



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Regular Meeting

April 13th, 2023, 7:00 PM, IN-PERSON, DANCE BARN

Call to Order

Land Acknowledgement & Anti-Racism Statement

Roll Call

Item 1) Adoption of Agenda

Item 2) Consent Agenda

2a. Approval of Minutes – February 9, 2023

2b. Approval of Minutes – February 23, 2023

Item 3) Announcements

Item 4) Property Owner Comments – 15 Minutes Total

Please note that comments are limited to 3 minutes per person.

Item 5) General Manager's Report

Item 6) New Business

6a. Discussion of Monthly Metrics

6b. Capital Request – Playgrounds ADA Compliance

6c. Capital Request – Culvert 315 Award of Contract

6d. Capital Request – Golf Course Irrigation System Control Panel Replacement

6e. Capital Request – Firewise

6f. Approval Request – Pool Services Agreement

6g. Capital Request -- Welcome Center HVAC

Item 7) Closed Session -- Legal

Adjournment



REGULAR SESSION OF THE BOARD OF DIRECTORS

February 9, 2023

Minutes

DATE AND LOCATION: Thursday, February,9, 2023 Dance Barn

CALLED TO ORDER AT: 7:01 pm

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. Andrew Tischleder	4. Sam Shahan	7.Linda Bradley	10. Keith McLean - Excused
2.Brian Cope -Excused	5. Nancy Alyanak	8. Stu Mitchell	11. Mike Wadsworth
3. Sonia Voldt	6. Asia Andrade	9. Taimi Van de Polder	

ATTENDING:

Staff Members: Jo Anne Jensen General Manager,

1. Call to Order

President Tischleder Called the meeting to order at 7:01pm. Land acknowledgement and anti-racism statement.

2. Adoption of Agenda

President Tischleder moves to adopt agenda,

Motion By: Director Tischleder		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 9	Against :	Abstained	

3. Consent Agenda

4. President Tischleder moves to adopt consent agenda, minutes are Approved.

Motion By: Director Tischleder		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 9	Against :	Abstained	

5. Announcements

There are openings on Committees.

6. Property Owner Comments

There were no property owners' comments.

7. General Manager Report

Jo Anne Jensen made a General Manager's Report, it is available on the Suddenvally.com website.

8. Committees

The Board discussed Committees.

9. Remote Meetings

Motion made that the board approve the resolution authorizing remote participation in meetings

Motion By: Director Tischleder		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 9	Against :	Abstained	

Adjourned

DRAFT



REGULAR SESSION OF THE BOARD OF DIRECTORS

February 23, 2023

Minutes

DATE AND LOCATION: Thursday, February,23, 2023 Dance Barn

CALLED TO ORDER AT: 7:01 pm

AUDIENCE MEMBERS: Not Recorded

BOARD MEMBERS PRESENT:

1. AJ Tischleder - Excused	4. Sam Shahan	7. Linda Bradley - Excused	10. Keith McLean
2. Brian Cope	5. Nancy Alyanak	8. Stu Mitchell	11. Mike Wadsworth
3. Sonia Voldt	6. Asia Andrade	9. Taimi Van de Polder	

ATTENDING:

Staff Members: Jo Anne Jensen General Manager, Joel Heverling, Finance Director

Guest. Jason Manning, CTK Pastor

1. Call to Order

Director Sam Shahan Called the meeting to order at 7:01pm. Land acknowledgement and anti-racism statement.

2. Adoption of Agenda

Director Shahan moves to amend the agenda to include the inclusion of ACC request to add a committee member.

Motion By: Director Shahan r		Seconded By: Director Alyanak	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against :	Abstained	

3. Consent Agenda

4. Director Shahan moves to adopt consent agenda, minutes are Approved.

Motion By: Director Shahan		Seconded By: Director Van der Polder	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against :	Abstained	

5. Announcements

Jo Anne Jensen announced that the Sauna in the Adult Center is closed indefinitely for repair. Large culvert cleaning has begun in Gate 5. Standing committees are still looking for members.

6. Property Owner Comments

Property owners' made comments.

7. December Financial Reports

Finance Director presented the December Financial Statement.

8. 2023 Budget Calendar

Finance Director presented the budget calendar for 2023.

9. New Business

Request for Approval – Christ the King Lease

Move that the board of directors approve the proposed lease agreement with CTK and authorize Jo Anne Jensen, the General Manager to sign the said agreement.

Motion By: Director Shahan		Seconded By: Director Voldt	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against :	Abstained	

Capital Request – Kitchen Repair

Move to approve the funding of \$96,952.84 from the CRRRF fund for the total cost of the 2022 Clubhouse kitchen repair project and to transfer back all funds previously utilized for this project from the UDR fund.

Motion By: Director Shahan		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against :	Abstained	

ACC Committee Appointment

Move to approve Patrick Wolinski as a new member of the ACC

Motion By: Director Shahan		Seconded By:	
Approved: X	Not Approved:	Tabled:	Died:
In Favor: 7	Against :	Abstained	

Adjourned



Sudden Valley Community Association

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CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Jo Anne Jensen, General Manager
Date: April 13, 2023
Subject: Capital Request 9723.03 – Contract Award & Change Order – 2023 Playground ADA Improvements

Purpose

To request contract approval and additional funds for the 2023 Playground ADA Improvements project.

Background

This project was previously approved on January 26, 2023, with SVCA Capital Code 9723.03. The project value was \$78,032.60. This Capital Request can be found in PNW's attachment.

Analysis

The 2023 Playground ADA Improvements project was issued for bid to 8 contractors on March 23, 2023. SVCA received 4 bids from contractors when bids were due on April 7, 2023. Refer to PNW's summary dated April 10, 2023, for the bid tabulation, and bid documents. The Recreation Corridor Park was issued as base bid, and the Gate 5 Playground is an alternate for SVCA.

Proposal

Authorize award of construction contract to Premium Services for the 2023 Playground ADA Improvements. SVCA's standard construction contract is included with the bid documents in PNW's summary.

Option 1 – Award the Recreation Corridor Park to Premium Services.

Option 2 – Award the Recreation Corridor Park and Gate 5 Playground to Premium Services.

Request

Request approval to issue contract to Premium Services for the 2023 Playground ADA Improvements.

If only the Recreation Corridor Park is approved request the capital project value be reduced to \$68,248.71. A credit of \$9,783.89 (\$78,032.60 - \$68,248.71).

If both the Recreation Corridor Park and Gate 5 Playground is approved, request additional funds from CRRRF in the amount of \$29,834.48 (\$107,867.08 - \$78,032.60).



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Motion 1:

Move that the Board of Directors approve contract award to Premium Services for the 2023 Playground ADA Improvements per their proposal dated 4-7-23.

Motion 2:

Move that the Board of Directors approve the Recreation Corridor Park in the amount of \$68,248.71 creating a project credit of \$9,783.89.

Motion 3:

Move that the Board of Directors approve the Recreation Corridor Park and Gate 5 Playground in the amount of \$107,867.08. A change order is issued from CRRRF to cover \$29,834.48 in additional project funds.

Board of Directors Approval

Motion 1:

Approved: _____ Not Approved: _____ SVCA Board of Directors

Motion 2:

Approved: _____ Not Approved: _____ SVCA Board of Directors

Motion 3:

Approved: _____ Not Approved: _____ SVCA Board of Directors



April 10, 2023

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

RE: SVCA Capital Code 9723.03 – 2023 Playground ADA Improvements
Contract Award Recommendation & Change Order

PNW is providing this project scope letter for the 2023 Playground ADA Improvements Project. This project was approved by the Board on 1-26-23 under capital code 9723.03. On 3-23-23 the project was issued for bid to 8 contractors – Ram Construction, WRS, Stremler Gravel, Strider Construction, Tiger Construction, Granite, Dirt Works, and Premium Services. On 4-7-23 bids were due, and SVCA received quotes from 4 contractors – Premium Services, WRS, Stremler Gravel, and Strider Construction.

The project was bid combining 3 scopes of work into 1 Contract. Schedule B and the Alternate relate to this project. Schedule A is covered under a separate Capital Request. Per the attached bid tabulation Premium Services is the low bidder, and PNW recommends SVCA proceed with issuing a contract to them. The Board previously approved the project to proceed based on PNW’s summary dated 1-18-23 in the amount of \$78,032.60, see attached. This summary included engineer’s estimates from Pacific Landscape Architecture. A comparison of the engineer’s estimates verse construction low bids is:

- Schedule B – Recreation Corridor Park with Alternates
 - o Engineers Estimate \$33,508.53 (\$30,855.00 plus WSST)
 - o Premium Services Quote \$58,728.71
 - o Price Increase: \$25,220.18

- Alternate A – Gate 5 Playground
 - o Engineers Estimate \$27,910.20 (\$25,700.00 plus WSST)
 - o Premium Services Quote \$39,618.37
 - o Price Increase: \$11,708.17

The other costs identified in the 1-26-23 Capital Request remain unchanged for design, permitting, and construction management. For budgeting purposes, the Recreation Corridor Park is considered base bid for the contract, and SVCA has the option to add Gate 5 Playground. The following is an updated breakdown of total project costs.

Construction	
- Base Bid Schedule B – Recreation Corridor Park with Alternates – Premium Services Quote	\$58,728.71
Design, Permitting, & Construction Management	
- Prepare contractor bid quantities – PLA Allowance	\$1,000.00



- Notice of Activity (NOA) Permit Application Allowance	\$1,500.00
- Construction Management – PNW Services, Inc. – Per Attached	\$7,020.00
Total Base Bid Schedule B – Recreation Corridor Park	\$68,248.71
Alternate A – Gate 5 Playground	
- Premium Services Quote	\$39,618.37
- Design, Permitting, & Construction Management – Covered above in Base Bid	
Total if Recreation Corridor Park and Gate 5 Playground	\$107,867.08

Please let me know if there are any questions or if you need additional information.

Sincerely,

Tyler Andrews
President

April 7, 2023 - Bid Tabulation

Project: Culvert C315 Replacement & Playground ADA Improvements

Item #	Description	Quantity	Unit	Premium Services		WRS		Stremler Gravel		Strider Construction	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
Schedule A - Culvert C315 Replacement											
1	Mobilization	1	LS	\$ 40,000.00	\$ 40,000.00	\$ 20,000.00	\$ 20,000.00	\$ 24,700.00	\$ 24,700.00	\$ 50,000.00	\$ 50,000.00
2	Construction Surveying	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 1,000.00	\$ 1,000.00	\$ 6,300.00	\$ 6,300.00	\$ 4,000.00	\$ 4,000.00
3	Project Temporary Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 3,000.00	\$ 1,500.00	\$ 1,500.00	\$ 2,000.00	\$ 2,000.00
4	Temporary Stream Diversion, Dewatering, Fish Exclusion Netting	1	LS	\$ 2,800.00	\$ 2,800.00	\$ 9,000.00	\$ 9,000.00	\$ 10,200.00	\$ 10,200.00	\$ 13,500.00	\$ 13,500.00
5	De-Fishing Labor	1	LS	\$ 1,300.00	\$ 1,300.00	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 700.00	\$ 700.00
6	Clearing & Grubbing	1	LS	\$ 7,000.00	\$ 7,000.00	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 10,500.00	\$ 3,600.00	\$ 3,600.00
7	Removal of Structures & Obstructions	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 5,000.00	\$ 5,000.00	\$ 4,800.00	\$ 4,800.00	\$ 3,800.00	\$ 3,800.00
8	Asphalt Removal	160	SY	\$ 11.00	\$ 1,760.00	\$ 17.00	\$ 2,720.00	\$ 8.70	\$ 1,392.00	\$ 9.00	\$ 1,440.00
9	Structure Excavation Class A Incl. Haul (Box Culvert)	300	CY	\$ 35.00	\$ 10,500.00	\$ 55.00	\$ 16,500.00	\$ 34.00	\$ 10,200.00	\$ 38.00	\$ 11,400.00
10	Shoring or Extra Excavation Class A (Box Culvert)	1	LS	\$ 6,000.00	\$ 6,000.00	\$ 30,000.00	\$ 30,000.00	\$ 9,100.00	\$ 9,100.00	\$ 21,000.00	\$ 21,000.00
11	Haul (Channel & Utility Excavation)	125	CY	\$ 35.00	\$ 4,375.00	\$ 55.00	\$ 6,875.00	\$ 35.75	\$ 4,468.75	\$ 56.00	\$ 7,000.00
12	Shoring or Extra Excavation Class B (Channel & Utility Excavation)	1	LS	0.00	0.00	\$ 700.00	\$ 700.00	\$ 2,500.00	\$ 2,500.00	\$ 1,250.00	\$ 1,250.00
13	Construction Geotextile for Separation (Box Culvert)	190	SY	\$ 3.00	\$ 570.00	\$ 8.00	\$ 1,520.00	\$ 7.20	\$ 1,368.00	\$ 5.00	\$ 950.00
14	Construction Geotextile for Ditch Lining (Jute Matting)	80	SY	\$ 10.00	\$ 800.00	\$ 15.00	\$ 1,200.00	\$ 17.50	\$ 1,400.00	\$ 5.00	\$ 400.00
15	Pothole Existing Utilities	1	FA	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
16	Streambed Sediment	100	TONS	\$ 45.00	\$ 4,500.00	\$ 65.00	\$ 6,500.00	\$ 54.00	\$ 5,400.00	\$ 80.00	\$ 8,000.00
17	Gravel Base	123	TONS	\$ 28.00	\$ 3,444.00	\$ 40.00	\$ 4,920.00	\$ 37.50	\$ 4,612.50	\$ 45.00	\$ 5,535.00
18	Gravel Backfill for Pipe Zone Bedding	25	TONS	\$ 22.00	\$ 550.00	\$ 28.00	\$ 700.00	\$ 24.50	\$ 612.50	\$ 36.00	\$ 900.00
19	Crushed Surfacing Top Course	20	TONS	\$ 65.00	\$ 1,300.00	\$ 125.00	\$ 2,500.00	\$ 204.00	\$ 4,080.00	\$ 95.00	\$ 1,900.00
20	5/8" Clear Crushed Rock	120	TONS	\$ 45.00	\$ 5,400.00	\$ 55.00	\$ 6,600.00	\$ 51.00	\$ 6,120.00	\$ 50.00	\$ 6,000.00
21	4x8 Quarry Spalls	90	TONS	\$ 45.00	\$ 4,050.00	\$ 50.00	\$ 4,500.00	\$ 60.00	\$ 5,400.00	\$ 50.00	\$ 4,500.00
22	Heavy Loose Rip Rap	45	TONS	\$ 55.00	\$ 2,475.00	\$ 85.00	\$ 3,825.00	\$ 97.50	\$ 4,387.50	\$ 65.00	\$ 2,925.00
23	Two Man Rock	10	TONS	\$ 80.00	\$ 800.00	\$ 200.00	\$ 2,000.00	\$ 201.00	\$ 2,010.00	\$ 120.00	\$ 1,200.00
24	HMA Cl. 1/2" PG 64-22	37	TONS	\$ 120.00	\$ 4,440.00	\$ 270.27	\$ 9,999.99	\$ 235.00	\$ 8,695.00	\$ 260.00	\$ 9,620.00
25	8' x 4' Box Culvert	1	LS	\$170,000.00	\$170,000.00	\$118,000.00	\$118,000.00	\$165,700.00	\$165,700.00	\$140,000.00	\$140,000.00

26	Solid Wall PVC SDR35 Sanitary Sewer Pipe, 8" Diameter	29	LF	\$ 125.00	\$ 3,625.00	\$ 155.00	\$ 4,495.00	\$ 108.00	\$ 3,132.00	\$ 70.00	\$ 2,030.00
27	Ductile Iron Sanitary Sewer Sleeve, 12" Diameter	27	LF	\$ 80.00	\$ 2,160.00	\$ 160.00	\$ 4,320.00	\$ 183.00	\$ 4,941.00	\$ 80.00	\$ 2,160.00
28	Sewer Main Diversion	1	FA	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
29	Manhole 48" Diameter, Type 2	1	EA	\$ 4,000.00	\$ 4,000.00	\$ 9,000.00	\$ 9,000.00	\$ 6,400.00	\$ 6,400.00	\$ 6,800.00	\$ 6,800.00
30	Sewer	1	EA	\$ 1,200.00	\$ 1,200.00	\$ 2,500.00	\$ 2,500.00	\$ 1,600.00	\$ 1,600.00	\$ 500.00	\$ 500.00
31	Ductile Iron Watermain, 6" Diameter	40	LF	\$ 250.00	\$ 10,000.00	\$ 400.00	\$ 16,000.00	\$ 350.00	\$ 14,000.00	\$ 240.00	\$ 9,600.00
32	Ductile Iron Water Sleeve, 12" Diameter	26	LF	\$ 100.00	\$ 2,600.00	\$ 140.00	\$ 3,640.00	\$ 187.00	\$ 4,862.00	\$ 75.00	\$ 1,950.00
33	Watermain Testing, Complete	1	LS	\$ 500.00	\$ 500.00	\$ 1,800.00	\$ 1,800.00	\$ 4,800.00	\$ 4,800.00	\$ 300.00	\$ 300.00
34	Topsoil Class A	20	CY	\$ 100.00	\$ 2,000.00	\$ 180.00	\$ 3,600.00	\$ 122.00	\$ 2,440.00	\$ 100.00	\$ 2,000.00
35	Selected Plantings	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 11,000.00	\$ 11,000.00	\$ 2,100.00	\$ 2,100.00	\$ 1,500.00	\$ 1,500.00
36	Temporary Erosion and Sediment Control	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 1,100.00	\$ 1,100.00	\$ 600.00	\$ 600.00
37	Wood Chip Mulch	12	CY	\$ 100.00	\$ 1,200.00	\$ 200.00	\$ 2,400.00	\$ 142.00	\$ 1,704.00	\$ 115.00	\$ 1,380.00
38	Utility Conflicts	1	FA	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
39	Minor Changes	1	FA	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
40	Temporary Utility Support	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 1,400.00	\$ 1,400.00	\$ 3,200.00	\$ 3,200.00
	Schedule A Subtotal				\$362,849.00		\$380,814.99		\$390,425.25		\$378,640.00
	WSST @ 8.6%				\$ 31,205.01		\$ 32,750.09		\$ 33,576.57		\$ 32,563.04
	Schedule A Total w/ WSST				\$394,054.01		\$413,565.08		\$424,001.82		\$411,203.04

Schedule B - Recreation Corridor Playground Improvements

1	Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 3,000.00	\$ 3,000.00	\$ 8,300.00	\$ 8,300.00	\$ 18,000.00	\$ 18,000.00
2	Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 1,500.00	\$ 1,500.00	\$ 550.00	\$ 550.00	\$ 1,200.00	\$ 1,200.00
3	High Visibility Fencing	460	LF	\$ 5.00	\$ 2,300.00	\$ 6.00	\$ 2,760.00	\$ 6.20	\$ 2,852.00	\$ 3.00	\$ 1,380.00
4	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 5,000.00	\$ 5,000.00	\$ 7,000.00	\$ 7,000.00	\$ 6,100.00	\$ 6,100.00	\$ 6,500.00	\$ 6,500.00
5	Remove & Dispose of Existing Playground Header	367	LF	\$ 3.00	\$ 1,101.00	\$ 5.00	\$ 1,835.00	\$ 3.50	\$ 1,284.50	\$ 5.00	\$ 1,835.00
6	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 2,000.00	\$ 2,000.00	\$ 171.00	\$ 171.00	\$ 1,000.00	\$ 1,000.00
7	Remove & Dispose of Existing Playground Equipment	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 1,200.00	\$ 1,200.00	\$ 2,900.00	\$ 2,900.00	\$ 2,800.00	\$ 2,800.00
8	Supply & Install 2 Bay Swing	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 12,500.00	\$ 12,500.00	\$ 9,600.00	\$ 9,600.00	\$ 7,200.00	\$ 7,200.00
9	Install New Playground Header	365	LF	\$ 20.00	\$ 7,300.00	\$ 7.00	\$ 2,555.00	\$ 17.75	\$ 6,478.75	\$ 21.00	\$ 7,665.00
10	Non-Woven Geotextile Separation Fabric	446	SY	\$ 3.00	\$ 1,338.00	\$ 4.00	\$ 1,784.00	\$ 3.00	\$ 1,338.00	\$ 3.00	\$ 1,338.00

11	EWF Playground Surfacing, 12" Compacted Depth	4013	SF	\$ 3.00	\$ 12,039.00	\$ 2.50	\$ 10,032.50	\$ 4.00	\$ 16,052.00	\$ 5.00	\$ 20,065.00
12	ADA Ramp, 8" Height Including CSTC Pad	2	EA	\$ 1,000.00	\$ 2,000.00	\$ 1,000.00	\$ 2,000.00	\$ 1,500.00	\$ 3,000.00	\$ 2,000.00	\$ 4,000.00
13	Restoration	1	LS	\$ 3,000.00	\$ 3,000.00	\$ 1,000.00	\$ 1,000.00	\$ 3,800.00	\$ 3,800.00	\$ 3,200.00	\$ 3,200.00
14	Minor Changes	1	FA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	Schedule B Subtotal				\$ 54,078.00		\$ 52,166.50		\$ 65,426.25		\$ 79,183.00
	WSST @ 8.6%				\$ 4,650.71		\$ 4,486.32		\$ 5,626.66		\$ 6,809.74
	Schedule B Total w/ WSST				\$ 58,728.71		\$ 56,652.82		\$ 71,052.91		\$ 85,992.74

Alternate A - Gate 5 Playground

1	Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00	\$ 1,500.00	\$ 1,500.00	\$ 5,000.00	\$ 5,000.00	\$ 13,500.00	\$ 13,500.00
2	Erosion Control	1	LS	\$ 1,000.00	\$ 1,000.00	\$ 900.00	\$ 900.00	\$ 550.00	\$ 550.00	\$ 900.00	\$ 900.00
3	High Visibility Fencing	320	LF	\$ 5.00	\$ 1,600.00	\$ 6.00	\$ 1,920.00	\$ 6.30	\$ 2,016.00	\$ 3.00	\$ 960.00
4	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 3,500.00	\$ 3,500.00	\$ 3,000.00	\$ 3,000.00	\$ 2,400.00	\$ 2,400.00	\$ 5,000.00	\$ 5,000.00
5	Remove & Dispose of Existing Playground Header	183	LF	\$ 3.00	\$ 549.00	\$ 5.00	\$ 915.00	\$ 5.20	\$ 951.60	\$ 5.00	\$ 915.00
6	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 600.00	\$ 600.00	\$ 900.00	\$ 900.00	\$ 264.00	\$ 264.00	\$ 400.00	\$ 400.00
7	Relocate Existing 2 Bay Swing	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 5,400.00	\$ 5,400.00	\$ 3,800.00	\$ 3,800.00
8	Install New Playground Header	207	LF	\$ 26.00	\$ 5,382.00	\$ 7.00	\$ 1,449.00	\$ 18.50	\$ 3,829.50	\$ 13.00	\$ 2,691.00
9	Non-Woven Geotextile Separation Fabric	245	SY	\$ 3.00	\$ 735.00	\$ 4.00	\$ 980.00	\$ 3.10	\$ 759.50	\$ 3.00	\$ 735.00
10	EWF Playground Surfacing, 12" Compacted Depth	2205	SF	\$ 3.00	\$ 6,615.00	\$ 2.50	\$ 5,512.50	\$ 4.40	\$ 9,702.00	\$ 4.50	\$ 9,922.50
11	ADA Ramp, 12" Height	0.5	EA	\$ 2,000.00	\$ 1,000.00	\$ 1,000.00	\$ 500.00	\$ 1,900.00	\$ 950.00	\$ 2,500.00	\$ 1,250.00
12	ADA Gravel Parking	1	FA	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
13	Restoration	1	LS	\$ 4,000.00	\$ 4,000.00	\$ 1,000.00	\$ 1,000.00	\$ 2,200.00	\$ 2,200.00	\$ 2,000.00	\$ 2,000.00
14	Minor Changes	1	FA	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
	Schedule B Subtotal				\$ 36,481.00		\$ 24,576.50		\$ 39,022.60		\$ 47,073.50
	WSST @ 8.6%				\$ 3,137.37		\$ 2,113.58		\$ 3,355.94		\$ 4,048.32
	Schedule B Total w/ WSST				\$ 39,618.37		\$ 26,690.08		\$ 42,378.54		\$ 51,121.82
	Total Schedule A and B				\$452,782.72		\$470,217.90		\$495,054.73		\$497,195.78
	Total Schedule A, B, and Alternate				\$492,401.09		\$496,907.98		\$537,433.27		\$548,317.60



March 27, 2023 – Update Addendum #1

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Bid Form – Culvert C315 Replacement & 2023 Playground ADA Improvements

Bid submissions are due by 5:00pm on Friday, 4-7-23. Email bid submissions to tylera@pnwcivil.com.

Firm Name: Premium Services Inc

Bid Schedule					
Item #	Description	Quantity	Unit	Unit Price	Total
	Schedule A – Culvert C315 Replacement				
1.	Mobilization	1	LS	\$ 40,000.00	\$40,000.00
2.	Construction Surveying	1	LS	\$ 5,000.00	\$ 5,000.00
3.	Project Temporary Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
4.	Temporary Stream Diversion, Dewatering, Fish Exclusion Netting	1	LS	\$ 2,800.00	\$ 2,800.00
5.	De-Fishing Labor	1	LS	\$ 1,300.00	\$ 1,300.00
6.	Clearing and Grubbing	1	LS	\$ 7,000.00	\$ 7,000.00
7.	Removal of Structures & Obstructions	1	LS	\$ 1,000.00	\$ 1,000.00
8.	Asphalt Removal	160	SY	\$ 11.00	\$ 1,760.00
9.	Structure Excavation Class A Incl. Haul (Box Culvert)	300	CY	\$ 35.00	\$ 10,500.00
10.	Shoring or Extra Excavation Class A (Box Culvert)	1	LS	\$ 6,000.00	\$ 6,000.00
11.	Structure Excavation Class B Incl. Haul (Channel & Utility Excavation)	125	CY	\$ 35.00	\$ 4,375.00
12.	Shoring or Extra Excavation Class B (Channel & Utility Excavation)	1	LS	\$ 0.00	\$ 0.00
13.	Construction Geotextile for Separation (Box Culvert)	190	SY	\$ 3.00	\$ 570.00

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SERVICES, INC.

14.	Construction Geotextile for Ditch Lining (Jute Matting)	80	SY	\$ 10.00	\$ 800.00
15.	Pothole Existing Utilities	1	FA	\$5,000.00	\$5,000.00
16.	Streambed Sediment	100	TONS	\$ 45.00	\$ 4,500.00
17.	Gravel Base	123	TONS	\$ 28.00	\$ 3,444.00
18.	Gravel Backfill for Pipe Zone Bedding	25	TONS	\$ 22.00	\$ 550.00
19.	Crushed Surfacing Top Course	20	TONS	\$ 65.00	\$ 1,300.00
20.	5/8" Clear Crushed Rock	120	TONS	\$ 45.00	\$ 5,400.00
21.	4x8 Quarry Spalls	90	TONS	\$ 45.00	\$ 4,050.00
22.	Heavy Loose Rip Rap	45	TONS	\$ 55.00	\$ 2,475.00
23.	Two Man Rock	10	TONS	\$ 80.00	\$ 800.00
24.	HMA Cl. 1/2IN PG 64-22	37	TONS	\$ 120.00	\$ 4,440.00
25.	8' x 4' Box Culvert Structure	1	LS	\$ 170,000.00	\$ 170,000.00
26.	Solid Wall PVC SDR35 Sanitary Sewer Pipe, 8" Diameter	29	LF	\$ 125.00	\$ 3,625.00
27.	Ductile Iron Sanitary Sewer Sleeve, 12" Diameter	27	LF	\$ 80.00	\$ 2,160.00
28.	Sewer Main Diversion	1	FA	\$10,000.00	\$10,000.00
29.	Manhole 48" Diameter, Type 2	1	EA	\$ 4,000.00	\$ 4,000.00
30.	Connect to Existing Structure – Sewer	1	EA	\$1,200.00	\$1,200.00
31.	Ductile Iron Watermain, 6" Diameter	40	LF	\$250.00	\$10,000.00
32.	Ductile Iron Water Sleeve, 12" Diameter	26	LF	\$100.00	\$2,600.00
33.	Watermain Testing, Complete	1	LS	\$ 500.00	\$ 500.00
34.	Topsoil Class A	20	CY	\$ 100.00	\$ 2,000.00
35.	Selected Plantings	1	LS	\$ 4,000.00	\$ 4,000.00
36.	Temporary Erosion and Sediment Control	1	LS	\$ 1,000.00	\$ 1,000.00
37.	Wood Chip Mulch	12	CY	\$ 100.00	\$ 1,200.00
38.	Utility Conflicts	1	FA	\$15,000.00	\$15,000.00
39.	Minor Changes	1	FA	\$15,000.00	\$15,000.00
40.	Temporary Utility Support	1	LS	\$ 2,500.00	\$ 2,500.00
	Schedule A Subtotal				\$362,849.00
	WSST @ 8.6%				\$31,205.01
	Schedule A Total w/ WSST				\$394,054.01

	Schedule B – Recreation Corridor Playground Improvements				
1.	Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00



2.	Erosion Control	1	LS	\$1,000.00	\$1,000.00
3.	High Visibility Fencing	460	LF	\$ 5.00	\$ 2,300.00
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$5,000.00	\$ 5,000.00
5.	Remove & Dispose of Existing Playground Header	367	LF	\$ 3.00	\$1,101.00
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 1,000.00	\$1,000.00
7.	Remove & Dispose of Existing Playground Equipment	1	LS	\$ 2,500.00	\$2,500.00
8.	Supply & Install 2 Bay Swing	1	EA	\$10,000.00	\$ 10,000.00
9.	Install New Playground Header	365	LF	\$ 20.00	\$ 7,300.00
10.	Non-Woven Geotextile Separation Fabric	446	SY	\$ 3.00	\$1,338.00
11.	EWf Playground Surfacing, 12" Compacted Depth	4,013	SF	\$ 3.00	\$12,039.00
12.	ADA Ramp, 8" Height Including CSTC Pad	2	EA	\$ 1,000.00	\$ 2,000.00
13.	Restoration	1	LS	\$3,000.00	\$3,000.00
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Schedule B Subtotal				\$ 54,078.00
	WSST @ 8.6%				\$4,650.71
	Schedule B Total w/ WSST				\$ 58,728.71

Alternate A – Gate 5 Playground					
1.	Mobilization	1	LS	\$ 2,500.00	\$2,500.00
2.	Erosion Control	1	LS	\$1,000.00	\$1,000.00
3.	High Visibility Fencing	320	LF	\$ 5.00	\$1,600.00
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 3,500.00	\$3,500.00
5.	Remove & Dispose of Existing Playground Header	183	LF	\$ 3.00	\$ 549.00
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 600.00	\$ 600.00
7.	Relocate Existing 2 Bay Swing	1	LS	\$ 4,000.00	\$ 4,000.00
8.	Install New Playground Header	207	LF	\$26.00	\$ 5,382.00
9.	Non-Woven Geotextile Separation Fabric	245	SY	\$ 3.00	\$ 735.00
10.	EWf Playground Surfacing, 12" Compacted Depth	2,205	SF	\$ 3.00	\$6,615.00



11.	ADA Ramp, 12" Height	.5	EA	\$2,000.00	\$1,000.00
12	ADA Gravel Parking	1	FA	\$2,000.00	\$2,000.00
13.	Restoration	1	LS	\$4,000.00	\$4,000.00
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Alternate A Subtotal				\$36,481.00
	WSST @ 8.6%				\$3,137.37
	Alternate A Total w/ WSST				\$39,618.37

Contractor acknowledges receipt of addendums: 1,2

By: 
Signature of Authorized Person

Date: 4/7/23

Print Name & Title: Brent Moa President

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



March 27, 2023 – Update Addendum #1

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Bid Form – Culvert C315 Replacement & 2023 Playground ADA Improvements

Bid submissions are due by 5:00pm on Friday, 4-7-23. Email bid submissions to tylera@pnwcivil.com.

Firm Name: Western Refinery Services, Inc.

Bid Schedule					
Item #	Description	Quantity	Unit	Unit Price	Total
Schedule A – Culvert C315 Replacement					
1.	Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00
2.	Construction Surveying	1	LS	\$ 1,000.00	\$ 1,000.00
3.	Project Temporary Traffic Control	1	LS	\$ 3,000.00	\$ 3,000.00
4.	Temporary Stream Diversion, Dewatering, Fish Exclusion Netting	1	LS	\$ 9,000.00	\$ 9,000.00
5.	De-Fishing Labor	1	LS	\$ 2,500.00	\$ 2,500.00
6.	Clearing and Grubbing	1	LS	\$ 10,500.00	\$ 10,500.00
7.	Removal of Structures & Obstructions	1	LS	\$ 5,000.00	\$ 5,000.00
8.	Asphalt Removal	160	SY	\$ 17.00	\$ 2,720.00
9.	Structure Excavation Class A Incl. Haul (Box Culvert)	300	CY	\$ 55.00	\$ 16,500.00
10.	Shoring or Extra Excavation Class A (Box Culvert)	1	LS	\$ 30,000.00	\$ 30,000.00
11.	Structure Excavation Class B Incl. Haul (Channel & Utility Excavation)	125	CY	\$ 55.00	\$ 6,875.00
12.	Shoring or Extra Excavation Class B (Channel & Utility Excavation)	1	LS	\$ 700.00	\$ 700.00
13.	Construction Geotextile for Separation (Box Culvert)	190	SY	\$ 8.00	\$ 1,520.00



14.	Construction Geotextile for Ditch Lining (Jute Matting)	80	SY	\$ 15.00	\$ 1,200.00
15.	Pothole Existing Utilities	1	FA	\$5,000.00	\$5,000.00
16.	Streambed Sediment	100	TONS	\$ 65.00	\$ 6,500.00
17.	Gravel Base	123	TONS	\$ 40.00	\$ 4,920.00
18.	Gravel Backfill for Pipe Zone Bedding	25	TONS	\$ 28.00	\$ 700.00
19.	Crushed Surfacing Top Course	20	TONS	\$ 125.00	\$ 2,500.00
20.	5/8" Clear Crushed Rock	120	TONS	\$ 55.00	\$ 6,600.00
21.	4x8 Quarry Spalls	90	TONS	\$ 50.00	\$ 4,500.00
22.	Heavy Loose Rip Rap	45	TONS	\$ 85.00	\$ 3,825.00
23.	Two Man Rock	10	TONS	\$ 200.00	\$ 2,000.00
24.	HMA Cl. 1/2" IN PG 64-22	37	TONS	\$ 270.27	\$ 9,999.99
25.	8' x 4' Box Culvert Structure	1	LS	\$ 118,000.00	\$ 118,000.00
26.	Solid Wall PVC SDR35 Sanitary Sewer Pipe, 8" Diameter	29	LF	\$ 155.00	\$ 4,495.00
27.	Ductile Iron Sanitary Sewer Sleeve, 12" Diameter	27	LF	\$ 160.00	\$ 4,320.00
28.	Sewer Main Diversion	1	FA	\$10,000.00	\$10,000.00
29.	Manhole 48" Diameter, Type 2	1	EA	\$ 9,000.00	\$ 9,000.00
30.	Connect to Existing Structure – Sewer	1	EA	2,500.00	2,500.00
31.	Ductile Iron Watermain, 6" Diameter	40	LF	400.00	16,000.00
32.	Ductile Iron Water Sleeve, 12" Diameter	26	LF	140.00	3,640.00
33.	Watermain Testing, Complete	1	LS	\$ 1,800.00	\$ 1,800.00
34.	Topsoil Class A	20	CY	\$ 180.00	\$ 3,600.00
35.	Selected Plantings	1	LS	\$ 11,000.00	\$ 11,000.00
36.	Temporary Erosion and Sediment Control	1	LS	\$ 2,000.00	\$ 2,000.00
37.	Wood Chip Mulch	12	CY	\$ 200.00	\$ 2,400.00
38.	Utility Conflicts	1	FA	\$15,000.00	\$15,000.00
39.	Minor Changes	1	FA	\$15,000.00	\$15,000.00
40.	Temporary Utility Support	1	LS	\$ 5,000.00	\$ 5,000.00
	Schedule A Subtotal				\$ 380,814.99
	WSST @ 8.6%				\$ 32,750.09
	Schedule A Total w/ WSST				\$ 413,565.08

	Schedule B – Recreation Corridor Playground Improvements				
1.	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00




2.	Erosion Control	1	LS	\$ 1,500.00	\$ 1,500.00
3.	High Visibility Fencing	460	LF	\$ 6.00	\$ 2,760.00
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 7,000	\$ 7,000
5.	Remove & Dispose of Existing Playground Header	367	LF	\$ 5.00	\$ 1,835.00
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 2,000.00	\$ 2,000.00
7.	Remove & Dispose of Existing Playground Equipment	1	LS	\$ 1,200.00	\$ 1,200.00
8.	Supply & Install 2 Bay Swing	1	EA	\$ 12,500.00	\$ 12,500.00
9.	Install New Playground Header	365	LF	\$ 7.00	\$ 2,555.00
10.	Non-Woven Geotextile Separation Fabric	446	SY	\$ 4.00	\$ 1,784.00
11.	EWf Playground Surfacing, 12" Compacted Depth	4,013	SF	\$ 2.50	\$ 10,032.50
12.	ADA Ramp, 8" Height Including CSTC Pad	2	EA	\$ 1,000.00	\$ 2,000.00
13.	Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
14.	Minor Changes	1	FA	\$ 3,000.00	\$ 3,000.00
	Schedule B Subtotal				\$ 52,166.50
	WSST @ 8.6%				\$ 4,486.32
	Schedule B Total w/ WSST				\$ 56,652.82

	Alternate A – Gate 5 Playground				
1.	Mobilization	1	LS	\$ 1,500.00	\$ 1,500.00
2.	Erosion Control	1	LS	\$ 900.00	\$ 900.00
3.	High Visibility Fencing	320	LF	\$ 6.00	\$ 1,920.00
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 3,000.00	\$ 3,000.00
5.	Remove & Dispose of Existing Playground Header	183	LF	\$ 5.00	\$ 915.00
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 900.00	\$ 900.00
7.	Relocate Existing 2 Bay Swing	1	LS	\$ 1,000.00	\$ 1,000.00
8.	Install New Playground Header	207	LF	\$ 7.00	\$ 1,449.00
9.	Non-Woven Geotextile Separation Fabric	245	SY	\$ 4.00	\$ 980.00
10.	EWf Playground Surfacing, 12" Compacted Depth	2,205	SF	\$ 2.50	\$ 5,512.50



11.	ADA Ramp, 12" Height	.5	EA	\$ 1,000.00	\$ 500.00
12.	ADA Gravel Parking	1	FA	\$2,000.00	\$2,000.00
13.	Restoration	1	LS	\$ 1,000.00	\$ 1,000.00
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Alternate A Subtotal				\$ 24,576.50
	WSST @ 8.6%				\$ 2,113.58
	Alternate A Total w/ WSST				\$ 26,690.08

Contractor acknowledges receipt of addendums: 1,2

By: 
Signature of Authorized Person

Date: 04/07/2023

Print Name & Title: Ryan Likkel, CEO

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



March 27, 2023 – Update Addendum #1

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Bid Form – Culvert C315 Replacement & 2023 Playground ADA Improvements

Bid submissions are due by 5:00pm on Friday, 4-7-23. Email bid submissions to tylera@pnwcivil.com.

Firm Name: Strenler Gravel Inc

Bid Schedule					
Item #	Description	Quantity	Unit	Unit Price	Total
	Schedule A – Culvert C315 Replacement				
1.	Mobilization	1	LS	\$ 24700	\$ 24700
2.	Construction Surveying	1	LS	\$ 6300	\$ 6300
3.	Project Temporary Traffic Control	1	LS	\$ 1500	\$ 1500
4.	Temporary Stream Diversion, Dewatering, Fish Exclusion Netting	1	LS	\$ 10,200	\$ 10,200
5.	De-Fishing Labor	1	LS	\$ 1500	\$ 1500
6.	Clearing and Grubbing	1	LS	\$ 10,500	\$ 10,500
7.	Removal of Structures & Obstructions	1	LS	\$ 4800	\$ 4800
8.	Asphalt Removal	160	SY	\$ 8.70	\$ 1392.
9.	Structure Excavation Class A Incl. Haul (Box Culvert)	300	CY	\$ 34	\$ 10,200
10.	Shoring or Extra Excavation Class A (Box Culvert)	1	LS	\$ 9100	\$ 9100
11.	Structure Excavation Class B Incl. Haul (Channel & Utility Excavation)	125	CY	\$ 35.75	\$ 35.75
12.	Shoring or Extra Excavation Class B (Channel & Utility Excavation)	1	LS	\$ 2500 2500	\$ 2500
13.	Construction Geotextile for Separation (Box Culvert)	190	SY	\$ 7.20	\$ 1,368

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SERVICES, INC.

14.	Construction Geotextile for Ditch Lining (Jute Matting)	80	SY	\$ 17.50	\$ 1400
15.	Pothole Existing Utilities	1	FA	\$5,000.00	\$5,000.00
16.	Streambed Sediment	100	TONS	\$ 54	\$ 5400
17.	Gravel Base	123	TONS	\$ 37.50	\$ 4612.50
18.	Gravel Backfill for Pipe Zone Bedding	25	TONS	\$ 24.50	\$ 612.50
19.	Crushed Surfacing Top Course	20	TONS	\$ 204	\$ 4080
20.	5/8" Clear Crushed Rock	120	TONS	\$ 51	\$ 6120
21.	4x8 Quarry Spalls	90	TONS	\$ 60	\$ 5400
22.	Heavy Loose Rip Rap	45	TONS	\$ 97.50	\$ 4387.50
23.	Two Man Rock	10	TONS	\$ 201	\$ 2010
24.	HMA Cl. 1/2IN PG 64-22	37	TONS	\$ 235	\$ 8695
25.	8' x 4' Box Culvert Structure	1	LS	\$ 165,700	\$ 165,700
26.	Solid Wall PVC SDR35 Sanitary Sewer Pipe, 8" Diameter	29	LF	\$ 108	\$ 3132
27.	Ductile Iron Sanitary Sewer Sleeve, 12" Diameter	27	LF	\$ 183	\$ 4941
28.	Sewer Main Diversion	1	FA	\$10,000.00	\$10,000.00
29.	Manhole 48" Diameter, Type 2	1	EA	\$ 6400	\$ 6400
30.	Connect to Existing Structure – Sewer	1	EA	1600	1600
31.	Ductile Iron Watermain, 6" Diameter	40	LF	350	14000
32.	Ductile Iron Water Sleeve, 12" Diameter	26	LF	187	4862
33.	Watermain Testing, Complete	1	LS	\$ 4800	\$ 4800
34.	Topsoil Class A	20	CY	\$ 122	\$ 2440
35.	Selected Plantings	1	LS	\$ 2100	\$ 2100
36.	Temporary Erosion and Sediment Control	1	LS	\$ 1100	\$ 1100
37.	Wood Chip Mulch	12	CY	\$ 142	\$ 1704
38.	Utility Conflicts	1	FA	\$15,000.00	\$15,000.00
39.	Minor Changes	1	FA	\$15,000.00	\$15,000.00
40.	Temporary Utility Support	1	LS	\$ 1400	\$ 1400
	Schedule A Subtotal				\$ 390425.25
	WSST @ 8.6%				\$ 33576.57
	Schedule A Total w/ WSST				\$

Schedule B – Recreation Corridor Playground Improvements					
1.	Mobilization	1	LS	\$ 8300	\$ 8300



2.	Erosion Control	1	LS	\$ 550	\$ 550
3.	High Visibility Fencing	460	LF	\$ 6.20	\$ 2852
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 6100	\$ 6100
5.	Remove & Dispose of Existing Playground Header	367	LF	\$ 3.50	\$ 1284.50
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 171	\$ 171
7.	Remove & Dispose of Existing Playground Equipment	1	LS	\$ 2900	\$ 2900
8.	Supply & Install 2 Bay Swing	1	EA	\$ 9600	\$ 9600
9.	Install New Playground Header	365	LF	\$ 17.75	\$ 6478.75
10.	Non-Woven Geotextile Separation Fabric	446	SY	\$ 3	\$ 1338.
11.	EWf Playground Surfacing, 12" Compacted Depth	4,013	SF	\$ 4	\$ 16,052.
12.	ADA Ramp, 8" Height Including CSTC Pad	2	EA	\$ 1500	\$ 3000
13.	Restoration	1	LS	\$ 3800	\$ 3800
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Schedule B Subtotal				\$65426.25
	WSST @ 8.6%				\$ 5626.66
	Schedule B Total w/ WSST				\$ 71,052.91


	Alternate A – Gate 5 Playground				
1.	Mobilization	1	LS	\$ 5000	\$ 5000
2.	Erosion Control	1	LS	\$ 550	\$ 550
3.	High Visibility Fencing	320	LF	\$ 6.30	\$ 2016
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 2400	\$ 2400
5.	Remove & Dispose of Existing Playground Header	183	LF	\$ 5.20	\$ 951.60
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 264	\$ 264
7.	Relocate Existing 2 Bay Swing	1	LS	\$ 5400	\$ 5400
8.	Install New Playground Header	207	LF	\$ 18.50	\$ 3829.50
9.	Non-Woven Geotextile Separation Fabric	245	SY	\$ 3.10	\$ 759.50
10.	EWf Playground Surfacing, 12" Compacted Depth	2,205	SF	\$ 4.40	\$ 9702.

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SERVICES, INC.

11.	ADA Ramp, 12" Height	.5	EA	\$ 1900	\$ 950
12	ADA Gravel Parking	1	FA	\$2,000.00	\$2,000.00
13.	Restoration	1	LS	\$ 2200	\$ 2200
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Alternate A Subtotal				\$ 39022.60
	WSST @ 8.6%				\$ 3355.94
	Alternate A Total w/ WSST				\$ 42378.54

Contractor acknowledges receipt of addendums: 1, 2

By: 
 Signature of Authorized Person

Date: 4-7-23

Print Name & Title: LANE STREMLER, PRESIDENT

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



March 27, 2023 – Update Addendum #1

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Bid Form – Culvert C315 Replacement & 2023 Playground ADA Improvements

Bid submissions are due by 5:00pm on Friday, 4-7-23. Email bid submissions to tylera@pnwcivil.com.

Firm Name: Strider Construction Co., Inc.

Bid Schedule					
Item #	Description	Quantity	Unit	Unit Price	Total
	Schedule A – Culvert C315 Replacement				
1.	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
2.	Construction Surveying	1	LS	\$ 4,000.00	\$ 4,000.00
3.	Project Temporary Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
4.	Temporary Stream Diversion, Dewatering, Fish Exclusion Netting	1	LS	\$ 13,500.00	\$ 13,500.00
5.	De-Fishing Labor	1	LS	\$ 700.00	\$ 700.00
6.	Clearing and Grubbing	1	LS	\$ 3,600.00	\$ 3,600.00
7.	Removal of Structures & Obstructions	1	LS	\$ 3,800.00	\$ 3,800.00
8.	Asphalt Removal	160	SY	\$ 9.00	\$ 1,440.00
9.	Structure Excavation Class A Incl. Haul (Box Culvert)	300	CY	\$ 38.00	\$ 11,400.00
10.	Shoring or Extra Excavation Class A (Box Culvert)	1	LS	\$ 21,000.00	\$ 21,000.00
11.	Structure Excavation Class B Incl. Haul (Channel & Utility Excavation)	125	CY	\$ 56.00	\$ 7,000.00
12.	Shoring or Extra Excavation Class B (Channel & Utility Excavation)	1	LS	\$ 1,250.00	\$ 1,250.00
13.	Construction Geotextile for Separation (Box Culvert)	190	SY	\$ 5.00	\$ 950.00



14.	Construction Geotextile for Ditch Lining (Jute Matting)	80	SY	\$ 5.00	\$ 400.00
15.	Pothole Existing Utilities	1	FA	\$5,000.00	\$5,000.00
16.	Streambed Sediment	100	TONS	\$ 80.00	\$ 8,000.00
17.	Gravel Base	123	TONS	\$ 45.00	\$ 5,535.00
18.	Gravel Backfill for Pipe Zone Bedding	25	TONS	\$ 36.00	\$ 900.00
19.	Crushed Surfacing Top Course	20	TONS	\$ 95.00	\$ 1,900.00
20.	5/8" Clear Crushed Rock	120	TONS	\$ 50.00	\$ 6,000.00
21.	4x8 Quarry Spalls	90	TONS	\$ 50.00	\$ 4,500.00
22.	Heavy Loose Rip Rap	45	TONS	\$ 65.00	\$ 2,925.00
23.	Two Man Rock	10	TONS	\$ 120.00	\$ 1,200.00
24.	HMA Cl. 1/2IN PG 64-22	37	TONS	\$ 260.00	\$ 9,620.00
25.	8' x 4' Box Culvert Structure	1	LS	\$ 140,000.00	\$ 140,000.00
26.	Solid Wall PVC SDR35 Sanitary Sewer Pipe, 8" Diameter	29	LF	\$ 70.00	\$ 2,030.00
27.	Ductile Iron Sanitary Sewer Sleeve, 12" Diameter	27	LF	\$ 80.00	\$ 2,160.00
28.	Sewer Main Diversion	1	FA	\$10,000.00	\$10,000.00
29.	Manhole 48" Diameter, Type 2	1	EA	\$ 6,800.00	\$ 6,800.00
30.	Connect to Existing Structure – Sewer	1	EA	500.00	500.00
31.	Ductile Iron Watermain, 6" Diameter	40	LF	240.00	9,600.00
32.	Ductile Iron Water Sleeve, 12" Diameter	26	LF	75.00	1,950.00
33.	Watermain Testing, Complete	1	LS	\$ 300.00	\$ 300.00
34.	Topsoil Class A	20	CY	\$ 100.00	\$ 2,000.00
35.	Selected Plantings	1	LS	\$ 1,500.00	\$ 1,500.00
36.	Temporary Erosion and Sediment Control	1	LS	\$ 600.00	\$ 600.00
37.	Wood Chip Mulch	12	CY	\$ 115.00	\$ 1,380.00
38.	Utility Conflicts	1	FA	\$15,000.00	\$15,000.00
39.	Minor Changes	1	FA	\$15,000.00	\$15,000.00
40.	Temporary Utility Support	1	LS	\$ 3,200.00	\$ 3,200.00
	Schedule A Subtotal				\$ 378,640.00
	WSST @ 8.6%				\$ 33,320.32
	Schedule A Total w/ WSST				\$ 411,960.32

	Schedule B – Recreation Corridor Playground Improvements				
1.	Mobilization	1	LS	\$ 18,000.00	\$ 18,000.00



2.	Erosion Control	1	LS	\$ 1,200.00	\$ 1,200.00
3.	High Visibility Fencing	460	LF	\$ 3.00	\$ 1,380.00
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 6,500.00	\$ 6,500.00
5.	Remove & Dispose of Existing Playground Header	367	LF	\$ 5.00	\$ 1,835.00
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 1,000.00	\$ 1,000.00
7.	Remove & Dispose of Existing Playground Equipment	1	LS	\$ 2,800.00	\$ 2,800.00
8.	Supply & Install 2 Bay Swing	1	EA	\$ 7,200.00	\$ 7,200.00
9.	Install New Playground Header	365	LF	\$ 21.00	\$ 7,665.00
10.	Non-Woven Geotextile Separation Fabric	446	SY	\$ 3.00	\$ 1,338.00
11.	EWf Playground Surfacing, 12" Compacted Depth	4,013	SF	\$ 5.00	\$ 20,065.00
12.	ADA Ramp, 8" Height Including CSTC Pad	2	EA	\$ 2,000.00	\$ 4,000.00
13.	Restoration	1	LS	\$ 3,200.00	\$ 3,200.00
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Schedule B Subtotal				\$ 79,183.00
	WSST @ 8.6%				\$ 6,968.10
	Schedule B Total w/ WSST				\$ 86,151.10

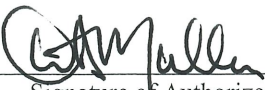
	Alternate A – Gate 5 Playground				
1.	Mobilization	1	LS	\$ 13,500.00	\$ 13,500.00
2.	Erosion Control	1	LS	\$ 900.00	\$ 900.00
3.	High Visibility Fencing	320	LF	\$ 3.00	\$ 960.00
4.	Remove & Dispose of Existing Pea Gravel	1	LS	\$ 5,000.00	\$ 5,000.00
5.	Remove & Dispose of Existing Playground Header	183	LF	\$ 5.00	\$ 915.00
6.	Remove & Dispose of, or Puncture, Existing Woven Geotextile	1	LS	\$ 400.00	\$ 400.00
7.	Relocate Existing 2 Bay Swing	1	LS	\$ 3,800.00	\$ 3,800.00
8.	Install New Playground Header	207	LF	\$ 13.00	\$ 2,691.00
9.	Non-Woven Geotextile Separation Fabric	245	SY	\$ 3.00	\$ 735.00
10.	EWf Playground Surfacing, 12" Compacted Depth	2,205	SF	\$ 4.50	\$ 9,922.50

PNW

SERVICES, INC.

11.	ADA Ramp, 12" Height	.5	EA	\$ 2,500.00	\$ 1,250.00
12.	ADA Gravel Parking	1	FA	\$2,000.00	\$2,000.00
13.	Restoration	1	LS	\$ 2,000.00	\$ 2,000.00
14.	Minor Changes	1	FA	\$3,000.00	\$3,000.00
	Alternate A Subtotal				\$ 47,073.50
	WSST @ 8.6%				\$ 4,142.47
	Alternate A Total w/ WSST				\$ 51,215.97

Contractor acknowledges receipt of addendums: 1, 2

By:  Date: 4/7/2023
Signature of Authorized Person

Print Name & Title: Darren D. Mullen, Secretary

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





March 23, 2023

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Quote Request – Culvert C315 Replacement & 2023 Playground ADA Improvements

SVCA is requesting quotes for the Culvert C315 Replacement and 2023 Playground ADA Improvements project. The project consists of 3 schedules of work:

- Schedule A – Replacement of existing culvert C315 with a precast box culvert.
- Schedule B – ADA improvements to the Recreation Corridor Playground.
- Alternate A – ADA improvements to the Gate 5 Playground.

Schedules A and B are base bid, and Alternate A will be awarded if funding allows. Bids are due by 5:00pm on Friday, 4-7-23.

Summary of Work:

1. The project will go in front of the SVCA Board on Thursday, 4-13-23, for contract award. Notice to proceed will be issued upon contract execution.
2. Contractor shall provide performance and payment bonds. A bid bond is not required.
3. All work is assumed to be completed under 1 mobilization for each schedule of work.
4. SVCA work hours are 8:00am – 7:00pm Monday thru Friday, and 8:00am – 6:00pm Saturday.
5. Contractor shall provide a construction schedule to SVCA 1 month prior to starting, and provide weekly look ahead schedules. Weekly look ahead schedules will be due on Thursdays.
6. Contractor shall provide material submittals for review.
7. SVCA will allow contractor staging in the overflow parking lot located across from Gate 5 along Lake Louis Road. There is limited staging available at each work location. The Gate 5 staging location accommodates truck and trailer access.
8. Fridays are garbage/recycling day in Sudden Valley. Contractor shall not interfere with this pickup.
9. Traffic control per MUTCD and WSDOT standards.
10. Installation shall follow WSDOT specifications and standards.
11. Force account work to receive 15% markup. Contractor to provide proposed force account rates for labor and equipment with Bid Proposal.
12. Owner will hire a testing agency.
13. All permits are provided by SVCA.
14. This is a private project, and prevailing wages are not applicable.
15. Contractor shall warranty work for 1 year from final completion.

Scope of Work Clarifications:

- **Schedule A – Culvert C315 Replacement**



- Contractor will be allowed 30 working days for this project. Construction may start on 6-1-23, and substantial completion shall be 9-15-23. Liquidated damages shall be assessed at \$1,000.00 per day for any days incurred after 9-16-23.
- Contractor shall continuously work the site during normal business hours once started.
- Bid Item 3 – Temporary Traffic Control
 - Contractor will be allowed to close Polo Park Drive between Oak Crest Circle and Morning Glory Drive. Contractor shall maintain local access for residents. Residents with driveways within the work zone shall have pedestrian access maintained, and contractor shall allow resident parking on the street within the road closure.
 - 2 Type 3 Barricades with Road Closed signs shall be placed on each side of the road closure.
 - Contractor shall install detour signs:
 - On the Morning Glory Drive side of the closure traffic shall be detoured on Polo Park Drive to Western Lane where they can exit at Gate 13.
 - A Type 3 Barricade with Road Closed Ahead sign shall be placed at Honeycomb Lane and Polo Park Drive. Detour signs shall be installed directing traffic down Honey Comb Lane to Sudden Valley Drive, and then to Morning Glory Drive.
- Bid Item 4 – Temporary Stream Diversion, Dewatering, Fish Exclusion Netting
 - SVCA does not have flow information for the ditch. The ditch does flow year round, but goes to a low flow during summer months.
- Bid Item 15 – Pothole Existing Utilities
 - Contractor shall mobilize onsite within 7 days of notice to proceed to pothole the existing utilities. Pothole excavation shall be completed with a vactor truck. Potholes shall be backfilled with gravel upon completion. SVCA's surveyor will be onsite to verify utility locations.
- Bid Item 34 – Selected Plantings
 - Installation of plants shall follow WSDOT installation schedule unless otherwise agreed to with SVCA. This item is exempt from the 9-15-23 completion date and liquidated damages.
- **Schedule B – Recreation Corridor Playground Improvements**
 - Contractor will be allowed 15 working days for this project. Construction may start on 6-1-23, and substantial completion shall be 9-15-23. Liquidated damages shall be assessed at \$100.00 per day for any days incurred after 9-16-23.
 - Contractor shall continuously work the site during normal business hours once started.
 - Layout is incidental to mobilization.
 - All removed material, including pea gravel, shall be hauled offsite for disposal.
 - Restoration shall match existing conditions. Where lawn is removed contractor shall place topsoil and grass seed. Contractor is not responsible for watering.



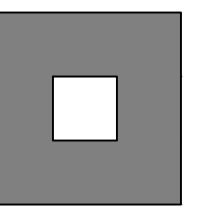
- **Alternate A – Gate 5 Playground**

- Contractor will be allowed 15 working days for this project. Construction may start on 6-1-23, and substantial completion shall be 9-15-23. Liquidated damages shall be assessed at \$100.00 per day for any days incurred after 9-16-23.
- Contractor shall continuously work the site during normal business hours once started.
- Layout is incidental to mobilization.
- All removed material, including pea gravel, shall be hauled offsite for disposal.
- Restoration shall match existing conditions. Where lawn is removed contractor shall place topsoil and grass seed. Contractor is not responsible for watering.

Attachments:

1. Bid Form – 4 Pages
2. Drawings – Culvert C315 Replacement – 5 Pages
3. Drawings – ADA Playgrounds Improvements – 3 Pages
4. Specification – Division 7 – C315 Box Culvert – 2 Pages
5. Geotest Soils Report – Culvert C315 – 33 Pages
6. SVCA Standard Contract – 12 Pages

Questions shall be directed to Tyler Andrews at tylera@pnwcivil.com or 360-739-2072. Contractors are encouraged to independently visit the site; no formal pre-bid is scheduled. Bids are due by 5:00pm on Friday, 4-7-23. Email bid submissions to tylera@pnwcivil.com.

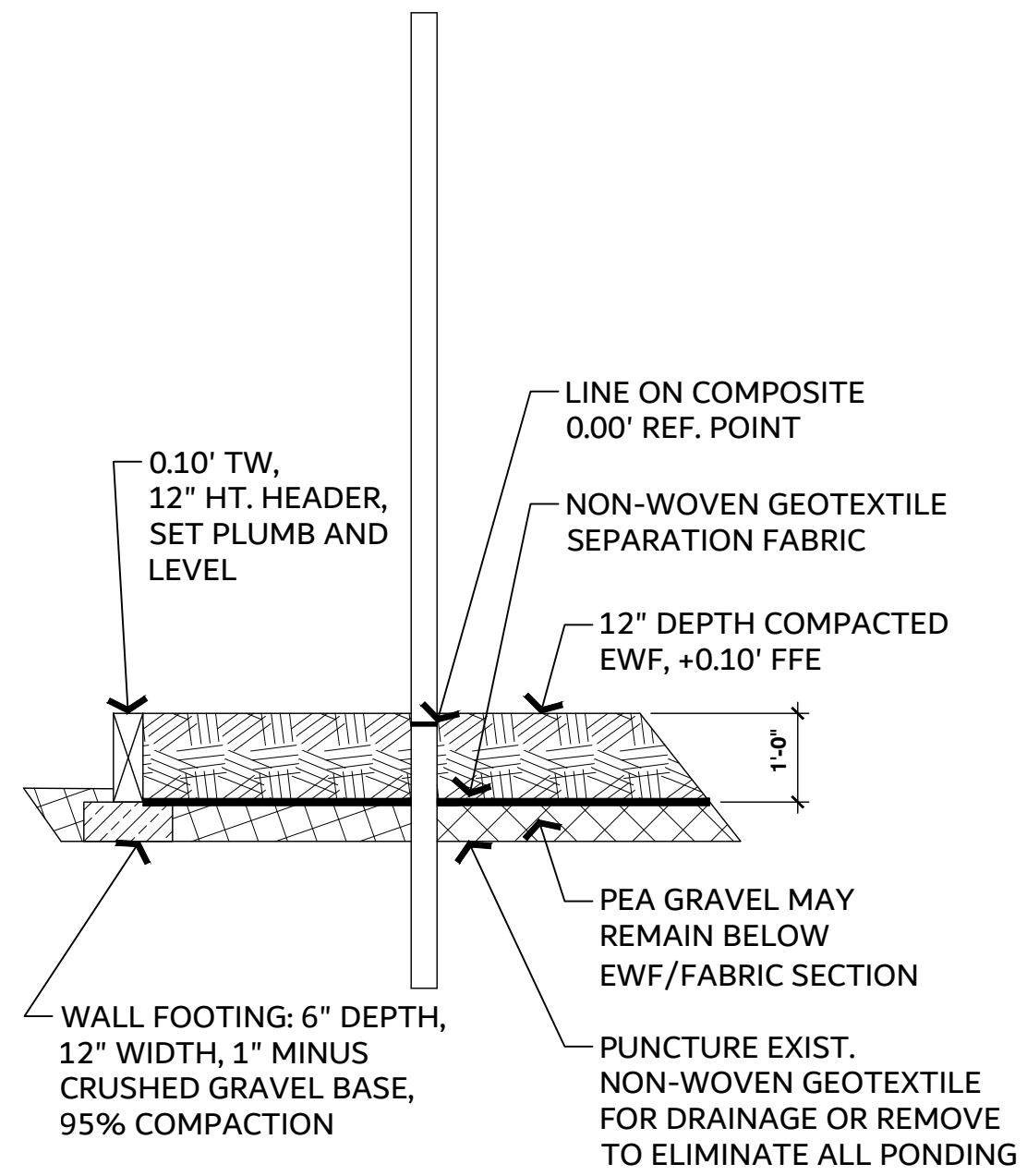


REFERENCE NOTES SCHEDULE RECREATION CORRIDOR

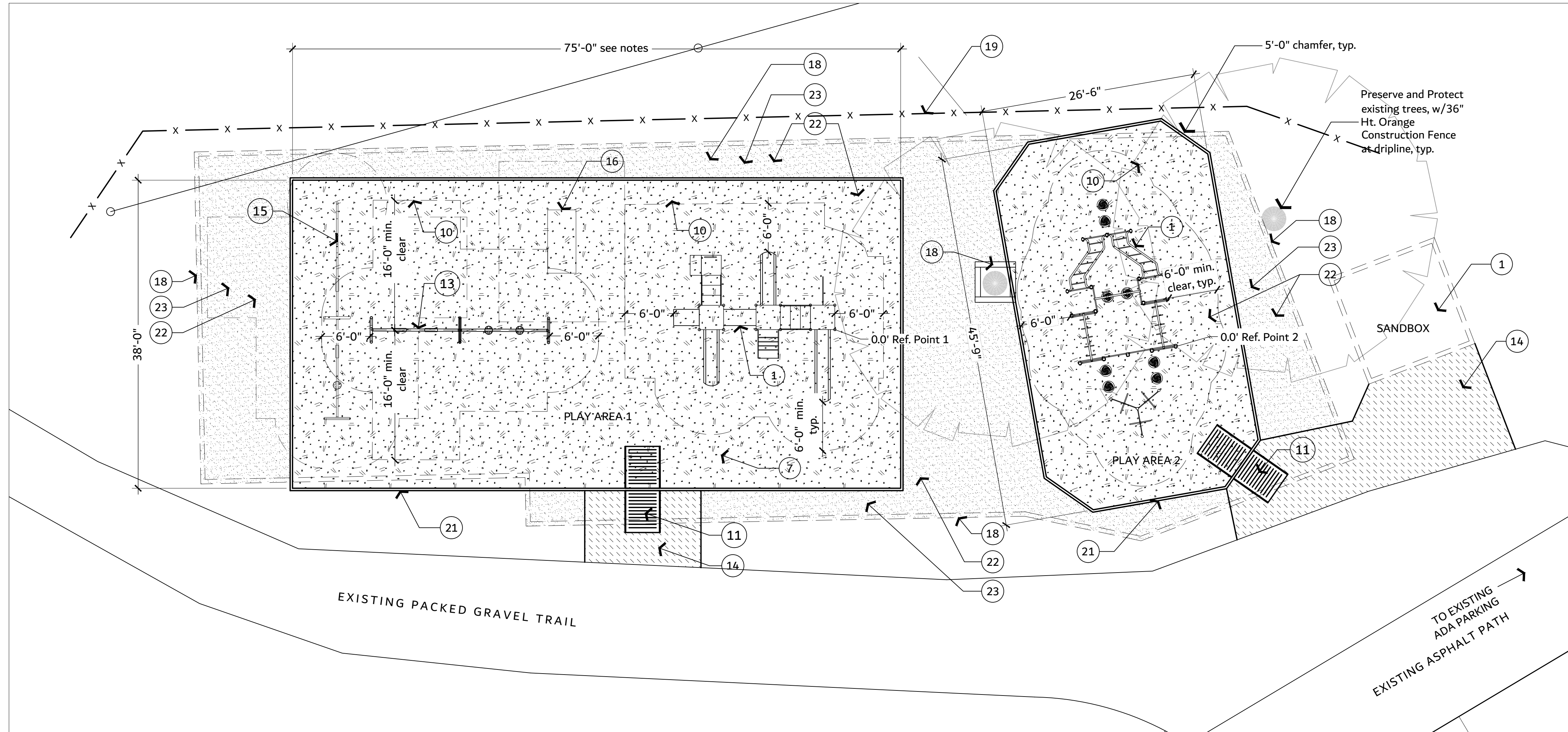
SYMBOL	DESCRIPTION	DETAIL
1	EXISTING PLAY EQUIPMENT TO REMAIN	
7	ENGINEERED WOOD FIBER (EWF) PLAYGROUND SURFACING, 12" COMPACTED DEPTH	
10	FALL ZONE	
11	PLAYGROUND ADA RAMP (FULL), SEE NOTE 7	
13	FUTURE 2-BAY SWING (BY OTHERS)	
14	CRUSHED ROCK SURFACING	2/L1.1
15	REMOVE & DISPOSE EXISTING SWING	
16	REMOVE & DISPOSE EXISTING SLIDE	
18	REMOVE & DISPOSE EXISTING PLAYGROUND HEADER	
19	SILT FENCE OR COIR LOG BMP	
21	NEW PLAYGROUND HEADER, TYPE A, SEE NOTE 7	
22	REMOVE EXISTING PEA GRAVEL. PUNCTURE OR REMOVE WOVEN GEOTEXTILE. SEE NOTES.	
23	TOPSOIL / EROSION CONTROL SEEDING	

Notes:

1. Recreation Corridor Park's reference elevation points are the top of lines on the sticker on each composite structure. Set header top level and 0.10' above these lines in each area.
2. Manufacturer is "Park & Play", Contact/Rep. is Wildwood Playgrounds, Bob or Steve Lewohl, 2127 NE 10th Avenue, Portland, OR 97212, www.wildwoodplaygrounds.com, 800-875-7529, bob@wildwoodplaygrounds.com
3. Remove existing pea gravel to depths needed for full depth of Engineered Wood Fiber (EWF). See note 2 for contact. Owner will direct stockpile location and/or reuse of existing pea gravel.
4. Cut and remove the existing woven geotextile including where vertical. Option to puncture to allow drainage. Install non-woven geotextile separation fabric per detail.
7. New Playground Header is pre-fabricated plastic system. Ramp should fit integrally with plastic prefab. edging system, sold by Wildwood Playgrounds. Equal ramp/edging options can be submitted for approval.
8. Install temporary construction fencing to prevent children from playing on equipment when no fall surfacing is in place.
9. Coordinate with Owner and swing manufacturer for playground area dimensions. Swing shown is ParkPlay Freestanding 2-bay arch swing, 3-1/2" O.D.



1 REC. CORR. PARK PLAYGROUND DETAIL
1/2" = 1'-0" P-2022-SUD-40



2 Layout Plan
1/8" = 1'-0"



DESIGNED BY: PLA
DRAWN BY: SPW

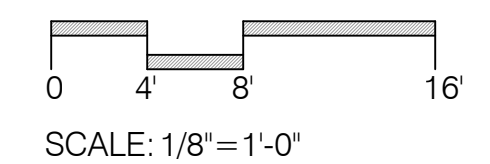
Date	Issue
6-30-22	100% SET
3-22-23	REVISION

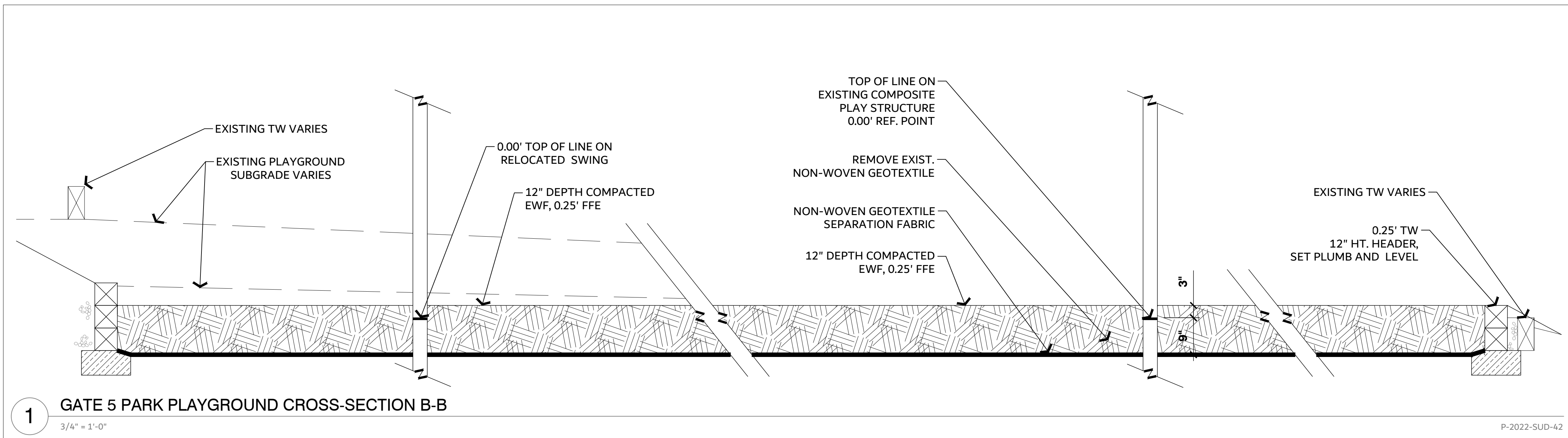
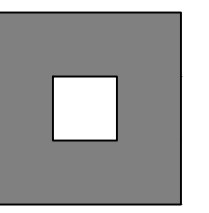
Sheet Title

REC. CORRIDOR
PARK
SITE PLAN

Sheet Number

L1.2

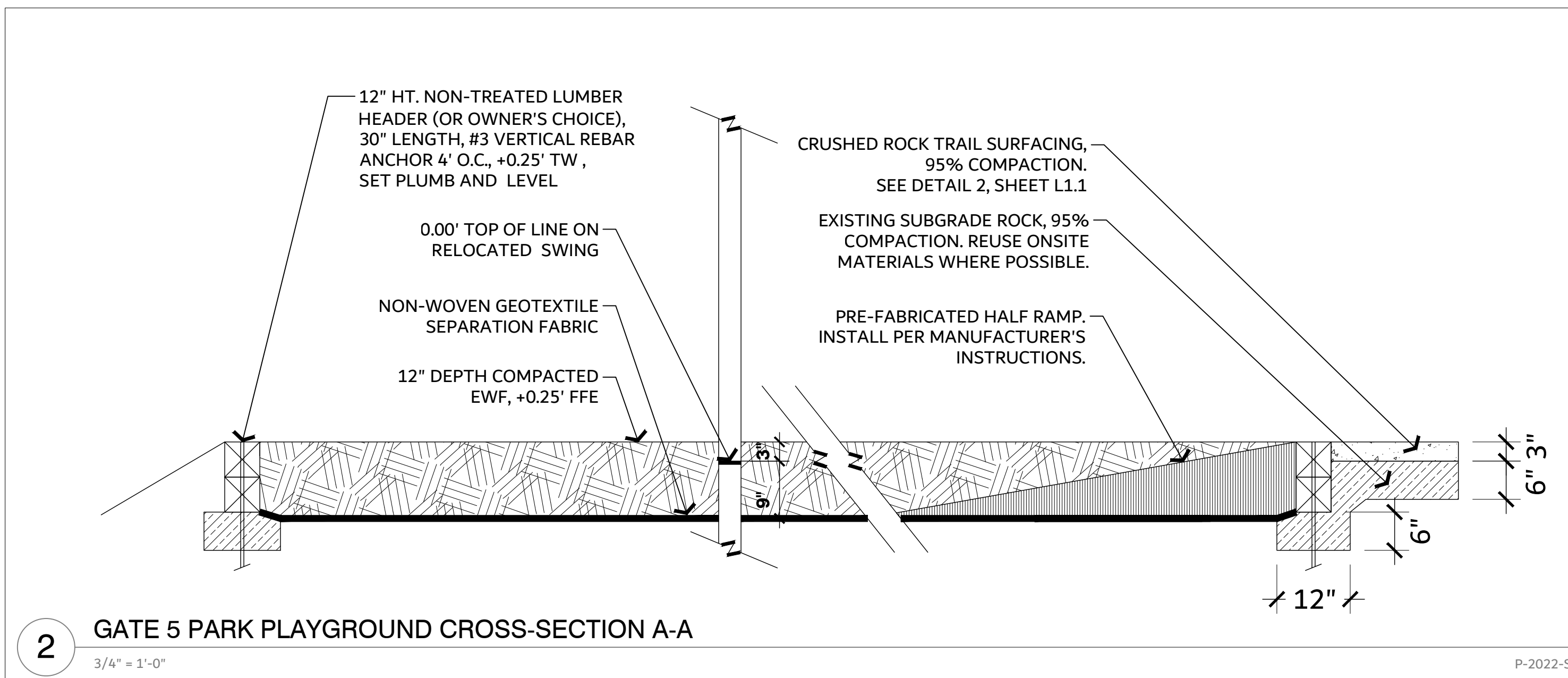




1 GATE 5 PARK PLAYGROUND CROSS-SECTION B-B

3/4" = 1'-0"

P-2022-SUD-42



2 GATE 5 PARK PLAYGROUND CROSS-SECTION A-A

3/4" = 1'-0"

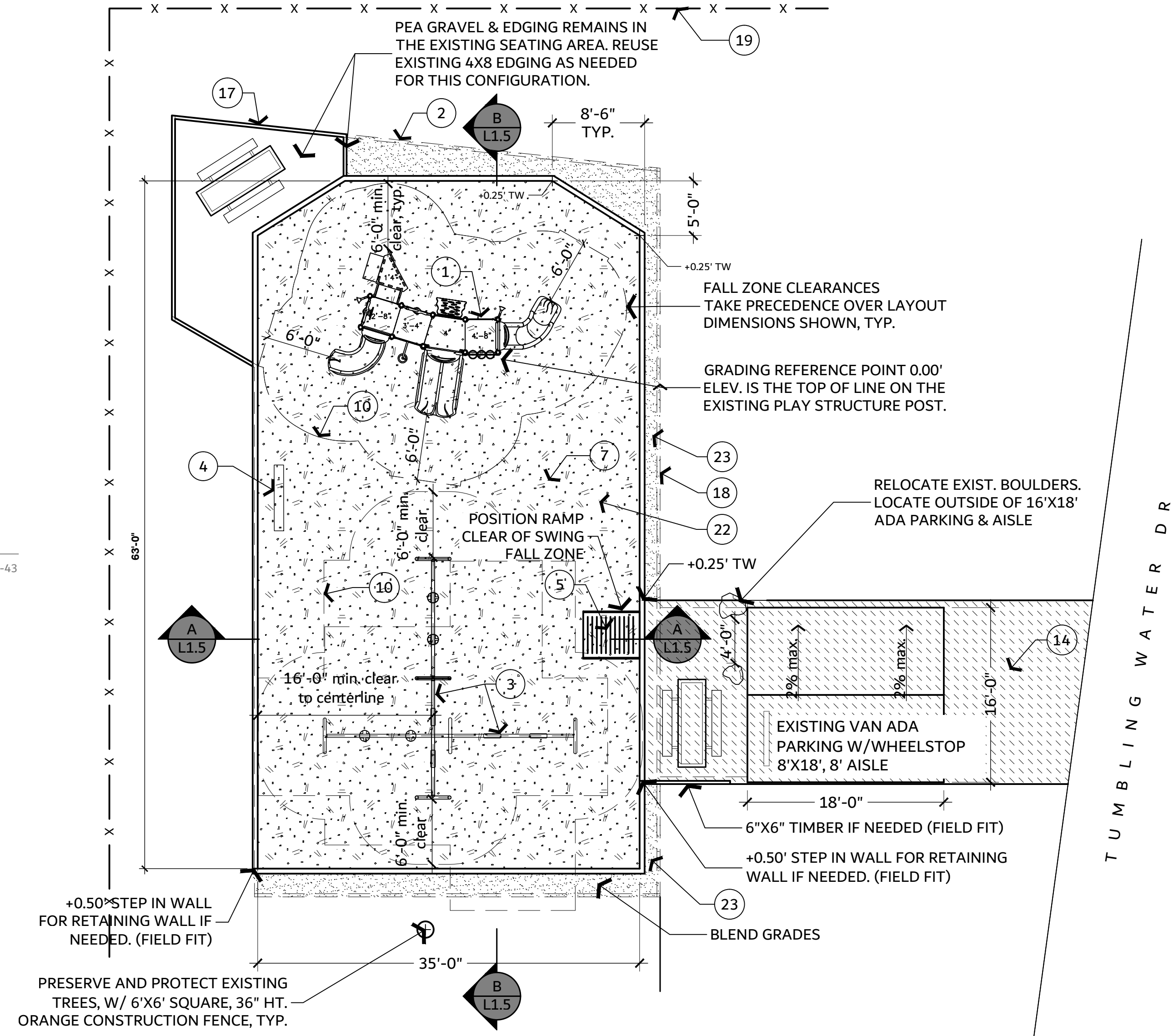
P-2022-SUD-43

Notes:

- Gate 5 Park's reference elevation point is the top of line on the sticker on the composite structure. Set header top level with Top of Wall (TW) elevation shown.
- Fall Zone clearances, per ASTM-1487-21, take precedence over header layout dimensions shown. Header layout is ruled by fall zone clearances relative to the existing equipment.
- Layout dimensions shown are inside edge of header.
- Manufacturer is "Park & Play", Contact/Rep. is Wildwood Playgrounds, Bob or Steve Lebwohl, 2127 NE 10th Avenue, Portland, OR 97212, www.wildwoodplaygrounds.com, 800-875-7529, bob@wildwoodplaygrounds.com. Contact for swing installation instructions.
- Remove existing pea gravel to depths needed for full depth of Engineered Wood Fiber (EWF). See note 2 for contact. Owner will direct stockpile location and/or reuse of existing pea gravel.
- Cut and remove the existing woven geotextile. Cover bottom of excavation with non-woven geotextile separation fabric per detail.
- Cut wood header to accommodate the pre-fabricated Ramp and pins. Equal ramp/edging options can be submitted for approval.
- Remove 1 exist. wheelstop and deliver to Owner.
- Install temporary construction fencing to prevent children from playing on equipment when no fall surfacing is in place.
- Paving & Striping the ADA Parking stall and aisle is "disproportionate" (more than 20%) to cost of total project due to Whatcom County Code, Lake Whatcom Watershed overlay district, requirements for stormwater treatment including Engineering, Permits, and Construction. The 2022 estimated cost of paving & striping with related permits & construction of stormwater treatment is \$27,000.

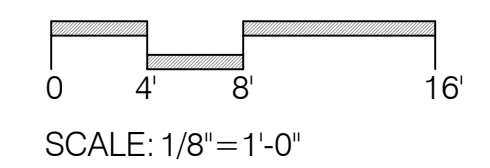
REFERENCE NOTES SCHEDULE GATE 5 PARK

SYMBOL	DESCRIPTION	DETAIL
1	EXISTING PLAY EQUIPMENT TO REMAIN	
2	EXISTING PLAYGROUND EDGING- REMOVE & REUSE	
3	EXISTING 2-BAY SWING - RELOCATE	
4	RELOCATE PARK BENCH	
5	PLAYGROUND ADA RAMP (HALF)	
7	ENGINEERED WOOD FIBER (EWF) PLAYGROUND SURFACING, 12" COMPACTED DEPTH	
10	FALL ZONE	
14	CRUSHED ROCK SURFACING	2/L1.1
17	EXISTING PLAYGROUND HEADER TO REMAIN.	
18	REMOVE & DISPOSE EXISTING PLAYGROUND HEADER	
19	SILT FENCE OR COIR LOG BMP	
22	REMOVE EXISTING PEA GRAVEL. PUNCTURE OR REMOVE WOVEN GEOTEXTILE. SEE NOTES.	
23	TOPSOIL / EROSION CONTROL SEEDING	



3 Layout Plan

1/8"=1'-0"

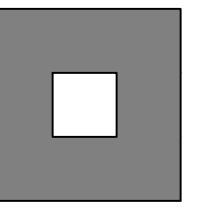


DESIGNED BY: PLA
DRAWN BY: SPW

Date Issue
6-30-22 100% SET
3-22-23 REVISION

Sheet Title
GATE 5 PARK
SITE PLAN

Sheet Number
L1.5



PACIFIC LANDSCAPE ARCHITECTURE

1814 Broadway Street
Bellingham, WA 98225
(360) 684-4295

SUDDEN VALLEY PARK UPDATES

Sudden Valley
Bellingham, WA 98229



DESIGNED BY: PLA
DRAWN BY: SPW

Date Issue
6-30-22 100% SET

Sheet Title

DETAIL SHEET

Sheet Number

L2.1

MANUFACTURER'S SPECIFICATIONS

PLAY EQUIPMENT SURFACING

PART 1 GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Loose fill systems for surfaces beneath and around play facilities.
2. Wear mats (under swings)
3. Non-woven geotextile material

1.2 SUBMITTALS

- A. Product Data: For each product indicated.
- B. Shop Drawings: Show materials, cross sections, and drainage.
- C. Samples: For each product indicated.
- D. Installer certificates.
- E. Product test reports dated 2016 or later.
- F. Current product warranty.
- G. Maintenance data.
- H. Current insurance certificate.

1.3 QUALITY ASSURANCE

A. Installer Qualifications: Engage an installer who is certified in writing by manufacturer to install manufacturer's products.

1. All materials and equipment listed herein shall be new and of the type specified:
 - (a) Surfacing shall be IPEMA-CERTIFIED Engineered Wood Fiber. Substitutions, standard wood chips or bark mulch will not be acceptable.
 - (b) Supplier must provide test results for Engineered Wood Fiber and playground rubber wear mats for impact attenuation in accordance with ASTM F1292 Standard Specification for Impact Attenuation of Surface Systems Under and Around Playground Equipment. Results must be provided for new material and for 12-year-old Engineered Wood Fiber.
 - (c) Testing of Engineered Wood Fiber in accordance with ASTM F 1292 must show G-max values of less than 155G for the 8" thick system, or 120G for the 12" system at 12' drop heights, and HIC values of less than 1,000 for both new and 12-year-old material.
 - (d) Testing of playground rubber wear mats in accordance with ASTM F1292 must show G-max values less than 200G, and HIC values of less than 1,000 for a 4' drop height.
 - (e) Supplier must provide test results in accordance with ASTM F 1951, Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.
 - (f) Supplier must certify that the surface meets the intent of the Americans With Disabilities Act (ADA).
 - (g) Supplier must provide written manufacturer's 10-year warranty against loss of resiliency, lifetime warranty on geotextile material and playground system drain materials.

B. Supplier must provide \$10 million product liability insurance certificate with project owner named as certificate holder, prior to delivery.

C. Standards and Guidelines: Provide playground surface systems complying with applicable provisions of the following, unless more stringent provisions are indicated: CPSC No. 325, "Handbook for Public Playground Safety"; ASTM F 1292; and ASTM F 1487, ASTM 1951.

PART 2 PRODUCTS

2.1 PLAYGROUND SURFACE SYSTEMS, GENERAL

A. Accessibility: Provide playground surface systems as follows:

1. Determined to be accessible when tested according to ASTM PS 83.
2. Designed to comply with requirements for an accessible route as recommended by U.S. Architectural & Transportation Barriers Compliance Board's "ADA Accessibility Guidelines for Buildings and Facilities (ADAAG)."

2.2 LOOSE-FILL PLAYGROUND SURFACE SYSTEMS

A. Organic Wood-Based Materials

1. Engineered Wood Fibers (EWF): Playground fall surfacing shall be EWF absorbent accessible surfacing. Fibers shall be Random-sized hardwood fibers, in manufacturer's standard fiber size approximately 10 times longer than wide; containing no bark, leaves, twigs, or foreign or toxic materials; graded according to manufacturer's standard specification for material consistency for playground surfaces. Engineered Wood Fiber is provided by: The Fibar Group, LLC., Fibar Group, 80 Business Park Drive, Suite 300, Armonk NY 10504; P/N: 1.800.342.2721.
2. Provide Engineered Wood Fiber or approved equal to a compacted minimum depth of twelve (12) inches minimum over 100% polyester, non-woven geotextile fabric (minimum flow rate of 10 gpm/ft).
3. Manufacturer's note: The amount of Fibar EWF necessary to provide the approximate depth after compaction is as follows: 12" Depth = 50 cubic yards per 1,000 sq. ft. of playground area.

B. Non-woven geotextile.

4. Needle-punched 100% non-woven geotextile fabric that separates the Engineered Wood Fiber from soil and drainage system below. Material allows water to flow through, and prevents rock and soil contamination of the EWF. Designed to cover the sub-grade and drainage matrix to ensure proper drainage.

C. Provide one (1) wear mat (minimum size: 36"x36"x1.5" rubber mat) under each swing. Beveled Edges. ADA compliant. Place per manufacturer's recommendations.

D. 6"X6" Timber material shall be per Owner's choice.

PART 3 EXECUTION

3.1 INSTALLATION OF LOOSE FILL PLAYGROUND SURFACE SYSTEMS

A. Playground Surface System:

1. Inspect the subgrade within the header to assure subgrade elevations slopes toward low at 1% slope.
2. Remove all stones 1" and larger.
3. Compact subgrade to 95%.
4. Install playground equipment where indicated

5. Cover sub-grade with EWF non-woven geotextile material. Overlap all seams a minimum of 3". It will be necessary to slit the geotextile material to fit around the footings of the equipment. Overlap all slits with next piece of geotextile material.

6. IMPORTANT: With a permanent marker, mark off all the legs of the equipment at 12", according to the system depth.

7. Spread EWF, using a small front end loader. Operator should be careful not to travel on the geotextile material or turn sharply on the EWF. It will also be necessary to use hand labor to spread. To allow for natural compaction, additional material is supplied. Install all the material delivered. The finished grade of EWF will be several inches above grade until it compacts. Feather the edges to make a smooth transition to concrete curb.

8. Rake for a smooth, plumb and level finished surface.

9. After two weeks of active use, surface shall be backfilled with additional EWF product to ensure minimum 12" compacted depth if necessary, and then raked again.

10. Compaction Requirements: Mechanically compact materials. Provide topping off of play surfacing 2 weeks after the date of final completion to assure 12" final depth.

11. Finish Grading: Hand rake to a smooth finished surface and to required elevations with zero tolerance.

12. Contractor shall comply with CPSC and ASTM fall zones.

13. Protecting and Repairing: Protect newly graded areas from traffic and erosion. Keep free of trash and debris. Replenish with matching material, repair, and reestablish densities and finish elevations where surfaces become eroded, rutted, or settled or where they lose compaction and depth, until date of Completion.

B. Quality Control

1. Supplier must provide test results for impact attenuation in accordance with ASTM F1292 Standard Specification for Impact Attenuation for Surface Systems Under and Around Playground Equipment. Results must be provided for new material and for 12-year-old material.
2. Testing must show "g" ratings of not more than 120g for the 12" system at 12' fall heights, and HIC values of less than 1,000 for both new and 12-year-old material.
3. Supplier must provide test results in accordance with ASTM F1951 (formerly PS83) Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.
4. Supplier must certify that the surface meets the intent of the Americans With Disabilities Act.
5. Supplier must provide written manufacturer's 10-year warranty against loss of resiliency, lifetime warranty on geotextile material and playground system drain material.
6. Supplier must provide \$10 million product liability insurance certificate with project owner named as certificate holder, prior to delivery.

CONSTRUCTION CONTRACT

This Construction Contract, including all appendices, (the "Contract") is made and entered into by and between Owner and Contractor on the date of the last signature below for the construction of the project described below.

OWNER

Owner's Name	Sudden Valley Community Association
Address	ATTN: General Manager 4 Clubhouse Circle Bellingham, WA 98229
Telephone Number	(360) 734-6490

CONTRACTOR

Contractor's Name	
Address	
Telephone Number	
Contractor's Authorized Representative	
Federal Identification Number	
Registration Number	
Washington UBI Number	

For and in consideration of the Contract Price noted below, subject to the terms and conditions contained herein, Contractor agrees to perform the following work (the "Work") in a timely and workmanlike manner, including supplying all necessary supervision, materials, equipment, supplies, and skilled and sufficient workforce to fully, completely, and faithfully comply with all the terms and conditions of this Contract.

1. **PROJECT.** The Project is described as follows:

Project Name: _____

Project Location: _____

2. WORK. The Contractor agrees to perform the following Work in accordance with all applicable laws, codes, and industry standards to construct the Project as follows:

(Insert and list above a precise description of the Work covered by this Subcontract, referring to the numbers of drawings and pages and/or sections of specifications including any applicable addenda and/or alternates, etc.)

3. CONTRACT DOCUMENTS. In addition to this Contract and the enclosed Standard Contract General Conditions, the Contract Documents for this Contract consist of:

Description of Document	Date

Any conflicting provisions in the Construction Documents shall be interpreted harmoniously if possible or, in the event they cannot be reconciled, then they shall be interpreted in the manner most favorable to the Owner, and the interpretation shall be governed in the following priority:

- i. This Contract;
- ii. Any drawings and/or specifications provided by the Owner;
- iii. Any Change Orders executed by and between the Owner and Contractor after execution of this Contract; and
- iv. The Contractor's Proposal.

4. CONTRACT PRICE. The Owner shall pay the Contractor \$_____, plus Washington State sales tax, for all Work completed in conformance with this Contract and the Construction Documents.

5. TIME OF PERFORMANCE. The Contractor shall commence construction no later than _____ (the "Commencement Date"), and Contractor shall complete all Work within _____ days of the Commencement Date (the "Contract Time"). The parties agree that time is of the essence of this Contract and the Owner will suffer damage and be put to additional expenses in the event that the Contractor does not have the Work substantially complete by the end of the Contract Time.

(CHECK IF APPLICABLE) Because it is difficult to accurately compute the amount of such costs and damages, the Contractor hereby covenants and agrees to pay to the Owner liquidated damages of \$____ per day for each day that expires after the time set forth above, which the Contractor and Owner agree reasonably approximates Owner's actual damages.

6. INSURANCE. Contractor shall purchase and maintain insurance in the following amounts on a per occurrence and aggregate basis naming the Owner as an additional insured by endorsement. All such insurance shall be primary to any coverage carried by Owner. Contractor shall provide Owner evidence of such coverage prior to commencing the Work.

	Per Occurrence Coverage	Aggregate Coverage
General Commercial Liability	\$1,000,000	\$2,000,000
Automobile Liability	\$250,000 or such higher amount as Contractor currently carries	NA

7. **GENERAL CONDITIONS.** The Standard Contract General Conditions (the "General Conditions") are attached hereto are incorporated herein by this reference.

8. **REPRESENTATIONS.** The Owner and the Contractor represent and warrant that the following statements are true and accurate:

THIS CONTRACT CONTAINS AN INDEMNIFICATION OF CERTAIN LIABILITIES AND A WAIVER OF CONTRACTOR'S TITLE 51 RCW IMMUNITY.

IN WITNESS WHEREOF, Owner and Contractor have executed this Contract, effective the date of the last authorized signature below.

OWNER:

CONTRACTOR:

SUDDEN VALLEY COMMUNITY
ASSOCIATION

Date: _____

By: _____

Its: _____

Date: _____

STANDARD CONTRACT GENERAL CONDITIONS

- A. Subcontractors and Lien Releases.** Contractor shall, upon request of Owner, provide a list of all subcontractors and suppliers of Contractor. Owner may request partial lien releases for all partial payments and a final lien release for the final payment to each subcontractor.
- B. Scheduling.** Owner shall give Contractor advance notice of anticipated starting date for Contract Work. Contractor shall start Work on the date agreed to by Owner and Contractor and shall complete the several portions and the whole of the Work herein described at such times as reasonably specified by the Owner in order to allow Owner to timely complete the Project. Contractor shall cooperate with Owner and other contractors hired by Owner to coordinate Work with other Contractors.
- C. Payment.** Contractor shall receive progress payments on a monthly basis for Work approved by Owner and all materials to be used on the Project which have been stored on site by Contractor. Contractor shall make applications for payment on a monthly basis by submitting a bill by the _____ day of the month (the fifth (5th) day of the month if not so stated). Applications for payment submitted by the Contractor shall indicate the percentage of completion of each portion of the Contractor's Work as of the end of the period covered by the application for payment. Contractor shall be paid for Work completed to date from Owner's last progress billing date. Owner shall withhold 5% retention from each progress payment. Retainage shall be paid within ___ days after the latest of the following: (i) Owner's approval of completion of the Work, (ii) close out of all paperwork required herein and (iii) receipt of required lien releases.

The Owner shall pay the approved amounts within _____ days (thirty (30) days if not so stated) of the date on which the application for payment is received.

Final payment for Work under this Contract shall be made within _____ days (thirty (30) days if not so stated) after Owner has approved the completion of the Work and Contractor has fulfilled each of its obligations under this Contract. As a prerequisite for any payment, Contractor shall provide, in a form satisfactory to Owner, partial lien releases, claim waivers and affidavits of payment from Contractor and its lower-tier subcontractors and suppliers of any tier, for the completed portions of Contractor's Work. Before issuance of the final payment, the Contractor shall submit evidence satisfactory to Owner that all payrolls, bills for materials and equipment, and all known indebtedness connected with the Contractor's Work have been satisfied. Contractor shall provide Owner with a signed lien release before receiving final payment.

Contractor shall be entitled to payment by Owner of all undisputed amounts. In the event that the Owner disputes an amount, the Owner may withhold fifty percent (50%) of the disputed amount. Owner shall provide a written explanation of the reason for the dispute with the payment.

Owner shall be entitled, but not required, to issue two-party checks in the name of the Contractor and any of Contractor's subcontractors or suppliers, union(s) for which Contractor's employees are members, any union trust fund, medical fund or pension fund for which Contractor's employees are members.

Contractor may invoice for materials delivered to the jobsite and receive payment as outlined above. Materials delivered to the site, and not installed, shall be paid at invoice cost. Contractor shall pay its own subcontractors and suppliers all sums owed them within ten (10)

days of receipt of payment from or on behalf of Owner. Contractor agrees that no assignment of any payment otherwise due under this Contract shall be effective without first securing the express approval of any assignee to the limitations contained in this subsection.

D. Change Orders. Owner may, without invalidating this Contract, order in writing extra Work or make changes by altering, adding to, or deducting from the Work and the Contract price and time shall be adjusted accordingly. All such Work shall be executed under the conditions hereof. All Change Orders shall be in writing and signed by the Owner and Contractor. The Owner shall not be liable for any additional Work performed by Contractor unless such additional Work has been incorporated into a Change Order. **NO ORAL INSTRUCTIONS AUTHORIZING A CHANGE IN THE WORK, ADJUSTMENT IN THE CONTRACT SUM, MAXIMUM CONTRACT SUM, OR ADJUSTMENT IN THE CONTRACT TIME SHALL BE VALID OR BINDING ON THE OWNER.**

If additional Work has been fully accepted by Owner, payment shall be made to Contractor with the next regular payment as provided herein. Contractor acknowledges that, unless expressly stated otherwise within a written Change Order, any change in the Contract Price and Time effected through a written Change Order shall constitute full and final payment and accord and satisfaction for any and all cost incurred (including, but not limited to, home office and field overhead and profit), labor performed, material and equipment furnished, and any delay, acceleration, or loss of efficiency associated with or arising out of the change in the Work.

E. Nature of Work. Contractor has conducted a full examination of all relevant plans and specifications and is not aware of any defects or mistakes in the applicable plans and specifications that would make the Work not buildable according to the applicable plans and specifications, for the Contract Price provided herein and in the time provided for herein. Contractor has satisfied itself as to the nature and location of the Work, the character, kind and quantity of material to be encountered, the character, kind and quantity of equipment needed, the location, conditions and other matters which can in any matter affect the Work under this Contract agreement and acknowledges that Contractor has had a reasonable opportunity to examine the site.

F. Contractor Employer. Contractor has the status of "employer" as defined by the Industrial Insurance, Workers' Compensation, Unemployment Compensation, Social Security, and other similar acts of the federal, state, and local government. Contractor shall withhold from its payroll applicable Social Security taxes, Workers' Compensation and Unemployment Compensation contributions and any other lawfully required withholding and pay the same; Owner shall be in no way liable as an employer of, or on account of, any employees of Contractor.

G. Permits & Taxes. Contractor shall obtain and pay for all permits, fees, and licenses necessary for the performance of this Contract and shall pay any and all federal, state, and local taxes, applicable to the Work to be performed under this Contract. Contractor shall also be responsible for payment of state sales/use taxes applicable to the Work of Contractor.

H. Contractor Property. Materials delivered by or for Contractor and intended to be incorporated into the construction hereunder shall remain on the jobsite and shall become property of Owner upon incorporation into the Work. Contractor may repossess any surplus materials remaining at the completion of the Contract; provided, Contractor shall not charge Owner for any repossessed materials. All scaffolding, apparatus, ways, works, tools, equipment, machinery, and plans brought upon the premises by Contractor shall remain

Contractor's property. It shall be Contractor's responsibility to unload, store, and protect its property to bear the risk of loss thereof.

Materials delivered by or for Contractor and intended to be incorporated into the construction hereunder shall remain on the site and shall become property of Owner upon incorporation into the Work, but Contractor may repossess any surplus materials remaining at the completion of the contract; provided, however, Contractor shall not charge Owner for any repossessed materials. All scaffolding, apparatus, ways, works, machinery, and plants brought upon the premises by Contractor shall remain Contractor's property. It shall be Contractor's responsibility to unload, store, and protect its materials, to bear the risk of loss thereof and to protect such material against loss until actually incorporated into the Work and until the Work is accepted.

I. Default and Takeover. Upon three (3) calendar days' written notice to Contractor, Owner may terminate this Contract in whole or in part for Owner's convenience and/or at its option. Contractor's remedy for such convenience or optional termination is limited to the following: (1) payment pursuant to the terms of this Contract for all Work properly performed prior to termination; (2) partial payment for lump sum items of Work on the basis of the percent complete of such items at the time of termination; and (3) Contractor's reasonable close-out costs. In no event shall Contractor be entitled to any compensation for loss of anticipated profits or unallocated overhead on Work not performed.

Contractor shall be in default of this Contract if it refuses or fails to supply enough properly-skilled workers or materials, refuses or fails to make prompt payment to subcontractors or suppliers of labor, materials or services, fails to correct, replace, or re-execute faulty or defective Work done or materials furnished, disregards the law, ordinances, rules, regulations or orders of any public authority having jurisdiction, files for bankruptcy, or materially breaches this Contract. If Contractor fails to correct the default and maintain the corrected condition within not less than three (3) working days of receipt of written notice of the default, then Owner, without prejudice to any rights or remedies otherwise available to it, shall have the right to terminate this Contract in writing and thereafter either perform the Work itself or obtain another Contractor to perform the Work. All of the costs incurred by Owner shall be charged to Contractor and Owner shall have the right to deduct such expenses from monies due or to become due Contractor. Contractor shall be liable for the payment of any expenses incurred by Owner in excess of the unpaid balance of the Contract Price.

In the event of an emergency including, but not limited to, the imminent potential damage to persons or property requires immediate repair Owner shall be entitled to conduct such repairs without providing advance written notice of the same to Contractor. Owner shall issue written notification to Contractor of such emergency repairs within five (5) days after making such repairs. Contractor shall be solely responsible for the cost of all such emergency repairs.

If Owner's termination for default is later deemed to be wrongful, without cause, or otherwise unjustified, the parties agree that the termination automatically converts to a termination for convenience and Contractor agrees that its remedies for such wrongful termination shall be limited to those provided in the termination for convenience.

If Contractor files or otherwise becomes subject to bankruptcy proceedings, Owner and Contractor agree that any delay attendant to the assumption or rejection of the Contract by the bankruptcy Trustee or a debtor-in-possession will be prejudicial to Owner. Consequently, Contractor, to minimize delay and to mitigate damages and/or other prejudice suffered by

Owner, hereby stipulates to a notice period of ten (10) calendar days for Owner's motion to require Trustee or debtor-in-possession to assume or reject the Contract.

J. Unit Price. In the event this Contract contains unit price items, it is understood and agreed that any quantities mentioned are approximations only and subject to change as required by the Contract or as ordered and directed by Owner.

K. Material Quality. Materials condemned by Owner as failing to conform to the Contract shall, upon notice from Owner, be immediately removed by Contractor. Failure of Owner to immediately condemn any Work or materials as installed shall not in any way waive Owner's right to object thereto to any subsequent time.

L. Job Damage. Damage caused by Contractor, its subcontractors or suppliers, or any subcontractor or supplier of any tier, to Work other than its own shall be reported immediately to Owner and Contractor shall be responsible for its repair. Damage caused by Owner to Work of Contractor shall be reported immediately to Contractor and Owner shall be responsible for its repair.

M. Safety. Contractor and its subcontractors shall take all reasonably necessary safety precautions pertaining to its Work and its Work performance, including compliance with applicable laws, ordinances, regulations and orders issued by a public authority, whether federal, state, local or other, OSHA (Federal Occupational Safety and Health Administration) / DOSH (Washington State Division of Occupational Safety and Health) / WISHA (Washington Industrial Safety and Health Act), and any safety measures requested by Contractor. Contractor shall at all times be responsible for providing a safe jobsite and be responsible for the Work performance and safety of all employees, personnel, equipment and materials within Contractor's or its subcontractors' care, custody or control. Contractor and its subcontractors shall furnish all required safety equipment for its Work and ensure all of their employees and subcontractors' employees have and wear personal protective equipment in compliance with applicable OSHA/DOSH/WISHA requirements.

Contractor certifies that it and its subcontractors are registered contractors. Contractor certifies that it and its subcontractors maintain a written Accident Prevention Plan and a Project-specific safety plan in compliance with applicable OSHA/DOSH/WISHA regulations. Contractor's Accident Prevention Plan should address subcontractor's role and responsibilities pertaining to safety on the Project, training and corrective action and be tailored to safety and health requirements for the Work involved. Contractor shall have and enforce a disciplinary action schedule in the event safety violations are discovered. When and as requested by Owner, Contractor shall provide information regarding safety matters.

Contractor shall promptly provide Owner with written notice of safety hazard(s) or violation(s) found on the Project or of any injury to its or its subcontractors' workers incurred on the Project.

Contractor agrees to defend, indemnify and hold Owner harmless from all OSHA/DOSH/WISHA claims, demands, proceedings, violations, penalties, assessments or fines that arise out of or relate to Contractor's failure to comply with any safety-related laws, ordinances, rules, regulations, orders or its obligations hereunder. Owner may charge against the sums otherwise owing to Contractor the Amount of the fine and the fees, costs and expenses incurred by Owner in the defense of the claims, citation and/or fine arising from or relating to the Contractor's above-referenced failure.

N. Housekeeping and Cleanup. Contractor shall regularly remove all refuse, waste and debris produced by its operation. Refuse shall not be permitted to accumulate to the extent that it interferes with free access to the Project or creates a safety hazard. Avoidance of safety hazards through good housekeeping is an important part of Contractor's obligations. In the event Contractor or its subcontractor fails or refuses to meet these requirements, Owner may remove refuse and charge all costs to the Subcontract, provided that Contractor has received twenty-four (24) hours or one (1) full working day, whichever is greater, prior written notice. In the event Owner determines emergency conditions exist, Owner may proceed as above without prior notice.

Contractor shall comply with all applicable hazardous waste regulations under federal, state or local laws. Contractor shall provide Owner with all Safety Data Sheets ("SDS") for any and all hazardous substances covered under all applicable laws before commencing Work, and all SDS shall comply with OSHA's Hazard Communication Standard. Contractor shall, prior to commencing Work, inform Owner of its intent to use any hazardous substances at the Project and shall continuously update Owner of any new hazardous substance brought to the Project during performance of the Work. Failure to comply with this paragraph may result in fines and damages being assessed to Contractor. Contractor shall defend, indemnify and hold Owner harmless from any and all costs and expenses, including attorneys' fees, arising from the use or discharge of any hazardous substance by Contractor at or off the Project site.

O. Release and Hold Harmless – Damage to Equipment. Contractor hereby releases, discharges and agrees to hold Owner harmless from any damage either to the Contractor's property or rented equipment which is caused in whole or in part by the negligence of Contractor, its agents, employees or subcontractors.

P. Insurance. Contractor shall obtain and keep in force during the term of this Contract and the applicable Statutes of Repose and Limitations period, commercial general liability insurance with dollar limits and coverage equal to, or greater than the types and amounts of coverage noted at the front of this Contract. Such insurance shall be "occurrence-based" and shall include contractual liability coverage applicable to the indemnity provisions of this Contract and "completed operations" coverage. Contractor shall furnish to Owner evidence of this insurance including the provision regarding notice of cancellation or reduction in coverage. Such evidence of insurance shall be in the form of an Insurance Certificate issued by an insurer satisfactory to Owner and shall provide for not less than thirty (30) days prior written notice to Owner of cancellation or reduction in coverage. In the event Contractor fails to maintain any and all insurance required by this Contract during the entire life of this Contract, Owner may at its option, and without waiver of other available remedies, purchase such insurance in the name of Contractor and deduct the cost of same from payments due Contractor.

Contractor shall provide insurance that: (1) names Owner as an additional insured for liability arising out of the Contractor's Work, including completed operations losses, without qualification, limitation or reservation; (2) is endorsed to be primary and noncontributory with any insurance maintained by Owner; (3) does not contain a "cross liability" or similar exclusion that would bar coverage for claims between or among insureds; (4) contains a severability of interest provision in favor of Owner; and (5) contains a waiver of subrogation against Owner. Before commencing work, Contractor shall provide a copy of the additional insured endorsement to Owner as evidence of additional insured status.