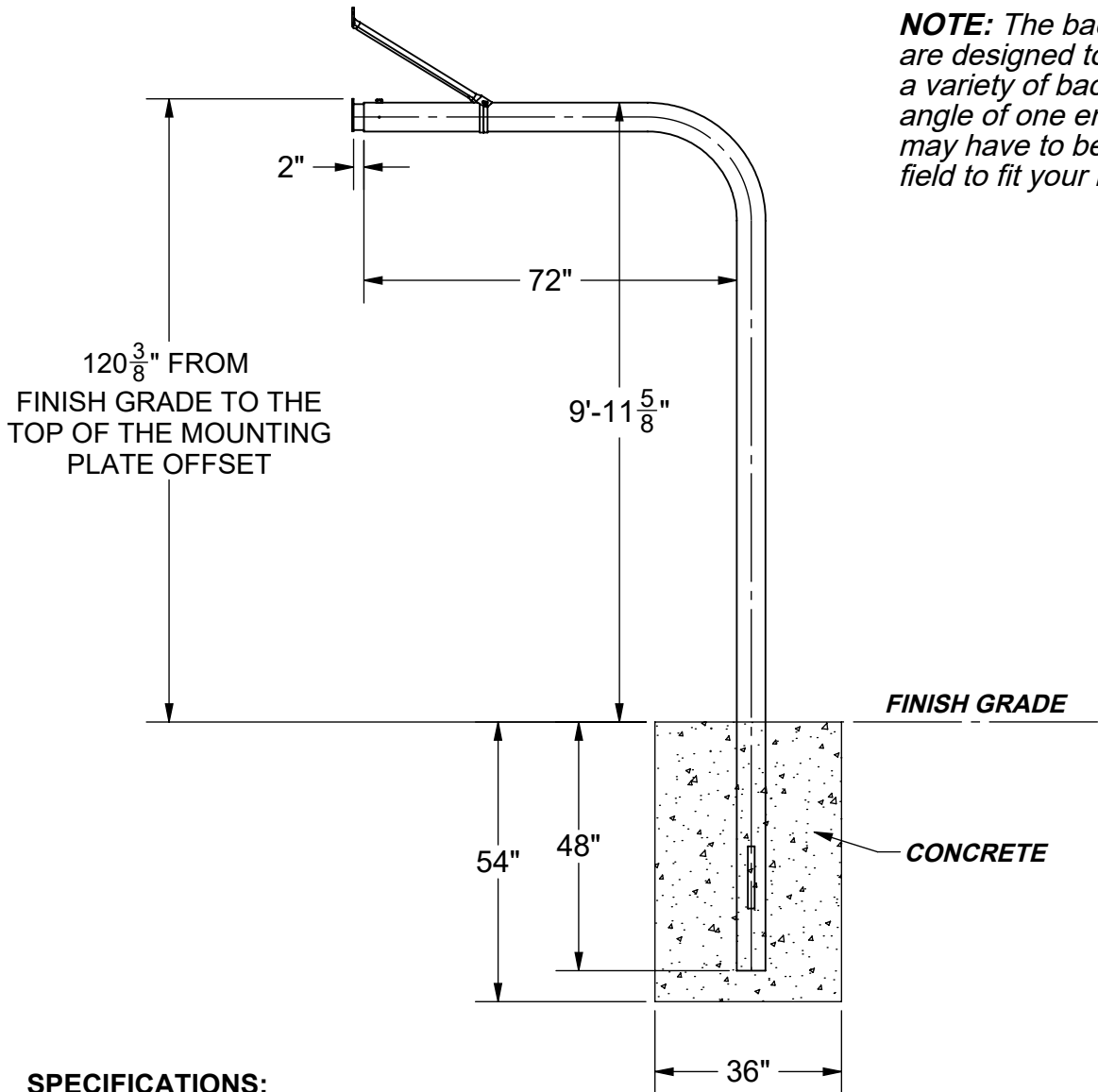
# SINGLE BASKETBALL POST

**MODEL #1527** 5-9/16" O.D. WITH 6' OFFSET (290 LBS)

*Verify the vertical position of the mounting plate using a level.*



**NOTE:** The backboard braces are designed to accommodate a variety of backboards. The angle of one end of the brace may have to be adjusted in the field to fit your backboard.



OPTIONAL ANTI-SPIN

## **SPECIFICATIONS:**

**Material:** Support post is a single length of 5-9/16" O.D. galvanized steel formed to provide a graceful 6 ft. offset. Backboard mount is a 6-1/4" x 6-1/2" steel plate welded to the sleeve adapter then mounted to the support post with a set screw and drive pins.

A pair of diagonal braces, 1" O.D. galvanized steel, is mounted between the backboard and the post. Braces bolt to the backboard and are secured to the post with a pair of brace bands formed to fit the post diameter.

All welds are ground smooth and either treated with cold-galvanizing compound or prepared for powder coating, depending on the finish selected. All the hardware is zinc-plated for long rust-free service.



Date: 2/23/16  
 Rev: 8/2/23  
 Drawn: MT  
 Sheet: 1 of 2

## **SPECIFICATION / INSTALLATION INSTRUCTIONS**

### **SINGLE GOOSENECK POST**

MODEL NO.

**1527-SPEC**

# PERMANENT FOOTING DETAIL

**NOTE:** Footing sizes are based on average soil conditions. Loose and/or sandy soil is not average and footing sizes must be increased accordingly to meet soil conditions and local building codes and specifications. Post depth is approximate and should be adjusted to ensure that the top of the Gooseneck offset post is **9' 11-5/8"** above finish grade.

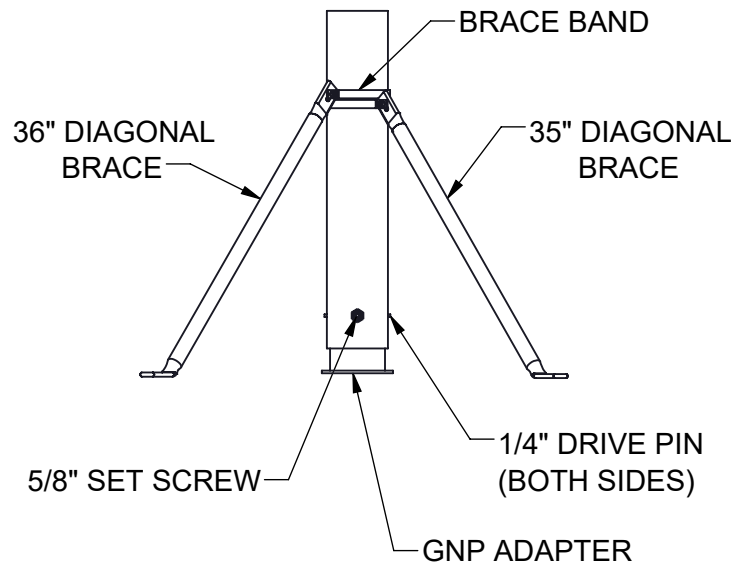
## **INSTALLATION INSTRUCTIONS:**

1. Dig a hole in desired location per footing chart dimensions. Set the bottom of the post in the center of the hole and shim from below or fill such that the top of the Gooseneck Post on the offset is **9' 11-5/8"** above finish grade. Plumb post true vertical and brace. **NOTE:** The top of the rim will be at 10' when installed.

**NOTE:** Verify that the backboard mounting plate is perpendicular to the surface by using a vertical level before pouring the concrete.

2. Pour the concrete and allow it to set for 3 days before the removal of the bracing and completion of the installation. Cover the footings with turf or court materials.
3. Attach the diagonal braces with the brace bands and carriage bolts provided. Slide both of the brace bands onto the post and attach with the carriage bolts and lock nuts.
4. Refer to the backboard installation instructions to complete the backboard & GNP Adapter installation.
5. Slide the brace bands and braces toward the back of the backboard until the opposite end of the diagonal brace aligns with attachment angles or nuts. **NOTE:** Attach the diagonal braces either to the welded nuts or attachment angles, depending on the backboard.
6. Tighten all the bolts.
7. Once everything is tightened, drill 1/4" Drive Pin holes in the GNP Adapter through the Gooseneck holes on the left and right side of the offset end with an undersized 7/32" drill bit.
8. Install the drive pins.

Packing Slip	Qty
5-9/16" O.D. Gooseneck Post 6' Offset	1
5" GNP Adapter	1
35" Diag. Brace	1
36" Diag. Brace	1
5-9/16" O.D. Brace Band	2
Hardware Kit	Qty
5/16"-18 x 1-1/4" Carriage Bolt	2
5/16"-18 Nylock Nut	2
5/8"-11 x 1" Socket Head Set Screw	1
1/4" SS Drive Pin	2



TOP VIEW



Date:	2/23/16
Rev:	8/2/23
Drawn:	MT
Sheet:	2 of 2

<b>SPECIFICATION / INSTALLATION INSTRUCTIONS</b>	
SINGLE GOOSENECK POST	
MODEL NO.	<b>1527-SPEC</b>

## SVCA 20 Marina Drive Sports Court

### SECTION 321823 ATHLETIC SURFACING SYSTEM

#### ATHLETIC SURFACING SYSTEM

##### 1.1 APPLICATION

Depending upon the product used in the system, application is by 70 or 50 durometer flexible rubber squeegee, as well as by wide hair-type push brooms for finish coat application of non sand-filled materials.

##### 1.2 QUALITY ASSURANCE

- Manufacturer: Minimum 10 years experience producing athletic surfacing coatings.
- Installer: American Sports Builders Association Certified. Licensed installers, experienced and trained in the use of these products.

##### 1.3 DRYING TIME

- 30 minutes to one hour at 70 degrees with 50% relative humidity.
- Indoor applications require fans and good ventilation.
- Surface may be used for play in 24 hours after completion.

##### 1.4 COLOR RANGE

Color(s) to be selected by Architect from full range of manufacturer's available standard colors. Nine Color Standards: Light Green, Dark Green, Florida Green, California Red, Sahara Red, Pacific Blue, Cape Gray, Brown, Maroon. (Special colors are available on request.)

##### 1.5 LIMITATIONS

1. The Plexipave or equal system will not prevent pavement cracks from occurring or reoccurring.
2. Do not apply if surface temperature is less than 50 degrees or more than 140 degrees.
3. Allow asphalt to cure for a minimum of **21 days**.
4. Allow concrete to cure for a minimum of 28 days.
5. No curing agents allowed on concrete surfaces.
6. **DO NOT STORE IN HOT SUN.**
7. Apply only when ambient temperature is 50 degrees and rising.
8. Do not apply when rain is imminent.
9. After diluting with water, use mixed materials promptly.
10. Keep containers tightly closed when not in use.
11. **KEEP FROM FREEZING.**

## SVCA 20 Marina Drive Sports Court

### 1.6 THE PLEXI PAVE SYSTEM

#### SURFACE COATINGS

<u>Product</u>	<u>Description</u>	<u>Specification No.</u>
<b>Plexichrome or equal</b>	<b>Full color (9 colors) Finish Coat (Non-textured).</b>	<b>10.1</b>
Plexipave Gran Prix or equal	Exceptionally flexible Acrylic Surface Color Coating for resilient surfaces.	10.32
Fortified Plexipave or equal	ready-to-use, textured Color Finish.	10.2
<b>Plexipave Color Base or equal</b>	<b>Neutral Acrylic Texture (filler coat) for job mixing with Plexichrome to make full color-in-depth surfacing.</b>	<b>10.5</b>
Plexicushion or equal	Rubberized cushion subsurface, multi-coat system used under Plexipave.	10.3
Plexicushion Base Coat or equal	Large rubber Particle Underlayment for Plexicushion.	10.9
<b>Plexicolor Line Paint or equal</b>	<b>Flat, high-hide 100% Acrylic Line Marking Paint-7 colors-Textured or Non-textured.</b>	<b>10.4</b>

#### SURFACE PREPARATION PRODUCTS

<b>Acrylic Resurfacer or equal</b>	<b>Acrylic Binder for job mixing with silica sand and water for filler coat mixes.</b>	<b>10.8</b>
Crack Filler	Highly flexible, high solids filler for minor cracks.	10.10
<b>Court Patch Binder or equal</b>	<b>Concentrated Acrylic binder for mixing with silica sand and cement for patching and major cracks.</b>	<b>10.14</b>
Plexibond Coating or equal	Surface primer as well as an adhesive in the Plexibond Fiberglass repair system.	10.11
Concrete Preparer	Acid pretreatment for uncoated Portland Cement Concrete.	10.13
Ti-Coat or equal	Two-component water-based epoxy primer for new or old uncoated concrete.	10.17
Plixipatch or equal	High Solids, ready-to-use acrylic compound for light patching.	10.21

**\*USE SURFACE COATINGS AND SURFACE PREPARATION PRODUCTS IN BOLD**

## SVCA 20 Marina Drive Sports Court

### 2.1 STANDARD ASPHALT INSTALLATION

#### New Construction

- Level with Court Patch binder mix or Plexipatch or equal
- 2 coat Acrylic Resurfacer or equal
- 2 coats Fortified Plexipave or equal
- 2 coat finish (depending on speed of play-either Fortified Plexipave or Plexichrome or equal) (see Asphalt Spec. #10.18)

#### Re-Coat

Depending on the condition of the surface,

- 1 coat of Acrylic Resurfacer or equal, (needed for courts that require extensive preparation)
- 2 or 3 coats of Fortified Plexipave..

## SVCA 20 Marina Drive Sports Court

### 2.3 APPLICATION RATES PER COAT (UNDILUTED)

	GALLON/SQUARE YARD	GALLON/SQUARE METER	YARDS/GALLONS	DILUTION RATE
ACRYLIC RESURFACER OR EQUAL	.05-.07	.06-.09	15-20	2 to 1 10-16# Sand/Gal
COLOR BASE OR EQUAL	.05-.07 Base (.03-.04) Chrome (.02-.03)	.06-.09 Base (.03-.04) Chrome (.02-.03)	<u>30 to 20 to 20 Mix</u> 15-20	Combined 3 to 2 to 2
PLEXICHROME OR EQUAL	.05-.04	.05-.06	20.25	1 to 1
PLEXIPAVE OR EQUAL	.05-.07	.06-.09	15-20	2 to 1
FORTIFIED PAVE (FACTORY) OR EQUAL	.05-.07	.06-.09	15-20	4 to 1
JOB MIX FORTIFIED (SEE COLOR BASE) OR EQUAL				
PLEXICUSHION OR EQUAL	.1-.13	.12-.16	8-10	4 to 1
PLEXICUSHION BASE COAT OR EQUAL	.25	.3	4	4 to 1
CLEAR-GLO OR EQUAL	.025	.03	40	1 to 1
PLEXITRAC RESURFACER OR EQUAL	.22-.50	.26-.60	2-4	4 to 1
TI COAT (A&B) OR EQUAL	.025-.03	.029-.036	33-44	None
CONCRETE PREPARER OR EQUAL	.01-.013	.012-.016	78-100	1 to 4
PLEXIBOND COATING PLEXIBOND SYSTEM PRIMER OR EQUAL	.07-.05 .04-.025	.084-.06 0.048-0.03	15-20 25-40	2 to 1 1 to 2

**END OF SECTION**

**321823.1 RESURFACER****RESURFACER****1.1 DESCRIPTION**

Acrylic Resurfacer or equal is an asbestos free, acrylic latex binder developed expressly for job mixing with silica sand to obtain a fast drying filler coat that reduces porosity in asphalt and concrete pavements. As opposed to other filler coat products, multiple applications of Acrylic Resurfacer or equal does not require rolling between coats.

**1.2 SURFACE USES:** Acrylic Resurfacer or equal may be applied over properly prepared asphalt and concrete sub-bases that are to be surfaced with the Plexipave or equal or Plexicushion or equal Surfacing System.

**1.3 APPLICATION**

Use a 70 Durometer flexible rubber squeegee, 24", 30", 36" width.

**1.4 DRYING TIME**

Thirty minutes to one hour under optimum outdoor temperature and humidity conditions (70 degrees F, 50% humidity). For indoor application, provide heat and air circulation to expedite drying.

**1.5 MIXING**

A variety of sand gradations can be used depending on the surface conditions to be treated. Quantities of sand and water will vary depending on the sand gradation. When using finger gradation less sand should be used to maintain strength in the mix. For level or patching, Court Patch Binder or equal mixes should be used (see specification Section 10.14.)

**1.6 COVERAGE**

Filler Coat: 15-20 square yards per gallons depending on surface texture and porosity (.05-.07 gals/sq. yd.)

**1.7 LIMITATIONS**

1. Apply only when ambient temperature is 50 degrees F and rising
2. Do not apply when rain is imminent
3. Do not apply when surface temperature is less than 50 degrees F or more than 140 degrees F.
4. Do not apply over tar emulsion sealers.
5. Keep containers tightly closed when not in use.
6. Keep materials from freezing.
7. New asphalt shall be allowed to cure for at least 14 days; concrete shall cure for 28 days. Do not use curing compounds.
8. Use only with sands free clay, silt and other foreign materials.
9. The Plexipave system or equal will not prevent pavement cracks from occurring.

## PART 2 – SPECIFICATIONS

### 2.1 SCOPE

- A. This specification pertains to the application of Acrylic Resurfacer or equal over asphalt and concrete tennis courts and other recreational areas as designated in the Site Plans. The material is to be used as a filler coating to reduce surface porosity and obtain a uniform texture prior to applying the Plexipave Color Surface System or equal. Application shall be equally durable over indoor or outdoor asphalt, indoor concrete and outdoor concrete with a proper vapor barrier in place.
- B. The work shall consist of suitably cleaning and preparing the asphalt or concrete to assure a satisfactory bond of the Acrylic Resurfacer or equal Filler Mix, and the subsequent application of the quantity of material specified herein.
- C. Materials shall be delivered to the site in sealed, properly labeled containers and water used in mixing shall be fresh and clear. Coverage rates are based on manufacturer's materials prior to adding sand and mixing with water.

### 2.2 SURFACE PREPARATION

- A. Refer to the Asphalt Paving Specification for asphaltic concrete pavement and tolerances. Also see the drawings for additional details.
- B. The surface to receive the Acrylic Resurfacer or equal Mix shall be of uniform texture, clean, and free of grease, oils and other foreign materials.
- C. **Asphalt**-Allow asphalt to cure a minimum of **21 days**. Prior to the application of surfacing materials, the entire surface shall be flooded and checked for minor depressions or irregularities. Any puddle area covering a nickel shall be marked and repaired with Court Patch Binder or equal using the following mix
  1. 100 lbs of 60-80 mesh silica sand (dry)
  2. 3 gallons Plexipave Court Patch Binder or equal
  3. 1 to 2 gallons Portland Cement (dry) (depending on humidity and temperature)

A tack coat consisting of 1 part Court Patch binder or equal and 2 parts water shall be applied to the patch areas and allowed to dry thoroughly prior to repairing. For more information see California Products Specification 10.14 or 10.21.

After patching, the surface shall not vary much more than 1/8" in ten feet measured in any direction.

### 2.3 APPLICATION OF SURFACE FILLER COAT

- A. Filler Coat – The Contractor shall apply 2 filler coats in opposite directions over the entire slab. The material must be delivered to the job site in unopened containers and mixed at the job site according to the manufacturer's specifications. If an asphaltic emulsion filler is used, the filler coat shall be compacted with 3,000 pound, steel-wheeled, self-propelled roller.
- B. Application of the Acrylic Resurfacer or equal Mix shall be applied to a clean, dry, level surface using the following mix:

Acrylic Resurfacer	55 gallons
Water (clean and potable)	20-40 gallons
Sand (60-80 mesh)	600-900 pounds
Liquid Yield	112-138 gallons

Use clean, dry sand and clear potable water to make mixes. Mix the ingredients throughout in a mortar box or mortar mixer. Apply the Acrylic Resurfacer or equal mix with a 70 Durometer rubber bladed squeegee on the surface with sufficient quantity to cover as the squeegee is pulled over the surface.

- B. Asphalt-Apply the Acrylic Resurfacer or equal Mix one to two coats (depending on surface porosity) at a rate of .05-.07 gallons per square yard per coat.
- D. Allow the application of Acrylic Resurfacer or equal to dry thoroughly. Scrape off all ridges and rough spots prior to any subsequent application Acrylic Resurfacer or equal or Plexipave or equal.

**END OF SECTION**

**321823.2 ACRYLIC PATCHING SYSTEM****ACRYLIC PATCHING SYSTEM****1.1 DESCRIPTION**

Court Patch Binder or equal is a high strength acrylic latex bonding liquid designed to mix with Silica Sand and Portland Cement as an easy to use patching compound. The patching mix may be used over new or existing asphalt and concrete surfaces to repair depressions, cracks, and other irregularities. Court Patch Binder or equal allows for application of quick drying leveling patches up to  $\frac{3}{4}$ " in depth.

**1.2 SURFACE USES:**

Over new or existing asphalt and concrete pavement to correct depressions and uneven texture on:

- Tennis Courts
- Outdoor Basketball Courts
- Play Areas
- Pathways and Walks

**1.3 APPLICATION**

- A. Use steel trowel and/or metal screed to fill and level depressions, bird baths or irregularities in tennis courts and other recreational pavement areas.
- B. Cracks greater than  $\frac{1}{4}$ " shall be filled and leveled with a square hand-trowel or broad knife by forcing the Court Patch Binder or equal filler mix into the crack and striking off excess material. Edges may be feathered using a hand trowel and damp cloth to form a smooth transition from patch to the original surface.

**1.4 COLOR**

Neutral

**1.5 DRYING TIME**

Applications of Court Patch Binder or equal mixes dry at various rates depending on the type of mineral aggregate, the thickness applied, and the weather conditions. Thin applications by squeegee or trowel using fine aggregate will cure and dry in less than one hour.

Thick applications (up to  $\frac{3}{4}$ " ) for patching deep bird baths and rough pavement will take a minimum of six hours to dry depending on temperature and humidity conditions. Patches should be allowed to cure for 24 hours before applying the Plexipave System or equal.

## PART 2 – Court Patch Mix

### 2.1 MIXES

- A. Depressions up to  $\frac{3}{4}$ " shall be applied by steel trowel or metal screed to level the surface to proper grade using the following mix designs.

**Thin Patches  $\frac{1}{4}$ " or Less**

100 lbs. #80-100 Mesh Silica Sand (dry)  
3 gallons Court Patch Binder or equal  
1 to 2 gallons Portland Cement (dry)  
(Minimum 12 lbs, Maximum Depending  
on temperature and humidity)

**Thick Patches  $\frac{1}{4}$ " or Greater**

Use 60-80 Mesh Silica Sand (dry)

Mix in a clean mortar box or mortar mixer to a workable consistency. Thoroughly clean and apply a tack coat of 1 part Court Patch Binder or equal diluted with 2 parts water to the area to be patched. Court Patch Binder or equal mix may be applied directly to the depressed area after the tack coat has completely dried. The patch should be allowed to cure for 24 hours prior to the application of the Plexipave Color Surface System or equal.

Depressions in excess of  $\frac{3}{4}$ " depth must receive multiple applications of Court Patch Binder or equal Mix, allow 24 hours before applying subsequent lifts. Each application of Court Patch mix or equal must be feathered out to a fine edge. Any rough edges must be rubbed down with an abrasive rubbing stone to remove roughness.

### 2.2 COVERAGE

Because of the wide variation in surface conditions, porosity and texture, the coverage figures given here are approximate and serve only as a guide:

Patching mix: 1  $\frac{1}{2}$  square yards per 100 lbs. batch laid  $\frac{1}{2}$  thick.

### 2.3 LIMITATIONS

1. Allow new asphalt surface **21 days** to cure and new concrete 28 days to cure.
2. Do not use in temperatures below 55 degrees F or when rain or high humidity is imminent.
3. Ambient temperature must be 55 degrees F and rising.
4. Keep containers tightly closed when not in use.
5. Do not apply if surface temperature is in excess of 140 degrees F.
6. DO NOT ADD WATER.
7. KEEP FROM FREEZING. DO NOT STORE IN HOT SUN.

**END OF SECTION**

### 321823.3 ACRYLIC LATEX COATING

#### ACRYLIC LATEX COATING

##### 1.1 DESCRIPTION

Plexichrome or equal is a 100% acrylic coating, highly pigmented to provide a colorful, long lasting finish on tennis courts and other types of recreational areas. Plexichrome or equal is used in the Plexipave or equal Color Surface System on asphalt and concrete tennis courts, and it is used on light-traffic areas, such as walkways, medians and berms, as an attractive weather-resistant coating. Plexichrome or equal protects asphalt from deteriorating effects of the sun and makes black surfaces 10-15 degrees cooler.

##### 1.2 SURFACE USES

- On tennis courts, used as final finish coat over Plexipave or equal for a fast playing surface.
- Blended with Plexipave or equal Color Base or approved dry sands to make a job-mix Fortified Plexipave or equal as a colored textured coating.

##### 1.3 APPLICATION

- For Plexichrome or equal finish coat-apply with squeegee and follow immediately behind with a wide hair-type push broom.
- Fortified Plexipave or equal filler coats and finish coats are applied with a 50 Durometer rubber squeegee only.

##### 1.4 DRYING TIME

- Approximately 30 minutes to 1 hour for each coat.
- Ready to play within 24 hours.

##### 1.5 COLOR RANGE

- Color(s) to be selected by Architect from full range of manufacturer's available standard colors.
- 10 selected colors: [Light Green, Dark Green, Florida Green, Red, Sahara Sand, Pacific Blue, Cape Gray, Brown, and Maroon].

##### 1.6 COVERAGE

- Plexichrome or equal Finish: 20-25 square yards per gallon (.05-.04 gal/sq. yd.)
- Fortified Plexipave or equal : First coat- 10-15 yards per gallon (.1-.07 gal/sq. yd.)  
Second Coat-15-20 square yards per gallon (.07-.05 gal/sq. yd.)  
Third coat-20-25 square yards per gallon (.05-.04 gal/sq. yd.)

##### 1.7 LIMITATIONS

1. Apply only when ambient temperature is 50 degrees F and rising.
2. No filling properties if surface texture and porosity varies.
3. Surface should not be powdery, cracked, or deteriorated.
4. Do not use on parking lots, and areas subject to serve usage or abrasion.
5. Do not apply when rain or high humidity is imminent.
6. Keep from freezing. Do not store in the hot sun.
7. Keep containers tightly closed when not in use.
8. The Plexipave or equal system will not prevent pavement cracks from occurring.

**PART 2 – Mix Specifications****2.1 MIXES**

Various mix designs available to adapt the texture and final speed of play:

Fast Play-Plexichrome or equal Finish

Plexichrome or equal	1 part
Water	1 part

Medium Play-Fortified Plexipave or equal

Color Base	30 gallons	Plexichrome or equal	30 gallons
Plexichrome or equal	20 gallons	*Sand(80-100 mesh)	240 lbs.
Water	20 gallons	Water	20 gallons

\*Sand samples shall be submitted to CPC for approval prior to use. Sand shall be free of contaminants. OSHA regulations shall be strictly followed.

**2.2 SPECIFICATIONS PLEXICHROME or equal COLOR FINISH FOR ASPHALT**

- A. Over asphalt and concrete surfaces such as walkways, recreational play areas, or as designated in the site plans, 2-coats of Plexichrome or equal Acrylic color finish shall be applied with wide hair-type push brooms or by a rubber squeegee followed by a wide hair-type push broom. Dilution rate shall not exceed 1 part Plexichrome or equal to 1 part water.
- B. One coat shall be applied length wise on the surface and the second, laterally. The material shall be flowed-on freely, maintaining a wet edge in a continuous application to the opposite limit of the area.
- C. Over tennis court surfaces-Two coats of Fortified Plexipave or equal shall be applied over properly prepare asphalt and concrete surfaces using Plexichrome or equal in one of these specified mixes. See CPC Specifications Section 10.18-10.19 for application procedures on asphalt and concrete bases. As a finish coat, one coat of Plexichrome or equal may be applied crosswise with a rubber squeegee followed by a wide hair-type broom.
- D. The surface shall be of uniform porosity and free of any ridges or roller marks prior to application of Fortified Plexipave or equal or Plexichrome or equal. The finished surface shall be of new uniform color. All lines shall be painted with Plexicolor Line Paint or equal according to CPC Specifications Section 10.4. Solvent-type traffic paint shall not be used for line marking.
- E. Materials specified for the Plexipave or equal System shall be delivered to the site in sealed, green painted containers, properly labeled with California Products Corporation labels and stenciled with the proper batch code numbers. Products packaged or labeled in any other manner will not be accepted. Mixing with clean fresh water shall only be done at the job site. Spreading rates are based upon material prior to mixing with water as directed.

**END OF SECTION**

## 321823.4 COLOR BASE

### COLOR BASE

#### 1.1 DESCRIPTION

Plexipave or equal Color Base is an asbestos free, naturally colored texture base used for mixing with Plexichrome or equal and water to produce Fortified Plexipave or equal. By adding appropriate amounts of each, the on-the-job determination of color will lower material coats and eliminate the need for warehousing large quantities of ready to use Fortified Plexipave or equal in different colors. With its filler properties, job mixed Fortified Plexipave or equal provides a durable, uniformly textured, medium play tennis surface.

The Plexipave or equal Color Finishing system can be used on properly prepared asphalt and concrete surfaces. Outdoor concrete must be constructed with a vapor barrier under the slab and have adequate perimeter drainage.

#### 1.2 APPLICATION

Use 50 Durometer Flexible rubber squeegees for Fortified Plexipave or equal Filler Coats, and Fortified Plexipave Finish Coats or equal.

#### 1.3 DRYING TIME

- 30 minutes to one hour per coat
- A three-coat application in normal summer drying weather can often be made over a properly prepared surface in one day.
- Indoor applications require fans and good ventilation.

#### 1.4 COLOR RANGE

Neutral (Color obtained by the addition of Plexichrome or equal.

#### 1.5 COVERAGE

- First Coat: 10-15 sq. yds./gal. (.1-.07 gal/sq./yd.)
- Second Coat: 15-20 sq. yds./gal. (.07-.05 gal/sq. yd.)
- Third Coat: 20-25 sq. yds./gal. (.05-.04 gal/sq. yd.)
- Depending on surface porosity.

#### 1.6 MIXES

Fortified Plexipave or equal: A 30:20:20 mix is used to obtain Fortified Plexipave or equal using 30 gallons of Plexipave or equal Color Base, 20 gallons of Plexichrome or equal, and 20 gallons of water. Mix may be adjusted depending on the porosity of the surface and ambient temperature at the time of applications.

#### 1.7 LIMITATION

1. Apply only when ambient temperature is 50 degrees F and rising.
2. Do not apply when rain or high humidity is imminent.
3. Do not apply when surface temperature is in excess of 140 degrees F.
4. Allow asphalt to cure at least **21 days** before application
5. Allow concrete to cure 28 days. Do not use curing agents or concrete hardeners.

### PART 2 – SPECIFICATIONS

## 2.1 SCOPE

- A. This specification pertains to the application of job-mixed Plexipave or equal Color Base and Plexichrome or equal over tennis courts and other recreational areas as designated in the Site Plans. The Material in colors indicated shall be for use over asphalt, concrete surfaces and must be equally durable over both. Special Binder and pigment content give excellent color development and durability.

## 2.2 SURFACE PREPARATION

- A. Prior to applying this system, the net sleeves, center strap anchor and fencing shall be installed and approved by the owner.
- B. The asphalt (or concrete) surface to receive the color finish shall be clean, sound, free of grease, oils, and other foreign materials and shall be to the grade and pitch shown in the plans.
- C. Edges adjacent to buildings, curbing and landscaping not to be coated with this Color Finish System shall be adequately masked with tape or otherwise protected during these applications. The contractor shall also erect appropriate temporary barriers to protect the coatings during drying and curing periods.
- D. New asphalt should cure approximately 14 days prior to the application of surfacing materials. New concrete should cure for 28 days. Concrete shall have a wood float of broom finish. DO NOT STEEL TROWEL. DO NOT USE CURING AGENTS OR CONCRETE HARDNERS. Also, uncoated concrete surfaces must be acid washed with Concrete Preparer.
- E. Repair all ridges, cracks and birdbath prior to the application of the surfacing material (See specification 10.14.) After patching, the surface shall not vary more than +1/8 in 10 ft. measured in any direction.

## 2.3 APPLICATION OF SURFACE FILLER COAT

- A. Asphalt-Over asphalt; apply one to two coats of Acrylic Resurfacer or equal to provide a uniformly textured surface. Allow coats to thoroughly dry before the application of subsequent coats.

## 2.4 COLOR COAT APPLIATION

- A. Over new asphalt or concrete surfaces that have been properly prepared, apply two coats of job mixed Fortified Plexipave or equal using a mix of Plexipave or equal Color Base and Plexichrome or equal (ColorBase:20 gallons; Plexichrome or equal: 20 gallons;

Water 20-22 gallons). All work shall be done by experienced, carefully trained workmen. The first coat shall be applied lengthwise of the court and the second coat, crosswise of the court.

- B. The final finish coat shall be either Plexichrome or equal or Job Mix Fortified Plexipave or equal. For a Plexichrome or equal finish, mix 1 part Plexichrome or equal, 1 part of water and apply with a wide hair-type broom crosswise of the court.

For Job Mix Fortified Plexipave or equal use a mix of Plexipave or equal Color Base and Plexichrome or equal (Color Base: 30 gallons; Plexichrome or equal: 20 gallons; water: 20-22 gallons) The application shall be made crosswise of the court using a 50 durometer flexible rubber squeegee.

- C. White lines conforming to U.S. Tennis Association specifications shall be laid-out and Plexicolor Line Paint or equal (100% acrylic latex) applied by brushing using masking tape or templates

### **PART 3 – GENERAL**

#### **3.1 GENERAL**

- A. Materials specified for the Color Finish System or equal shall be delivered to the site in sealed, properly labeled containers and water used in mixing shall be fresh and clear. Coverage rates are based upon manufacturer's material prior to mixing with water.
- B. Upon completion, the contractor shall remove all containers, surplus materials and debris and leave the site in a clean and orderly condition acceptable to the owner. Gates shall be secured.

**END OF SECTION**

**32 18 23.5 LINE PAINT****LINE PAINT****1.1 DESCRIPTION**

- A. High reflective marking paint for use over any bituminous surface or color coating system in recreational or light traffic areas. The finished application is non-glaring, highly resistant to climatic conditions, fast drying, easily applied and provides excellent hiding. Plexicolor Line Paint or equal will not cause crazing, cracking, peeling, or deterioration to asphalt that is typical of solvent-type traffic paints. Also available as a texture line paint coating fine silica fillers.

**1.2 SPECIAL USES:** Asphalt and color-coated concrete surfaces.

- Tennis Courts
- Play Areas
- Asphalt Shingles
- Curbs and Berms
- Running Tracks
- Parking Lots
- Restricted Travel Roadway (not subject to wet abrasion)

**1.3 DESCRIPTION**

- Brush
- Roller
- Spray and Marking Equipment
- Airless Spray

**1.4 DRYING TIME**

30 minutes to one hour- 1 coat

**1.5 COLOR RANGE**

Color(s) to be selected by Architect from full range of manufacturer's available standard colors. [White, Yellow, Red, Blue, Green, Orange, Black]

**1.6 COVERAGE**

Approximately 150-200 square feet per gallon.  
(One gallon generally required for one doubles tennis court, 481 linear feet – 2" wide).

**1.7 LIMITATIONS**

1. Apply only when ambient temperature is 50 degrees F and rising.
2. Do not apply when rain or high humidity is imminent.
3. Not for application on general use roadways subjected to skidding tires, snowplows, or chains.
4. Keep from freezing. Do not store in hot sun.
5. Keep containers tightly closed when not in use.
6. Do not apply when surface temperature is less than 50 degrees F or more than 140 degrees F.
7. Allow asphalt to cure at least **21 days**.

**PART 2 – SPECIFICATIONS****2.1 LINE PAINT SPECIFICATIONS**

The Line Paint, as designated on drawings and in specifications, for use over asphaltic and tar emulsion surfaces including slurry coats, shall conform to the following characteristics and performance:

- A. The paint shall be a 100% acrylic emulsion type containing no alkyds, butadiene styrene, or vinyls and shall be thinned with water only. The paint shall also be suitable for application by brush, spray, or roller.
- B. All materials used in the manufacturing of paint shall be of good commercial quality entirely suitable for the purpose intended under normal conditions of use. For white color, the opaque portion of the pigment shall be rutile titanium dioxide and the vehicle shall consist of 100% acrylic polymer dispersed in water together with the minimum amounts of necessary additives; such as pigmented dispersants, anti-foaming agents, and preservatives; but no driers shall be used.
- C. The white paint shall meet a minimum requirement of total solids (percent by weight of paint) of 51.5% and maximum pigment content (percent by weight of paint) of 36%. The white paint shall contain not less than three pounds per gallon of treated rutile titanium dioxide. A minimum fineness of grind of 4 and a viscosity (Krebs Units) of 80 minimum and 95 maximum is required. The paint shall brush easily and have good flowing, leveling, and spreading characteristics and shall be suitable for application by spray equipment or rollers.
- D. This paint shall be suitable for use over all types of bituminous surfaces and when applied over emulsified asphalt, it shall not cause lifting, crazing, peeling, or other damage to the base.

**END OF SECTION**



May 7<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Quote Request – 2026 Tennis Court Resurfacing**

**Addendum #1 to the Bid Documents**

- A. This Addendum shall be considered part of the bid documents for the above-mentioned project, and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence.
  
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be understood that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

**Bid Form:** No Changes

**Changes to Submittal Date:** None

**Changes to Drawings:**

- Tennis / pickleball court surface color shall be Medium Green or equivalent per attached Plexipave attachment.
  - o Tennis and basketball lines shall be white.
  - o Pickleball lines shall be yellow.
  - o Tennis courts shall be painted dual purpose for tennis and pickleball on both courts. Reference drawings for striping layout.
- Basketball court surface remains asphalt with white lines. Reference drawings for striping layout. Medium Green tennis court surfacing shall stop at the dividing fence between tennis and basketball.
- Tennis courts shall have specified tennis nets installed; no pickleball nets.

**End of Addendum No. 1**

Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072.

# Plexipave®

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# Plexipave®

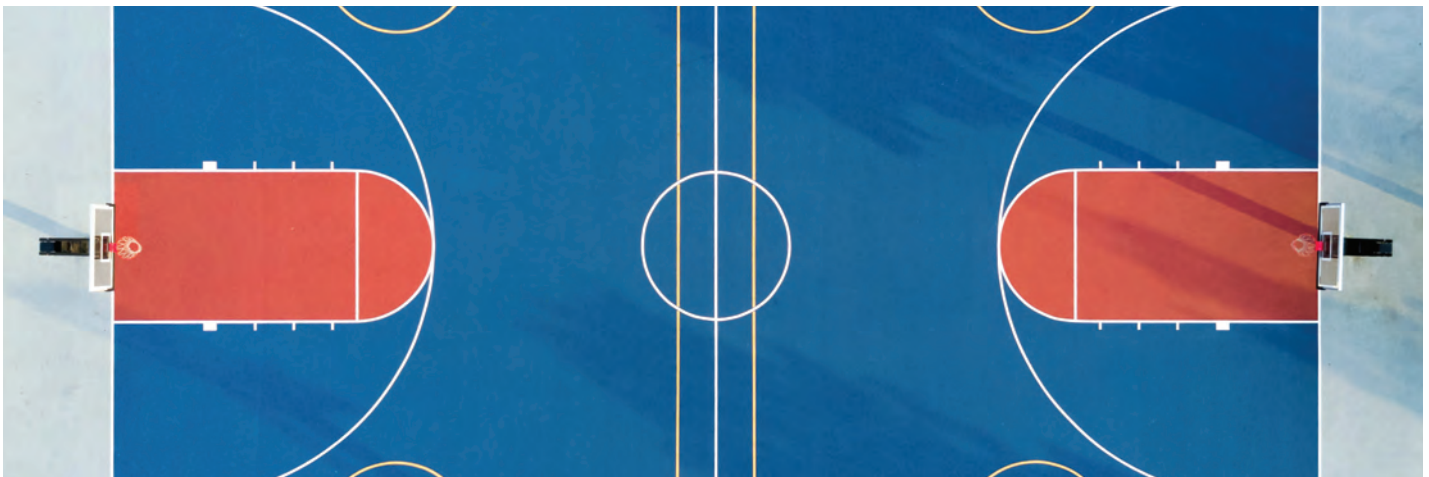
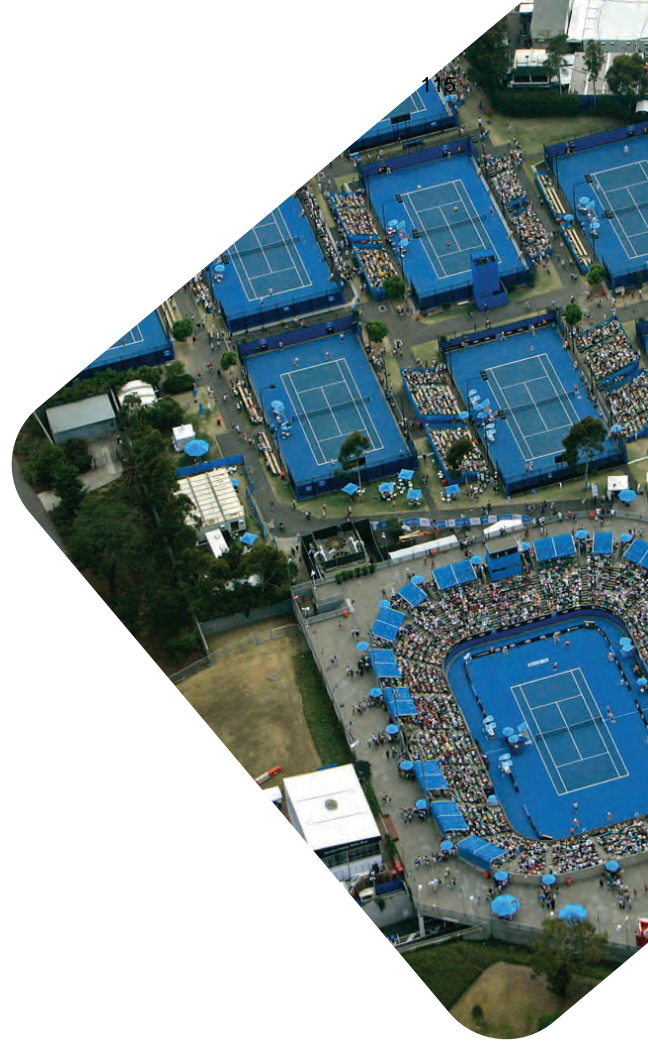
## NEW COLORS. NEW POSSIBILITIES.

Our surfaces are superior in every way — even when it comes to style. Our team actively collaborates with owners, governing bodies and event organizers in selecting colors that help balance visibility, aesthetics and surface temperature.

Plexipave Ultra Performance formulation provides an all-weather, durable, quick-drying color surface engineered to resist deterioration from UV rays. Even if you're applying to asphalt or concrete, we'll make your project a hit.

### PLEXIPAVE® TENNIS SURFACES ARE AVAILABLE IN THESE ITF COURT PACE RATING CATEGORIES

They can also be customized based on your personal preferences.



## MULTI-SPORT SURFACE SOLUTIONS FOR:



BASKETBALL



PICKLEBALL



ROLLER SPORTS



TENNIS



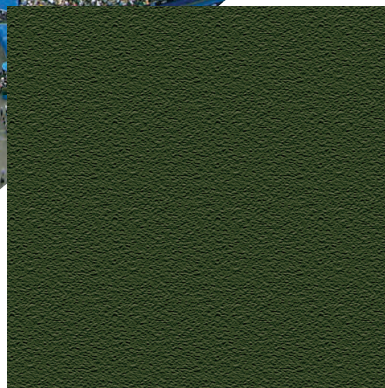
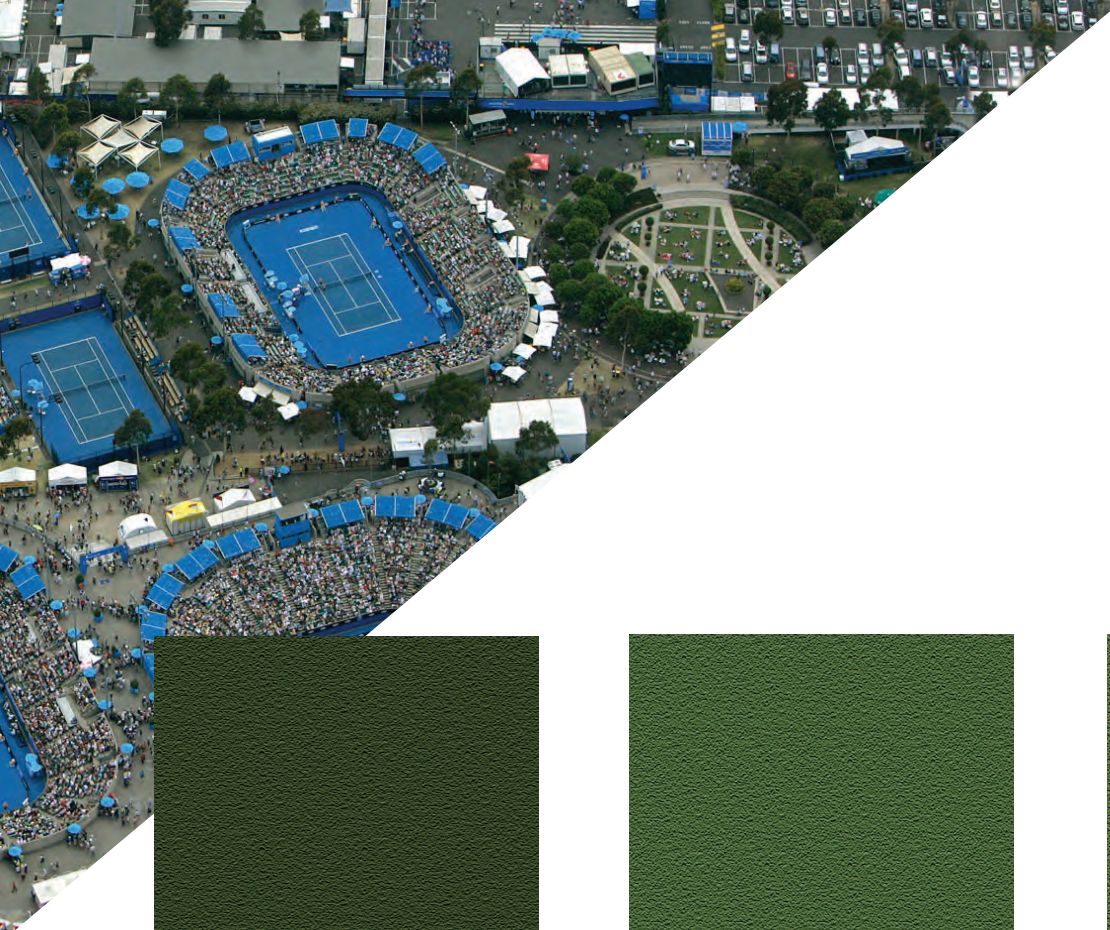
NETBALL



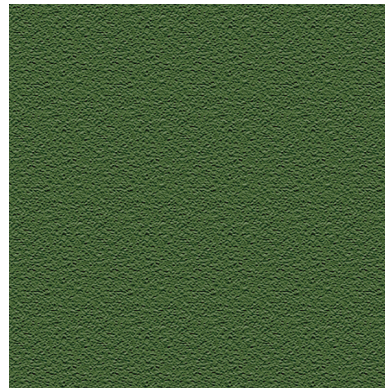
MULTI-PURPOSE

## AFFILIATIONS

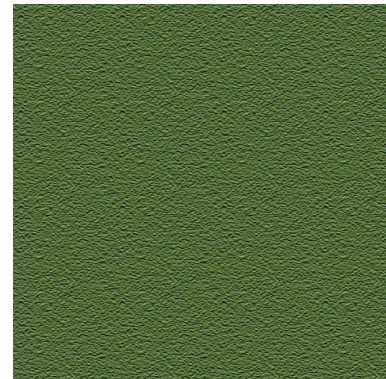




DARK GREEN



MEDIUM GREEN



LIGHT GREEN



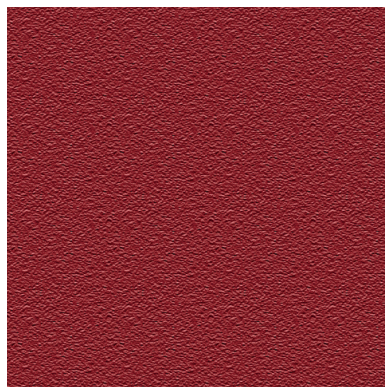
DARK BLUE



LIGHT BLUE



PURPLE



RED



GRAY

### LINE PAINT

Also available in White and Textured White.



RED



ORANGE



YELLOW



GREEN



BLUE



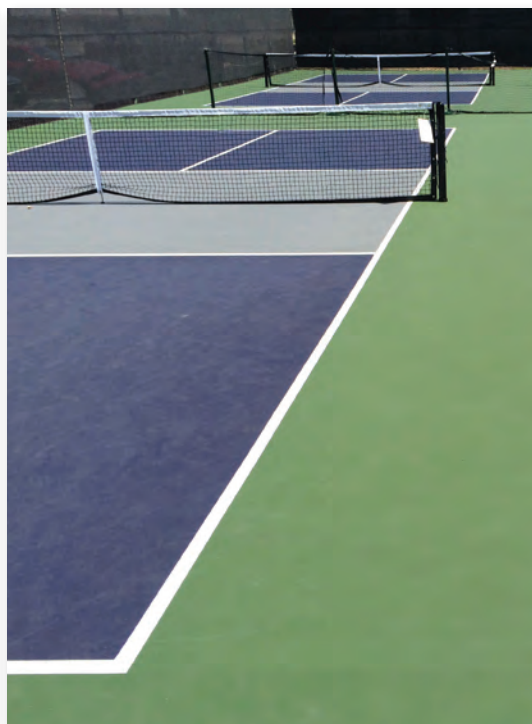
BLACK

Chips on this card may vary in color and texture from the actual product. Special colors are available at a higher price based on pigments needed and production quantities.

**INDUSTRY  
LEADER OF  
ATHLETIC  
SURFACING  
SYSTEMS**

**PRO PERFORMANCE, EVERYDAY PLAY**

Meet the industry leader of athletic surfacing systems. Since 1953, Plexipave has been the original sports surface brand of choice for many high profile events, including the Australian Open from 2008 to 2018. We take great pride in creating surfaces that are ideal for professional sports and recreational use. From tennis and netball courts to multi-purpose sports, we offer a wide range of unique, decorative solutions that will enhance the quality of your project in every way.



**OUR COMMITMENT TO QUALITY**

Since 1953, California Sports Surfaces has provided customers with a premier offering of acrylic surface systems. Our products include DecoTurf, Plexipave, Rebound Ace, Premier Sports Coatings, Plexitrac, SignaSports, Sport Tough and StreetScape. We provide the world with comfortable, high-performance cushioned surfaces for a variety of professional, collegiate and recreational sports as well as decorative projects, bike lanes, parking lots and more.



**EVEN OUR ITF CERTIFICATION IS IN A CLASS ALL ITS OWN**

We are proud to be recognized as the only manufacturer to receive the prestigious ITF Elite Silver Certification



May 8<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Quote Request – 2026 Tennis Court Resurfacing**

**Addendum #2 to the Bid Documents**

- A. This Addendum shall be considered part of the bid documents for the above-mentioned project, and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence.
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be understood that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

**Bid Form:**

- Petro-tac payment is incidental to asphalt items – bid items 6, 7, and 8.
- Bid item 6 includes asphalt patching.
- Bid item 7 includes new asphalt area, and patching ground asphalt areas.

**Changes to Submittal Date:** None

**Changes to Drawings:**

- Drawing C10, Detail A, Full Depth Pavement Repair Seam
  - o Delete: "12 Wide petro-tac strip centered over joint between existing pavement and second lift of replacement pavement."
- Attached is an asphalt specification for bid item 8, Asphalt Overlay.

**End of Addendum No. 2**

Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072.

**6.0 Asphaltic Surface Course****A. General Description**

A surface course of a hot plant mix having a maximum aggregate size of 3/8" and a minimum aggregate size of 1/4" should be constructed over the hot mix intermediate course to a compacted thickness of not less than 1".\*

**Suggested Mix Design:**

<b><u>Screen</u></b>	<b><u>% Passing</u></b>
<b>1/2</b>	<b>100</b>
<b>3/8</b>	<b>90-100</b>
<b>#4</b>	<b>55-85</b>
<b>#8</b>	<b>32-67</b>
<b>#50</b>	<b>7-23</b>
<b>#200</b>	<b>2-10</b>

\*The proper type asphalt used for the surface course will vary from state to state if using the standard norm of the Department of Transportation (DOT) or State Highway Department standards. Local soil and climatic conditions also may impact the type of asphalt used.

Thickness: Not less than 1”.

**Liquid Asphalt Bitumen: Minimum 5.5% by weight.**

Aggregate Type: Crushed stone, gravel, shale, limestone, etc. Foreign materials, i.e., pyrite, clay, ferrous compounds, dirt and organic material are not acceptable.

**Cure Time: Minimum 14 days before application of playing surface.**

Voids Content: Minimum as specified by the Department of Transportation or State Highways Department, but in no case should void content exceed 7%.

**B. Spreading and Compacting**

This hot plant mix should be spread and compacted by methods and in a manner that produces a uniform density and thickness.

**C. Surface Tolerance**

The finished surface of the court should not vary more than 1/8" in 10' when measured in any direction.



May 12<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Quote Request – 2026 Tennis Court Resurfacing**

**Addendum #3 to the Bid Documents**

- A. This Addendum shall be considered part of the bid documents for the above-mentioned project, and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence.
  
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be understood that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

**Bid Form:**

- Updated bid form is attached.
- Bid item 11 – 6” Cement Concrete – Parking & Path
  - o Quantity increased to 131SY to account for both parking and path quantities.
- Bid item 25 – Demolition
  - o New bid item.
  - o Covers removal and disposal of existing fence and gates.
  - o Removal and disposal of existing asphalt sidewalk on west side of tennis court. If gravel base needs to be removed to accommodate placement of onsite soil for seeding, bid item 22 shall cover hauling to stockpile at Gate 5.

**Changes to Submittal Date:** None

**Changes to Drawings:**

- Clarification – Existing topsoil is assumed suitable for reuse. Amendment of existing topsoil is not required, and no topsoil import is assumed. Contractor shall grade existing topsoil to uniform surface for hydroseeding. Excess material will be hauled offsite to stockpile under Bid Item 22.

**End of Addendum No. 3**

Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072.



May 12<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Bid Form – 2026 Tennis Court Repairs**  
**Addendum #3 Update**

Bid submissions are due by 3:00pm on Friday, 5-15-26. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

Firm Name: \_\_\_\_\_

<b>Bid Schedule – 2026 Tennis Court Repairs</b>					
Item #	Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$	\$
2	Clearing & Grubbing	1	LS	\$	\$
3	TESC	1	LS	\$	\$
4	Excavation & Compaction (Soil Preparation)	1	LS	\$	\$
5	Bituminous Grinding	198	SY	\$	\$
6	Asphalt Removal & Patching	2,844	SF	\$	\$
7	HMA Cl. 1/2-IN PG64-22 (Addition and Patching)	48	TONS	\$	\$
8	Asphalt Overlay – 2.5” Average Depth	310	TONS	\$	\$
9	2” CSTC	80	TONS	\$	\$
10	Gravel Base	80	TONS	\$	\$
11	6” Cement Concrete – Parking & Path	131	SY	\$	\$
12	6” Cement Concrete – Fence Band	699	LF	\$	\$
13	Acrylic Surfacing	12,960	SF	\$	\$
14	Pavement Markings	1	LS	\$	\$
15	Tennis Post & Net Sets	2	EA	\$	\$
16	Basketball Post, Backboard, & Net Sets	2	EA	\$	\$
17	10’ Black Vinyl Coated Chain-link Fence, Not Including Posts	699	LF	\$	\$
18	Fence Posts, Sleeves, & Footings	90	EA	\$	\$
19	4’ Man Gate	2	EA	\$	\$
20	8’ Equipment Gate	1	EA	\$	\$
21	Hydro-Seed	16,385	SF	\$	\$



22	Haul Surplus Topsoil to Gate 5 Overflow & Stockpile	192	TCY	\$	\$
23	Access & Restoration	1	LS	\$	\$
24	Minor Changes	1	EST.	\$10,000.00	\$10,000.00
25	Demolition	1	LS	\$	\$
	<b>Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Total w/ WSST</b>				\$

Acknowledgement of Addendums: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Authorized Person

Date: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_



May 13<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Quote Request – 2026 Tennis Court Resurfacing**

**Addendum #4 to the Bid Documents**

- A. This Addendum shall be considered part of the bid documents for the above-mentioned project, and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence.
  
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be understood that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

**Bid Form:**

- Updated bid form is attached.
  - o Bid Item 6 – Name Changed to Asphalt Removal & Prep. Reference Scope of Work dated 5-3-26 for scope included.
  - o Bid Item 7 – Quantity updated to 142 Tons. Includes 4” depth for new asphalt at north end of court, 4” depth for patching Bid Item 6 full depth repairs, and 2” depth for grind repairs.
  - o Bid Item 8 – Quantity updated to 330 Tons. Includes 2” to 3” overlay over entire asphalt surface after repairs/addition are completed.
  - o Bid Item 9 – Quantity updated to 18 Tons. Includes 2” CSTC under new asphalt at north end of court. Assumes 6” to 12” overbuilt width.
  - o Bid Item 10 – Quantity updated to 211 Tons. Includes 12” gravel base under new asphalt at north end of court, 8” gravel base under concrete fence band, and 8” gravel base under concrete parking and walkway. Assumes 6” to 12” overbuilt width.

**Changes to Submittal Date:** None

**Changes to Drawings:**

- Drawing C8 – Total for 12” Concrete Band revised to 699LF. Quantity of 561LF is deleted.

**End of Addendum No. 4**

Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072.



May 13<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Bid Form – 2026 Tennis Court Repairs**  
**Addendum #4 Update**

Bid submissions are due by 3:00pm on Friday, 5-15-26. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

Firm Name: \_\_\_\_\_

<b>Bid Schedule – 2026 Tennis Court Repairs</b>					
Item #	Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$	\$
2	Clearing & Grubbing	1	LS	\$	\$
3	TESC	1	LS	\$	\$
4	Excavation & Compaction (Soil Preparation)	1	LS	\$	\$
5	Bituminous Grinding	198	SY	\$	\$
6	Asphalt Removal & Prep	2,844	SF	\$	\$
7	HMA Cl. 1/2-IN PG64-22 (Addition and Patching)	142	TONS	\$	\$
8	Asphalt Overlay – 2.5” Average Depth	330	TONS	\$	\$
9	2” CSTC	18	TONS	\$	\$
10	Gravel Base	211	TONS	\$	\$
11	6” Cement Concrete – Parking & Path	131	SY	\$	\$
12	6” Cement Concrete – Fence Band	699	LF	\$	\$
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14	Pavement Markings	1	LS	\$	\$
15	Tennis Post & Net Sets	2	EA	\$	\$
16	Basketball Post, Backboard, & Net Sets	2	EA	\$	\$
17	10’ Black Vinyl Coated Chain-link Fence, Not Including Posts	699	LF	\$	\$
18	Fence Posts, Sleeves, & Footings	90	EA	\$	\$
19	4’ Man Gate	2	EA	\$	\$
20	8’ Equipment Gate	1	EA	\$	\$
21	Hydro-Seed	16,385	SF	\$	\$



22	Haul Surplus Topsoil to Gate 5 Overflow & Stockpile	192	TCY	\$	\$
23	Access & Restoration	1	LS	\$	\$
24	Minor Changes	1	EST.	\$10,000.00	\$10,000.00
25	Demolition	1	LS	\$	\$
	<b>Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Total w/ WSST</b>				\$

Acknowledgement of Addendums: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Authorized Person

Date: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

# BOARD OF DIRECTORS MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Jo Anne Jensen, General Manager  
**Date:** May 28, 2026  
**Subject:** Capital Request – Replacement of Security Vehicles

---

## **Purpose**

The purpose of this memo is to request approval of capital funding for the replacement of two SVCA Security Vehicles.

## **Background**

In September of 2025, an accident damaged the 2009 Honda CRV that Security used as a back-up patrol vehicle. Fixing the damage was estimated to cost more than the value of the vehicle, so SVCA's insurance company totaled the vehicle and paid SVCA \$14,930.07. On the 2025 Capital Budget – CRRRF, the CRV had been scheduled for replacement in 2026, but this line item was removed from the 2026 budget.

Security's primary patrol vehicle, a 2019 Chevy Colorado, is scheduled for replacement in 2026. The Capital Budget – CRRRF includes \$40,000 for this purchase. The Chevy Colorado is currently usable but has a persistent oil leak and will soon need a costly repair (\$4k-\$5k). Our in-house mechanic has recommended that we use the vehicle only in emergencies, therefore Security has been using the 2005 Honda Element that was previously assigned to Administration.

The Honda Element was scheduled for replacement in 2025, but we chose not to do that, since staff have preferred to use their own vehicles to conduct business travel and then submit mileage reports for reimbursement. The decision was made to use the Element until it could no longer be reasonably repaired, and then sell it.

It is necessary to replace both Security vehicles to ensure Security coverage is not interrupted. The Honda Element is not capable of safely driving SVCA roads during a winter weather event and is not a reliable vehicle, due to its age and condition.

## **Analysis**

Maintenance identified a list of vehicles that offer four-wheel or all-wheel drive, are robust enough to safely patrol during winter weather events, have enough accessible cargo space to accommodate the large amount of safety equipment carried by Security, and are also reliable and affordable. After discussion, the list was boiled down to two vehicles: the Jeep Wrangler, and the Ford Bronco. RSU, SVCA's new security services provider, participated in the discussion and indicated a strong preference for the Ford Bronco. Many law enforcement agencies use the Ford Explorer as their patrol vehicle of choice and the Bronco is a similar vehicle.

Maintenance then obtained quotes from dealers to determine that the two models were comparable in price. Competitive bids for two Ford Broncos were then obtained.

**Funding**

We propose to trade in both the Chevy Colorado and SVCA’s 2003 Honda Element. Two quotes (copies attached) were obtained:

- Bellingham Ford      \$55,403.80 for two Ford Bronco Sport Vehicles (white)
- Kendall Ford          \$60,000.00 for two Ford Bronco Sport Vehicles (white)

The 2026 Capital Budget – CRRRF allocates \$40,000 for the replacement of the Chevy Colorado. No capital funds are allocated specifically for the replacement of the CRV or Honda Element, but insurance paid SVCA \$14,930.07 in 2025; those funds became part of Operations.

The prices quoted, the value assigned to the trade-ins, and the availability of vehicles are not guaranteed. For that reason, I request that the board approve \$60,000 for the purchase of two Ford Broncos. Staff will then negotiate for the best possible deal. Unused funds will be returned to CRRRF.

**Request**

I request that the Board of Directors approve \$60,000 in funding from CRRRF for the purchase of two Ford Broncos to be used as Security patrol vehicles.

**Motion**

I move that the Board of Directors approve \$60,000 in funding from CRRRF for the purchase of two Ford Broncos to be used as Security patrol vehicles.

**Approvals**

Recommended: \_\_\_\_\_ Not Recommended: \_\_\_\_\_ Finance Committee

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Jean Maixner, Treasurer

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Keith McLean, Board President

BUYER		CO-BUYER		Deal #:	34457 129
SUDDEN VALLEY COMMUNITY ASSOCIATION 4 CLUBHOUSE CIRCLE BELLINGHAM, WA 98229				Deal Type:	Retail
Cell #:	(360) 778-9393			Deal Date:	04/16/2026
Email:	MIKE.BROCK@SUDDENVALLEY.COM			Print Time:	10:07am
				Salesperson:	BARAN AFFLECK

VEHICLE					
New	<input checked="" type="checkbox"/>	Stock #:	Description:	VIN:	Mileage:
Used	<input type="checkbox"/>	I9189	2025 FORD TRUCK BRONCO SPORT	3FMCR9BN2SRF13720	
Demo	<input type="checkbox"/>				

TRADE	
Vehicle:	
VIN:	
Mileage:	
Allowance:	\$ 4,000.00
Payoff:	\$ 0.00

AFTERMARKETS			
	MSRP:	\$	35,175.00
	Discount:	\$	1,141.76
	<b>Sale Price:</b>	\$	<b>34,033.24</b>
	Total Financed Aftermarkets:	\$	0.00
	Total Trade Allowance:	\$	4,000.00
	<b>Trade Difference:</b>	\$	<b>30,033.24</b>
	Doc Fee:	\$	200.00
	State & Local Taxes:	\$	2,943.26
	Total License and Fees:	\$	323.50
	<b>Total Cash Price:</b>	\$	<b>33,500.00</b>
	Total Trade Payoff:	\$	0.00
<b>Total Aftermarkets:</b>		\$	<b>0.00</b>
	<b>Delivered Price:</b>	\$	<b>33,500.00</b>
	Cash Down Payment + Deposit:	\$	0.00
	Total Rebates:	\$	3,500.00
	<b>Sub Total:</b>	\$	<b>30,000.00</b>
	Service Agreement:	\$	0.00
	Maintenance Agreement:	\$	0.00
Rate:			
Amount Financed:	\$	30,000.00	
	GAP Insurance:	\$	0.00
	Credit Life, Accident & Health:	\$	0.00
	Other:	\$	0.00
	<b>Amount Financed:</b>	\$	<b>30,000.00</b>



BUYER	CO-BUYER	Deal #:	63680
SUDDEN VALLEY COMMUNITY ASSOC 2800 LAKE LOUISE RD BELLINGHAM, WA 98229 Cell #: (305) 342-4152 Email: RAFAEL.TORRES@SUDDENVALLEY.COM		Deal Type:	Retail
		Deal Date:	04/15/2026
		Print Time:	03:51pm
		Salesperson:	CHRISTOPHER A BONESTEELE

VEHICLE				
New <input checked="" type="checkbox"/>	Stock #:	Description:	VIN:	Mileage:
Used <input type="checkbox"/>	LOCATE	2025 FORD TRUCK BRONCO SPORT	white	1
Demo <input type="checkbox"/>				

TRADE	
Vehicle:	
VIN:	
Mileage:	
Allowance: \$	5,000.00 <i>Element</i>
Payoff: \$	0.00

		PAYMENTS	
MSRP:	\$ 34,410.00	<b>Option 1: (retail)</b>	
Discount:	\$ 820.43		
<b>Sale Price:</b>	<b>\$ 33,589.57</b>	<b>Cash</b>	
Total Financed Aftermarkets:	\$ 0.00		
Total Trade Allowance:	\$ 5,000.00		
<b>Trade Difference:</b>	<b>\$ 28,589.57</b>		
Doc Fee:	\$ 200.00		
State & Local Taxes:	\$ 2,658.83		
Total License and Fees:	\$ 300.00		
<b>Total Cash Price:</b>	<b>\$ 31,748.40</b>		
Total Trade Payoff:	\$ 0.00		
<b>Delivered Price:</b>	<b>\$ 31,748.40</b>		
Cash Down Payment + Deposit:	\$ 0.00		
Total Rebates:	\$ 3,500.00		
<b>Sub Total:</b>	<b>\$ 28,248.40</b>		
Service Agreement:	\$ 0.00		
Maintenance Agreement:	\$ 0.00		
GAP Insurance:	\$ 0.00		
Credit Life, Accident & Health:	\$ 0.00		
Other:	\$ 0.00		

X \_\_\_\_\_  
Customer Signature

X \_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

*This worksheet represents a customer offer. If applicable, the above payments and fees are only an estimate. It is based upon the selling price, loan period, interest rate, trade value and cash down. All elements of this proposed transaction are negotiable including price, trade allowance, interest rate (of which the dealer may retain a portion), term and documentation fee of \$200.00. Your actual interest rate may vary by lending institution, credit history, income, terms and age/mileage of vehicle being purchased. Nothing contained herein is binding on either party, any agreement is subject to execution of contract documents.*

BUYER

DEALER



<b>BUYER</b>		<b>CO-BUYER</b>		<b>Deal #:</b> 63680
SUDDEN VALLEY COMMUNITY ASSOC 2800 LAKE LOUISE RD BELLINGHAM, WA 98229 <b>Cell #:</b> (305) 342-4152 <b>Email:</b> RAFAEL.TORRES@SUDDENVALLEY.COM				<b>Deal Type:</b> Retail <b>Deal Date:</b> 04/15/2026 <b>Print Time:</b> 03:51pm
				<b>Salesperson:</b> CHRISTOPHER A BONESTEELE

VEHICLE				
<b>New</b> <input checked="" type="checkbox"/>	<b>Stock #:</b>	<b>Description:</b>	<b>VIN:</b>	<b>Mileage:</b>
<b>Used</b> <input type="checkbox"/>	LOCATE	2025 FORD TRUCK BRONCO SPORT	white	1
<b>Demo</b> <input type="checkbox"/>				

TRADE	
<b>Vehicle:</b>	
<b>VIN:</b>	
<b>Mileage:</b>	
<b>Allowance:</b> \$	6,000.00 <i>Chery</i>
<b>Payoff:</b> \$	0.00

			PAYMENTS	
<b>MSRP:</b>	\$	34,410.00	<b>Option 1: (retail)</b>	
<b>Discount:</b>	\$	820.43	<b>Cash</b>	
<b>Sale Price:</b>	\$	<b>33,589.57</b>		
<b>Total Financed Aftermarkets:</b>	\$	0.00		
<b>Total Trade Allowance:</b>	\$	6,000.00		
<b>Trade Difference:</b>	\$	<b>27,589.57</b>		
<b>Doc Fee:</b>	\$	200.00		
<b>State &amp; Local Taxes:</b>	\$	2,565.83		
<b>Total License and Fees:</b>	\$	300.00		
<b>Total Cash Price:</b>	\$	<b>30,655.40</b>		
<b>Total Trade Payoff:</b>	\$	0.00		
<b>Delivered Price:</b>	\$	<b>30,655.40</b>		
<b>Cash Down Payment + Deposit:</b>	\$	0.00		
<b>Total Rebates:</b>	\$	3,500.00		
<b>Sub Total:</b>	\$	<b>27,155.40</b>		
<b>Service Agreement:</b>	\$	0.00		
<b>Maintenance Agreement:</b>	\$	0.00		
<b>GAP Insurance:</b>	\$	0.00		
<b>Credit Life, Accident &amp; Health:</b>	\$	0.00		
<b>Other:</b>	\$	0.00		

X \_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

X \_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

*This worksheet represents a customer offer. If applicable, the above payments and fees are only an estimate. It is based upon the selling price, loan period, interest rate, trade value and cash down. All elements of this proposed transaction are negotiable including price, trade allowance, interest rate (of which the dealer may retain a portion), term and documentation fee of \$200.00. Your actual interest rate may vary by lending institution, credit history, income, terms and age/mileage of vehicle being purchased. Nothing contained herein is binding on either party, any agreement is subject to execution of contract documents.*

# BOARD OF DIRECTORS MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Jo Anne Jensen, General Manager  
**Date:** May 28, 2026  
**Subject:** Capital Request – Replacement of Security Vehicles

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## **Purpose**

The purpose of this memo is to request approval of capital funding for the replacement of two SVCA Security Vehicles.

## **Background**

In September of 2025, an accident damaged the 2009 Honda CRV that Security used as a back-up patrol vehicle. Fixing the damage was estimated to cost more than the value of the vehicle, so SVCA's insurance company totaled the vehicle and paid SVCA \$14,930.07. On the 2025 Capital Budget – CRRRF, the CRV had been scheduled for replacement in 2026, but this line item was removed from the 2026 budget.

Security's primary patrol vehicle, a 2019 Chevy Colorado, is scheduled for replacement in 2026. The Capital Budget – CRRRF includes \$40,000 for this purchase. The Chevy Colorado is currently usable but has a persistent oil leak and will soon need a costly repair (\$4k-\$5k). Our in-house mechanic has recommended that we use the vehicle only in emergencies, therefore Security has been using the 2005 Honda Element that was previously assigned to Administration.

The Honda Element was scheduled for replacement in 2025, but we chose not to do that, since staff have preferred to use their own vehicles to conduct business travel and then submit mileage reports for reimbursement. The decision was made to use the Element until it could no longer be reasonably repaired, and then sell it.

It is necessary to replace both Security vehicles to ensure Security coverage is not interrupted. The Honda Element is not capable of safely driving SVCA roads during a winter weather event and is not a reliable vehicle, due to its age and condition.

## **Analysis**

Maintenance identified a list of vehicles that offer four-wheel or all-wheel drive, are robust enough to safely patrol during winter weather events, have enough accessible cargo space to accommodate the large amount of safety equipment carried by Security, and are also reliable and affordable. After discussion, the list was boiled down to two vehicles: the Jeep Wrangler, and the Ford Bronco. RSU, SVCA's new security services provider, participated in the discussion and indicated a strong preference for the Ford Bronco. Many law enforcement agencies use the Ford Explorer as their patrol vehicle of choice and the Bronco is a similar vehicle.

Maintenance then obtained quotes from dealers to determine that the two models were comparable in price. Competitive bids for two Ford Broncos were then obtained.

**Funding**

We propose to trade in both the Chevy Colorado and SVCA’s 2003 Honda Element. Two quotes (copies attached) were obtained:

- Bellingham Ford        \$55,403.80 for two Ford Bronco Sport Vehicles (white)
- Kendall Ford            \$60,000.00 for two Ford Bronco Sport Vehicles (white)

The 2026 Capital Budget – CRRRF allocates \$40,000 for the replacement of the Chevy Colorado. No capital funds are allocated specifically for the replacement of the CRV or Honda Element, but insurance paid SVCA \$14,930.07 in 2025; those funds became part of Operations.

The prices quoted, the value assigned to the trade-ins, and the availability of vehicles are not guaranteed. For that reason, I request that the board approve \$60,000 for the purchase of two Ford Broncos. Staff will then negotiate for the best possible deal. Unused funds will be returned to CRRRF.

**Request**

I request that the Board of Directors approve \$60,000 in funding from CRRRF for the purchase of two Ford Broncos to be used as Security patrol vehicles.

**Motion**

I move that the Board of Directors approve \$60,000 in funding from CRRRF for the purchase of two Ford Broncos to be used as Security patrol vehicles.

**Approvals**

Recommended: \_\_\_\_\_ Not Recommended: \_\_\_\_\_ Finance Committee

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Jean Maixner, Treasurer

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Keith McLean, Board President

BUYER		CO-BUYER		Deal #:	34457 134
SUDDEN VALLEY COMMUNITY ASSOCIATION 4 CLUBHOUSE CIRCLE BELLINGHAM, WA 98229				Deal Type:	Retail
Cell #:	(360) 778-9393			Deal Date:	04/16/2026
Email:	MIKE.BROCK@SUDDENVALLEY.COM			Print Time:	10:07am
				Salesperson:	BARAN AFFLECK

VEHICLE					
New	<input checked="" type="checkbox"/>	Stock #:	Description:	VIN:	Mileage:
Used	<input type="checkbox"/>	I9189	2025 FORD TRUCK BRONCO SPORT	3FMCR9BN2SRF13720	
Demo	<input type="checkbox"/>				

TRADE	
Vehicle:	
VIN:	
Mileage:	
Allowance:	\$ 4,000.00
Payoff:	\$ 0.00

AFTERMARKETS			
	MSRP:	\$	35,175.00
	Discount:	\$	1,141.76
	<b>Sale Price:</b>	\$	<b>34,033.24</b>
	Total Financed Aftermarkets:	\$	0.00
	Total Trade Allowance:	\$	4,000.00
	<b>Trade Difference:</b>	\$	<b>30,033.24</b>
	Doc Fee:	\$	200.00
	State & Local Taxes:	\$	2,943.26
	Total License and Fees:	\$	323.50
	<b>Total Cash Price:</b>	\$	<b>33,500.00</b>
	Total Trade Payoff:	\$	0.00
<b>Total Aftermarkets:</b>		\$	<b>0.00</b>
	<b>Delivered Price:</b>	\$	<b>33,500.00</b>
	Cash Down Payment + Deposit:	\$	0.00
	Total Rebates:	\$	3,500.00
	<b>Sub Total:</b>	\$	<b>30,000.00</b>
	Service Agreement:	\$	0.00
	Maintenance Agreement:	\$	0.00
Rate:			
Amount Financed:	\$	30,000.00	
	GAP Insurance:	\$	0.00
	Credit Life, Accident & Health:	\$	0.00
	Other:	\$	0.00
	<b>Amount Financed:</b>	\$	<b>30,000.00</b>



BUYER		CO-BUYER	Deal #:	63680
SUDDEN VALLEY COMMUNITY ASSOC 2800 LAKE LOUISE RD BELLINGHAM, WA 98229			Deal Type:	Retail
Cell #:	(305) 342-4152		Deal Date:	04/15/2026
Email:	RAFAEL.TORRES@SUDDENVALLEY.COM		Print Time:	03:51pm
			Salesperson:	CHRISTOPHER A BONESTEELE

VEHICLE				
New	<input checked="" type="checkbox"/>	Stock #:	Description:	VIN:
Used	<input type="checkbox"/>	LOCATE	2025 FORD TRUCK BRONCO SPORT	white
Demo	<input type="checkbox"/>			
				Mileage:
				1

TRADE	
Vehicle:	
VIN:	
Mileage:	
Allowance:	\$ 5,000.00 <i>Element</i>
Payoff:	\$ 0.00

		PAYMENTS	
MSRP:	\$ 34,410.00	<b>Option 1: (retail)</b>	
Discount:	\$ 820.43	<b>Cash</b>	
<b>Sale Price:</b>	<b>\$ 33,589.57</b>		
Total Financed Aftermarkets:	\$ 0.00		
Total Trade Allowance:	\$ 5,000.00		
<b>Trade Difference:</b>	<b>\$ 28,589.57</b>		
Doc Fee:	\$ 200.00		
State & Local Taxes:	\$ 2,658.83		
Total License and Fees:	\$ 300.00		
<b>Total Cash Price:</b>	<b>\$ 31,748.40</b>		
Total Trade Payoff:	\$ 0.00		
<b>Delivered Price:</b>	<b>\$ 31,748.40</b>		
Cash Down Payment + Deposit:	\$ 0.00		
Total Rebates:	\$ 3,500.00		
<b>Sub Total:</b>	<b>\$ 28,248.40</b>		
Service Agreement:	\$ 0.00		
Maintenance Agreement:	\$ 0.00		
GAP Insurance:	\$ 0.00		
Credit Life, Accident & Health:	\$ 0.00		
Other:	\$ 0.00		

X \_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

X \_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

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BUYER

DEALER



BUYER	CO-BUYER	Deal #:	63680
SUDDEN VALLEY COMMUNITY ASSOC 2800 LAKE LOUISE RD BELLINGHAM, WA 98229 Cell #: (305) 342-4152 Email: RAFAEL.TORRES@SUDDENVALLEY.COM		Deal Type:	Retail
		Deal Date:	04/15/2026
		Print Time:	03:51pm
		Salesperson:	CHRISTOPHER A BONESTEELE

VEHICLE				
New <input checked="" type="checkbox"/>	Stock #:	Description:	VIN:	Mileage:
Used <input type="checkbox"/>	LOCATE	2025 FORD TRUCK BRONCO SPORT	white	1
Demo <input type="checkbox"/>				

TRADE	
Vehicle:	
VIN:	
Mileage:	
Allowance: \$	6,000.00 <i>Chery</i>
Payoff: \$	0.00

		PAYMENTS
MSRP:	\$ 34,410.00	<b>Option 1: (retail)</b>  <b>Cash</b>
Discount:	\$ 820.43	
<b>Sale Price:</b>	<b>\$ 33,589.57</b>	
Total Financed Aftermarkets:	\$ 0.00	
Total Trade Allowance:	\$ 6,000.00	
<b>Trade Difference:</b>	<b>\$ 27,589.57</b>	
Doc Fee:	\$ 200.00	
State & Local Taxes:	\$ 2,565.83	
Total License and Fees:	\$ 300.00	
<b>Total Cash Price:</b>	<b>\$ 30,655.40</b>	
Total Trade Payoff:	\$ 0.00	
<b>Delivered Price:</b>	<b>\$ 30,655.40</b>	
Cash Down Payment + Deposit:	\$ 0.00	
Total Rebates:	\$ 3,500.00	
<b>Sub Total:</b>	<b>\$ 27,155.40</b>	
Service Agreement:	\$ 0.00	
Maintenance Agreement:	\$ 0.00	
GAP Insurance:	\$ 0.00	
Credit Life, Accident & Health:	\$ 0.00	
Other:	\$ 0.00	

X \_\_\_\_\_  
Customer Signature

\_\_\_\_\_  
Date

X \_\_\_\_\_  
Manager Signature

\_\_\_\_\_  
Date

*This worksheet represents a customer offer. If applicable, the above payments and fees are only an estimate. It is based upon the selling price, loan period, interest rate, trade value and cash down. All elements of this proposed transaction are negotiable including price, trade allowance, interest rate (of which the dealer may retain a portion), term and documentation fee of \$200.00. Your actual interest rate may vary by lending institution, credit history, income, terms and age/mileage of vehicle being purchased. Nothing contained herein is binding on either party, any agreement is subject to execution of contract documents.*

BUYER

DEALER

# BOARD OF DIRECTORS MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Jo Anne Jensen, General manager  
**Date:** May 28, 2026  
**Subject:** Approval Request – 2026 Road Repairs

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## Purpose

The purpose of this memo is to request approval of contract award for the planned 2026 road repair projects.

## Background

In February 2026, the board approved \$428,714 in funding for the completion of the four major 2026 road repair projects (see attached memo). I am now requesting approval of contract award for the planned projects.

## Analysis

On May 5th, 2026 PNW issued a bid package to 7 contractors requesting quotes for the asphalt repair scope of work. Three vendors submitted bids, as shown below:

- Western Refinery Services, Inc. (WRS) – Quote Received -- \$208,133.53
- Lakeside Industries, Inc. – Quote Received -- \$278,549.85
- Asphalt Northwest – Quote Received – \$291,184.70
- Granite Construction – No Quote
- Stremler Gravel – No Quote
- Strider Construction – No Quote
- Tiger Construction – No Quote

We recommend awarding the 2026 roads repair contract to WRS, as they are the low bidder.

The 2026 Capital Budget – Roads includes \$193,574 for road repairs to Appaloosa Court, Yearling place, Misty Ridge Court, and Fields Park Place. To ensure that these important repairs can be completed this year, we propose to use funds intended for culvert repairs to cover the short fall of approximately \$14,560. The contract is based on unit pricing and the final pricing will depend on measurements taken in the field. It is not certain how many culverts can be completed with the funds remaining. It is out intention to complete as many of the culverts as possible given the overall budget available for 2026 roads projects.

## Request

I request that the SVCA Board of Directors approve the selection of WRS as the vendor for completion of the 2026 roads projects and authorize the General Manager to execute SVCA's standard construction contract with WRS.

**Motion**

I move that the SVCA Board of Directors approve the selection of WRS as the vendor for completion of the 2026 roads projects and authorize the General Manager to execute SVCA’s standard construction contract with WRS.

**Approvals**

Recommended: \_\_\_\_\_ Not Recommended \_\_\_\_\_ Finance Committee

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Jean Maixner, Treasurer

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Keith McLean, Board President

# BOARD OF DIRECTORS MEMO

**To:** Sudden Valley Community Association Board of Directors  
**From:** Jo Anne Jensen, General manager  
**Date:** February 26, 2026  
**Subject:** Capital Request – 2026 Road Repairs

---

## Purpose

The purpose of this memo is to request funding for the planned 2026 road repair projects.

## Background

In February 2025, the board approved \$41,888 in funding for the design and permitting of road repair projects to be completed in 2026. Engineering was completed by Impact Design, and permits are being submitted to Whatcom County. We are now requesting funding to put the planned projects out to bid and complete the work during the construction window of June 1<sup>st</sup> through September 30th.

## Analysis

The 2026 Capital Budget – Roads includes four roads for asphalt repairs:

• Appaloosa Court --	\$38,339
• Yearling Place --	\$98,067
• Misty Ridge Court --	\$32,853
• <u>Fields Park Place --</u>	<u>\$24,315</u>
Total	\$193,574

In addition to these road repairs, the 2026 budget identifies 24 culverts scheduled for replacement. One of these culverts, Culvert 25, is a large box culvert and the replacement budget is \$594,880. At this time, Impact Design and SVCA staff agree that the condition of Culvert 25 has not degraded since the 2024 inspection and recommend that SVCA push off the replacement to 2030. The culvert will be monitored by staff and re-inspected in 2028 as part of the five-year renewal of the ten-year roads and drainage plan. The remaining 23 culverts are recommended for replacement as scheduled, and the budget includes \$235,140 for this work.

Drawings for the road improvements and culvert replacements are attached for reference. A separate engineer's estimate has not been completed as the amounts in the 2026 budget were based on Impact Design's estimates in the Ten-Year Roads & Drainage Plan and it is believed that these estimates are still valid.

## Request

I request that the SVCA Board of Directors approve the allocation of \$428,714 from the Roads Reserve Fund for the completion of the four road repair and 23 culvert replacement projects proposed for completion in 2026.

**Motion**

I move that the Board of Directors approve the allocation of \$428,714 from the Roads Reserve Fund for the completion of the four road repair and 23 culvert replacement projects proposed for completion in 2026.

**Approvals**

Recommended: \_\_\_\_\_ Not Recommended \_\_\_\_\_ Finance Committee

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Jean Maixner, Treasurer

Approved: \_\_\_\_\_ Not Approved: \_\_\_\_\_ SVCA Board of Directors

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Keith McLean, Board President



February 10<sup>th</sup>, 2026

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

RE: Project Scope Letter  
**2026 Roads Project**

PNW is providing this overall project scope letter to SVCA for the 2026 Roads project. On February 27<sup>th</sup>, 2025 SVCA approved a capital request for the design and permitting to be completed. Engineering has been completed by Impact Design, and permit applications are being submitted to Whatcom County. SVCA's 2026 capital budget identifies 4 roads for asphalt repairs with a budget of \$193,573.00. These include:

- Appaloosa Court
- Yearling Place
- Misty Ridge
- Fields Park Place

In addition, there are 23 culverts proposed for replacement with a budget of \$235,140.00. The total budget available is \$428,713.00. Culvert 25 is proposed to be monitored and shifted out.

The drawings for the road improvements and culvert replacements are attached for reference. A separate engineer's estimate hasn't been completed as the identified amounts in the 2026 capital budget are believed to be accurate. At this time, we are requesting funding approval, and once approved the project will be issued for bid. After bidding, the project will be brought back to SVCA for contract award.

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

Sincerely,

Tyler Andrews  
President



May 15<sup>th</sup>, 2026

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

RE: Project Scope Letter  
**2026 Roads Project – Contract Award**

PNW is providing this overall project scope letter to SVCA for the 2026 Roads project. On February 27<sup>th</sup>, 2025 SVCA approved a capital request for the design and permitting to be completed. Then on February 26<sup>th</sup>, 2026 SVCA approved construction funding for 4 roads to have asphalt repairs, and 23 culverts to be replaced. The 4 roads include:

- Appaloosa Court
- Yearling Place
- Misty Ridge Court
- Fields Park Place

On May 5<sup>th</sup>, 2026 PNW issued a bid package to 7 contractors requesting quotes for the asphalt repair scope of work. These included:

- Western Refinery Services, Inc. (WRS) – Quote Received
- Lakeside Industries, Inc. – Quote Received
- Asphalt Northwest – Quote Received
- Granite Construction – No Quote
- Stremmer Gravel – No Quote
- Strider Construction – No Quote
- Tiger Construction – No Quote

Attached are the bid tabulations and bid package for reference. WRS has the low quote with a combined amount of \$208,133.53 to repair all 4 roads proposed. SVCA's budget for these 4 roads, not including culvert repairs, is \$193,574 per the funding capital request submitted February 26<sup>th</sup>, 2026. PNW recommends SVCA proceed with repairing all 4 roads and issue contract to WRS.

The contract is unit price, and the total value of \$208,133.53 might vary slightly depending on final field measurements. PNW suggests deleting 1 or 2 culverts in 2026, if necessary, to cover the overage in asphalt repairs. Impact Design, engineer of record, supports this recommendation.

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

Sincerely,

Tyler Andrews  
 President

## May 15, 2026- Bid Tabulation

## Project: 2026 Road Project

Item #	Description	Quantity	Unit	WRS		Lakeside Industries		Asphalt Northwest	
				Unit Price	Total	Unit Price	Total	Unit Price	Total
<b>Schedule A - Misty Ridge Court</b>									
A1	Mobilization	1	LS	\$ 2,575.00	\$ 2,575.00	\$ 12,500.00	\$ 12,500.00	\$ 5,000.00	\$ 5,000.00
A2	Temporary Traffic Control	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 4,500.00	\$ 4,500.00	\$ 1,500.00	\$ 1,500.00
A3	Temporary Erosion and Sediment Control	1	LS	\$ 613.00	\$ 613.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
A4	Bituminous Grinding	369	SY	\$ 10.80	\$ 3,985.20	\$ 15.00	\$ 5,535.00	\$ 10.00	\$ 3,690.00
A5	Pothole Repairs	0	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A6	HMA Cl. 1/2-IN PG 64-22 - Repairs	20	TONS	\$ 200.00	\$ 4,000.00	\$ 160.00	\$ 3,200.00	\$ 350.00	\$ 7,000.00
A7	HMA Cl. 1/2-IN PG 64-22 - Overlay	84	TONS	\$ 144.00	\$ 12,096.00	\$ 140.00	\$ 11,760.00	\$ 190.00	\$ 15,960.00
A8	Asphalt Berm	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A9	Shouldering / Driveways - CSTC	9	TONS	\$ 174.00	\$ 1,566.00	\$ 200.00	\$ 1,800.00	\$ 150.00	\$ 1,350.00
A10	Blue Button Replacement	0	EA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
A11	Raise Castings to Grade	1	EA	\$ 910.00	\$ 910.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
A12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 0.01	\$ 0.01	\$ 1,000.00	\$ 1,000.00
A13	Minor Changes	1	EST.	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<b>Schedule A Subtotal</b>					<b>\$ 33,145.20</b>		<b>\$ 45,795.02</b>		<b>\$ 42,500.00</b>
<b>WSST @ 8.8%</b>					<b>\$ 2,916.78</b>		<b>\$ 4,029.96</b>		<b>\$ 3,740.00</b>
<b>Schedule A Total w/ WSST</b>					<b>\$ 36,061.98</b>		<b>\$ 49,824.98</b>		<b>\$ 46,240.00</b>

**Schedule B - Fields Park Place**

B1	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 12,500.00	\$ 12,500.00	\$ 6,500.00	\$ 6,500.00
B2	Temporary Traffic Control	1	LS	\$ 600.00	\$ 600.00	\$ 4,500.00	\$ 4,500.00	\$ 1,500.00	\$ 1,500.00
B3	Temporary Erosion and Sediment Control	1	LS	\$ 613.00	\$ 613.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
B4	Bituminous Grinding	288	SY	\$ 11.00	\$ 3,168.00	\$ 15.00	\$ 4,320.00	\$ 12.00	\$ 3,456.00
B5	Pothole Repairs	0	SF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B6	HMA Cl. 1/2-IN PG 64-22 - Repairs	16	TONS	\$ 200.00	\$ 3,200.00	\$ 160.00	\$ 2,560.00	\$ 350.00	\$ 5,600.00
B7	HMA Cl. 1/2-IN PG 64-22 - Overlay	85	TONS	\$ 144.00	\$ 12,240.00	\$ 140.00	\$ 11,900.00	\$ 190.00	\$ 16,150.00
B8	Asphalt Berm	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
B9	Shouldering / Driveways - CSTC	12	TONS	\$ 174.00	\$ 2,088.00	\$ 200.00	\$ 2,400.00	\$ 150.00	\$ 1,800.00
B10	Blue Button Replacement	1	EA	\$ 66.00	\$ 66.00	\$ 200.00	\$ 200.00	\$ 500.00	\$ 500.00
B11	Raise Castings to Grade	1	EA	\$ 910.00	\$ 910.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
B12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
B13	Minor Changes	1	EST.	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<b>Schedule B Subtotal</b>					<b>\$ 30,585.00</b>		<b>\$ 44,880.02</b>		<b>\$ 43,006.00</b>
<b>WSST @ 8.8%</b>					<b>\$ 2,691.48</b>		<b>\$ 3,949.44</b>		<b>\$ 3,784.53</b>

**Schedule B Total w/ WSST****\$ 33,276.48****\$ 48,829.46****\$ 46,790.53****Schedule C - Appaloosa Court**

C1	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 12,500.00	\$ 12,500.00	\$ 7,500.00	\$ 7,500.00
C2	Temporary Traffic Control	1	LS	\$ 600.00	\$ 600.00	\$ 4,500.00	\$ 4,500.00	\$ 2,000.00	\$ 2,000.00
C3	Temporary Erosion and Sediment Control	1	LS	\$ 613.00	\$ 613.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
C4	Bituminous Grinding	753	SY	\$ 7.00	\$ 5,271.00	\$ 15.00	\$ 11,295.00	\$ 8.00	\$ 6,024.00
C5	Pothole Repairs	531	SF	\$ 2.00	\$ 1,062.00	\$ 10.00	\$ 5,310.00	\$ 9.00	\$ 4,779.00
C6	HMA Cl. 1/2-IN PG 64-22 - Repairs	80	TONS	\$ 175.00	\$ 14,000.00	\$ 160.00	\$ 12,800.00	\$ 300.00	\$ 24,000.00
C7	HMA Cl. 1/2-IN PG 64-22 - Overlay	130	TONS	\$ 161.00	\$ 20,930.00	\$ 140.00	\$ 18,200.00	\$ 190.00	\$ 24,700.00
C8	Asphalt Berm	33	LF	\$ 42.00	\$ 1,386.00	\$ 10.00	\$ 330.00	\$ 50.00	\$ 1,650.00
C9	Shouldering / Driveways - CSTC	16	TONS	\$ 125.00	\$ 2,000.00	\$ 200.00	\$ 3,200.00	\$ 150.00	\$ 2,400.00
C10	Blue Button Replacement	1	EA	\$ 66.00	\$ 66.00	\$ 250.00	\$ 250.00	\$ 500.00	\$ 500.00
C11	Raise Castings to Grade	2	EA	\$ 910.00	\$ 1,820.00	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00
C12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
C13	Minor Changes	1	EST.	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
<b>Schedule C Subtotal</b>				<b>\$ 55,448.00</b>	<b>\$ 76,385.02</b>	<b>\$ 82,553.00</b>	<b>\$ 82,553.00</b>	<b>\$ 82,553.00</b>	<b>\$ 82,553.00</b>
<b>WSST @ 8.8%</b>				<b>\$ 4,879.42</b>	<b>\$ 6,721.88</b>	<b>\$ 7,264.66</b>	<b>\$ 7,264.66</b>	<b>\$ 7,264.66</b>	<b>\$ 7,264.66</b>
<b>Schedule C Total w/ WSST</b>				<b>\$ 60,327.42</b>	<b>\$ 83,106.90</b>	<b>\$ 89,817.66</b>	<b>\$ 89,817.66</b>	<b>\$ 89,817.66</b>	<b>\$ 89,817.66</b>

**Alternate - Yearling Place**

D1	Mobilization	1	LS	\$ 2,225.00	\$ 2,225.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
D2	Temporary Traffic Control	1	LS	\$ 1,500.00	\$ 1,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,000.00	\$ 2,000.00
D3	Temporary Erosion and Sediment Control	1	LS	\$ 770.00	\$ 770.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
D4	Bituminous Grinding	852	SY	\$ 7.00	\$ 5,964.00	\$ 15.00	\$ 12,780.00	\$ 7.00	\$ 5,964.00
D5	Pothole Repairs	650	SF	\$ 2.00	\$ 1,300.00	\$ 10.00	\$ 6,500.00	\$ 9.00	\$ 5,850.00
D6	HMA Cl. 1/2-IN PG 64-22 - Repairs	57	TONS	\$ 171.00	\$ 9,747.00	\$ 160.00	\$ 9,120.00	\$ 300.00	\$ 17,100.00
D7	HMA Cl. 1/2-IN PG 64-22 - Overlay	219	TONS	\$ 149.00	\$ 32,631.00	\$ 140.00	\$ 30,660.00	\$ 190.00	\$ 41,610.00
D8	Asphalt Berm	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
D9	Shouldering / Driveways - CSTC	37	TONS	\$ 106.00	\$ 3,922.00	\$ 200.00	\$ 7,400.00	\$ 150.00	\$ 5,550.00
D10	Blue Button Replacement	2	EA	\$ 66.00	\$ 132.00	\$ 250.00	\$ 500.00	\$ 500.00	\$ 1,000.00
D11	Raise Castings to Grade	3	EA	\$ 910.00	\$ 2,730.00	\$ 1,500.00	\$ 4,500.00	\$ 1,500.00	\$ 4,500.00
D12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00	\$ 0.01	\$ 0.01	\$ 500.00	\$ 500.00
D13	Minor Changes	1	EST.	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
<b>Schedule D Subtotal</b>				<b>\$ 72,121.00</b>	<b>\$ 88,960.02</b>	<b>\$ 99,574.00</b>	<b>\$ 99,574.00</b>	<b>\$ 99,574.00</b>	<b>\$ 99,574.00</b>
<b>WSST @ 8.8%</b>				<b>\$ 6,346.65</b>	<b>\$ 7,828.48</b>	<b>\$ 8,762.51</b>	<b>\$ 8,762.51</b>	<b>\$ 8,762.51</b>	<b>\$ 8,762.51</b>
<b>Schedule D Total w/ WSST</b>				<b>\$ 78,467.65</b>	<b>\$ 96,788.50</b>	<b>\$ 108,336.51</b>	<b>\$ 108,336.51</b>	<b>\$ 108,336.51</b>	<b>\$ 108,336.51</b>

**Total All Schedules w/ WSST****\$ 208,133.53****\$ 278,549.85****\$ 291,184.70**



May 13<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Bid Form – 2026 Road Project**  
**Addendum #1**

Bid submissions are due by 3:00pm on Friday, 5-15-26. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

Firm Name: Western Refinery Services, Inc

<b>Bid Schedule – 2026 Road Project</b>					
Item #	Description	Quantity	Unit	Unit Price	Total
<b>Schedule A – Misty Ridge Court</b>					
A1	Mobilization	1	LS	\$ 2,575.00	\$ 2,575.00
A2	Temporary Traffic Control	1	LS	\$ 1,200.00	\$ 1,200.00
A3	Temporary Erosion and Sediment Control	1	LS	\$ 613.00	\$ 613.00
A4	Bituminous Grinding	369	SY	\$10.80	\$ 3,985.20
A5	Full Depth Pavement Repairs	0	SF	N/A	N/A
A6	HMA Cl. ½-IN PG 64-22 – Asphalt Patching	20	TONS	\$200.00	\$ 4,000.00
A7	HMA Cl. ½-IN PG 64-22 – Overlay	84	TONS	\$ 144.00	\$ 12,096.00
A8	Asphalt Berm	0	LF	N/A	N/A
A9	Shouldering / Driveways – CSTC	9	TONS	\$ 174.00	\$ 1,566.00
A10	Blue Button Replacement	0	EA	N/A	N/A
A11	Raise Castings to Grade	1	EA	\$ 910.00	\$ 910.00
A12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00
A13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
<b>Schedule A Subtotal</b>					\$ 33,145.20
<b>WSST @ 8.8%</b>					\$ 2,916.78
<b>Schedule A Total w/ WSST</b>					\$ 36,061.98

Item #	Description	Quantity	Unit	Unit Price	Total
<b>Schedule B – Fields Park Place</b>					
B1	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00
B2	Temporary Traffic Control	1	LS	\$ 600.00	\$ 600.00
B3	Temporary Erosion and Sediment Control	1	LS	\$ 613.00	\$ 613.00



B4	Bituminous Grinding	288	SY	\$11.00	\$3,168.00
B5	Full Depth Pavement Repairs	0	SF	N/A	N/A
B6	HMA Cl. 1/2-IN PG 64-22 – Asphalt Patches	16	TONS	\$ 200.00	\$ 3,200.00
B7	HMA Cl. 1/2"-IN PG64-22 – Overlay	85	TONS	\$144.00	\$ 12,240.00
B8	Asphalt Berm	0	LF	N/A	N/A
B9	Shouldering / Driveways – CSTC	12	TONS	\$ 174.00	\$ 2,088.00
B10	Blue Button Replacement	1	EA	\$ 66.00	\$ 66.00
B11	Raise Castings to Grade	1	EA	\$910.00	\$ 910.00
B12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00
B13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule B Subtotal</b>				\$30,585.00
	<b>WSST @ 8.8%</b>				\$2,691.48
	<b>Schedule B Total w/ WSST</b>				\$33,276.48

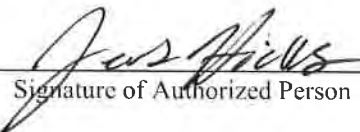
Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Schedule C – Appaloosa Court</b>				
C1	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00
C2	Temporary Traffic Control	1	LS	\$ 600.00	\$ 600.00
C3	Temporary Erosion and Sediment Control	1	LS	\$ 613.00	\$ 613.00
C4	Bituminous Grinding	753	SY	\$ 7.00	\$5,271.00
C5	Full Depth Pavement Repairs	531	SF	\$2.00	\$1,062.00
C6	HMA Cl. 1/2-IN PG 64-22 – Asphalt Patching	80	TONS	\$175.00	\$14,000.00
C7	HMA Cl. 1/2"-IN PG64 22 Overlay	130	TONS	\$ 161.00	\$ 20,930.00
C8	Asphalt Berm	33	LF	\$42.00	\$ 1,386.00
C9	Shouldering / Driveways – CSTC	16	TONS	\$125.00	\$2,000.00
C10	Blue Button Replacement	1	EA	\$66.00	\$66.00
C11	Raise Castings to Grade	2	EA	\$910.00	\$ 1,820.00
C12	Restoration	1	LS	\$ 1,200.00	\$ 1,200.00
C13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule C Subtotal</b>				\$55,448.00
	<b>WSST @ 8.8%</b>				\$4,879.42
	<b>Schedule C Total w/ WSST</b>				\$60,327.42

Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Alternate – Yearling Place</b>				
D1	Mobilization	1	LS	\$2,225.00	\$ 2,225.00
D2	Temporary Traffic Control	1	LS	\$1,500.00	\$ 1,500.00
D3	Temporary Erosion and Sediment Control	1	LS	\$ 770.00	\$ 770.00



D4	Bituminous Grinding	852	SY	\$7.00	\$5,964.00
D5	Full Depth Pavement Repairs	650	SF	\$2.00	\$1,300.00
D6	HMA Cl. 1/2-IN PG 64-22 – Asphalt Patching	57	TONS	\$171.00	\$9,747.00
D7	HMA Cl. 1/2"-IN PG64-22 – Overlay	219	TONS	\$149.00	\$32,631.00
D8	Asphalt Berm	0	LF	N/A	N/A
D9	Shouldering / Driveways – CSTC	37	TONS	\$106.00	\$3,922.00
D10	Blue Button Replacement	2	EA	\$66.00	\$132.00
D11	Raise Castings to Grade	3	EA	\$910.00	\$2,730.00
D12	Restoration	1	LS	\$1,200.00	\$1,200.00
D13	Minor Changes	1	EST.	\$10,000.00	\$10,000.00
	<b>Schedule D Subtotal</b>				\$72,121.00
	<b>WSST @ 8.8%</b>				\$6,346.65
	<b>Schedule D Total w/ WSST</b>				\$78,467.65

Acknowledgement of Addendums: 1

By:   
Signature of Authorized Person

Date: 5-15-2026

Print Name & Title: Jerald Hicks Manager

Note: Submit proposed force account rates for labor and equipment with Bid Form.



Sudden Valley Community Association  
2026 – Road Project

Force Account Rates  
Does not include 15% mark-up

Labor Classification	Striaght Time	Over Time
Laborer	\$ 50.00	\$ 75.00
Paving Specialist	\$ 60.00	\$ 90.00
Foreman	\$ 75.00	\$ 112.50

Equipment Classification	Hourly
4 Ton Mini Excavator	\$ 45.00
36" Roller	\$ 10.00
47" Roller	\$ 53.00
Finish Grader	\$ 100.00
12 Yrd Dump Truck	\$ 65.00
12 yard transfer trailer	\$ 35.00
Tool / Crew Truck	\$ 30.00
40" Asphalt Grinder	\$ 599.00
Asphalt Paver	\$ 225.00



May 5<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Quote Request – 2026 Road Project**

SVCA is requesting quotes for the 2026 Road Project. Bid proposals are due by 3:00pm on Friday, 5-15-26. The project includes 4 roads to complete asphalt repairs, and overlay.

- Schedule A – Misty Ridge Court
- Schedule B – Fields Park Place
- Schedule C – Appaloosa Court
- Alternate – Yearling Place

**Summary of Work:**

1. The project will go in front of SVCA's Finance Committee on Wednesday, 5-20-26, and then the Board on Thursday, 5-28-26, for contract award. NTP is anticipated 6-15-26, or upon contract execution.
2. All work is assumed to be completed under 1 mobilization.
  - a. Contractor may work 1 or multiple locations at a time.
  - b. Once a location is started, the contractor is required to continuously work until complete under typical working hours/days.
  - c. Contractor shall follow the Lake Whatcom Watershed soil disturbance requirement to not exceed 500SF from October 1<sup>st</sup> thru May 31<sup>st</sup>.
3. Schedules A, B, and C have 20 combined working days to complete. If the Alternate is awarded, it will have 10 working days to complete. Substantial completion is Friday, 9-18-26. Liquidated damages shall be assessed at \$500.00 per day for any days incurred after 9-18-26 or over the identified working days. Inclement weather is incidental to the substantial completion date. Final completion is Wednesday, 9-30-26.
4. SVCA work hours are 8:00am – 7:00pm Monday through Friday, and 8:00am – 6:00pm Saturday.
5. Contractor shall provide a schedule to SVCA within 2 weeks of contract execution.
6. SVCA will allow contractor staging in the overflow parking lot located across from Gate 5 along Lake Louis Road. There is very limited staging available at each work location. Upon completion, contractor shall restore the surface of the staging area to match pre-construction.
7. Fridays are garbage/recycling day at SVCA. Contractor shall not interfere with this pickup. If Contractor plans to have the road obstructed on Fridays, other arrangements shall be coordinated by the Contractor for garbage/recycling collection. Asphalt paving will not be allowed on Friday's.
8. Survey:
  - o The project is intended to be a field fit project, and a licensed surveyor isn't required. The engineer will coordinate with the contractor to identify repair locations ahead of starting.



9. If contractor needs water, a hydrant is available with a water meter located at Area Z (SVCA's Maintenance Shop). Water fees will be paid direct by SVCA.
10. Traffic control per MUTCD and WSDOT standards.
  - a. Contractor will be allowed to close the roads in Schedules A, B, and C for 2 days each during the hours of 8:00am to 5:00pm. 1 closure is assumed for asphalt patching, and 1 for overlay.
  - b. Contractor will be allowed to close the Alternate, Yearling Place, for 3 days during the hours of 8:00am to 5:00pm. 1 closure is assumed for asphalt patching, and 2 for overlay.
  - c. Contractor shall provide door notices to residences a minimum of 72 hours prior to any closures.
  - d. No closures are allowed Friday through Sunday.
11. Installation shall follow WSDOT specifications and standards.
  - a. All asphalt joints shall be sealed, and road shall be tac-coated prior to overlay.
12. Force account work to receive 15% markup. Contractor to provide proposed force account rates for labor and equipment with Bid Proposal.
13. Owner will hire a testing agency.
14. Contractor shall provide Performance and Payment Bonds. Bid bonds are not required.
15. This is a private project, and prevailing wages are not applicable.
16. Contractor shall warranty work for 1 year from final completion.

#### **Bid Item Clarifications:**

##### **- All Schedules**

- Bid Items A5, B5, C5, D5 – Pothole Repairs
  - This item includes sawcutting, removal of asphalt, excavation, disposal, subgrade compaction, and placement of 2" CSTC. Asphalt placement is included in separate bid items. If existing gravel base is unsuitable, it will be replaced under Minor Changes.
- Bid Items A8, B8, C8, D8 – Asphalt Berm
  - Placement of berms will be directed by the engineer. The intent of the berm is to keep water from flowing down driveways. Berm size is approximately 1' wide and 2" tall.
- Bid Items A9, B9, C9, D9 – Shouldering / Driveways – CSTC
  - Gravel driveways shall have 2" layer of CSTC installed over 6' width to blend driveway with new asphalt finish grade.
  - Where road has shoulders, ditch doesn't start at edge of asphalt, CSTC shall be installed for a 1'-2' width matching shoulder width.
- Bid Items A11, B11, C11, D11 – Raise Castings to Grade
  - Detail S19 on Drawing C9 applies to this bid item.

#### **Attachments:**

1. Bid Form – 3 Pages
2. Drawings – 9 Pages
3. SVCA Standard Contract – 12 Pages



Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072. Contractors are encouraged to independently visit the site; no formal pre-bid is scheduled. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).



May 5<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Bid Form – 2026 Road Project**

Bid submissions are due by 3:00pm on Friday, 5-15-26. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

Firm Name: \_\_\_\_\_

<b>Bid Schedule – 2026 Road Project</b>					
Item #	Description	Quantity	Unit	Unit Price	Total
<b>Schedule A – Misty Ridge Court</b>					
A1	Mobilization	1	LS	\$	\$
A2	Temporary Traffic Control	1	LS	\$	\$
A3	Temporary Erosion and Sediment Control	1	LS	\$	\$
A4	Bituminous Grinding	159	SY	\$	\$
A5	Pothole Repairs	0	SF	N/A	N/A
A6	HMA Cl. ½-IN PG 64-22 – Repairs	19	TONS	\$	\$
A7	HMA Cl. ½-IN PG 64-22 – Overlay	150	TONS	\$	\$
A8	Asphalt Berm	0	LF	N/A	N/A
A9	Shouldering / Driveways – CSTC	9	TONS	\$	\$
A10	Blue Button Replacement	0	EA	N/A	N/A
A11	Raise Castings to Grade	1	EA	\$	\$
A12	Restoration	1	LS	\$	\$
A13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
<b>Schedule A Subtotal</b>					\$
<b>WSST @ 8.8%</b>					\$
<b>Schedule A Total w/ WSST</b>					\$

Item #	Description	Quantity	Unit	Unit Price	Total
<b>Schedule B – Fields Park Place</b>					
B1	Mobilization	1	LS	\$	\$
B2	Temporary Traffic Control	1	LS	\$	\$
B3	Temporary Erosion and Sediment Control	1	LS	\$	\$
B4	Bituminous Grinding	127	SY	\$	\$
B5	Pothole Repairs	0	SF	N/A	N/A



B6	HMA Cl. 1/2-IN PG 64-22 – Repairs	15	TONS	\$	\$
B7	HMA Cl. 1/2"-IN PG64-22 – Overlay	64	TONS	\$	\$
B8	Asphalt Berm	0	LF	N/A	N/A
B9	Shouldering / Driveways – CSTC	12	TONS	\$	\$
B10	Blue Button Replacement	1	EA	\$	\$
B11	Raise Castings to Grade	1	EA	\$	\$
B12	Restoration	1	LS	\$	\$
B13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule B Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule B Total w/ WSST</b>				\$

Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Schedule C – Appaloosa Court</b>				
C1	Mobilization	1	LS	\$	\$
C2	Temporary Traffic Control	1	LS	\$	\$
C3	Temporary Erosion and Sediment Control	1	LS	\$	\$
C4	Bituminous Grinding	536	SY	\$	\$
C5	Pothole Repairs	483	SF	\$	\$
C6	HMA Cl. 1/2-IN PG 64-22 – Repairs	39	TONS	\$	\$
C7	HMA Cl. 1/2"-IN PG64-22 – Overlay	68	TONS	\$	\$
C8	Asphalt Berm	33	LF	\$	\$
C9	Shouldering / Driveways – CSTC	16	TONS	\$	\$
C10	Blue Button Replacement	1	EA	\$	\$
C11	Raise Castings to Grade	2	EA	\$	\$
C12	Restoration	1	LS	\$	\$
C13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule C Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule C Total w/ WSST</b>				\$

Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Alternate – Yearling Place</b>				
D1	Mobilization	1	LS	\$	\$
D2	Temporary Traffic Control	1	LS	\$	\$
D3	Temporary Erosion and Sediment Control	1	LS	\$	\$
D4	Bituminous Grinding	299	SY	\$	\$
D5	Pothole Repairs	626	SF	\$	\$
D6	HMA Cl. 1/2-IN PG 64-22 – Repairs	41	TONS	\$	\$
D7	HMA Cl. 1/2"-IN PG64-22 –	138	TONS	\$	\$



	Overlay				
D8	Asphalt Berm	0	LF	N/A	N/A
D9	Shouldering / Driveways – CSTC	37	TONS	\$	\$
D10	Blue Button Replacement	2	EA	\$	\$
D11	Raise Castings to Grade	3	EA	\$	\$
D12	Restoration	1	LS	\$	\$
D13	Minor Changes	1	EST.	\$10,000.00	\$10,000.00
	<b>Schedule D Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule D Total w/ WSST</b>				\$

Acknowledgement of Addendums: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Authorized Person

Date: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

Note: Submit proposed force account rates for labor and equipment with Bid Form.



May 13<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Addendum #1 – 2026 Road Repairs**

**Addendum #1 to the Bid Documents**

- A. This Addendum shall be considered part of the bid documents for the above-mentioned project, and shall be incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original bid documents, this Addendum shall govern and take precedence.
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates as a result of this Addendum. It will be understood that each bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

**Bid Form:**

- New bid form attached.
  - o Bid Items A4, B4, C4, D4 Bituminous Grinding – Updated quantities.
  - o Bid Items A5, B5, C5, D5 – Name updated to Full Depth Pavement Repairs
    - Scope of bid items remains the same as noted in Quote Request dated 5-5-26.
  - o Bid Items A6, B6, C6, D6 – Updated quantities.
    - Name changed to HMA C1 ½-IN PG 64-22 – Asphalt Patching
  - o Bid Items A7, B7, C7, D7 – Updated quantities.

**Changes to Submittal Date:** None

**Changes to Drawings:**

- Updated drawings attached with scale bar corrected on Drawings C4 through C7. No other changes to drawings.
- Temporary Erosion and Sediment Control bid items A3, B3, C3, D3
  - o If contractor disturbs the shoulder or surrounding areas because of means and methods, standard TESC shall be implemented. If work is completed within the road corridor as shown then no TESC is anticipated.
- Bid items A4, B4, C4, D4 Pothole Repairs (New Name – Full Depth Pavement Repairs)
  - o Reference Drawing C8, Detail Full Depth Pavement Repair. There is no other Full Depth Pavement Repair.
- Bid items A6, B6, C6, D6 HMA C1. ½-IN PG64-22 – Repairs (New Name HMA C1 ½-IN PG 64-22 – Asphalt Patching)
  - o This bid items places 2” of asphalt back where grinding occurred to repair asphalt, and places 4” of asphalt at Full Depth Pavement Repairs.

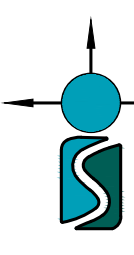


- This doesn't include placing asphalt at start/end transitions or driveway feathers. This is paid as part of the overlay under bid items A7, B7, C7, and D7.
- Restoration bid items A12, B12, C12, D12
  - Restoration is up to contractor's means and methods. This item is intended to cover any disturbance created by the contractor to driveways, shoulders, etc. to restore their conditions to existing prior to construction beginning.
- Drawing C9 includes ditch cleaning details. These are typical details, and no ditch cleaning is anticipated at this time. If ditch cleaning is added, it will be paid under the Minor Changes bid items as force account.

**End of Addendum No. 1**

Questions shall be directed to Tyler Andrews at [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com) or 360-739-2072.

# SUDDEN VALLEY MAINTENANCE NOAS



### CONTACT INFORMATION:

**CLIENT**  
 PNW SERVICES, INC.  
 PO BOX 30498  
 BELLINGHAM, WA 98228  
 425-954-9614

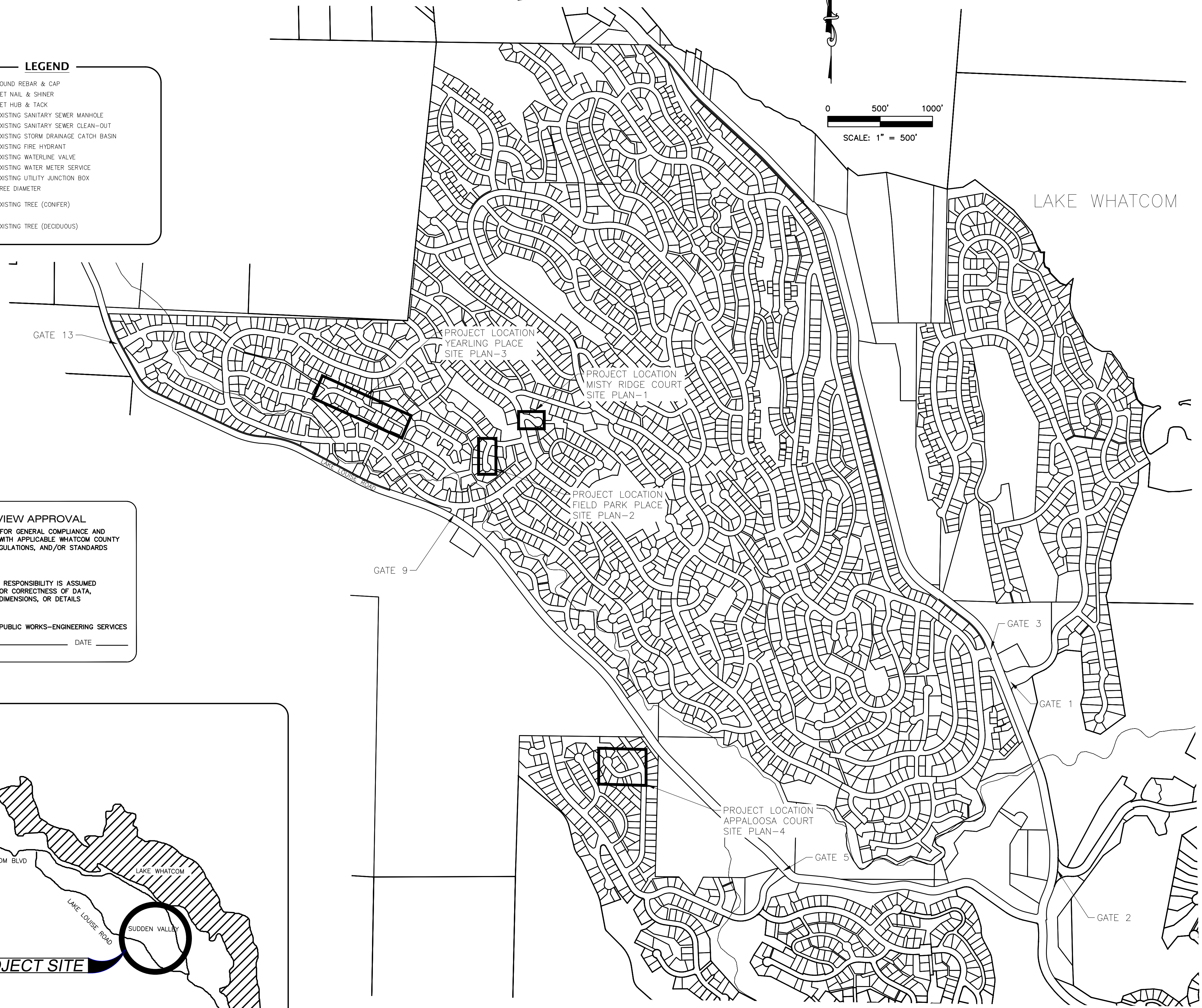
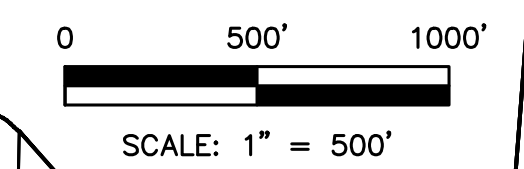
**ENGINEER**  
 SCOTT GOODALL, P.E.  
 IMPACT DESIGN, LLC  
 5426 BARRETT ROAD  
 SUITE A103  
 FERDALE, WA 98248  
 (360) 389-8138  
 SCOTT@BOLD-IMPACT.COM

### SHEET INDEX:

- C1 COVER SHEET
- C2 NOA DESCRIPTIONS
- C3 KEYMAP
- C4 SITE PLAN-1
- C5 SITE PLAN-2
- C6 SITE PLAN-3
- C7 SITE PLAN-4
- C8 DETAILS
- C9 DETAILS
- C10 DETAILS

### LEGEND

- FOUND REBAR & CAP
- SET NAIL & SHINER
- SET HUB & TACK
- EXISTING SANITARY SEWER MANHOLE
- ⊙ EXISTING SANITARY SEWER CLEAN-OUT
- EXISTING STORM DRAINAGE CATCH BASIN
- ⊕ EXISTING FIRE HYDRANT
- ⊗ EXISTING WATERLINE VALVE
- ⊞ EXISTING WATER METER SERVICE
- ⊠ EXISTING UTILITY JUNCTION BOX
- 12" ∅ TREE DIAMETER
- ★ EXISTING TREE (CONIFER)
- EXISTING TREE (DECIDUOUS)



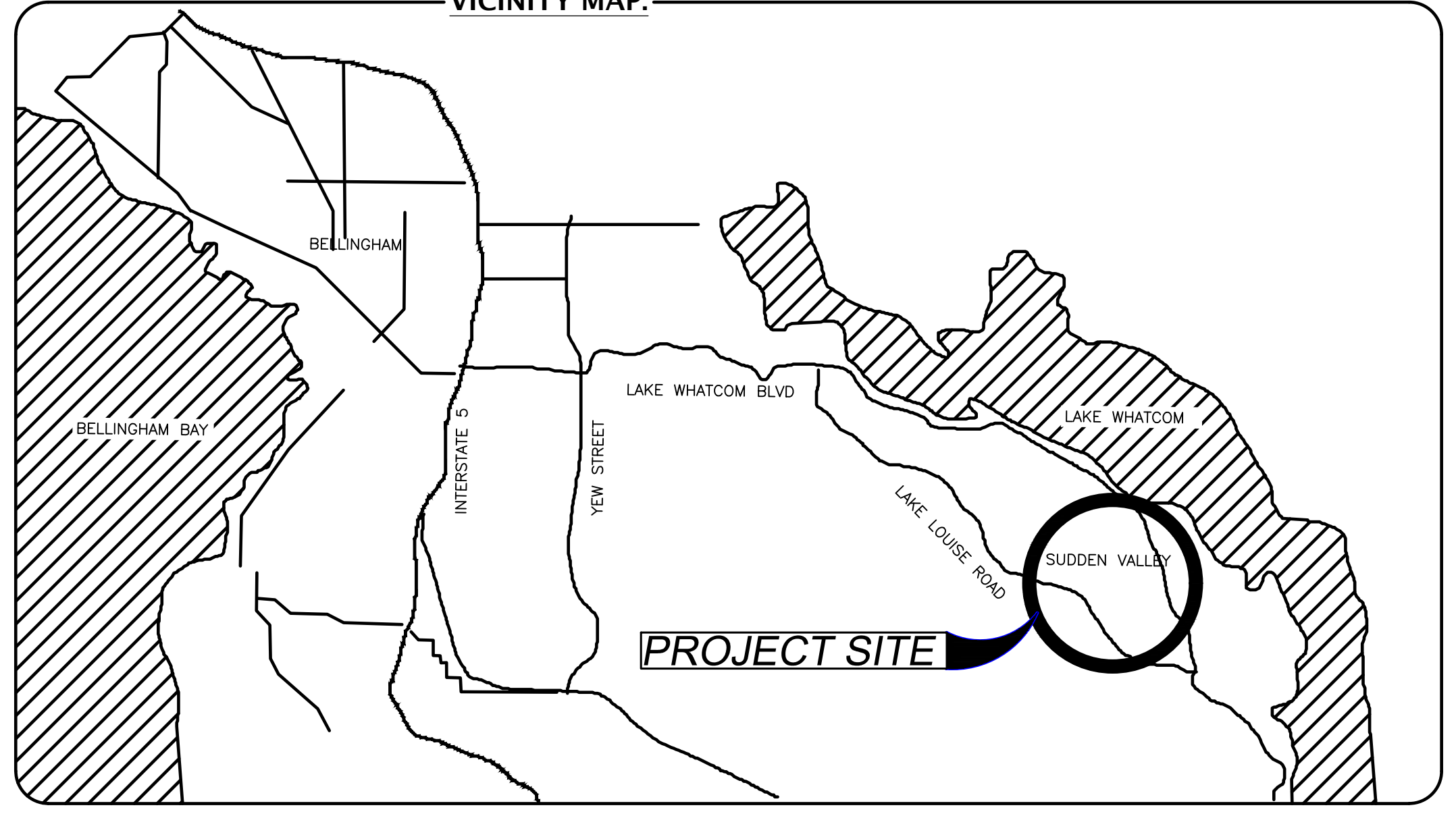
**REVIEW APPROVAL**  
 REVIEW IS FOR GENERAL COMPLIANCE AND  
 CONSISTENCY WITH APPLICABLE WHATCOM COUNTY  
 CODES, REGULATIONS, AND/OR STANDARDS



NO RESPONSIBILITY IS ASSUMED  
 FOR CORRECTNESS OF DATA,  
 DIMENSIONS, OR DETAILS

DEPARTMENT OF PUBLIC WORKS-ENGINEERING SERVICES  
 BY \_\_\_\_\_ DATE \_\_\_\_\_

### VICINITY MAP:



### OVERVIEW



5.4.2026

SVCA ROAD REPAIR NOAS 2026  
 COVER SHEET  
 SUDDEN VALLEY  
 WHATCOM COUNTY, WASHINGTON

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
25055

DESIGNED/DRAWN BY:  
ABB

CHECKED BY:  
SIG

ISSUE DATE:  
5.4.2026

C1  
 OF:  
 C1-C9

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5.4.2026

SVCA ROAD REPAIR NOAS 2026  
 NOA DESCRIPTIONS  
 SUDDEN VALLEY  
 WHATCOM COUNTY, WASHINGTON

Misty Ridge Court					
Start of Repairs: Polo Park Dr, 53' wide			SITE PLAN-1		
Station	Repair Type	Dimension	Feature	Dimension	Location
0+00	Feather Grind	Width x 20'			
0+15	Grind and Repair	6'x32'			
0+77	Grind and Repair	9'x35'			
1+12	Grind and Repair	Width of Road			Left
1+36	Feather Grind		Driveway	23'	Right
1+42	Grind and Repair	End			
1+42	Grind and Repair	8'x18'			
1+49	Feather Grind		Driveway	21'	Left
1+74	Raise F&G		Manhole		
1+82	Feather Grind		Driveway	10'	Left
1+88	Feather Grind		Driveway	20'	Right
2+05	<b>End of Road</b>				

Yearling Place					
Start of Repairs: Edge of Lost Lake Lane, 53' wide			SITE PLAN-3		
Station	Repair Type	Dimension	Feature	Dimension	Location
0+00	Feather Grind	Width x 20'			
0+24	Replace Bkue Button Marker		Hydrant		Right
0+68	Feather Grind		Driveway	19'	Right
1+20	Feather Grind		Gravel Driveway	30'	Left
1+84	Feather Grind		Driveway	27'	Left
1+96	Feather Grind		Driveway	26'	Right
2+36	Feather Grind		Driveway	28'	Left
2+43	Feather Grind		Driveway	22'	Right
2+73	Raise F&G		Manhole		
3+11	Feather Grind		Driveway	22'	Left
3+74	Feather Grind		Driveway	24'	Left
3+75	Feather Grind		Driveway	22'	Right
4+09	Feather Grind		Driveway	22'	Right
4+36	Feather Grind		Driveway	22'	Left
4+38	Raise F&G		Manhole		
4+60			Island	10'x15'	
4+86	Feather Grind		Driveway	27'	Left
5+09	Replace Bkue Button Marker		Hydrant		Right
5+23	Pothole Repair	76'x5'			Left
5+46	Feather Grind		Driveway	23'	Right
6+01	Feather Grind		Driveway	21'	Right
6+24	Feather Grind		Driveway	21'	Left
6+42	Raise F&G		Manhole		
6+54	Grind and Repair	Start			
6+76	Feather Grind		Driveway	22'	Right
7+36	Feather Grind		Gravel Driveway	36'	Right
7+90	Feather Grind		Gravel Driveway	54'	Right
8+02	Pothole Repair	Start			
8+20	Pothole Repair	End			
9+07	Grind and Repair	End			
9+71	<b>End of Road</b>				

Fields Park Place					
Start of Repairs: Edge of Huckleberry CT, 66' wide			SITE PLAN-2		
Station	Repair Type	Dimension	Feature	Dimension	Location
0+50	Feather Grind	Width x 20'			
0+43	Feather Grind		Gravel Driveway	20'	Left
0+70	Grind and Repair	Width x 42'			
0+70	Feather Grind		Gravel Driveway	21'	Right
1+06	Replace Blue Button Marker		Hydrant		Left
1+25	Feather Grind		Driveway	23'	Left
1+25	Feather Grind		Driveway	20'	Right
1+54	Feather Grind		Driveway	20'	Right
1+89	Raise F&G		Manhole		
2+32			Island	132.7 SF	
2+58	Feather Grind		Driveway	21'	Right
2+58	Feather Grind		Gravel Driveway	16'	Left
2+58	<b>End of Road</b>				

Appaloosa Court					
Start of Repairs: Edge of Pinto Lane, 46' wide			SITE PLAN-4		
Station	Repair Type	Dimension	Feature	Dimension	Location
0+00	Feather Grind	Width x 20'			
0+30	Grind and Repair	Start			
0+49	Pothole repair	8'x9'			
1+24	Raise F&G		Manhole		
1+32	Pothole Repair	17'x12'			
1+90	Pothole Repair	23'x9'			
2+65	Replace Blue Button Marker		Hydrant		Left
2+42	Feather Grind		Start of Driveway	25'	Right
2+71	Raise F&G		Manhole		
2+92	Add Asphalt berm	33'	Start of Driveway		Right
3+44	Grind and Repair	End			
4+05	Feather Grind		Driveway	16'	Right
4+05	Feather Grind		Driveway	23'	Left
4+05	<b>End of Road</b>				

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REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
**25055**

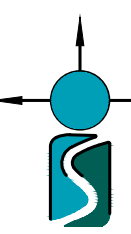
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**ABB**

CHECKED BY:  
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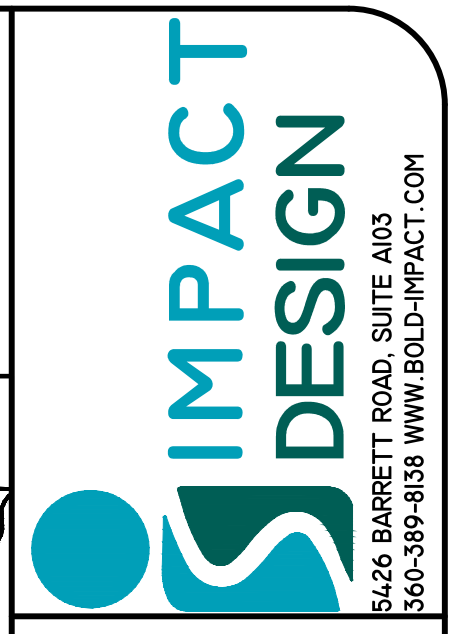
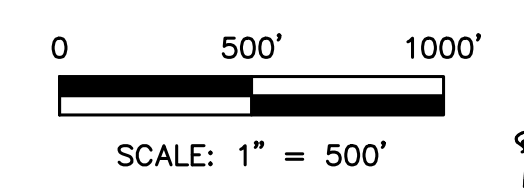
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**5.4.2026**

**C2**

OF:  
**C1-C9**



# SUDDEN VALLEY MAINTENANCE NOAS



5.4.2026

## SVCA ROAD REPAIR NOAS 2026 OVERVIEW SUDDEN VALLEY WHATCOM COUNTY, WASHINGTON

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REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
**25055**

DESIGNED/DRAWN BY:  
**ABB**

CHECKED BY:  
**SIG**

ISSUE DATE:  
**5.4.2026**

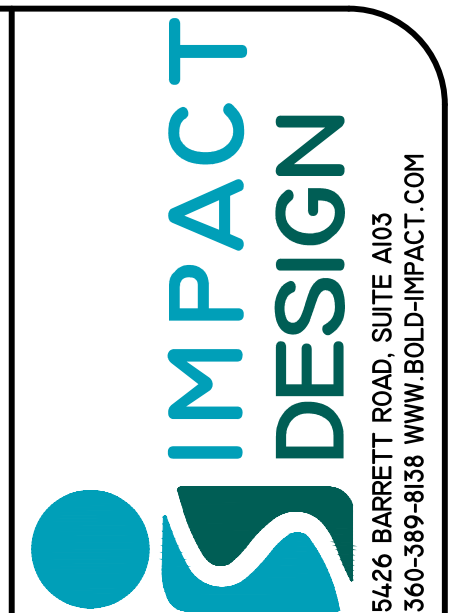
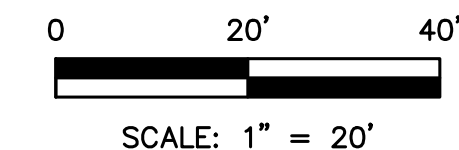
**C3**  
OF:  
**C1-C9**







# SUDDEN VALLEY MAINTENANCE NOA'S SITE PLAN-4



5.4.2026

SVCA ROAD REPAIR NOAS 2026  
SITE PLAN-4  
SITE PLAN-4  
SUDDEN VALLEY  
WHATCOM COUNTY, WASHINGTON

REV	DATE	BY	DESCRIPTION

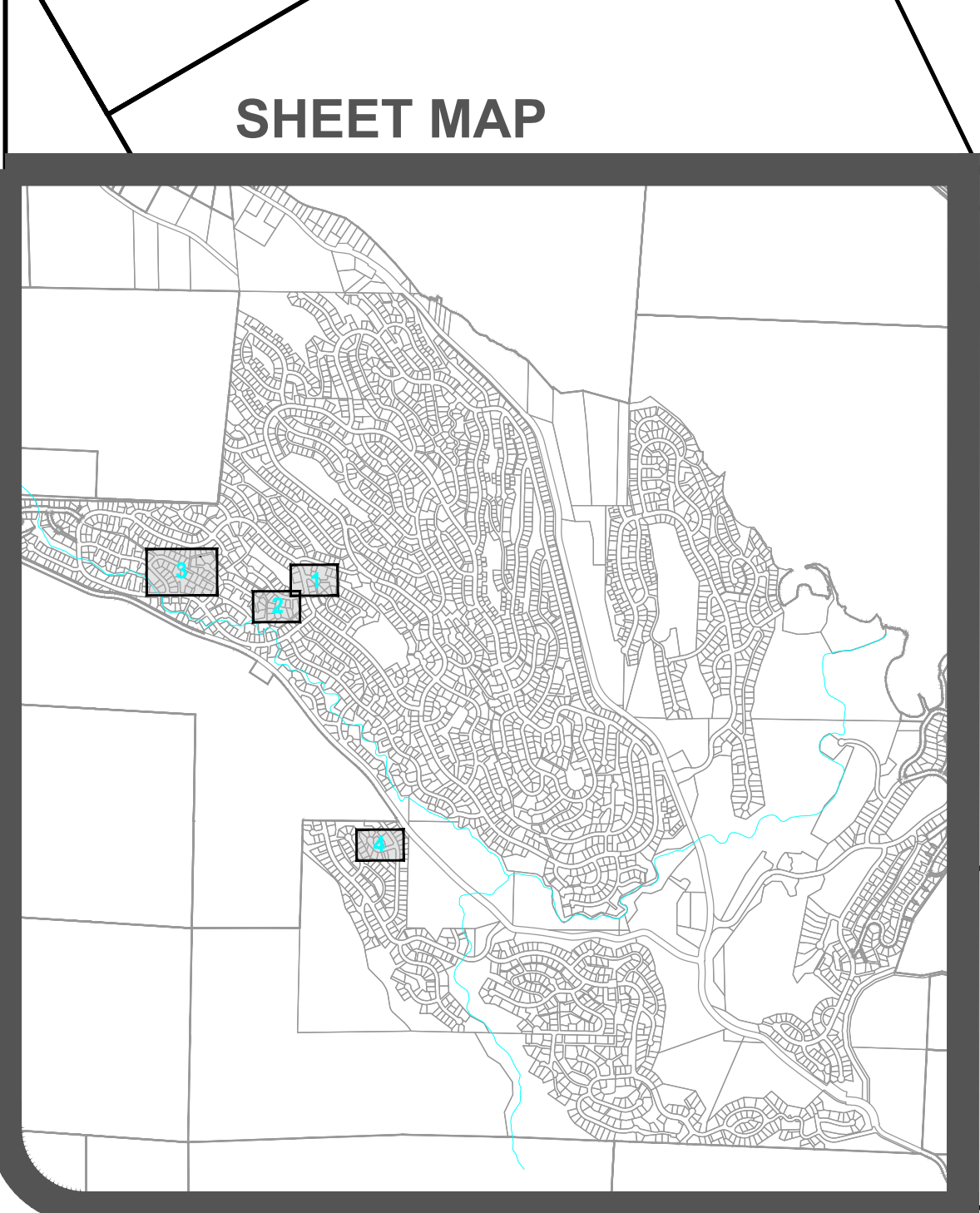
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**25055**

DESIGNED/DRAWN BY:  
**ABB**

CHECKED BY:  
**SIG**

ISSUE DATE:  
**5.4.2026**

**C7**  
OF:  
**C1-C9**



SHEET MAP

STA 4+05  
END OF 2"  
ASPHALT OVERLAY

7 APPALOOSA CT  
STA 4+05  
DRIVEWAY  
FEATHER GRIND  
TO MATCH DRIVEWAY  
16' WIDE  
156 SF

4 APPALOOSA CT

STA 4+05  
DRIVEWAY  
FEATHER GRIND  
TO MATCH DRIVEWAY  
23' WIDE  
198 SF

STA 3+44  
GRIND AND REPAIR  
END

5 APPALOOSA CT

STA 2+92  
DRIVEWAY  
FEATHER GRIND  
TO MATCH DRIVEWAY  
25' WIDE  
216 SF  
ADD 33' ASPHALT  
BERM TO DIVERT  
STORMWATER

STA 2+42  
DRIVEWAY  
FEATHER GRIND  
TO MATCH DRIVEWAY  
25' WIDE  
216 SF

3 APPALOOSA CT

STA 0+00  
START 2" ASPHALT OVERLAY  
FEATHER GRIND 20x46' (LxW)  
TO MATCH EXISTING ASPHALT

PINTO CREEK LANE

APPALOOSA COURT

MANHOLE COVER  
RAISE MH F&G

REPLACE BLUE  
BUTTON MARKER  
(HYDRANT)

HYDRANT

STA 1+90  
POTHOLE REPAIR  
9'x23' (WxL)  
207 SF

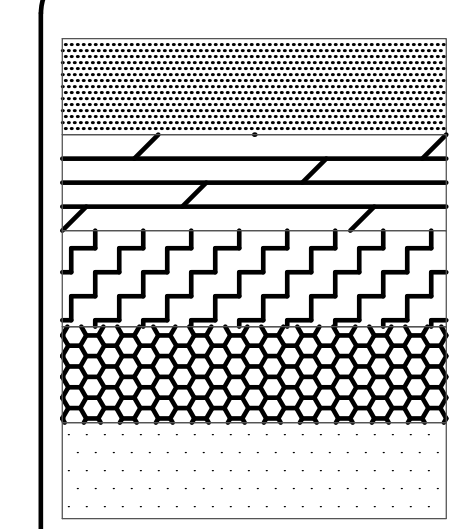
MANHOLE COVER  
RAISE MH F&G

STA 1+32  
POTHOLE REPAIR  
12'x17' (WxL)  
204 SF

STA 0+49  
POTHOLE REPAIR  
8'x9' (WxL)  
72 SF

STA 0+30  
GRIND AND REPAIR  
START  
WIDTH OF ROAD

### HATCH LEGEND



OVERLAY

GRIND

POTHOLE

MANHOLE

ADJACENT ROADS

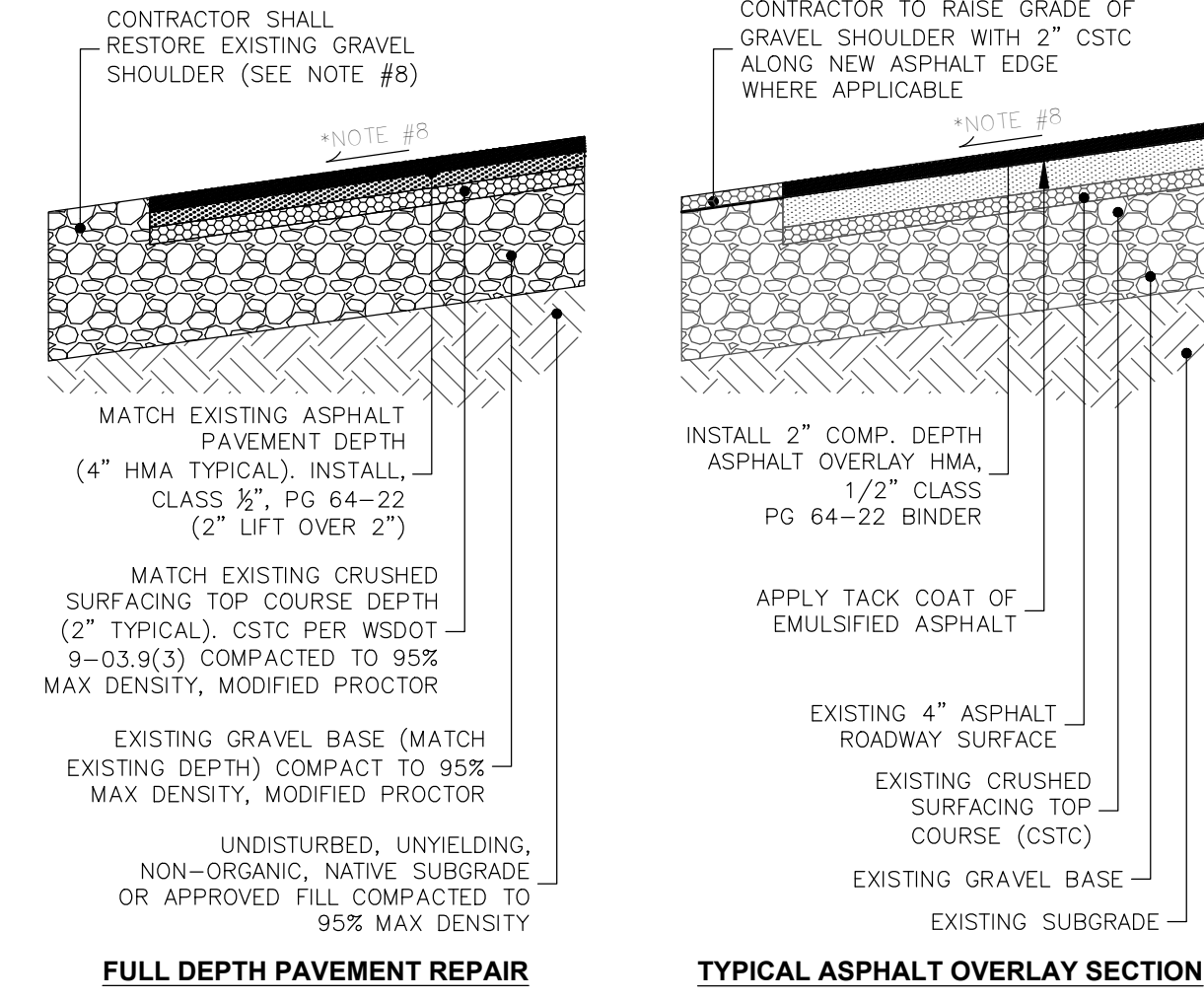
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# SUDDEN VALLEY MAINTENANCE NOA'S

## ASPHALT PAVEMENT REPLACEMENT & MAINTENANCE NOTES:

1. ALL DEPTHS REPRESENT COMPACTED THICKNESSES.
2. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PREVISIONS OF APWA "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO THE REQUIREMENTS OF WHATCOM COUNTY ENGINEER DEPARTMENT.
3. AN EQUIVALENT ASPHALT TREATED BASE MAY BE SUBSTITUTED FOR THE GRAVEL BASE AND CRUSHED ROCK UPON APPROVAL OF THE COUNTY ENGINEER.
4. PROVIDE/APPLY GRIND AND PETRO-TAC DETAIL AT TRANSITION FROM EXISTING ROADWAY SURFACE TO THE OVERLAY SURFACE. THE GRIND AND PETRO-TAC SHALL BE 5' MINIMUM OR GREATER BASED ON EXTENT OF GRIND BACK INTO EXISTING PAVEMENT IN ORDER TO MAINTAIN/MATCH EXISTING 2% CROSS SLOPE. ANOTHER OPTION IS TO PROVIDE 40.0' GRIND TO GENERATE 0.1' RISE PER 10' PAVEMENT
5. AT POTHOLE LOCATIONS SAWCUT 4" DEPTH AND INSTALL 4" COMPACTED DEPTH HMA, 1/2" CLASS PG 64-22 BINDER OR MATCH EXISTING PAVEMENT GRADE/DEPTH.
6. ASPHALT SEAM SEALANT REQUIRED AT NEW TO OLD ASPHALT INTERFACE, TYPICAL. INSTALL IMMEDIATELY AFTER FINAL ASPHALT LIFT (LIMIT WATER SEEPAGE INTO SEAM AT ALL TIMES).
7. CONTRACTOR SHALL RESTORE EXISTING GRAVEL SHOULDER OR INSTALL NEW GRAVEL BASE SHOULDER (1.0' MINIMUM WIDTH) WHERE APPLICABLE (SUCH AS ALONG GRIND AND OVERLAY ASPHALT PAVEMENT OR WHERE CURRENT PAVEMENT IS NOT CONFINED (EDGE PROTECTED) BY GRAVEL SHOULDER. 24" GRAVEL SHOULDER IS PREFERRED BUT GRADES AND ADJACENT DITCH LAYOUT MAY NOT ALLOW EXTENSION OF SHOULDER TO PREFERRED WIDTH.
8. MAINTAIN EXISTING PAVEMENT FLOW PATTERNS TO DRAINAGE DITCH(S) AND OR CATCH BASIN(S).
9. CONTRACTOR SHALL SWEEP/CLEAN ROAD PRIOR TO OVERLAY/TAC.



## PAVEMENT REPAIR/MAINTENANCE ALTERNATIVES

NTS



5.4.2026

**SVCA ROAD REPAIR NOAS 2026**  
**DETAILS-1**  
**SUDDEN VALLEY**  
**WHATCOM COUNTY, WASHINGTON**

### BMP T5.13 NOTES

ESTABLISH A MINIMUM SOIL QUALITY AND DEPTH IS NOT THE SAME AS PRESERVATION OF NATURALLY OCCURRING SOIL AND VEGETATION. HOWEVER, ESTABLISHING A MINIMUM SOIL QUALITY AND DEPTH WILL PROVIDE IMPROVED ON-SITE MANAGEMENT OF STORMWATER FLOW AND WATER QUALITY. SOIL ORGANIC MATTER CAN BE ATTAINED THROUGH NUMEROUS MATERIALS SUCH AS COMPOST, COMPOSTED WOODY MATERIAL, BIOSOLIDS AND FOREST PRODUCT RESIDUALS. IT IS IMPORTANT THAT THE MATERIALS USED TO MEET THE SOIL QUALITY AND DEPTH BMP BE APPROPRIATE AND BENEFICIAL TO THE PLANT COVER TO BE ESTABLISHED. LIKEWISE, IT IS IMPORTANT THAT IMPORTED TOPSOILS IMPROVE SOIL CONDITIONS AND DO NOT HAVE AN EXCESSIVE PERCENT OF CLAY FINES. THIS BMP CAN BE CONSIDERED INFEASIBLE ON TILL SOIL SLOPES GREATER THAN 33 PERCENT.

### DESIGN GUIDELINES

**SOIL RETENTION:** RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE, IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED ARE, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

**SOIL QUALITY:** ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER DEPTH SHALL BE PER PLAN. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. MULCH PLANTING BEDS WITH 4 INCHES OF WOOD CHIP MULCH. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
  - 2.a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO THE NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATION MAY BE AS HIGH 35:1 FOR PLANTING COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
  - 2.b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS MEETING (A.) ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.

THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

**IMPLEMENTATION OPTIONS:** THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED:

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. IMPORT TOPSOIL (TOPSOIL "A")
3. CONSTRUCT TOPSOIL ON-SITE (TOPSOIL "B") -- AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES BASED ON TESTS OF THE SOIL AMENDMENT.
4. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACED IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.

SEE SITE SPECIFIC SOIL SPECIFICATIONS: MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

### SITE SPECIFIC SPECIFICATIONS

**TOPSOIL "A"/IMPORTED TOPSOIL:** IMPORTED TOPSOIL SHALL BE LAWN & GARDEN MIX OR SIMILAR TOPSOIL AS SUPPLIED FROM GREEN EARTH TECHNOLOGY, LLC (360.354.4936) OR APPROVED EQUAL. IMPORTED TOPSOIL SHALL BE FREE OF NOXIOUS WEED MATERIAL (SEEDS, RHIZOMES, AND/OR ROOTS). IMPORTED TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROCKS, AND DEBRIS WHICH WILL NOT PASS THROUGH THREE-QUARTER INCH 3/4" SCREEN. THE COMPONENTS OF THE SOIL MUST BE EVENLY DISTRIBUTED THROUGHOUT THE TOPSOIL MIX.

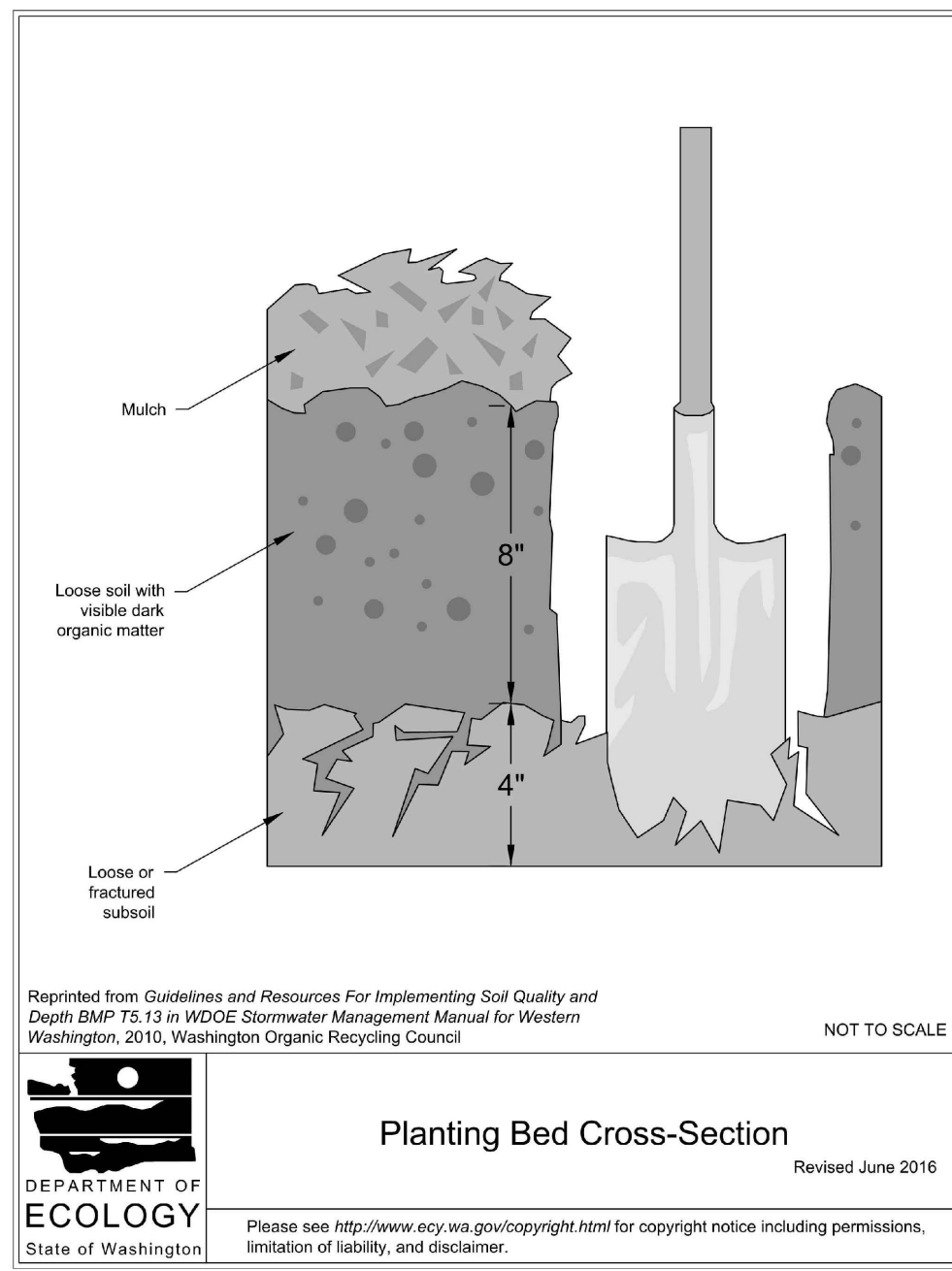
**TOPSOIL "B"/CONSTRUCTED TOPSOIL:** CONTRACTOR SHALL CONSTRUCT TOPSOIL B ON-SITE USING COMBINATION OF NATIVE TOPSOIL AND IMPORTED COMPOST. NATIVE TOPSOIL SHALL BE TAKEN FROM VEGETATED/LANDSCAPE AREAS WITHIN PROJECT WORK LIMITS. THE TOP TWELVE (12") OF THE SOIL COLUMN SHALL BE USED IN THE TOPSOIL B MIX AND STOCKPILED IN DESIGNATED AREA(S). STOCKPILED MATERIAL SHALL BE FREE OF NOXIOUS WEEDS. TOPSOIL B SHALL BE FREE OF NOXIOUS WEED MATERIAL (SEEDS, RHIZOMES, AND/OR ROOTS). TOPSOIL B SHALL BE FREE OF DELETERIOUS MATERIALS, ROCKS, AND DEBRIS WHICH WILL NOT PASS THROUGH 3/4" SCREEN. DESIGN INTENT IS TO INCLUDE ROCK OR ORGANIC MATERIAL IN THE TOPSOIL LAYER SO AS TO CREATE MACRO PORES AND ORGANIC MATTER RESERVES. NATIVE SOIL TO IMPORTED COMPOST RATIO SHALL BE THREE TO ONE (3 NATIVE SOIL : 1 COMPOST). THE COMPONENTS OF THE CONSTRUCTED TOPSOIL MUST BE EVENLY DISTRIBUTED THROUGHOUT THE TOPSOIL MIX.

**TOPSOIL "C"/AMENDED SOIL:** CONTRACTOR SHALL LOOSEN (DO NOT TILL) CLEARED LANDSCAPE AREAS WITH EXCAVATOR TEETH OR CLEARING/GRUB RACK ADAPTER FOR EXCAVATOR TO MEET 8" MINIMUM LOOSE DEPTH REQUIREMENT. TILLING DOES NOT MEET THE LOOSENING DEPTH REQUIREMENT. TILLING TO OCCURE AFTER A 2" LAYER OF "G.E.T. COMPOST". THE COMPOST SHALL BE INCORPORATED INTO UPPER 4" OF DISTURBED SOIL. THE COMPOST SHALL BE FROM YARD TRIMMINGS OR SIMILAR ORGANIC MATTER COMPOSTED THROUGH AEROBIC DECOMPOSITION AS AVAILABLE AT GREEN EARTH TECHNOLOGY, LLC (360.354.4936) OR APPROVED EQUAL. IMPORTED COMPOST SHALL BE COMPOSTED IN ACCORDANCE WITH WAC 173-350-220 AND FREE OF NOXIOUS WEED MATERIAL. PROVIDE ONE-GALLON (1-GALLON) SAMPLE AND SOURCE FOR APPROVAL BY ARCHITECT PRIOR TO DELIVERY TO SITE.

GROWING MEDIUM/TOPSOIL A, B, AND C SHALL CONFORM TO THE FOLLOWING SOIL CHARACTERISTICS:

1. SOIL QUALITY -- ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE:
  - CONSTRUCTION MATERIAL(S) SHALL NOT BE PRESENT.
  - SOIL MEDIA SHALL HAVE A SANDY-LOAM TO LOAM TEXTURE PER USDA TEXTURAL TRIANGLE. CLAY CONTENT SHALL NOT EXCEED 5%. TOPSOIL MIXTURE SHALL BE 60%-70% SANDY-LOAM (GRADATION PER ASTM D 422) AND 30%-40% COMPOST BY VOLUME (ORGANIC MATTER CONTENT OF 5%-10% BY WEIGHT). THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES.

- SUBSOILS BELOW THE TOPSOIL LAYER SHALL BE SCARIFIED TO 4" WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS. (THE INTENT IS TO PROVIDE A LOOSE PLANTING MEDIUM WITH TOTAL DEPTH OF LOOSENED SOIL THAT VARIES BASED ON THE SUBGRADE AND PREVIOUS LAND USE TYPE. SEE SOIL PREPARATION SPECIFICATIONS 32-9400 (UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS).
- TOPSOIL AND LOOSENED SUBSOIL DEPTH OF 12" AS SHOWN IN IMAGE TO LEFT IS MINIMUM AND IS REQUIRED TO BE GREATER THAN 12" WHEN PREVIOUS/EXISTING SUBGRADE IS EITHER COMPACTED, GLACIAL TILL, CLAY, OR PURE GRAVEL OR PIT-RUN.
- COMPOST OR OTHER MATERIAL USED FOR SOIL AMENDMENTS (ORGANIC MATTER CONTENT) SHALL BE "COMPOSTED MATERIALS" IN WAC 173-350-220. THE COMPOST MUST ALSO HAVE ORGANIC MATTER CONTENT 35% TO 65% AND A CARBON TO NITROGEN RATIO BELOW 25:1 OR 35:1.



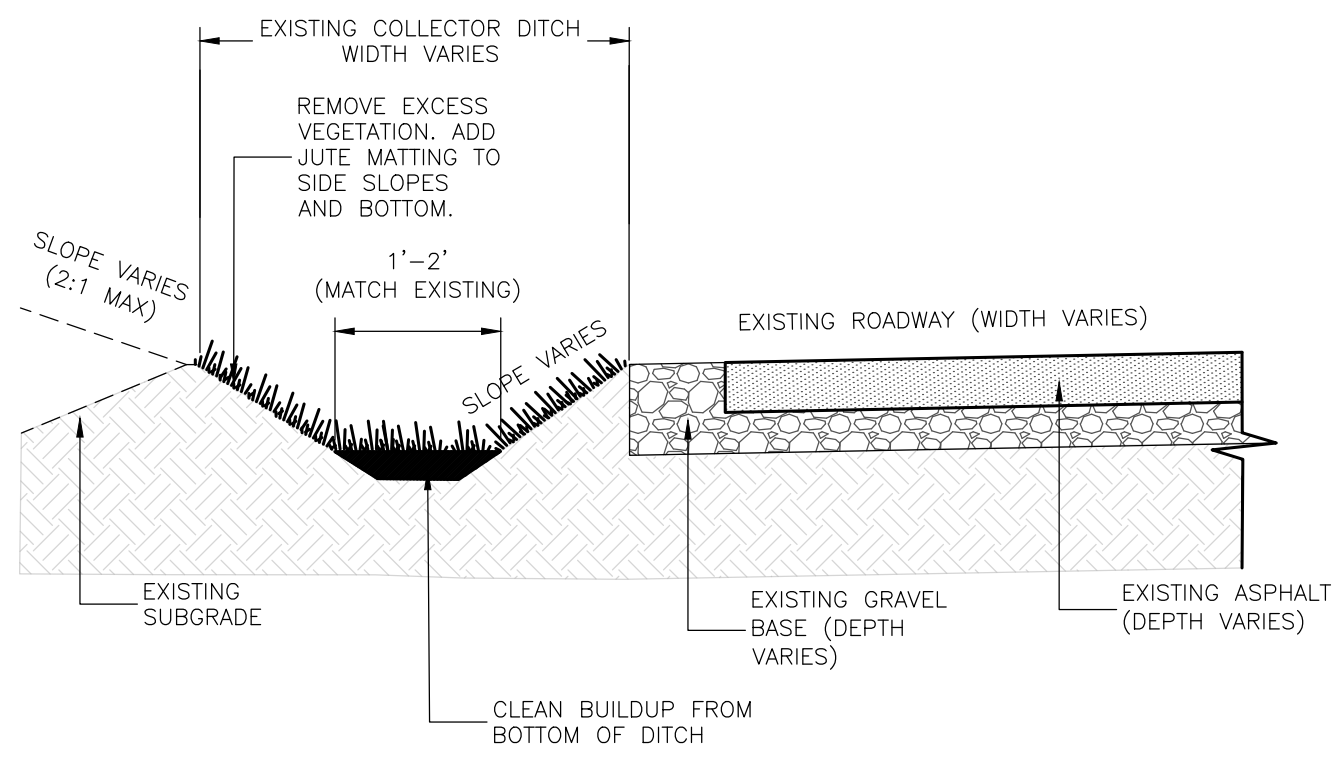
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## BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH

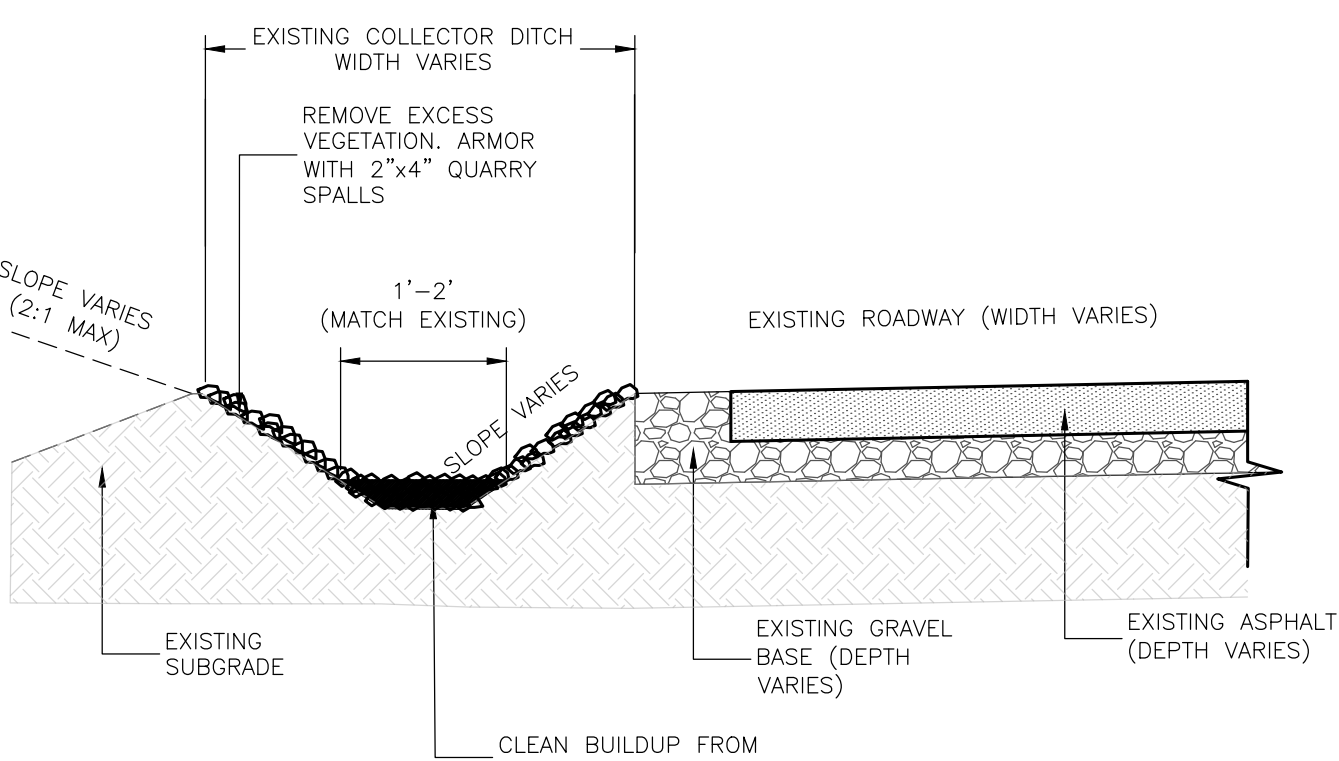
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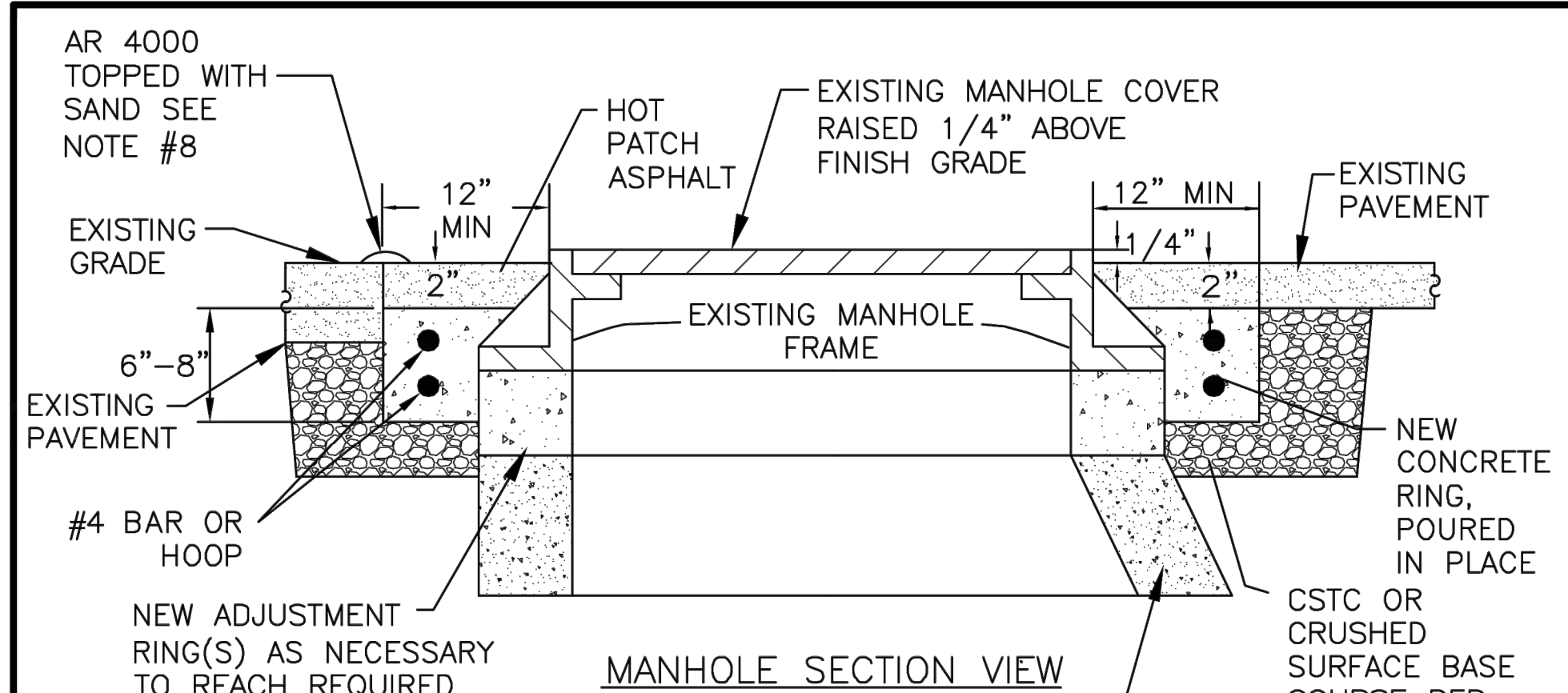
# SUDDEN VALLEY MAINTENANCE NOA'S



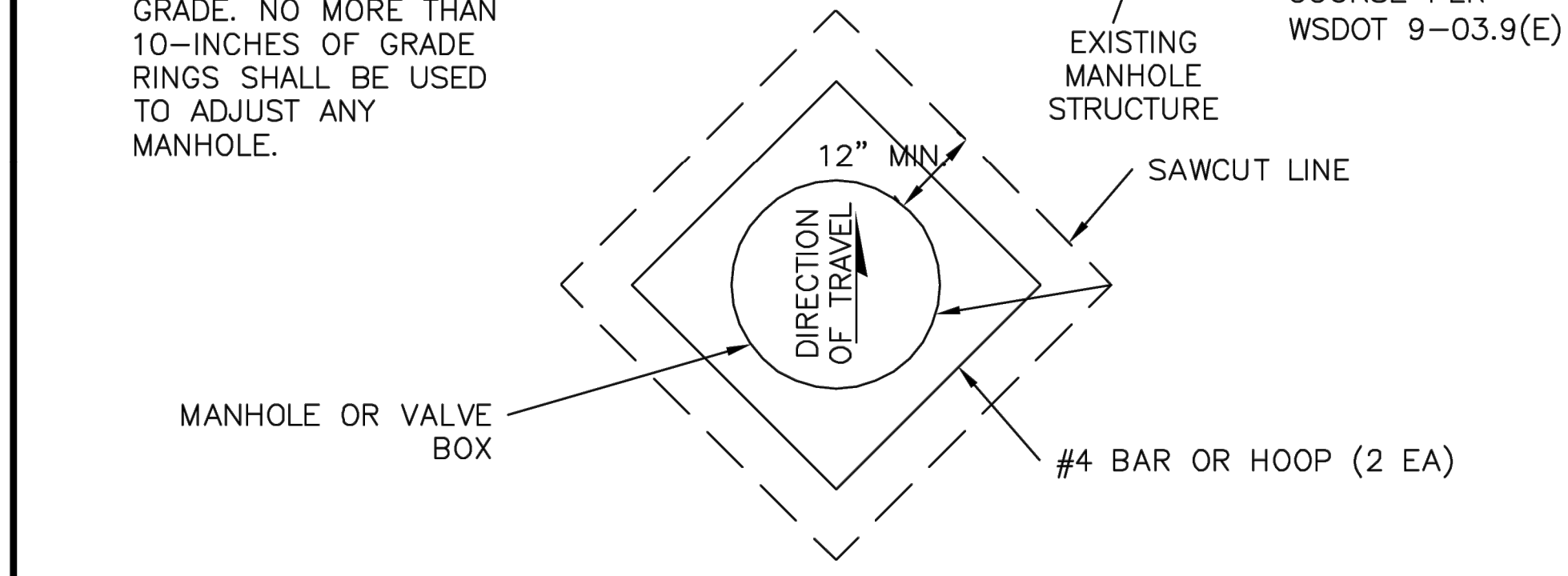
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NOT TO SCALE



**DITCH CLEANING TYPE 2**  
NOT TO SCALE



**MANHOLE SECTION VIEW**



**PLAN VIEW**

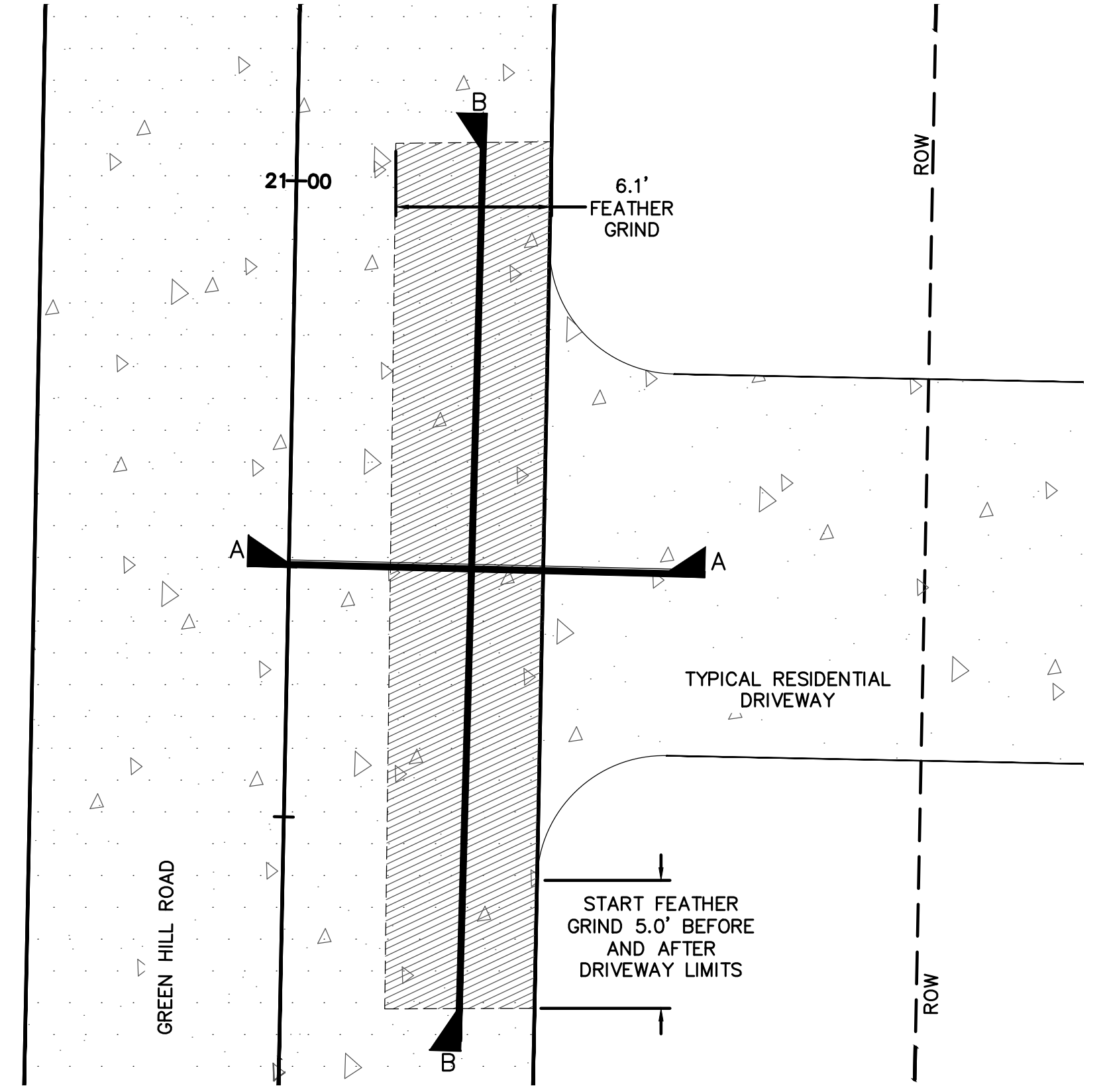
**Notes**

1. All manhole frames and covers shall be removed, cleaned and raised to finished grade.
2. Cut the asphalt or remove shoulder ballast in a diamond pattern around the structure casting to be adjusted (with minimum 12-inches between casting and saw-cut line).
3. Remove the fill material within the cut pavement or shoulder area to 8 inches below finish grade, or to expose adjustment ring.
4. Place the casting at the finish grade.
5. Casting shall be placed so that the smooth edge diamond pattern is oriented with the flow of traffic.
6. All joints shall be grouted with material conforming to WSDOT 9-20.3(2).
7. Place Portland Cement Concrete to within the top 2 inches of finish grade.
8. Apply tack to the structure casting, cut pavement, and PC concrete.
9. Place and compact 2 inches hot mix asphalt patch to finish grade.
10. Seal pavement joints with hot AR4000 and top with sand.

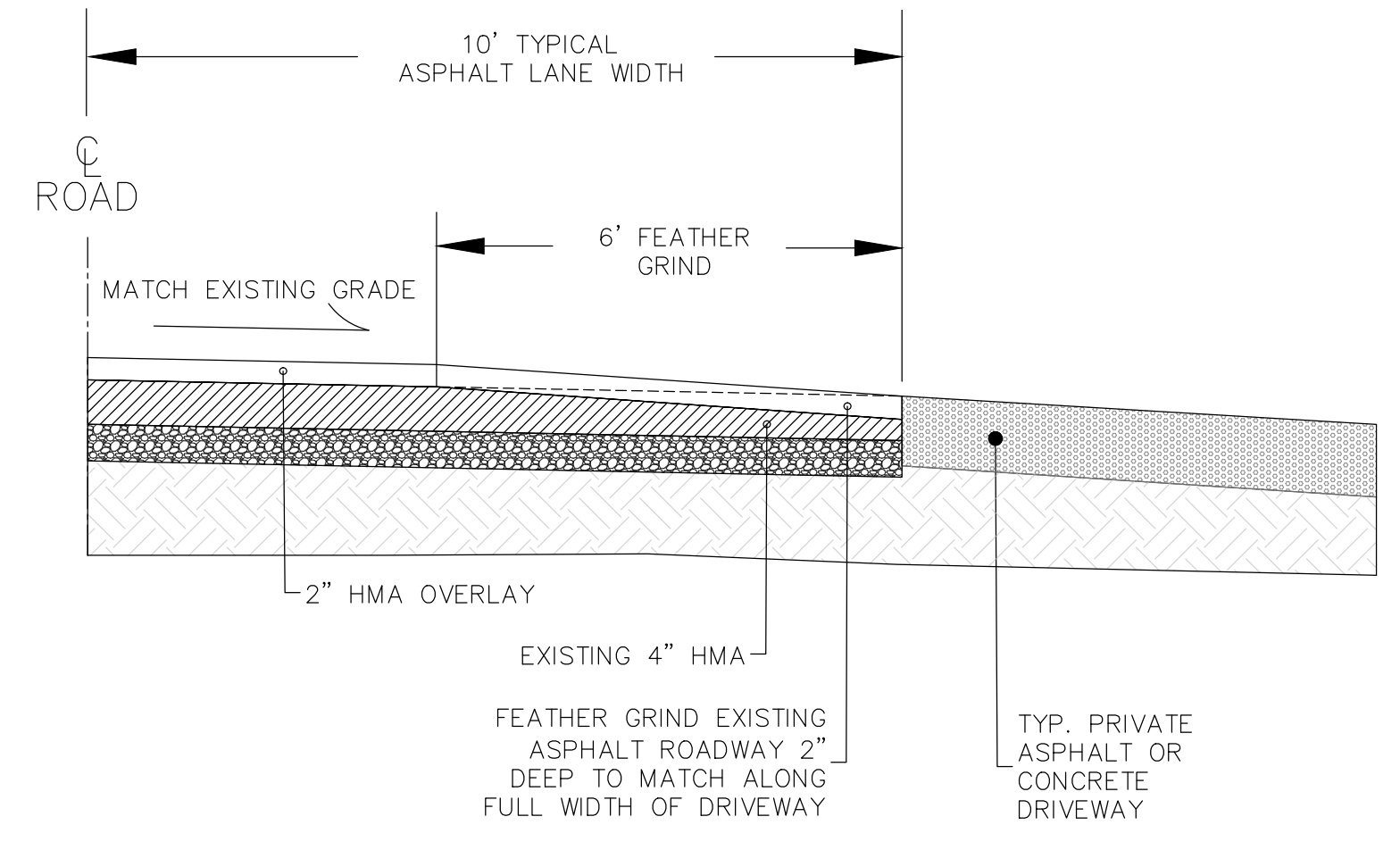


MANHOLE RIM & VALVE BOX RE-ADJUSTMENT

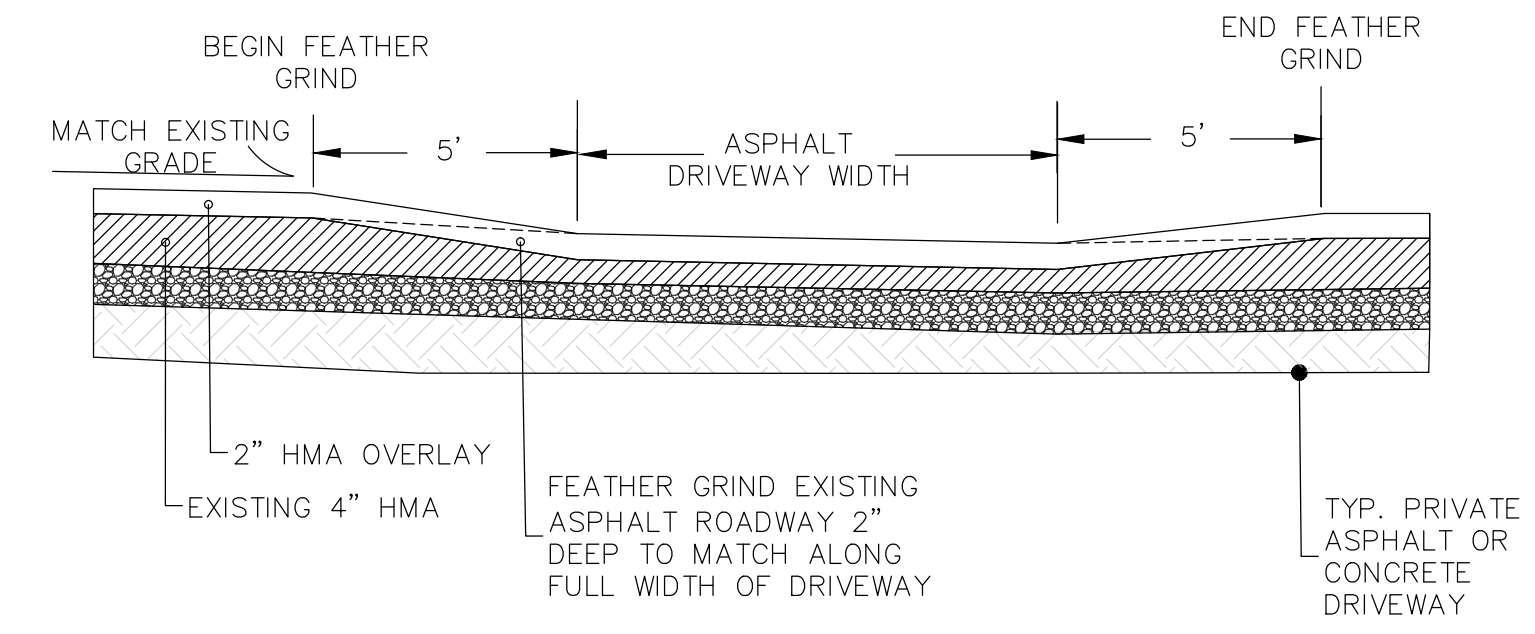
STANDARD DETAIL  
**S19**  
3/11/2020



**ASPHALT OVERLAY FEATHER GRIND AT DRIVEWAYS PLAN VIEW**  
1"=5'



**ASPHALT OVERLAY FEATHER GRIND AT DRIVEWAYS SECTION A-A**  
NOT TO SCALE



**ASPHALT OVERLAY FEATHER GRIND AT DRIVEWAYS SECTION B-B**  
NOT TO SCALE



5.4.2026

**SVCA ROAD REPAIR NOAS 2026  
DETAILS-2**  
SUDDEN VALLEY  
WHATCOM COUNTY, WASHINGTON

REV	DATE	BY	DESCRIPTION

PROJECT NUMBER:  
**25055**  
DESIGNED/DRAWN BY:  
**ABB**  
CHECKED BY:  
**SIG**  
ISSUE DATE:  
**5.4.2026**

**C9**  
OF:  
**C1-C9**



May 13<sup>th</sup>, 2026

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)  
**Bid Form – 2026 Road Project**  
**Addendum #1**

Bid submissions are due by 3:00pm on Friday, 5-15-26. Email bid submissions to [tylera@pnwcivil.com](mailto:tylera@pnwcivil.com).

Firm Name: \_\_\_\_\_

<b>Bid Schedule – 2026 Road Project</b>					
Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Schedule A – Misty Ridge Court</b>				
A1	Mobilization	1	LS	\$	\$
A2	Temporary Traffic Control	1	LS	\$	\$
A3	Temporary Erosion and Sediment Control	1	LS	\$	\$
A4	Bituminous Grinding	369	SY	\$	\$
A5	Full Depth Pavement Repairs	0	SF	N/A	N/A
A6	HMA Cl. ½-IN PG 64-22 – Asphalt Patching	20	TONS	\$	\$
A7	HMA Cl. ½-IN PG 64-22 – Overlay	84	TONS	\$	\$
A8	Asphalt Berm	0	LF	N/A	N/A
A9	Shouldering / Driveways – CSTC	9	TONS	\$	\$
A10	Blue Button Replacement	0	EA	N/A	N/A
A11	Raise Castings to Grade	1	EA	\$	\$
A12	Restoration	1	LS	\$	\$
A13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule A Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule A Total w/ WSST</b>				\$

Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Schedule B – Fields Park Place</b>				
B1	Mobilization	1	LS	\$	\$
B2	Temporary Traffic Control	1	LS	\$	\$
B3	Temporary Erosion and Sediment Control	1	LS	\$	\$



B4	Bituminous Grinding	288	SY	\$	\$
B5	Full Depth Pavement Repairs	0	SF	N/A	N/A
B6	HMA Cl. 1/2-IN PG 64-22 – Asphalt Patches	16	TONS	\$	\$
B7	HMA Cl. 1/2"-IN PG64-22 – Overlay	85	TONS	\$	\$
B8	Asphalt Berm	0	LF	N/A	N/A
B9	Shouldering / Driveways – CSTC	12	TONS	\$	\$
B10	Blue Button Replacement	1	EA	\$	\$
B11	Raise Castings to Grade	1	EA	\$	\$
B12	Restoration	1	LS	\$	\$
B13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule B Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule B Total w/ WSST</b>				\$

Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Schedule C – Appaloosa Court</b>				
C1	Mobilization	1	LS	\$	\$
C2	Temporary Traffic Control	1	LS	\$	\$
C3	Temporary Erosion and Sediment Control	1	LS	\$	\$
C4	Bituminous Grinding	753	SY	\$	\$
C5	Full Depth Pavement Repairs	531	SF	\$	\$
C6	HMA Cl. 1/2-IN PG 64-22 – Asphalt Patching	80	TONS	\$	\$
C7	HMA Cl. 1/2"-IN PG64-22 – Overlay	130	TONS	\$	\$
C8	Asphalt Berm	33	LF	\$	\$
C9	Shouldering / Driveways – CSTC	16	TONS	\$	\$
C10	Blue Button Replacement	1	EA	\$	\$
C11	Raise Castings to Grade	2	EA	\$	\$
C12	Restoration	1	LS	\$	\$
C13	Minor Changes	1	EST.	\$5,000.00	\$5,000.00
	<b>Schedule C Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule C Total w/ WSST</b>				\$

Item #	Description	Quantity	Unit	Unit Price	Total
	<b>Alternate – Yearling Place</b>				
D1	Mobilization	1	LS	\$	\$
D2	Temporary Traffic Control	1	LS	\$	\$
D3	Temporary Erosion and Sediment Control	1	LS	\$	\$



D4	Bituminous Grinding	852	SY	\$	\$
D5	Full Depth Pavement Repairs	650	SF	\$	\$
D6	HMA Cl. 1/2-IN PG 64-22 – Asphalt Patching	57	TONS	\$	\$
D7	HMA Cl. 1/2"-IN PG64-22 – Overlay	219	TONS	\$	\$
D8	Asphalt Berm	0	LF	N/A	N/A
D9	Shouldering / Driveways – CSTC	37	TONS	\$	\$
D10	Blue Button Replacement	2	EA	\$	\$
D11	Raise Castings to Grade	3	EA	\$	\$
D12	Restoration	1	LS	\$	\$
D13	Minor Changes	1	EST.	\$10,000.00	\$10,000.00
	<b>Schedule D Subtotal</b>				\$
	<b>WSST @ 8.8%</b>				\$
	<b>Schedule D Total w/ WSST</b>				\$

Acknowledgement of Addendums: \_\_\_\_\_

By: \_\_\_\_\_  
Signature of Authorized Person

Date: \_\_\_\_\_

Print Name & Title: \_\_\_\_\_

Note: Submit proposed force account rates for labor and equipment with Bid Form.