



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Board of Directors Regular Meeting

May 25th, 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) Announcements

Item 3) Property Owner Comments – 15 Minutes Total

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

Item 4) Financial Report

March 2023 Financials

Item 5) New Business

5a. Approval of 50th Anniversary Committee Members

5b. Ad Hoc Emergency Preparedness Committee

5b. Capital Requests:

- i. Area Z Tall Barn Refurbishment
- ii. Marina Boat Launch
- iii. Main Pool Furniture Replacement

Adjournment

**Sudden Valley Community Association
Balance Sheet
March 31, 2023 and December 31, 2022**

	Unaudited** Mar 31, 2023	Unaudited** Dec 31, 2022	Inc / (Dec)
OPERATIONS			
Current Assets			
Operating Cash	\$ 589,969	\$ 505,901	\$ 84,068
Building Completion Deposit Fund	467,700	492,620	(24,920)
Member Receivables - Operations*	-	46,750	(46,750)
Other Receivables	9,866	8,288	1,578
Prepaid Expenses	41,931	81,738	(39,807)
Inventory	12,026	6,200	5,826
Total Current Assets	1,121,492	1,141,497	(20,005)
Current Liabilities			
Accounts Payable	(204,804)	(200,746)	(4,058)
Accrued Vacation Liability	(66,622)	(61,576)	(5,046)
Accrued Payroll	-	(54,127)	54,127
Prepaid Assessments	(319,535)	(181,105)	(138,430)
Building Completion Deposits	(467,700)	(492,620)	24,920
Other Refundable Deposits	(5,466)	(4,916)	(550)
Prepaid Golf Memberships	-	(153,151)	153,151
Total Current Liabilities	(1,064,127)	(1,148,241)	84,114
Operating Reserve Funds			
Emergency Operating Cash	361,185	361,096	89
Undesignated Reserves Cash	266,844	223,385	43,459
Total Operating Reserve Funds	628,029	584,481	43,548
Net Operating Assets	\$ 685,394	\$ 577,737	\$ 107,657
CAPITAL			
Capital Current Assets			
CRRRF (Capital Repair & Replacement) Cash Fund	3,319,543	3,220,671	98,872
Roads Reserve Cash Fund	2,641,536	2,560,947	80,589
Board Density Reduction Cash Fund	87,552	87,552	-
Mailbox Cash Fund	107,347	101,061	6,286
CRRRF Capital Reserve Holding Cash	213,629	262,193	(48,564)
Mitigation Assignment of Savings Cash	44,578	44,545	33
LWWS Assignment of Savings Cash	9,076	9,076	-
Member Receivables - Capital**	-	19,262	(19,262)
Total Capital Current Assets	6,423,261	6,305,307	117,954
Capital Fixed Assets			
Fixed Assets	14,517,951	14,413,152	104,799
Lots Held for Sale	204,809	204,809	-
Total Capital Assets	14,722,760	14,617,961	104,799
Long Term Liabilities			
CRRRF Loan 2022	(1,979,760)	(2,041,668)	61,908
Capital Leases	(151,658)	(166,357)	14,699
Total Long Term Liabilities	(2,131,418)	(2,208,025)	76,607
NET ASSETS	\$ 19,699,997	\$ 19,292,980	\$407,017
MEMBER EQUITY			
Member Equity			
Current Year Net Income: Operations	82,884	(77,084)	159,968
Current Year Net Income: Rec Special Assmt	24,209	(2,572)	26,781
Net Transfers Out from Operations to Capital	-	(482,660)	-
Current Year Net Income: Capital**	348,550	1,644,235	(1,295,685)
Net Transfers Into Capital from Operations	-	482,660	-
Retained Earnings**	4,988,751	5,068,407	(79,656)
Capital**	14,255,603	12,659,994	1,595,609
TOTAL MEMBER EQUITY	\$ 19,699,997	\$19,292,980	\$407,017

* The Association's internal policy is to write off any member receivables that are 30 days past due as bad debts for internal 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 March 31, 2023, and December 31, 2022, the balances of receivables written off were \$806,147 and \$599,478, 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 applicable capital transfer fee revenues, as a contract liability balance (unearned revenue), which is then reversed out in future years when these 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 capital related collections for internal monthly presentation purposes. See SVCA's 2020 and 2021 audited financial statements (2021 represents the most recently issued audited statements), which fully incorporates ASC 606 and complies with Generally Accepted Accounting Principals (GAAP).

**Sudden Valley Community Association
Income Statement Summary**

UNAUDITED

	Current Month - March 2023			Year to Date - 3 Months Ending 3/31/2023			
	Operations & Operating Reserves	Operations Better / (Worse) Budget	Capital Reserves**	Operations & Operating Reserves	Operations Better / (Worse) Budget	Coll %	Capital Reserves**
REVENUE							
Current Year Dues & Assessments Income							
Dues & Assessments Income	179,708		230,844	539,117			692,532
Bad Debt Reserve	(229)		592	(24,423)			(21,691)
Net Current Year Assessment Income	179,479	9,075	231,436	514,694	3,484	95.5%	670,841
Special Ops Assmt Income- Rec/ Pools/ Parks							
Dues & Assessments Income	36,494			109,479			
Bad Debt Reserve	762			(371)			
Net Special Ops Assmt Income	37,256	2,781		109,108	5,685		
Bad Debt Recoveries - Prior Years			3,864				22,121
Golf Income	60,632	3,245	-	299,462	(6,533)		-
Marina Income	41,216	(110,179)	-	43,962	(107,432)		-
Rec Center & Pools Income	126	34	-	261	(14)		-
Legal & Collections Income	-	-	-	-	-		-
Other Income	6,822	(644)	-	17,309	(3,825)		-
Rental Income - Other	234	(34)	-	1,681	881		-
Area Z Rental Income	143	(1,857)	-	6,001	1		-
Lease Income	3,552	48	-	10,656	145		-
New Home Construction Fees	3,500	3,500	-	3,500	3,500		-
Capital Gain (Loss) on Sale of Assets	-	-	-	-	-		-
Investment Income	71	(17)	790	210	(53)		2,256
Total Revenue	333,031	(94,048)	236,090	1,006,844	(104,161)		695,218
EXPENSES							
Salaries & Benefits	198,810	43,567	-	427,116	99,422		-
Contracted & Professional Services	29,086	(20,344)	-	55,769	(19,546)		-
CC&Rs/ Mandates	42,695	(14,263)	-	110,462	(25,175)		-
Maintenance & Landscaping	44,760	(4,942)	-	107,632	10,880		-
Utilities	12,374	(738)	-	44,722	(3,671)		-
Administrative	17,402	(9,526)	-	38,726	(3,910)		-
Regulatory Compliance	45,199	(7,669)	-	62,575	(10,108)		-
Insurance Premiums	13,768	(591)	-	41,017	(1,485)		-
Other Expenses	-	83	-	-	250		-
Depreciation Expense	-	-	101,974	-	-		306,054
Interest expense	-	-	7,276	-	-		21,352
Total Expenses	404,094	(14,423)	109,250	888,019	46,657		327,406
Net Income (Loss)	(71,063)	(108,471)	126,840	118,825	(57,504)		367,812
Net UDR Activity for Operations							
Firewise/Road Mowing/Clean Green	-			-			
Hazardous Tree Removal	-			-			
Net Income (Loss) with Board Approved UDR	(71,063)	(108,471)	126,840	118,825	(57,504)		367,812
Other Activity							
Net Other UDR Activity*	13,824			40,064			
AR Accrual - Prior Year Reversal	-		-	(46,750)			(19,262)
AR Accrual - Current Year	-		-	-			-
Vacation Liability Accrual	(3,947)			(5,046)			
Total Other Activity	9,877		-	(11,732)			(19,262)
Grand Total Activity	(61,186)	(108,471)	126,840	107,093	(57,504)		348,550

*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
3 Months Actual, 9 Months Projected

UNAUDITED

	Capital Reserve Funds						Operating Reserve Funds			
	CRRRF	Roads	CRRRF Capital Reserve Holding Cash	Board Density Reduction	Mailbox	Mitigation Assignment of Savings*	Total Capital Reserve Funds	Emergency Ops	UDR	Total Operating Reserve Funds
Net Available Cash 12/31/2022	3,220,671	2,560,947	262,193	87,552	101,061	53,621	\$ 6,286,045	361,096	223,385	\$ 584,481
Dues Received	336,997	346,864		-	6,262		690,123	-	44,610	44,610
Storm Water Mitigation Plan Fee		-					-			-
Investment Income	1,181	956	62	0	24	33	2,256	89	58	147
Sale of Assets	-			-			-			-
Mitigation Release	-	-				-	-			-
2023 Expenditures	(239,306)	(267,231)	(48,626)	-	-		(555,163)		(1,209)	(1,209)
Net Available Cash at 3/31/2023	3,319,543	2,641,536	213,629	87,552	107,347	53,654	\$ 6,423,261	361,185	266,844	\$ 628,029
9 Month Outlook										
Outlook - 2023 Dues (95% collections)	964,242	991,746			17,892		\$ 1,973,880			\$ -
Outlook - Prior Year Collections	15,288	15,724		15	284		31,310		26,655	26,655
CRRRF Loan Payments for year 2023	(249,780)						(249,780)			-
Obligated Expenses\Holdings	(610,100)	(698,680)	(213,629)			(53,654)	(1,576,063)		(7,237)	(7,237)
Net Usable Cash Balance 12/31/2023	3,439,193	2,950,326	-	87,567	125,523	-	\$ 6,602,608	361,185	286,262	\$ 647,447
Board Recommended Carryover Balance	(600,000)	(500,000)					\$ (1,100,000)			\$ -
Net Usable Cash 12/31/2023, After Recommendation	\$ 2,839,193	\$ 2,450,326	\$ -	\$ 87,567	\$ 125,523	\$ -	\$ 5,502,608	\$ 361,185	\$ 286,262	\$ 647,447
Net Current Year Cash Increase (Decrease)	218,522	389,379	(262,193)	15	24,462	(53,621)	\$ 316,563	89	62,877	\$ 62,966

*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

Whole \$

March 1, 2023 to March 31, 2023

CURRENT MONTH

UNAUDITED

Department	Actual Revenue	Revenue B / (W)	Actual Salary Benefits	Salary & Benefits B / (W)	Actual Other Expense *	Other Exp B / (W)*	Net Income / (Loss) *	Net B / (W)*
ACC / Security	3,500	3,333	-	10,078	44,264	(17,913)	(40,764)	(4,502)
Accounting	2,557	(1,043)	37,963	(243)	3,657	(1,060)	(39,063)	(2,346)
Administration	75	(67)	27,055	27,020	10,474	(2,548)	(37,454)	24,405
Common Costs	4,261	1,340	-	-	60,501	(7,754)	(56,240)	(6,414)
Facilities	3,045	(1,707)	2,171	3,118	23,420	(10,570)	(22,546)	(9,159)
Maintenance	-	(83)	26,859	(794)	12,393	269	(39,252)	(608)
Subtotal	13,438	1,773	94,048	39,179	154,709	(39,576)	(235,319)	1,376
Golf	60,632	3,245	75,549	2,922	40,251	(17,423)	(55,168)	(11,256)
Marina	41,216	(110,813)	(1)	1	1,408	1,606	39,809	(109,206)
Subtotal	115,286	(105,795)	169,596	42,102	196,368	(55,393)	(250,678)	(119,086)
Rec/ Pools/ Parks								
Special Assmt Earned	36,494						36,494	
Curr Yr Bad Debts Activity	762						762	
Net Special Assmt Dues	37,256	2,781					37,256	2,781
Rec/ Pools/ Parks	1,010	(110)	29,214	1,465	8,916	(2,596)	(37,120)	(1,241)
Subtotal Rec/ Pools/ Parks	38,266	2,671	29,214	1,465	8,916	(2,596)	136	1,540
Subtotal Operations before Ops Dues	153,552	(103,124)	198,810	43,567	205,284	(57,989)	(250,542)	(117,546)
Ops Dues Earned	179,708						179,708	
Curr Yr Bad Debts Activity	(229)						(229)	
Net Ops Dues	179,479	9,075					179,479	9,075
Net Operations	333,031	(94,049)	198,810	43,567	205,284	(57,989)	(71,063)	(108,471)
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	333,031	(94,049)	198,810	43,567	205,284	(57,989)	(71,063)	(108,471)
Other Operating Activity								
UDR Activity	14,814				990		13,824	
AR Accrual - Prior Year Reversal	-				-		-	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				3,947		(3,947)	
Total Other Operating Activity	14,814				4,937		9,877	
Grand Total Operations Activity	347,845	(94,049)	198,810	43,567	210,221	(57,989)	(61,186)	(108,471)

* Excludes Depreciation

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

Sudden Valley Community Association

Operations - By Department

January 1, 2023 to March 31, 2023

YEAR TO DATE

Whole \$

UNAUDITED

<u>Department</u>	<u>Actual Revenue</u>	<u>Revenue B / (W)</u>	<u>Actual Salary Benefits</u>	<u>Salary & Benefits B / (W)</u>	<u>Actual Other Expense *</u>	<u>Other Exp B / (W)*</u>	<u>Net Income / (Loss) *</u>	<u>Net B / (W)*</u>
ACC / Security	4,500	4,000	-	24,001	110,546	(31,469)	(106,046)	(3,468)
Accounting	4,870	(5,930)	79,354	2,487	9,485	(1,699)	(83,969)	(5,142)
Administration	220	(205)	57,483	59,360	31,344	(7,573)	(88,607)	51,582
Common Costs	11,429	2,666	-	-	105,524	(6,085)	(94,095)	(3,419)
Facilities	14,707	451	7,364	4,046	50,693	(7,644)	(43,350)	(3,147)
Maintenance	-	(250)	65,455	(831)	28,469	20,376	(93,924)	19,295
Subtotal	35,726	732	209,656	89,063	336,061	(34,094)	(509,991)	55,701
Golf	299,462	(6,533)	149,620	12,374	98,652	(17,960)	51,190	(12,119)
Marina	43,962	(108,066)	(1)	1	5,240	780	38,723	(107,285)
Subtotal	379,150	(113,867)	359,275	101,438	439,953	(51,274)	(420,078)	(63,703)
Rec/ Pools/ Parks								
Special Assmt Earned	109,479						109,479	
Curr Yr Bad Debts Activity	(371)						(371)	
Net Special Assmt Dues	109,108	5,685					109,108	5,685
Rec/ Pools/ Parks	3,892	537	67,841	(2,016)	20,950	(1,491)	(84,899)	(2,970)
Subtotal Rec/ Pools/ Parks	113,000	6,222	67,841	(2,016)	20,950	(1,491)	24,209	2,715
Subtotal Operations before Ops Dues	492,150	(107,645)	427,116	99,422	460,903	(52,765)	(395,869)	(60,988)
Ops Dues Earned	539,117						539,117	
Curr Yr Bad Debts Activity	(24,423)						(24,423)	
Net Ops Dues	514,694	3,484					514,694	3,484
Net Operations	1,006,844	(104,161)	427,116	99,422	460,903	(52,765)	118,825	(57,504)
Net BOD Approved UDR Activity for Operations								
Firewise/Road Mowing/Clean Green	-		-		-		-	
Hazardous Tree Removal	-		-		-		-	
Net Operations with Board Approved UDR	1,006,844	(104,161)	427,116	99,422	460,903	(52,765)	118,825	(57,504)
Other Operating Activity								
UDR Activity	43,241				3,177		40,064	
AR Accrual - Prior Year Reversal	(46,750)				-		(46,750)	
AR Accrual - Current Year	-				-		-	
Vacation Liability Accrual	-				5,046		(5,046)	
Total Other Operating Activity	(3,509)				8,223		(11,732)	
Grand Total Operations Activity	1,003,335	(104,161)	427,116	99,422	469,126	(52,765)	107,093	(57,504)

* Excludes Depreciation

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


SUDDEN VALLEY COMMUNITY ASSOCIATION - LOTS & DUES ANALYSIS 2023

	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	18	37	55	322	2,520	2,842	20	96	6	23	3	9	16	29	3	20	340	2,557	2,897	48	177	225	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Feb	22	38	60	310	2,483	2,793	27	130	7	24	3	10	17	30	2	19	332	2,521	2,853	56	213	269	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Mar	25	68	93	308	2,513	2,821	22	77	10	19	6	9	16	28	1	20	333	2,581	2,914	55	153	208	388	2,734	3,122	774	3	0	777	734	8	1,519	4,641	
Apr	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jun	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Jul	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aug	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sep	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Oct	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Nov	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dec	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LLE = Lot Line Eraser
 CTB = Covenant to Bind

Sudden Valley Community Association - Capital Project Report										
CRRRF Projects Open in 2023										
Updated as of 3/31/2023										
						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	Open ●	44,050	24,817	19,233	LE	
Turf Manager	1/23/20	9719.19	Utility Vehicles	CRRRF	Open ●	104,248	64,678	39,570	LE	
GM	3/12/20	9719.20	Marina Dock Replacement	CRRRF	Open ●	53,929	39,611	14,318		
Golf Director	11/5/20	9721.01	Golf Cart Fleet	CRRRF	Open ●	183,900	79,890	104,010	LE	
Turf Manager	3/30/22	9722.02	2022 John Deere 7500A Fairway Mower	CRRRF	Open ●	84,703	84,703	-		
GM	6/9/2022 & 8/1/2022	9722.04	Security System	CRRRF	Open ●	56,003	53,230	2,773		
GM	6/9/22	9722.05	Rekeying of Facilities	CRRRF	Open ●	25,000	-	25,000		
Maint Manager	10/27/22	9722.08	Area Z Maintenance Facility Remodel	CRRRF	Open ●	254,657	4,245	250,412		
GM	10/27/22	9722.09	Barn 8 Remodel Design & Permitting	CRRRF	Open ●	39,792	25,734	14,058		
Maint Manager	1/12/23	9723.01	Sno-Way Sander	CRRRF	Open ●	9,053	9,053	-		
GM	1/12/23	9723.02	Gate 9 Bus Shelter Roof	CRRRF	Open ●	1,665	-	1,665		
GM	1/26/23	9723.03	Playground ADA Improvements	CRRRF	Open ●	78,033	957	77,076		
GM	1/12/23	9723.04	Austin Creek Repair	CRRRF	Open ●	32,571	371	32,200		
GM	3/9/23	9723.05	Tennis Court Resurfacing & Fencing	CRRRF	Open ●	19,102	338	18,764		
GM	3/9/23	9723.06	Marina Dock Preliminary Design & Estimate	CRRRF	Open ●	12,188	7,435	4,753		
GM	3/9/23	9723.07	Website Improvements	CRRRF	Open ●	10,483	4,215	6,268		
Open Projects Total, CRRRF						\$ 1,009,377	\$ 399,277	\$ 610,100		
		LE	These items represent 5 year capital leases, which means the obligated costs will be spread out over a five year period.							

Sudden Valley Community Association - Capital Project Report									
Roads Projects Open in 2023									
Updated as of 3/31/2023									
BOARD APPROVED PROJECT									
Cost Manager	Approval Date	GL	Project Name	Fund	Status	BUDGETED		A-B	
						Board Approved	Total Invoiced	Acctg Funds Obligated	
GM	10/8/20	9920.06	2020 Southern Court Remediation	ROADS	Open	●	200,000	198,236	1,764
GM	3/25/21	9921.03	2021 Southern Court Stabilization & Ashpalt Repairs	ROADS	Open	●	189,271	141,227	48,044
GM	5/27/21	9921.05	Culvert C-315	ROADS	Open	●	314,700	7,228	307,472
GM	1/27/22	9922	Fast Response Unforseen Drainage Issues	ROADS	Open	●	83,208	63,845	19,363
GM	2/10/22	9922.1	2022 Roads Repair Project	ROADS	Open	●	30,000	29,599	401
GM	1/27/22	9922.2	Polo Park Drive Repairs	ROADS	Open	●	60,793	59,950	843
GM	5/4/2022 & 7/14/2022	9922.5	Road & Drainage NOA Projects	ROADS	Open	●	573,239	550,445	22,794
GM	5/4/22	9922.6	Spring Road, Cascade Lane, Greenhill Road Repairs	ROADS	Open	●	850,199	848,132	2,067
GM	6/9/22	9922.7	Marina Parking Lot Grading	ROADS	Open	●	30,000	24,936	5,064
GM	10/13/22	9922.8	Cold Spring Drainage Repair	ROADS	Open	●	35,596	12,600	22,996
GM	2/9/23	9923.1	10 Year Capital Roads & Drainage Improvement Plan	ROADS	Open	●	132,350	26,056	106,294
Subtotal Roads Open Projects							\$ 2,499,356	\$ 1,962,254	\$ 537,102
Maint Manager	4/8/21	9923.08	Supplies & Outside Contractor	ROADS	Open	●	208,540	109,119	99,421 A
Maint Manager	4/8/21	9923.082	CVC Wages, Taxes, & Benefits	ROADS	Open	●	69,860	7,703	62,157 A
Subtotal Roads CVC Project							\$ 278,400	\$ 116,822	\$ 161,578
Open Project Totals, Roads							\$ 2,777,756	\$ 2,079,076	\$ 698,680
		A	9923.08 and 9923.082 are the same project.						

Sudden Valley Community Association - Capital Project Report									
UDR Projects Open in 2023									
Updated as of 3/31/2023									
							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



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors

From: Jo Anne Jensen, General Manager

Date: May 25th, 2023

Subject: Capital Request – Area Z Tall Barn Refurbishment

Purpose

To request funding approval for the Area Z Tall Barn.

Background

The Area Z Tall Barn is a pole building with existing metal siding and metal roof that is approximately 40' long by 30' wide. The existing siding and roof are at the end of their life cycle and need replacement. Minor leaks have started, and replacement is needed to preserve the wood framed structure and preserve SVCA's assets stored inside the building. The Tall Barn is used to store SVCA's road mower, hydrovac trailer, and other assets. In 2023 it was discovered the Area Z Tall Barn was not on SVCA's reserve study.

Analysis

The replacement of the roof and siding to preserve the building will extend its useful life. This provides the maintenance department with additional dry storage and security protection for SVCA's assets. This project will also rebuild the existing doors to substantially increase their functionality. SVCA will work with the reserve specialist to ensure this building is added in 2024's update.

Requests

Request 1:

Authorize \$59,475.20 from CRRRF for the Area Z Tall Barn refurbishment project per PNW's proposal dated 5/21/23.

Request 2:

Authorize General Manager Jo Anne Jensen to execute the contract awarding this project to Cool Runnings Construction with a not to exceed amount of \$55,060.20.

Motions

Motion 1:

Move that the Board of Directors approve the allocation of \$59,475.20 from CRRRF for the Area Z Tall Barn refurbishment project.



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Motion 2:

Move that the Board of Directors authorize General Manager Jo Anne Jensen to execute SVCA's standard construction contract awarding this project to Cool Runnings Construction in the not to exceed amount of \$55,060.20.

Board of Directors Approval

Motion 1:

Approved: _____ Not Approved: _____SVCA Board of Directors

Motion 2:

Approved: _____ Not Approved: _____SVCA Board of Directors



May 21, 2023

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

RE: Project Scope Letter
Area Z Tall Barn Project

PNW is providing this overall project scope letter to SVCA for the Area Z Tall Barn Project. Overall scope of work assumes:

- Replace the existing roof and siding with new metal roof and siding.
 - o New metal roof to be AEP Design Span, 16” width. Color to be Midnight Bronze.
 - o New metal siding to be AEP Span Reversed HR-36 installed in a vertical orientation. Color to be Cool Midnight Bronze.
 - o The proposed roof and siding were selected by Sarah Brown Architecture + Design who designed the Maintenance Shop remodel. The selections are intended to coordinate with what is proposed for the Maintenance Shop.
- Rebuild existing end sliding doors.
- Replace existing man door.
- All work to be completed by 9-30-23. Contractor will provide SVCA with a construction schedule 1 month prior to starting, and work will take place over a 20-working day period.
- The old waterline is currently abandoned and will be removed.
- Existing electrical is being left as is. The minor changes item allows for coordination with PSE to allow for siding to be replaced behind the electrical service.

On 5-5-23 PNW reached out to 6 contractors requesting quotes:

- Axiom Construction & Consulting
- Com-Steel LLC
- Spane Buildings, Inc.
- Axthelm Construction
- Tiger-Pearson Construction
- Cool Runnings Construction

Attached for reference is the bid package issued. Bids were due on 5-18-23, and 1 bid was received from Cool Runnings Construction. Each of the other contractors were too busy they reported. Cool Runnings Construction has worked with SVCA on multiple projects in the past, and PNW is recommending SVCA to proceed with issuing a contract.

Overall project estimate for the Area Z Tall Barn Project:

Design and Contractor Bids	
- PNW Services, Inc. – Bid Package Estimate per Attached	\$1,215.00
- Sarah Brown Architecture + Design Allowance	\$500.00
Subtotal Design and Contractor Bids	\$1,715.00



Construction Estimate	
- PNW Services, Inc. – Construction Management Estimate Per Attached	\$2,700.00
- Construction Bid – Cool Runnings Construction	\$55,060.20
Subtotal Construction Estimate	\$57,760.20
Total Base Bid Estimate Design & Construction	\$59,475.20

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

Sincerely,

Tyler Andrews
President



May 5, 2023


Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Bid Form – 2023 Area Z Tall Barn

Bid submissions are due by 5:00pm on Thursday, 5-18-23. Email bid submissions to tylera@pnwcivil.com.

Firm Name: Cool Runnings Construction

Bid Schedule – 2023 Area Z Tall Barn					
Item #	Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$ 900	\$ 900
2	Siding Replacement	1	LS	\$ 14,700	\$ 14,700
3	Roof Replacement	1	LS	\$ 14,300	\$ 14,300
4	Rebuild End Wall Sliding Doors	4	EA	\$ 2,100	\$ 8,400
5	Replace Existing Man Door	1	EA	\$ 2,400	\$ 2,400
6	Minor Changes – Wood Repair	1	FA	\$10,000.00	\$10,000.00
	Subtotal				\$ 50,700
	WSST @ 8.6%				\$ 4,360.20
	Total w/ WSST				\$ 55,060.20

By: 
Signature of Authorized Person

Date: 5/16/2023

Print Name & Title: David Campbell, Owner

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

Force account labor at \$70.00 per hour. This rate includes a tool truck.

Sudden Valley Community Association

Area Z Tall Barn

PNW Estimate - Bid Package and Construction Management

Pavement Markings Scope

Task	Description	Hours	Estimated Cost
Contractor Bids			
	Prepared bid package, issued to contractors, and answered bid questions.	8	
	Reviewed construction bids, and provided recommendation to SVCA.	1	
	Total Estimated Bid Package Hours	9	\$ 1,215.00
Construction Management			
	Manage contract, coordinate schedule with contractor, and project oversight.	20	
	Total Estimated Construction Management Hours	20	\$ 2,700.00
	Total Estimated		\$ 3,915.00



May 5, 2023

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Quote Request – 2023 Area Z Tall Barn

SVCA is requesting quotes for the 2023 Area Z Tall Barn project. This project is located at 2800 Lake Louis Road, Bellingham, WA 98229. The project replaces the existing siding and roof with new metal siding and roofing. The doors also get replaced as part of this project. The Tall Barn is approximately 40' long by 30' wide. Bids are due by 5:00pm on Thursday, 5-18-23.

Summary of Work:

1. Attached are pictures showing the existing conditions of the Tall Barn. Contractors are encouraged to visit the site. The exterior of the barn can be viewed at any time. To review the interior, contractors need to schedule a time Monday thru Friday, 7:30am to 4:00pm. Please contact Mike Brock at mike.brock@suddenvalley.com to schedule any visits.
2. The project will go in front of the SVCA Board on Thursday, 5-25-23, for contract award. Notice to proceed will be issued upon contract execution.
3. SVCA work hours are 8:00am – 7:00pm Monday thru Friday, and 8:00am – 6:00pm Saturday.
4. All work is assumed to be completed under 1 mobilization. Once the project is started, contractor is expected to continue working full time during normal business hours until project is completed.
 - Contractor will be allowed 20 working days to complete the project.
 - Liquidated damages shall be assessed at \$100.00 per calendar day for any days beyond 20 working days.
 - All work shall be completed by September 30, 2023.
5. Contractor shall provide a construction schedule to SVCA 1 month prior to starting.
6. Contractor shall provide material submittals for review prior to ordering.
7. SVCA will work with the contractor to provide adequate staging around the Tall Barn. Contractor shall maintain access for SVCA on gravel entrance road, and access to LWWS's pump station.
8. Force account work to receive 15% markup. Contractor to provide proposed force account rates for labor and equipment with Bid Proposal.
9. This is a private project, and prevailing wages are not applicable.
10. Contractor shall warranty work for 1 year from final completion.

Scope of Work Clarifications:

- Bid Item 1 – Mobilization
 - o Contractor shall provide a sanican.
 - o Contractor may use existing power onsite. If existing power isn't adequate for contractor's operations, contractor shall provide alternate power.



- Contractor may use water onsite available by hose spigot next to SVCA's maintenance shop.
- Bid Item 2 – Siding Replacement
 - Existing siding shall be removed and disposed of offsite by contractor.
 - New siding shall be AEP Span Reversed HR-36 installed in a vertical orientation.
 - Color shall be Cool Midnight Bronze.
 - Gauge shall be 26.
- Bid Item 3 – Roof Replacement
 - Existing roofing shall be removed and disposed of offsite by contractor.
 - New roof shall be AEP Design Span, 16” width.
 - Color shall be Cool Midnight Bronze.
 - Gauge shall be 24.
 - A new gutter shall be installed on both sides.
- Bid Item 4 – Rebuild End Wall Sliding Doors
 - Existing doors shall be removed and disposed of offsite by contractor.
 - Both end walls of the Tall Barn have sliding doors. Contractor shall rebuild these doors with new hardware, frame, and metal siding to resemble the existing doors.
- Bid Item 5 – Replace Existing Man Door
 - Existing wood man door shall be removed, and disposed of offsite by contractor.
 - A new metal door shall be installed within the existing opening. Existing door is 32” wide by 80” height.
 - SVCA will provide contractor with doorknob for installation. Door shall accommodate a handle and deadbolt.
- Bid Item 6 – Minor Changes – Wood Repair
 - Any wood deficiencies discovered during removal will be repaired under force account.
 - Contractor shall provide force account rates with bid form as noted.

Attachments:

1. Bid Form – 1 Pages
2. Pictures – 5 Pages
3. 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 Thursday, 5-18-23. Email bid submissions to tylera@pnwcivil.com.



May 5, 2023

Attn: Bidders

RE: Sudden Valley Community Association (SVCA)
Bid Form – 2023 Area Z Tall Barn

Bid submissions are due by 5:00pm on Thursday, 5-18-23. Email bid submissions to tylera@pnwcivil.com.

Firm Name: _____

Bid Schedule – 2023 Area Z Tall Barn					
Item #	Description	Quantity	Unit	Unit Price	Total
1	Mobilization	1	LS	\$	\$
2	Siding Replacement	1	LS	\$	\$
3	Roof Replacement	1	LS	\$	\$
4	Rebuild End Wall Sliding Doors	4	EA	\$	\$
5	Replace Existing Man Door	1	EA	\$	\$
6	Minor Changes – Wood Repair	1	FA	\$10,000.00	\$10,000.00
	Subtotal				\$
	WSST @ 8.6%				\$
	Total w/ WSST				\$

By: _____
Signature of Authorized Person

Date: _____

Print Name & Title: _____

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



2800 OFFICE
MONTICELLO, VA 22861
MONDAY - FRIDAY



← 2800 OFFICE

HOURS: 7:00 AM to 5:00 PM
MONDAY - FRIDAY







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.

Owner makes no representations that the required minimum amount of insurance is adequate to protect Contractor. The procuring and/or carrying of insurance shall not limit Contractor's obligation or liability pursuant to this Contract or as a matter of law.

Q. Workers' Compensation. Contractor shall furnish to Owner evidence that its workers are covered by applicable workers' compensation coverage.

R. Subcontractors. Contractor shall, upon request of Owner, provide a list of all subcontractors and suppliers of Contractor. With regard to all subcontractors retained by the Contractor, the Contractor agrees (i) to be primarily responsible for any Work performed by such subcontractor and to ensure that such Work is timely completed in the manner required herein; (ii) to ensure that invoices submitted by subcontractor comply with the requirements for invoices submitted by Contractor to Owner; (iii) that Contractor shall be solely responsible to make any necessary repairs or to perform punch-list items caused by subcontractor's Work; and (iv) to ensure that subcontractor complies with all the obligations of Contractor set forth herein and to be primarily responsible for any non-compliance. Contractor shall be solely responsible for paying subcontractor any amounts due to it. Owner may request partial lien releases for all partial payments and a final lien release for the final payment to each subcontractor. Contractor agrees to release Owner and to hold Owner harmless from any and all claims by subcontractor for payment.

S. Disputes and Back Charges. In the event of a dispute between Owner and Contractor, Contractor agrees to proceed with the Work in accordance with the requirements of this Contract, pending settlement of the dispute.

T. Indemnification. To the fullest extent permitted by law, the Contractor shall defend, indemnify and hold harmless the Owner and its agents and employees from and against claims, damages, losses and expenses, including, but not limited to attorneys' and expert's fees, (collectively a "claim") arising out of or resulting from performance of the Contractor's Work under this Contract. Such obligation shall not be construed to negate, abridge, or otherwise reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this paragraph.

Contractor's duty to indemnify Owner shall not apply to liability for damages arising out of claims caused by or resulting in whole from the negligence of Owner or its agents or employees. Contractor's duty to indemnify Owner for liability for damages arising out of claims caused by or resulting from the concurrent negligence of: (a) Owner, its agents or employees, and (b) Contractor, its agents, employees and lower-tier subcontractors or suppliers of any tier shall apply only to the extent of negligence of Contractor, its agents, employees and lower-tier subcontractors or supplier of any tier.

CONTRACTOR SPECIFICALLY AND EXPRESSLY WAIVES ANY IMMUNITY THAT MAY BE GRANTED IT UNDER THE WASHINGTON STATE INDUSTRIAL INSURANCE ACT, TITLE 51 RCW. FURTHER, THE INDEMNIFICATION OBLIGATION UNDER THIS CONTRACT SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OR TYPE OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE TO OR FOR ANY THIRD PARTY UNDER WORKERS' COMPENSATION ACTS, DISABILITY BENEFITS ACTS, OR OTHER EMPLOYEE BENEFITS ACTS PROVIDED CONTRACTOR'S WAIVER OF IMMUNITY BY THE PROVISIONS OF THIS PARAGRAPH EXTENDS ONLY TO CLAIMS AGAINST CONTRACTOR BY OWNER, AND DOES NOT INCLUDE, OR EXTEND TO, ANY CLAIMS BY CONTRACTOR'S EMPLOYEES DIRECTLY AGAINST CONTRACTOR.

Contractor's Initials _____

Contractor agrees that its defense and indemnity obligations to Owner under this Contract survive any limitation imposed by any statute of repose or limitation including but not limited to RCW 4.16.300, 4.16.310, or 4.16.326, and Contractor hereby waives any and all defenses under any statute of repose or limitations. Contractor further agrees that any statute of limitation on a claim by Owner pursuant to this provision shall not begin to run until Owner discovers that Contract has breached either its duty to defend or its duty to indemnify, whichever occurs first.

U. Warranty. The Contractor warrants to the Owner that materials and equipment furnished under the Contract will be of good quality and new, unless otherwise required or permitted by the Contract, that the Work of this Contract will be performed in a workmanlike manner and free from defects not inherent in the quality required or permitted, will comply with all applicable codes and regulations, will be consistent with industry standards, and that the Work will conform to the requirements of the Contract. This warranty shall be in addition to and not in limitation of any other warranty or remedy required by law or the Contract. This warranty shall extend for the longer of the period of (i) the warranty normally given by Contractor for the Work in its ordinary course of business, (ii) the warranty period set forth in the Quote or other documents sent to Owner, or (iii) one (1) year from the date of substantial completion of the Work or occupancy of the Project by Owner, whichever occurs first. The warranty shall not apply to any damage or loss to the Work occasioned by Owner's failure to perform ordinary and reasonable maintenance during the warranty period or any written notice of defects received after the one (1) year period. Owner shall promptly notify Contractor in writing of all warranty claims and allow Contractor reasonable access to the Project to correct or repair the Work.

V. Contract Controls. Except for the Scope of Work and Warranty provisions specifically incorporated herein by the Contract, any terms or conditions attached to or incorporated into Contractor's proposal, quote, or other document shall not apply to the Contract. The Contract shall be solely and exclusively governed by the terms and conditions set forth in the Contract and these Standard Contract General Conditions.

W. Wage and Other Payments. Contractor shall comply with all state and federal wage laws and, upon request, provide proof of the same to Owner. In addition, if Contractor's employees are members of a union, then Contractor shall pay when due all obligations due under the collective bargaining agreement or other agreement, including but not limited to, medical benefits, dental benefits, pension benefits and the like.

X. Notices. All notices, demands, requests, consents and approvals which may or are required to be given by any party to any other party hereunder shall be in writing and shall be deemed to have been duly given if delivered personally, sent by facsimile, emailed, sent by a nationally recognized overnight delivery service, or if mailed or deposited in the United States mail and sent by registered or certified mail, return receipt requested, postage prepaid to the address provided in this Contract or to such other address as either party hereto may from time-to-time designate in writing and deliver in a like manner. All notices shall be deemed complete upon actual receipt or refusal to accept delivery. Electronic transmission of any signed original document and retransmission of any signed electronic transmission shall be the same as delivery of an original document.

Y. Claims. As a condition precedent to any right to recover for any instances of interruption, disruption, extra work, additional work, changed work, delay, hindrance and/or

efficiency loss of any nature whatsoever in Contractor's Work (collectively "Impact"), believed by Contractor to be caused by the acts or omissions of Owner, Architect/Engineer or the employees or agents of any of them, Contractor must provide written notice to Owner in the manner required by this Contract within five (5) days after occurrence of the Impact. Such written notice shall identify the cause of the Impact, the party Contractor believes is responsible for the Impact, and a rough order of magnitude as to the extra cost and/or time resulting from the Impact. FAILURE OF CONTRACTOR TO PROVIDE TIMELY WRITTEN NOTICE, AS PROVIDED IN THIS PARAGRAPH, SHALL RESULT IN AN ABSOLUTE WAIVER AND FORFEITURE OF CONTRACTOR'S RIGHT TO RECOVER ANY ADDITIONAL COST OR TIME RESULTING FROM THE IMPACT.

In the event Contractor believes it is entitled to receive compensation and/or time due to damages from Impact(s), Contractor's Statement of Claim (setting forth in detail the entitlement and quantum basis for Contractor's claim with supporting data and/or the entitlement basis to support an extension of time) shall be delivered to Owner within fifteen (15) days of its Written Notice of Impact, or within sufficient time to allow Owner to comply with the notice and claim requirements of the Main Contract (whichever is sooner). FAILURE OF CONTRACTOR TO TIMELY PROVIDE ITS STATEMENT OF CLAIM FOR AN INCREASE IN THE CONTRACT AMOUNT OR FOR AN EXTENSION OF TIME SHALL RESULT IN AN ABSOLUTE WAIVER OF CONTRACTOR'S CLAIM AND ANY RIGHT TO RECOVER ADDITIONAL COST OR TIME RESULTING FROM THE IMPACT.

Owner does not waive the requirement for timely written notice and/or timely written submission of the Statement of Claim unless Owner's waiver is unequivocal, explicit, and in writing.

Z. Mediation. Claims, disputes, or other matters in controversy arising out of or related to this Contract, except those waived, shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. This requirement may be waived by Owner.

AA. Arbitration / Litigation. At Owner's sole option, all claims, disputes, and other matters in question between Contractor and Owner arising out of, or relating to, this Agreement shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association then obtaining or by an arbitrator mutually agreed upon by the parties. In the event of arbitration, Contractor and Owner agree to be bound by the findings and award of such arbitration finally and without recourse to any court of law other than for the enforcement of the arbitrator's decision. If the Owner does not select Arbitration as the means of dispute resolution, all claims, disputes and other matters in question between Contractor and Owner arising out of, or relating to, this Agreement shall be decided by an action filed exclusively in the Superior Court of Whatcom County, Washington. The substantially prevailing party in any arbitration or litigation shall be entitled to an award of its attorneys' fees, costs and expert fees.

BB. Governing Law. This Agreement and the right of the parties hereto shall be governed by and construed in accordance with the laws of the State of Washington and the parties agree that in any such action venue shall lie exclusively in Whatcom County, Washington, regardless of where the Project is located. Both parties expressly waive their right to a jury trial.

CC. Amendment. No modification, termination or amendment of this Contract may be made except by written Contract signed by all parties.

DD. Waiver. Failure by Owner or Contractor to insist upon the strict performance of any covenant, duty agreement, or condition of this Contract or to exercise any right or remedy consequent upon a breach thereof shall not constitute a waiver of any such breach or any other covenant, agreement, term or condition. Any waiver must be expressly made in writing and signed by the waiving party.

EE. Severability. In case any one or more of the provisions contained in this Agreement shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

FF. Neutral Authorship. Each of the provisions of this Agreement has been reviewed and negotiated, and represents the combined work product of both parties hereto. No presumption which would interpret the provisions of this Agreement in favor of or against the party preparing the same shall be applicable in connection with the construction or interpretation of any of the provisions of this Agreement.

GG. Captions. The captions of this Contract are for convenience and reference only and in no way define, limit, or describe the scope or intent of this Contract.

HH. Entire Agreement. The entire agreement between the parties hereto is contained in this Agreement; and this Agreement supersedes all of their previous understandings and agreements, written and oral, with respect to this transaction, including any proposal for services. Owner shall not be liable to Contractor or to any third party for any representations, made by any person, concerning the Work or the terms of this Agreement, except to the extent that the same are expressed in this Agreement. No modification, termination or amendment of this Agreement may be made except by written agreement signed by both parties.



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Jo Anne Jensen, General Manager
Date: May 25th, 2023
Subject: Capital Request Change Order
Capital Code 9719.20 – Marina Boat Launch Dock

Purpose

To request additional funding for Capital Code 9719.20 for the Marina Boat Launch Dock.

Background

On 3/12/20 an emergency CRRRF request was submitted to SVCA's Board for replacement of the Marina Boat Launch Dock. Reference attached capital request information. The project was approved in the amount of \$53,929. On 5/13/21 the boat launch dock was noted as being completed by SVCA staff. In 2022 it was discovered the boat launch dock was permitted incorrectly and wasn't built to meet ADA requirements. Since this discovery, SVCA has worked with Whatcom County to correct the permitting, and design an ADA compliant boat launch dock.

Analysis

In 2022 the incorrectly built dock that wasn't permitted was removed leaving the 2 pilings in place. Ashton Engineering, Inc. was engaged to design an ADA compliant boat launch dock with access to it from the gravel parking lot. SVCA submitted a Shoreline Substantial Development permit to Whatcom County, and upon issuance in January of 2023, started design. On 3/30/23 design was completed, and a commercial building permit was submitted to Whatcom County. Reference PNW's attachment dated 5/21/23 for a summary of the new dock design.

As of 5/17/23, SVCA has spent \$41,564 leaving \$12,365 available from the original capital request submitted 3/12/20. The \$41,564 spent to date has covered original project costs not refunded with the Lakeside Marine, Inc. settlement, the 2 pilings left installed, Shoreline Substantial Development permit application / fees, and design costs to date. SVCA's 2023 budget includes an additional \$52,000 for this project totaling \$64,365 in budgeted funds available. PNW's estimate dated 5/21/23 totals \$225,255.97 to complete the project with paying for permits, and installation of the dock. This requires an additional \$160,890.97 from CRRRF to be allocated for this project.

This project request will allow PNW to issue the project for bid. Once bids are received the project will come back to the Board for contract approval.



Sudden Valley Community Association

360-734-6430

4 Clubhouse Circle Bellingham, WA 98229

www.suddenvalley.com

Proposals

Authorize an additional \$212,890.97 in project funds from CRRRF for completing Capital Code 9719.20. (PNW estimated total \$225,255.97 less \$12,365 original project funds remaining). The new project total cost will be \$266,819.97 (change order \$212,890.97 plus original capital request funds \$53,929).

Requests

Request \$212,890.97 from CRRRF to increase the project funds of Capital Code 9719.20.

Motions

Motion 1:

Move that the Board of Directors approve the allocation of \$212,890.97 from CRRRF for capital code 9719.20.

Board of Directors Approval

Motion 1:

Approved: _____ Not Approved: _____SVCA Board of Directors



May 21, 2023

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

RE: Project Scope Letter
Marina Boat Launch Dock

PNW is providing this overall project scope letter to SVCA for the Marina Boat Launch Dock. Overall scope of work assumes:

- Installation of a new boat launch dock at SVCA’s marina. This includes 4 parts:
 - o Floating dock
 - o Gangway ramp
 - o Approach pier
 - o Access from gravel parking to approach pier
- Existing piles will be reused as part of the design.
- Existing boat launch ramp will remain as is.
- The new dock and access have been designed to be ADA compliant.
- The design has been completed, and a building permit application was submitted to Whatcom County on 3-30-23 after the Shoreline Substantial Development Permit was approved.
- Construction is proposed to take place in 2023 upon permit issuance.
- This proposal is for SVCA’s approval to proceed with the project, and issue it for bid. Upon receipt of bids the project will be brought back to SVCA for contract award.
- Attached for reference is a copy of the design drawings and specifications.

Overall project estimate for the Marina Boat Launch Dock Project:

Permitting and Contractor Bids	
- PNW Services, Inc. – Bid Package Estimate per Attached	\$945.00
- Ashton Engineering, Inc. – Allowance – Permitting questions / design updates with Whatcom County (10 hours at \$172.00).	\$1,720.00
- Permit Fees Allowance	\$5,000.00
Subtotal Contractor Bids	\$7,665.00
Construction Estimate	
- PNW Services, Inc. – Construction Management Estimate Per Attached	\$3,240.00
- Ashton Engineering, Inc. – Construction Oversight Allowance (20 Hours at \$172.00)	\$3,440.00
- Engineer’s Estimate – Per Attached Estimate	\$194,209.00
- WSST at 8.6% on Engineer’s Estimate	\$16,701.97
Subtotal Construction Estimate	\$217,590.97
Total Estimate	\$225,255.97



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

Sincerely,

Tyler Andrews
President

Sudden Valley Community Association

Marina Boat Launch Dock

PNW Estimate - Bid Package and Construction Management

Task	Description	Hours	Estimated Cost
Contractor Bids			
	Prepare bid package, issue to contractors, and answer bid questions.	6	
	Review construction bids, and provide recommendation to SVCA.	1	
	Total Estimated Bid Package Hours	7	\$ 945.00
Construction Management			
	Manage contract, coordinate schedule with contractor, and project oversight.	24	
	Total Estimated Construction Management Hours	24	\$ 3,240.00
	Total Estimated		\$ 4,185.00

SUDDEN VALLEY BOAT LAUNCH DOCK



810 Mapleridge Dr.
 Everson, WA 98247
 360.510.7946

ABBREVIATIONS

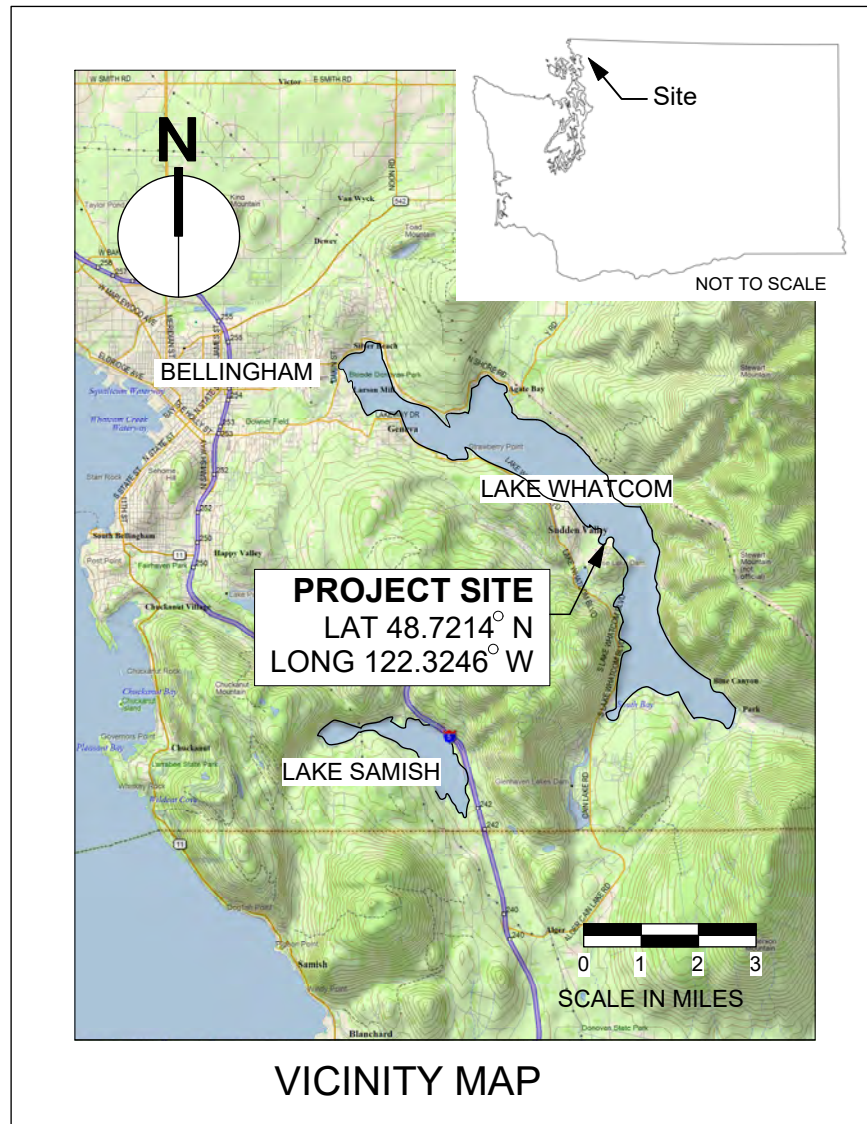
@	AT
&	AND
ALUM	ALUMINUM
APPROX	APPROXIMATE
CIP	CAST-IN-PLACE
☉	CENTERLINE
CLR	CLEAR
CONC	CONCRETE
CONT	CONTINUOUS
CSC	COUNTERSINK
CY	CUBIC YARDS
DIA	DIAMETER
(E)	EXISTING
EA	EACH
EL	ELEVATION
EQ	EQUAL
f'c	CONC. COMPRESSIVE STRENGTH
FT	FEET, FOOT
MANUF	MANUFACTURER
MAX	MAXIMUM
MIN	MINIMUM
NO.	NUMBER
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCT	OCTAGONAL
OD	OUTSIDE DIAMETER
OHW	ORDINARY HIGH WATER
OPP	OPPOSITE
R	RADIUS
REINF	REINFORCEMENT
REQD	REQUIRED
SCH	SCHEDULE
SF	SQUARE FEET
SIM	SIMILAR
SS	STAINLESS STEEL
T&B	TOP AND BOTTOM
TYP.	TYPICAL
UHMW	ULTRA HIGH MOLECULAR WEIGHT
UNO	UNLESS NOTED OTHERWISE
W/	WITH
W/O	WITHOUT

DRAWING INDEX

<u>SHEET NO.</u>	<u>TITLE</u>
1	COVER SHEET
2	SURVEY
3	NEW DOCK PLAN
4	LONGITUDINAL SECTION & PIER ELEVATION
5	GANGWAY ELEVATION, SECTIONS
6	ABUTMENT
7	FLOATING DOCK
8	DETAILS
9	NOTES

OWNER:
 SVCA
 2800 Lake Louise Dr.
 Bellingham, WA 98229

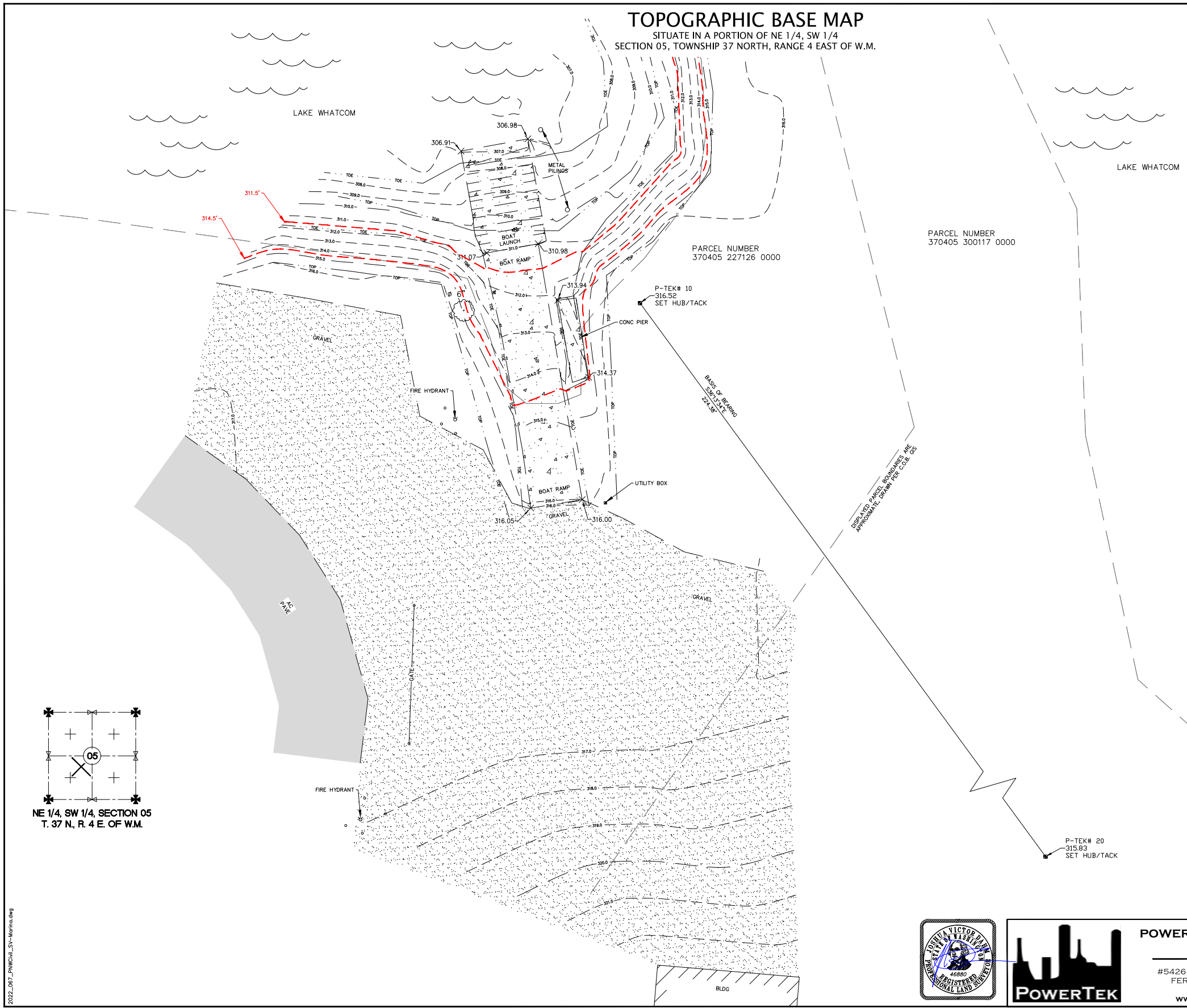
Owner's Rep.:
 Tyler Andrews
 PNW Services, Inc.
 tylera@pnwcivil.com
 360.739.2072



Project Name: SVCA Boat Launch	Project Location: Sudden Valley Marina Lake Whatcom	Drawing Title: Cover
No.	Issue/ Revision	Date
		3.29.2023
Job No: 22210.16		
Sheet: 1 of 9		

TOPOGRAPHIC BASE MAP

SITUATE IN A PORTION OF NE 1/4, SW 1/4
SECTION 05, TOWNSHIP 37 NORTH, RANGE 4 EAST OF W.M.



SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED IN DEC 2022 AT THE REQUEST OF PNW CIVIL, INC.
2. FIELD SURVEY PERFORMED WITH TRIMBLE R8-3 GNSS RECEIVER AND LEICA TOPP 1201+ ROBUSTIC TOTAL STATION AND MEETS OR EXCEEDS THE STANDARDS SET FORTH WITHIN WAC 332-130-090.
3. BASIS OF BEARING (ASSUMED): THE INVERSE BETWEEN POWERTEK SURVEY CONTROL POINTS 1 & 20 TAKEN AS S361°3'34"E.

P-TEK #10 N=631433.6403 E=1280428.6356 EL=316.52'	P-TEK #20 N=631252.6316 E=1280591.2404 EL=315.83'
--	--
4. VERTICAL DATUM: CITY OF BELLINGHAM DATUM "1909" MUNICIPAL CODE (CSM 1909), DERIVED BY HOLDING LAKE LEVEL AT 11:00AM ON DECEMBER 14, 2022 AS 311.89' PER CITY OF BELLINGHAM (PUBLIC WORKS OPERATIONS).
 TO CONVERT TO TO NAVD88, SUBTRACT 1.7'.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS.
6. POWERTEK SURVEYING ASSUMES NO LIABILITY FOR ANY SUBSURFACE CONDITIONS OR FEATURES THAT MAY EXIST THAT ARE UNDETECTABLE AND/OR NOT VISIBLE.
7. CONTOUR INTERVALS ARE SHOWN AT 1 FOOT AND ARE COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION. NOTE: ADDITIONAL CONTOUR INTERVALS AT 311.5' AND 314.5' DISPLAYED PER CLIENT'S REQUEST. SEE CONTOUR LINES HIGHLIGHTED IN RED.



VICINITY MAP
(NTS)



0 10 20
(REDUCED TO 1"=25')



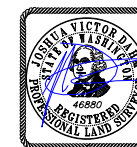
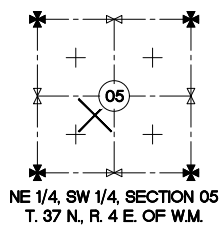
810 Mapleridge Dr.
Everson, WA 98247
360.510.7946

Project Name:	SVCA Boat Launch
Project Location:	Sudden Valley Marina Lake Whatcom
Drawing Title:	SVCA Survey

No.	Issue/ Revision	Date
		3.29.2023

FOR INFORMATION
ONLY

Job No:	22210.16
Sheet:	2 of 9



POWERTEK SURVEYING
(360) 746.8801

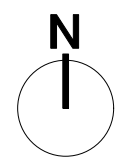
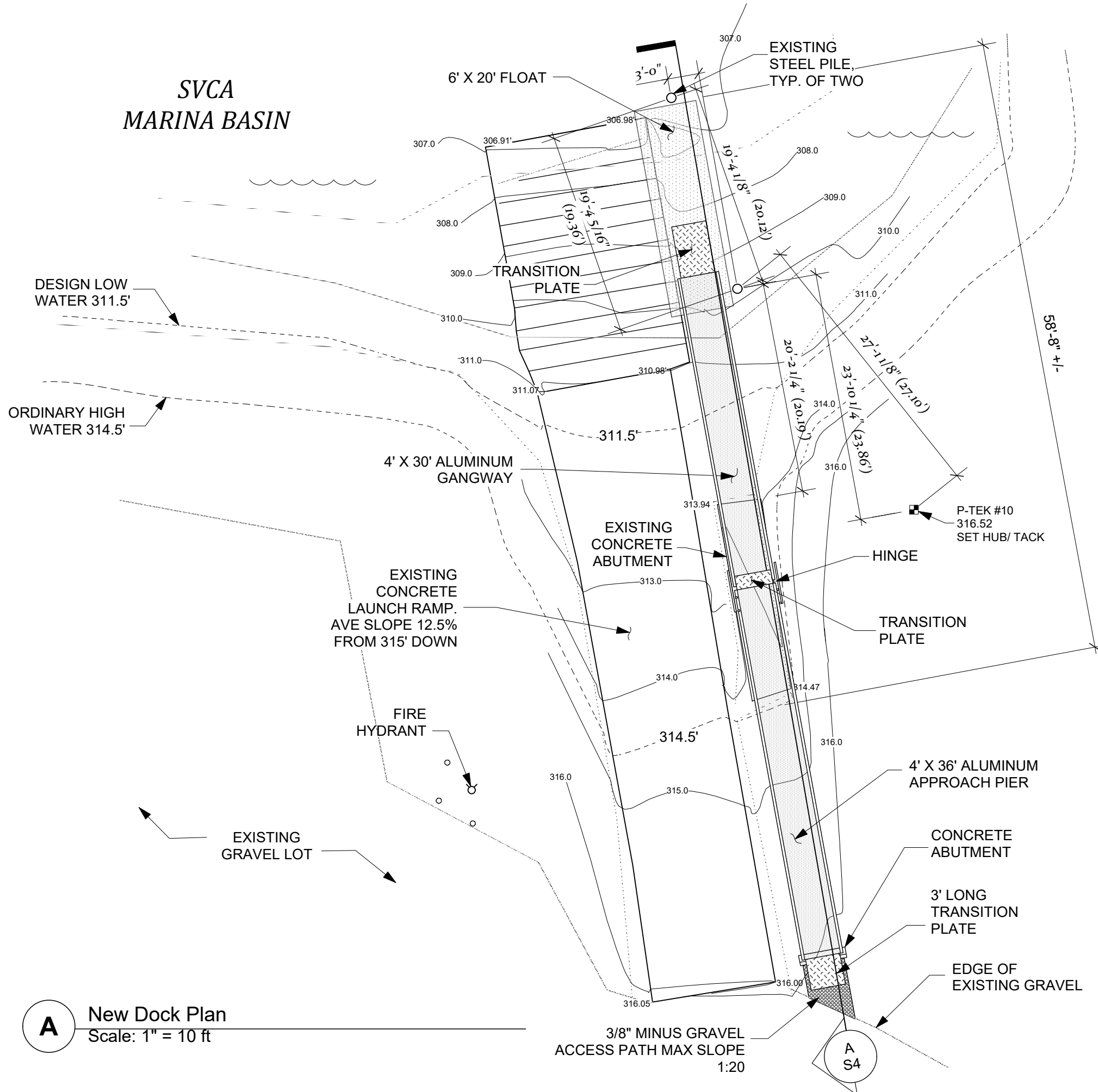
#5426 BARRETT ROAD #104
FERNDALE, WA 98248

WWW.POWERTEK.NET

TOPOGRAPHIC BASE MAP OF THE
SUDDEN VALLEY MARINA FOR
PNW CIVIL, INC.

DRAWN BY:	DATE:	JOB NO.:
GJM	1/20/2023	2022_067
REVIEWED BY:	SCALE:	SHEET:
JJD	1" = 10'	1 OF 1

SVCA
MARINA BASIN



A New Dock Plan
Scale: 1" = 10 ft

DOCK PLAN AND ELEVATIONS BASED ON SURVEY BY POWERTEK SURVEYING DATED 1/20/2023. ITALICIZED DIMENSIONS PER POWERTEK 3/20/2023. VERTICAL DATUM SAME AS SURVEY.
ALL DECK SURFACES FULLY GRATED



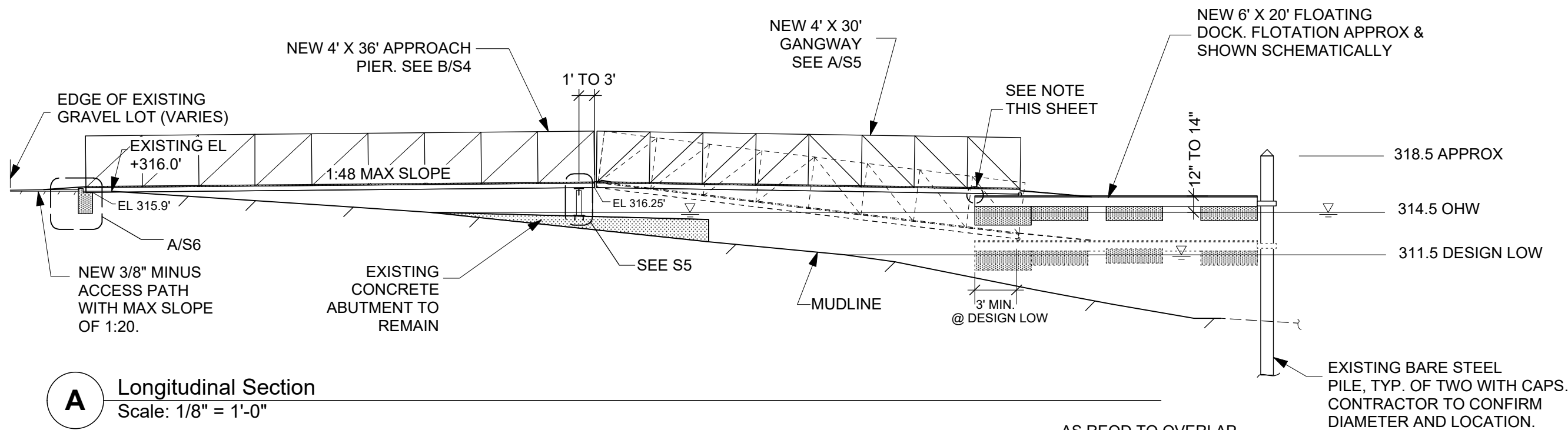
810 Mapleridge Dr.
Everson, WA 98247
360.510.7946

Project Name:	SVCA Boat Launch
Project Location:	Sudden Valley Marina Lake Wahtcom
Drawing Title:	Boat Launch Plan

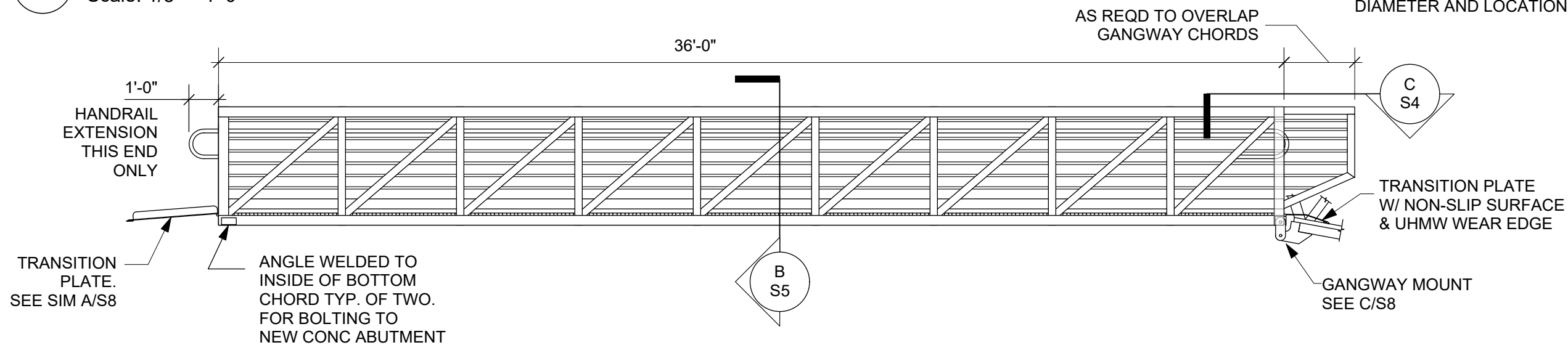
No.	Issue/ Revision	Date
		3.29.2023



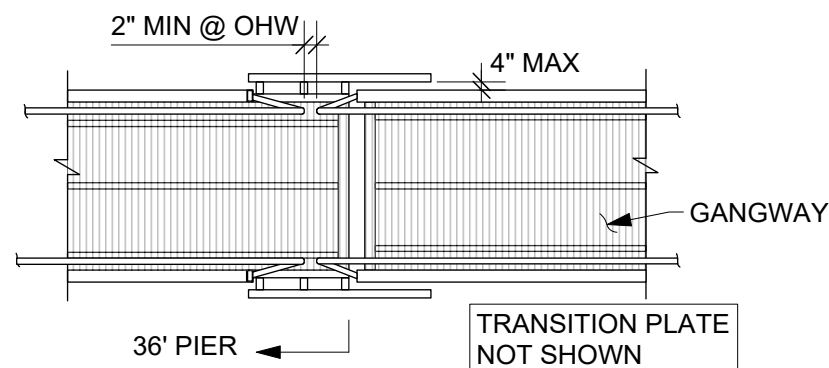
Job No:	22210.16
Sheet:	3 of 9



A Longitudinal Section
Scale: 1/8" = 1'-0"



B Elevation - Pier
Scale: 1/4" = 1'-0"



C Plan - Pier Offshore End (Schematic)
Scale: 1/4" = 1'-0"

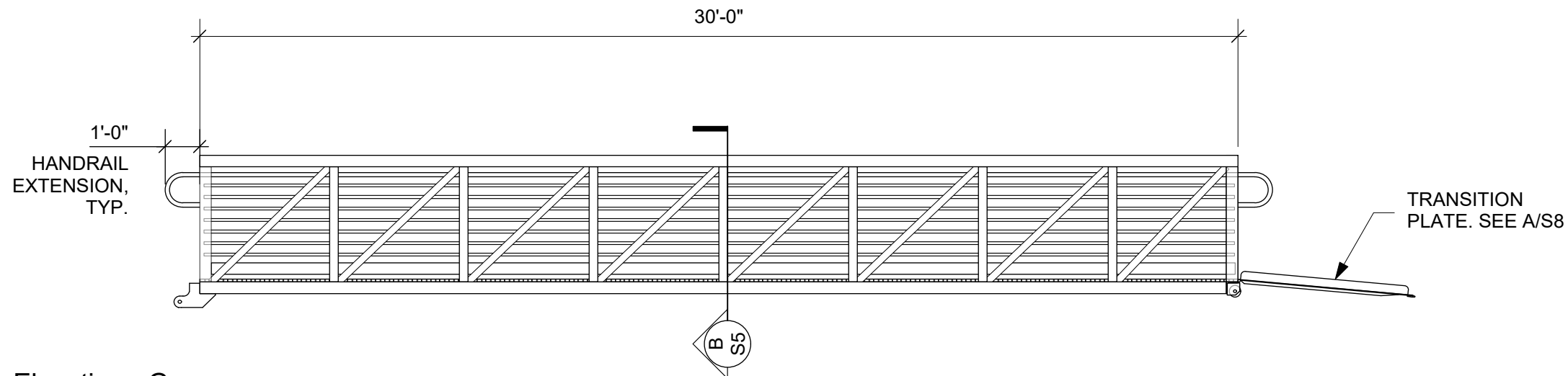
NOTE:
CONTRACTOR TO CONFIRM BOTTOM OF GANGWAY IS CLEAR OF FLOAT END DECK AT DESIGN HIGH WATER ELEVATION OF 314.5'. NOTIFY ENGINEER IF THE NORTH END OF THE PIER MUST BE ELEVATED HIGHER.

Project Name:	SVCA Boat Launch	
Project Location:	Sudden Valley Marina Lake Wahtcom	
Drawing Title:	Longitudinal Section	
No.	Issue/ Revision	Date
		3.29.2023

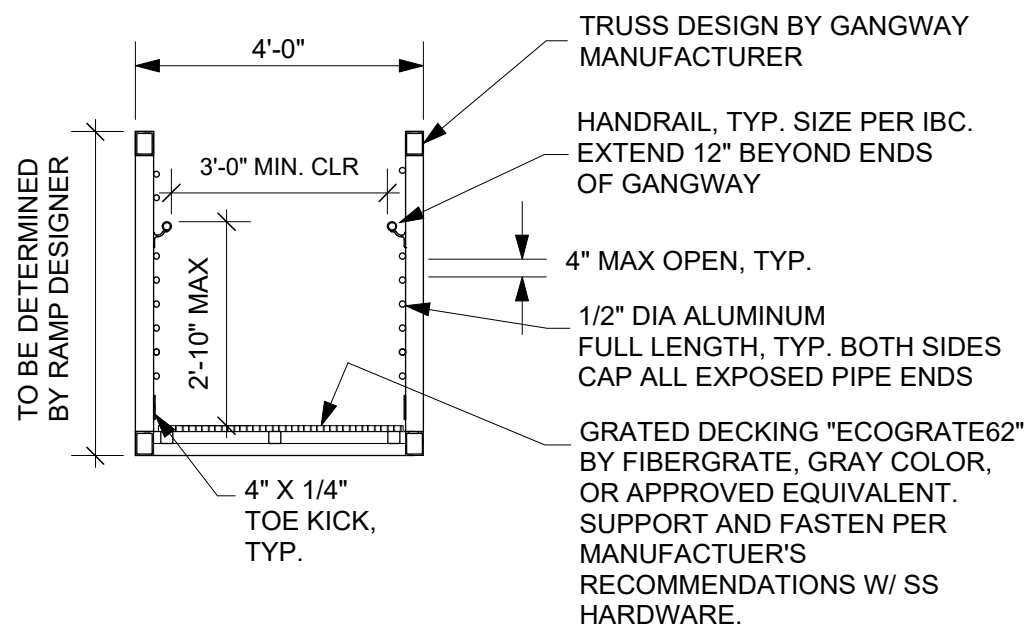


Job No: 22210.16

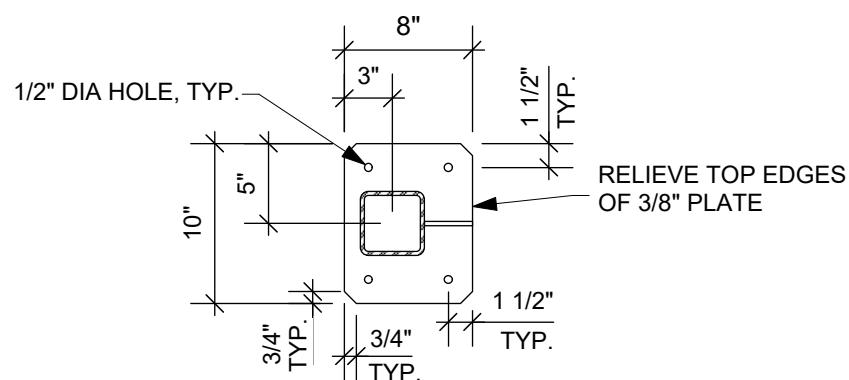
Sheet: 4 of 9



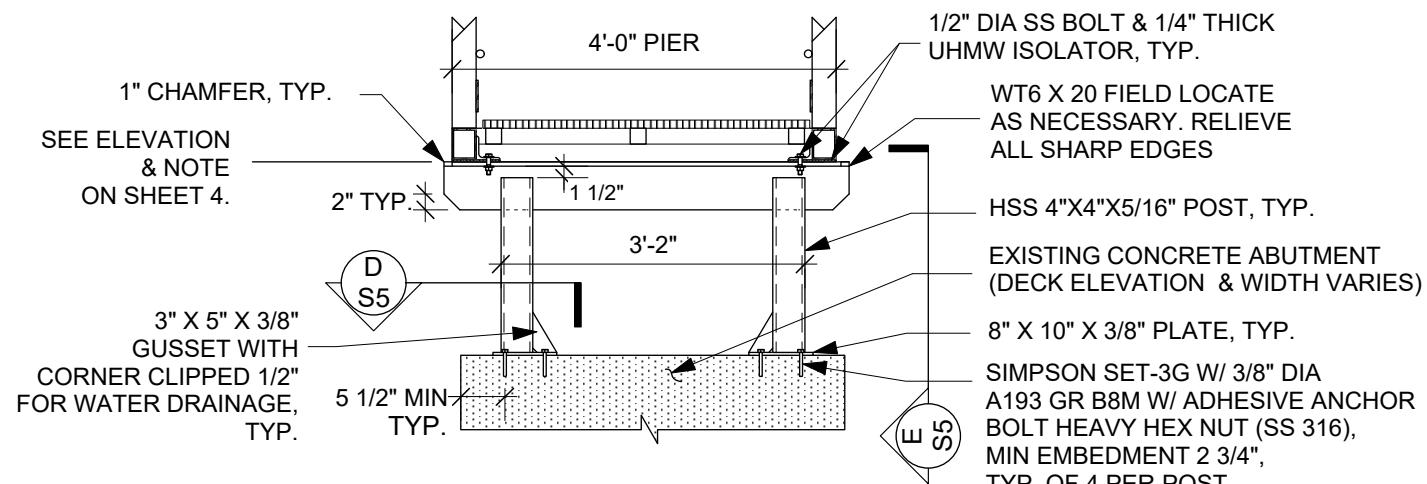
A Elevation - Gangway
Scale: 1/4" = 1'-0"



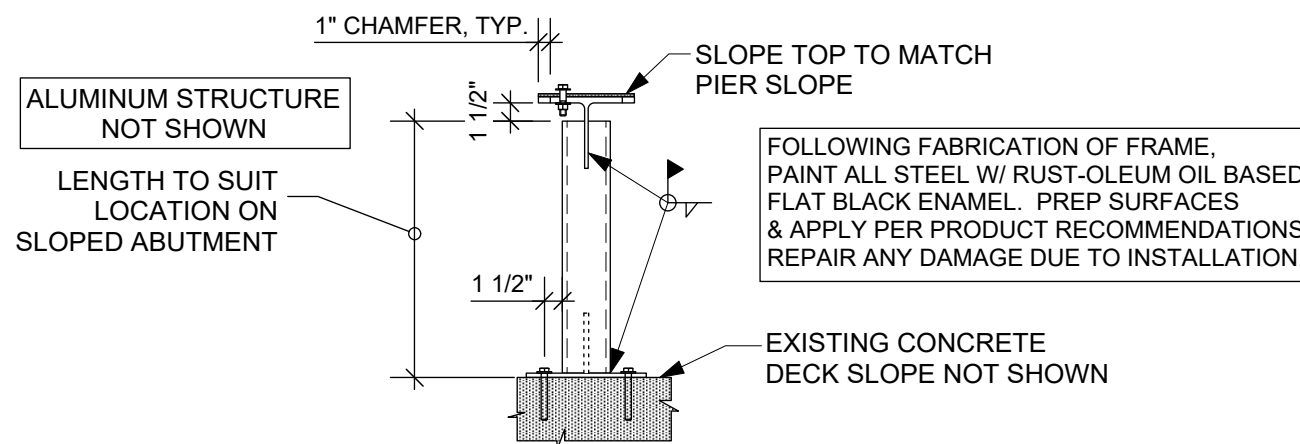
B Section - Gangway (Sim. @ Pier)
Scale: 3/8" = 1'-0"



D Section - West Post (East Post sim)
Scale: 1" = 1'-0"



C Section @ Pier Support Frame
Scale: 1/2" = 1'-0"



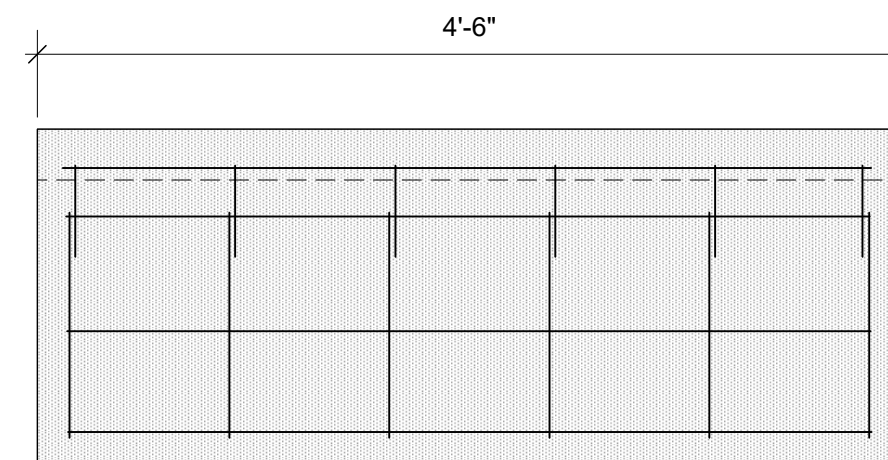
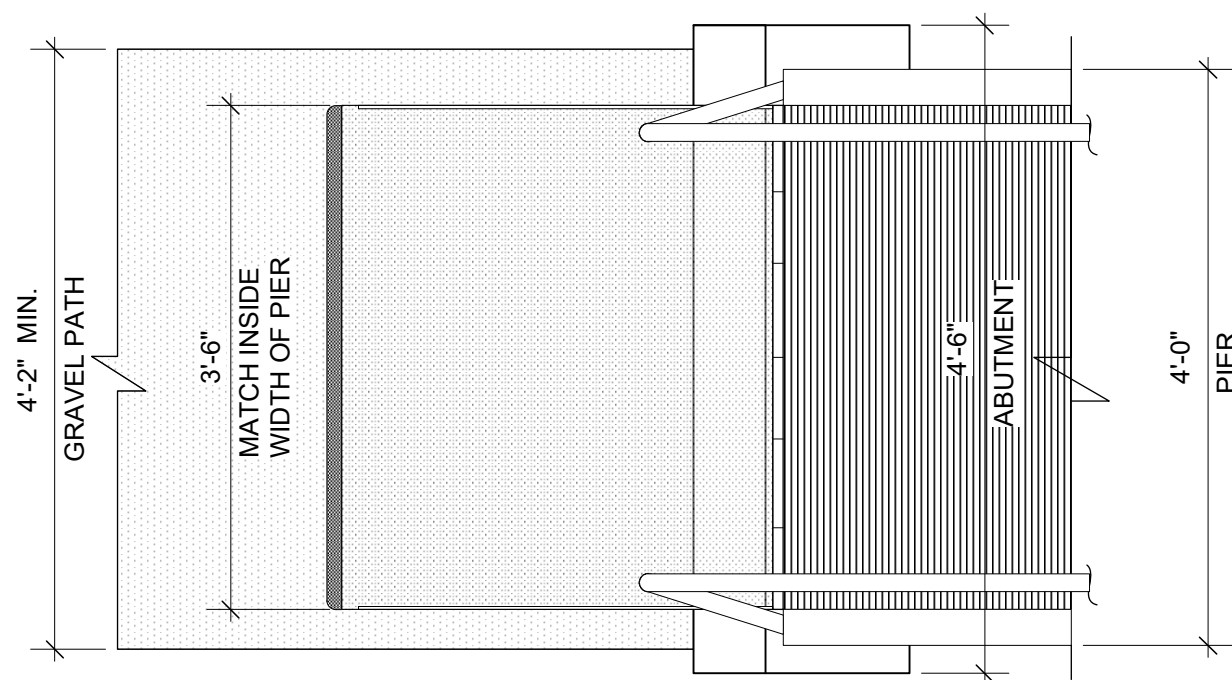
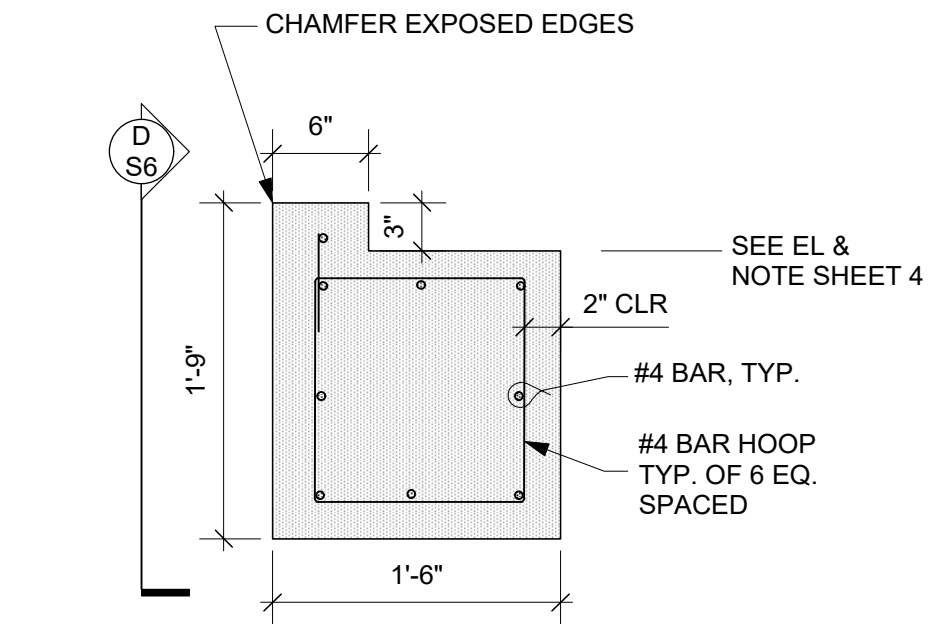
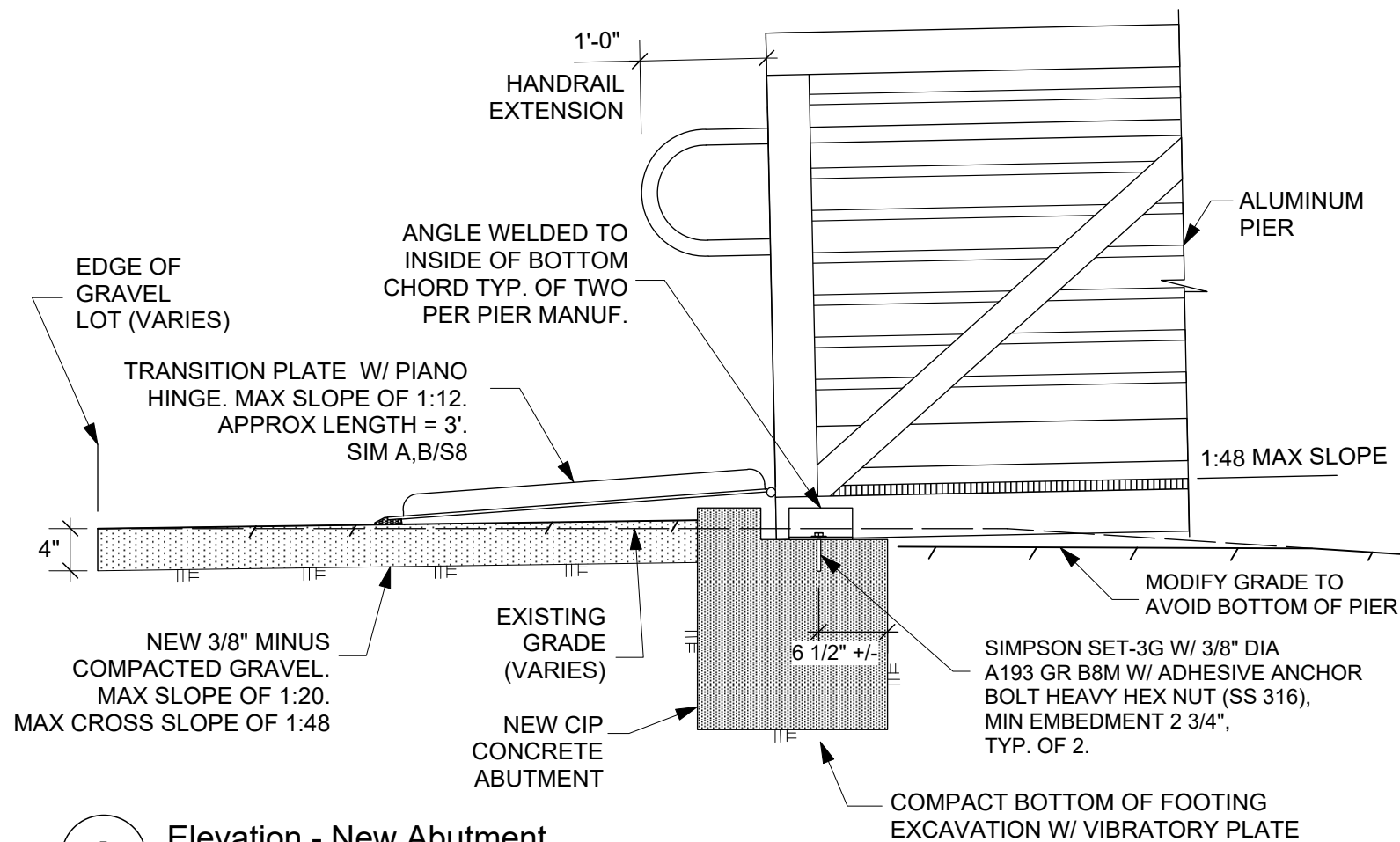
E Detail Steel Support Frame
Scale: 3/4" = 1'-0"


Project Name:	SVCA Boat Launch	
Project Location:	Sudden Valley Marina Lake Wahtcom	
Drawing Title:	Gangway and Details	
No.	Issue/ Revision	Date
		3.29.2023

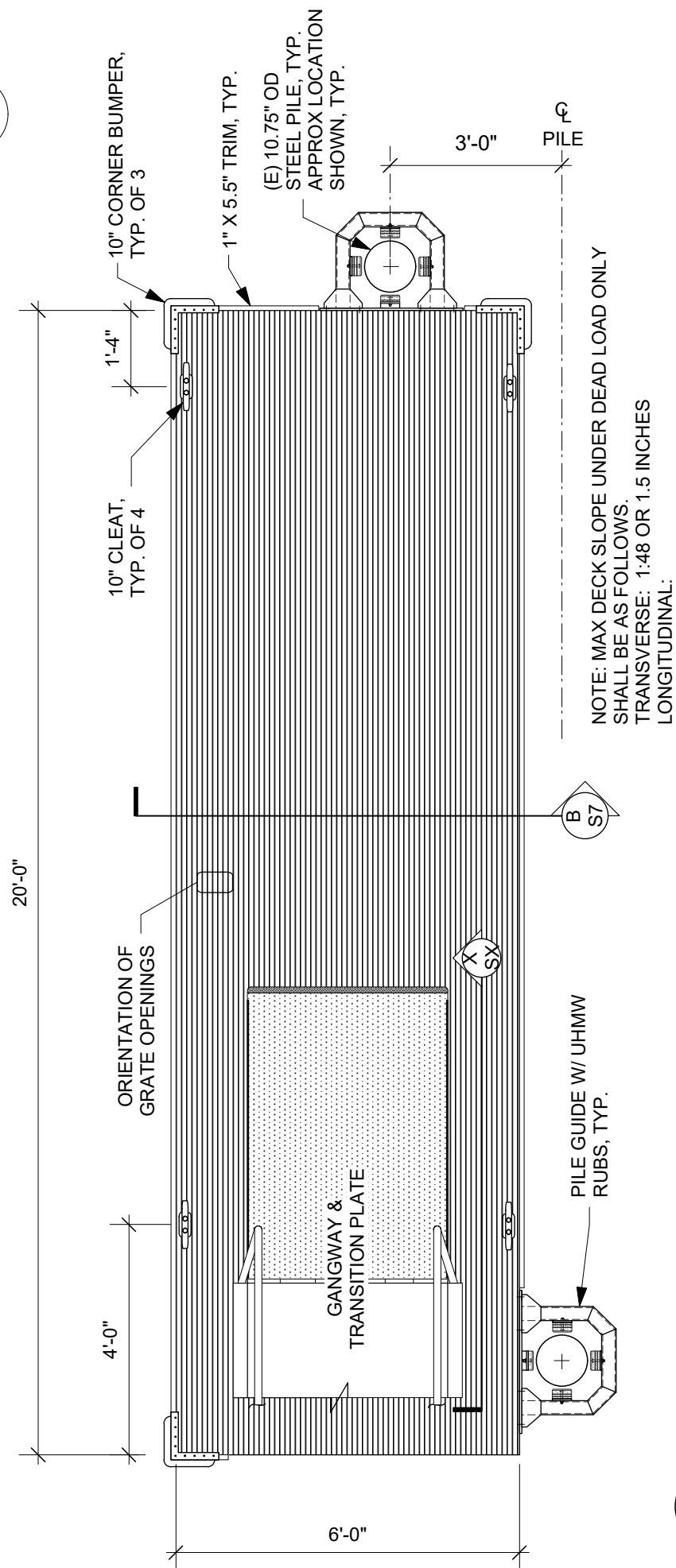
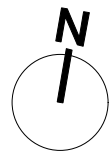


Job No: 22210.16

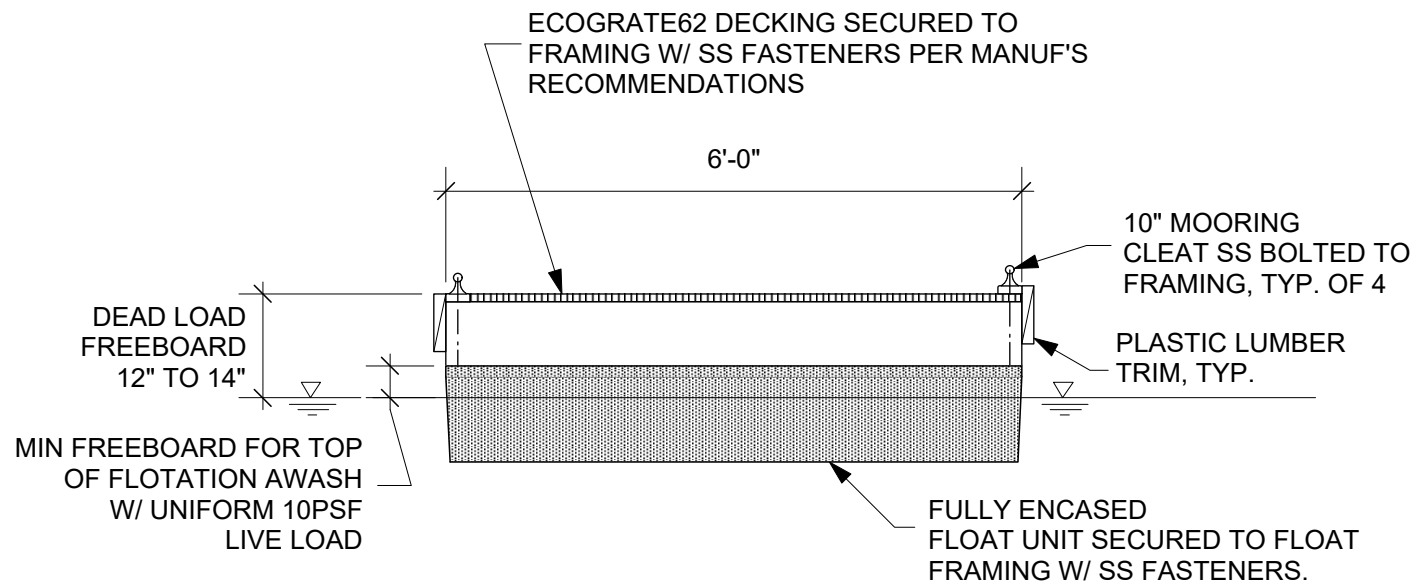
Sheet: 5 of 9



Project Name:	SVCA Boat Launch	
Project Location:	Sudden Valley Marina Lake Wahtcom	
Drawing Title:	Abutment and Details	
No.	Issue/ Revision	Date
		3.29.2023
		
Job No:	22210.16	
Sheet:	6 of 9	



A Plan - Floating Dock
Scale: 3/8" = 1'-0"



B Section - Floating Dock (Schematic)
Scale: 1/2" = 1'-0"

NEW FLOATING DOCK NOTES

CONTRACTOR IS RESPONSIBLE FOR DESIGN AND SUPPLY OF THE NEW FLOATING DOCK.

DESIGN PILES GUIDES FOR MIN LATERAL LOAD OF 0.7 KIPS/ PILE, ANY DIRECTION. SUBMIT PLANS AND CALCULATIONS SEALED BY WASHINGTON STATE LICENSED, CIVIL ENGINEER PRIOR TO FABRICATION.

DEAD LOAD FREEBOARD (MEASURED DECK ELEVATION TO STILL WATER LEVEL) SHALL BE 12 TO 14". DEAD LOAD FREEBOARD SHALL BE UNIFORM ALONG THE LENGTH AND WIDTH OF THE DOCK. FLOTATION DESIGN SHALL INCLUDE DEAD WEIGHT OF GANGWAY AND ITS RELATED HARDWARE, PILE GUIDES AND HARDWARE. UTILIZE COUNTER WEIGHTS IF NECESSARY
MAXIMUM TRANSVERSE SLOPE: ONE (1) INCH PER SIX (6) FEET OF WIDTH.
MAXIMUM LONGITUDINAL SLOPE: ONE AND A HALF (1 1/2) INCH PER TWENTY (20) FEET.

THE FLOATING DOCK SHALL BE SUPPORTED BY ONE-PIECE ROTATIONALLY MOLDED POLYETHYLENE FULLY ENCASING EXPANDED POLYSTYRENE FOAM. MINIMUM WALL THICKNESS OF POLYETHYLENE SHELL SHALL BE 1/8".

SECURE FLOAT UNITS TO DOCK FRAMING WITH SS THROUGH BOLTS.

FLOAT DECK SHALL BE GRATED. GRATING SHALL BE FIBERGRATE ECOGRATE62 OR APPROVED EQUIVALENT. COLOR SHALL BE LIGHT GREY AND SURFACE AQUA GRIT.

SUPPORT GRATING AT THE GANGWAY LANDING PER THE MANUFACTURER'S RECOMMENDATIONS FOR A FULL DEAD PLUS LIVE LOAD ON THE GANGWAY. IN ADDITION, DESIGN DECK FOR UNIFORM LOAD OF 10 PSF ON THE GRATING AND 300 POUND CONCENTRATED LOAD. FLOTATION SHALL CONSIDER 1/2 THE LIVE LOAD ON THE GANGWAY NOT COMBINED WITH THE LIVE LOAD ON THE FLOAT. FASTEN THE GRATING PER THE MANUFACTURER'S RECOMMENDATIONS WITH SS HARDWARE.

10" MOORING CLEATS SHALL BE THROUGH BOLTED TO THE DOCK FRAMING. CAST ALUMINUM CLEATS MODEL 5-17 BY HENDERSON MARINE, OR APPROVED EQUIVALENT, SHALL BE FASTENED WITH 3/8" DIA BOLTS TO FLOAT FRAMING.

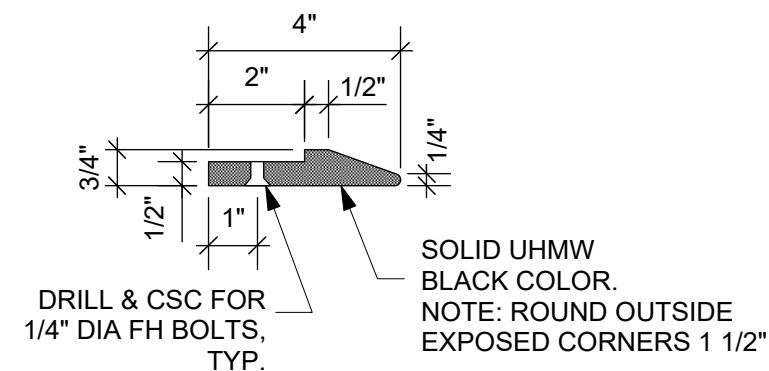
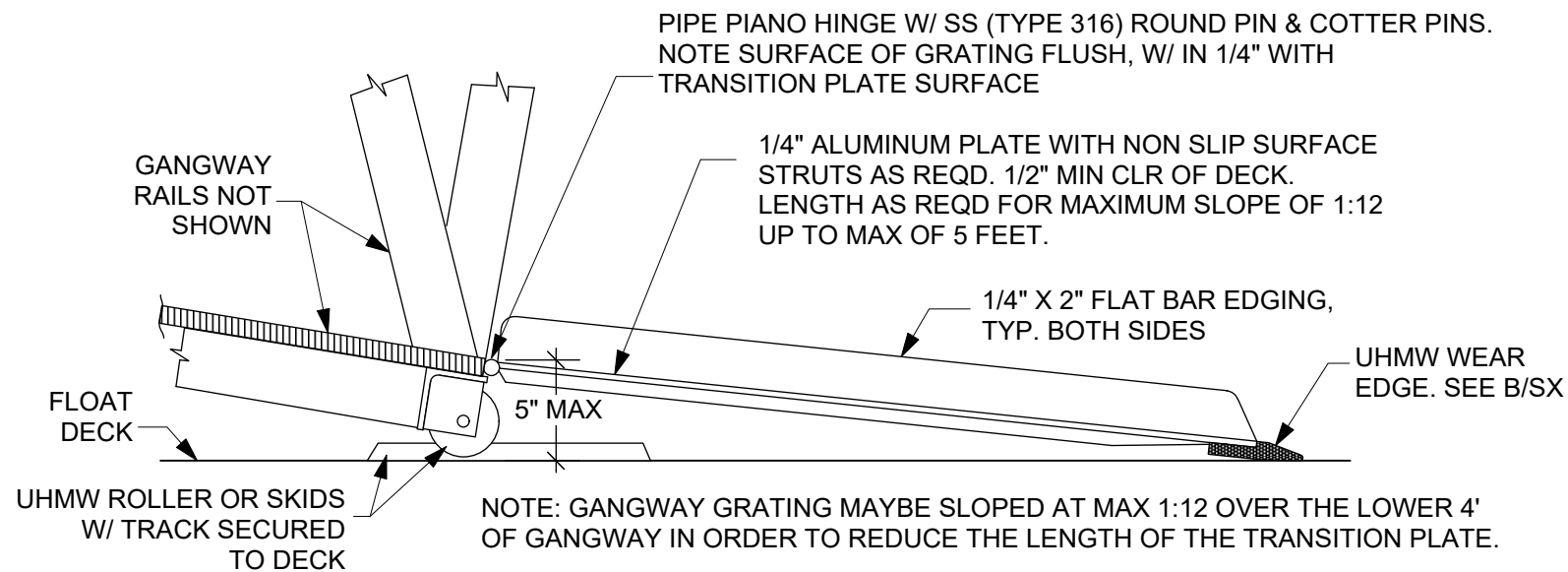
PILE GUIDES SHALL BE SIMILAR TO THOSE SHOWN SCHEMATICALLY IN THIS PLAN SET.

AT THREE DOCK CORNERS, INSTALL REGULAR 10" CORNER DOCK BUMPERS BY HENDERSON MARINE (ITEM NO. 03-06B), OR APPROVED EQUIVALENT. ATTACH EACH BUMPER TO TRIM WITH MIN SEVEN SS RING SHANK NAILS.



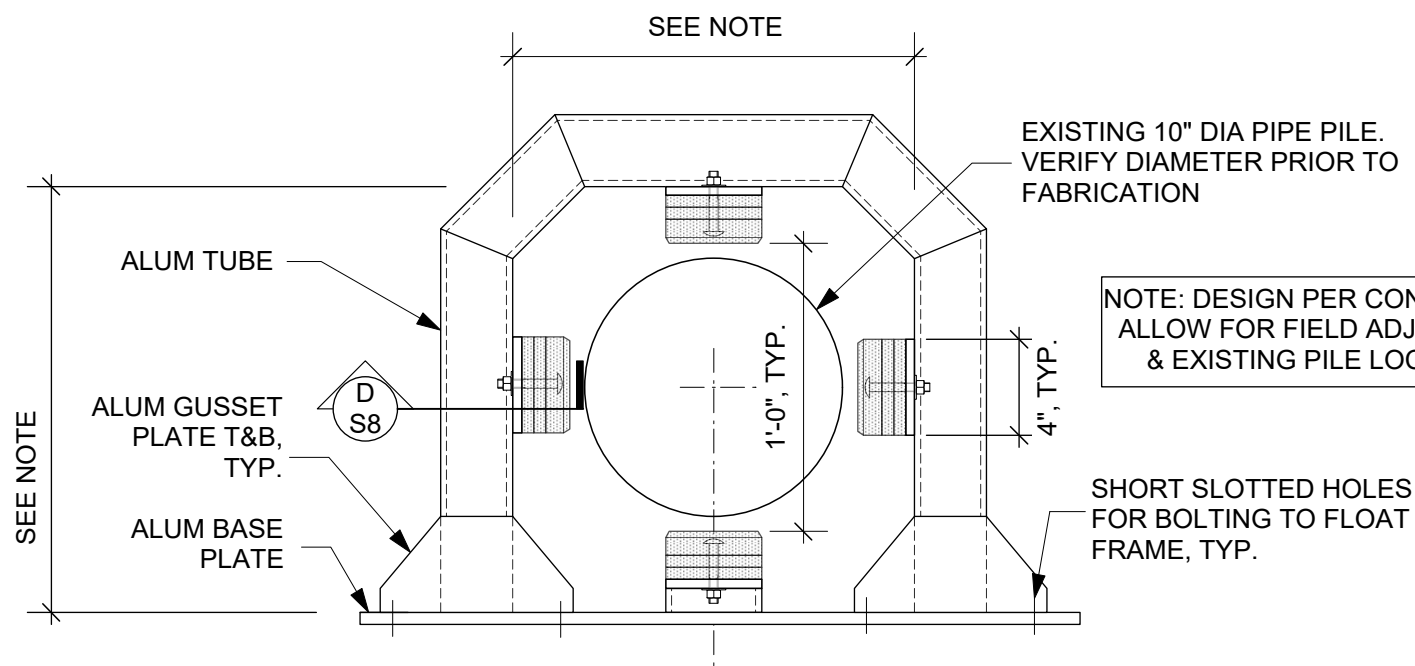
810 Mapleridge Dr.
Everson, WA 98247
360.510.7946

Project Name:	SVCA Boat Launch	Project Location:	Sudden Valley Marina Lake Wahtcom	Drawing Title:	Floating Dock
No.	Issue/ Revision			Date	
				3.29.2023	
Job No:	22210.16				
Sheet:	7 of 9				

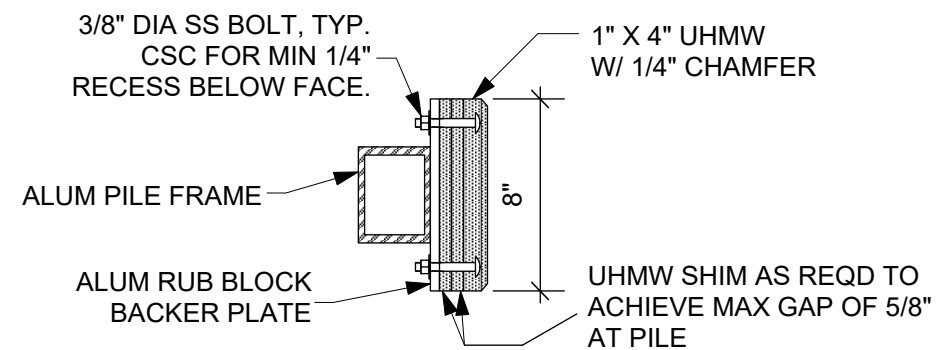


B Section - UHMW Wear Edge
Scale: 3" = 1'-0"

A Elevation - Gangway Roller & Transition Plate
Scale: 1 1/2" = 1'-0"



C Plan- Pile Guide
Scale: 1 1/2" = 1'-0"



D Section - Pile Rub Assembly
Scale: 1 1/2" = 1'-0"

Project Name:	SVCA Boat Launch	Project Location:	Sudden Valley Marina Lake Wahtcom	Drawing Title:	Details
No.	Issue/ Revision	Date			
		3.29.2023			
Job No:	22210.16				
Sheet:	8 of 9				

STRUCTURAL NOTES

1. WHERE THESE PLANS AND SPECIFICATIONS DO NOT STATE SPECIFICALLY OTHERWISE THE PROVISIONS OF THE 2021 INTERNATIONAL BUILDING CODE (IBC) SHALL APPLY.
2. LIVE LOADS: VERTICAL
ALUMINUM & PIER GANGWAY: 100 PSF, 300LB CONCENTRATED.
GANGWAY LIVE LOAD FOR DOCK FLOTATION SUPPORT 20PSF
FLOATING DOCK: 20 PSF UNIFORM, 300LB CONCENTRATED
SNOW: 25 PSF (NOT COMBINED WITH LIVE LOAD ON GANGWAY.)
3. DEAD LOADS: ALL
4. LATERAL LOADS:
WIND: VULT = 110 MPH 3 SEC GUST
5. SPECIAL INSPECTIONS
THE FOLLOWING SPECIAL INSPECTIONS ARE REQUIRED, AND WILL BE PERFORMED BY A CERTIFIED TESTING AGENCY REPORTING TO THE OWNER. IN ADDITION, SPECIAL INSPECTION IS REQUIRED WHERE NOTED ON THE DRAWINGS. PROVIDE ADEQUATE NOTICE FOR INSPECTION BEFORE COVERING WORK.
 - A. FOUNDATION AND EARTHWORK:
FOOTING EXCAVATION AND STEEL REINFORCING.
 - B. STRUCTURAL STEEL:
 1. FIELD WELDING: EXAMINE WELDERS' CERTIFICATES.
 - A. THE FOLLOWING WELDS MAY BE INSPECTED INTERMITTENTLY, AND BY VISUAL INSPECTION.
 1. SINGLE-PASS FILLET WELDS: LESS THAN OR EQUAL TO 5/16"
 - B. CONTINUOUSLY INSPECT ALL OTHER STRUCTURAL WELDS, EXCEPT AS MAY BE NOTED.
 - C. CONCRETE:
SAMPLING AND TESTING PER SPECIFICATIONS.
6. SUBMIT ENGINEER SEALED CLACULATIONS AND SHOP DRAWINGS PER THE SPECIFICATIONS.
7. STRUCTURAL OBSERVATION. THE ENGINEER OF RECORD WILL PERFORM STRUCTURAL OBSERVATIONS, AS DEFINED BY IBC SECTION 1702. STRUCTURAL OBSERVATIONS DO NOT CONSTITUTE DETAIL INSPECTIONS.

GENERAL

1. EMPLOY GOOD STANDARDS OF WORKMANSHIP THROUGHOUT. PROVIDE ALL MATERIALS AND PERFORM ALL CONSTRUCTION AS INDICATED. SECURE OWNER'S APPROVAL FOR SUBSTITUTIONS.
2. SEE SPECIFICATIONS FOR DETAILED MATERIAL AND ANY REQUIRED METHODS OF INSTALLATION. IN CASE OF CONFLICT BETWEEN APPLICABLE CODES, THESE NOTES, AND THE DRAWINGS, THE FOLLOWING SHALL APPLY. THE DRAWINGS SHALL GOVERN IN ALL CASES EXCEPT MATERIALS SPECIFICATIONS. IN ANY OTHER CASE, THE MORE STRINGENT CONDITION (I.E. AMONGST THE DRAWINGS, THE IBC, THESE NOTES, AND THE SPECIFICATIONS) WILL GOVERN.
3. VERIFY ALL DIMENSIONS IN THE FIELD, INCLUDING PILE SIZES AND LOCATIONS, AND UPON DISCOVERY OF ANY DISCREPANCY BETWEEN THE STRUCTURAL DRAWINGS AND FIELD, NOTIFY THE OWNER IMMEDIATELY.
4. DO NOT SCALE DRAWINGS.
5. USE TYPICAL DETAILS AND SCHEDULES WHEREVER APPLICABLE. SPECIFIC NOTES AND DETAILS SHALL GOVERN OVER TYPICAL DETAILS, BUT ANY PARTS OF TYPICAL DETAILS NOT ALTERED WILL STILL APPLY.
6. THE STRUCTURE AS SHOWN ON THESE DRAWINGS IS DESIGNED TO BE STABLE AND TO RESIST THE INDICATED LOADS IN THE COMPLETED CONDITION. THE DRAWINGS DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION, EXCEPT AS MAY BE SPECIFICALLY NOTED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DESIGN AND SUPPLY OF ALL ERECTION BRACING AND SHORING TO RESIST VERTICAL AND LATERAL LOADS, AND FOR SAFETY PROGRAMS, METHODS, AND PROCEDURES OF OPERATION FOR THE CONSTRUCTION OF THE DESIGN SHOWN ON THESE DRAWINGS.
7. DETERMINE THAT LOADING APPLIED TO THE STRUCTURE DURING CONSTRUCTION DOES NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURAL SYSTEM OR ITS MEMBERS. THE LOADS USED IN DESIGN OF THE MEMBERS ARE LISTED ABOVE.
8. WORK SHAL BE IN ACCORDANCE WITH ALL PERMIT PROVISIONS.

CONCRETE

1. PER PLANS AND SPECIFICATIONS.

CONCRETE ACCESSORIES AND HARDWARE

1. CONCRETE ANCHOR BOLTS SHALL BE EXPOXY ADHESIVE AND SET IN HOLES PER MANUFACTURER'S INSTRUCTIONS WITH EMBEDMENT AS NOTED.
ACCEPTED PRODUCTS INCLUDE:
A. SIMPSON SET-3G W/ 3/8" DIA A193 GR. B8M (SS 316)
B. OWNER APPROVED EQUIVALENT SUITABLE FOR WET OR SUBMERGED CONDITIONS.

STRUCTURAL STEEL

1. FABRICATE, ERECT, DESIGN, AND DETAIL ALL STRUCTURAL STEEL IN ACCORDANCE WITH AISC STANDARD PRACTICE, EXCEPT AS NOTED.
2. MATERIALS (EXCEPT AS NOTED IN DRAWINGS):
ALL MATERIALS SHALL BE NEW STOCK, UNLESS NOTED OTHERWISE.
PLATES, BARS & ANGLES: ASTM A36 OR TYPE 316 SS
HSS: ASTM A500 GR B
BOLTS, REGULAR: ASTM A307 SS: TYPE 316
WELD ELECTRODE: AWS D1.1-06, TABLE 3.1, E70 (LOW HYDROGEN)
3. ALL WELDED CONNECTIONS SHALL HAVE CONTINUOUS FILLET FILLER WELD (MINIMUM 1/8") ALL AROUND. WELDS NOT SPECIFIED SHALL BE 3/16" CONTINUOUS FILLET WELDS, OR MINIMUM SIZE PER AISC, WHICHEVER IS GREATER. ALL WELD SIZES ARE EFFECTIVE SIZES; INCREASE AS REQUIRED IF GAPS EXIST AT MEETING SURFACES.
GROOVE WELDS NOT OTHERWISE NOTED SHALL BE COMPLETE PENETRATION.
4. WELDING SHALL BE BY WABO CERTIFIED WELDERS AND SHALL BE AS DETAILED OR AS SPECIFIED BY AMERICAN WELDING SOCIETY STANDARDS D1.1-06.
5. GRIND SMOOTH WELDS WHERE NOTED ON DRAWINGS.
6. FIELD WELDING IS NOT PERMITTED, EXCEPT AS SPECIFICALLY DETAILED.
7. UNLESS OTHERWISE NOTED, BOLT HOLES SHALL NOT BE MORE THAN 1/16TH" OVER-SIZED, AND SHALL BE DRILLED OR PUNCHED; IF PUNCHED, WITHOUT DISTORTION OF THE PIECE. DO NOT BURN HOLES AT ANY PLACE.
8. RE-ENTRANT CORNERS TO HAVE 1/2" RADIUS, MINIMUM, AND BE FREE OF NOTCHES.

ALUMINUM PIER AND GANGWAYS

1. DESIGN OF THE ALUMINUM GANGWAY SHALL BE IN ACCORDANCE WITH THE ALUMINUM ASSOCIATION 'SPECIFICATIONS FOR ALUMINUM STRUCTURE'. ANALYSIS OF GANGWAY TRUSS SHALL UTILIZE HOLT'S METHOD FOR DETERMINING TOP CHORD BUCKLING AS OUTLINED IN 'GUIDE TO STABILITY DESIGN CRITERIA FOR METAL STRUCTURES', BY THEODORE B. GALAMBOS.
2. PIER AND GANGWAY DECK AND STRUCTURAL COMPONENTS SHALL BE DESIGNED TO SUPPORT THE DEAD LOAD OF THE GANGWAY PLUS LIVE LOADS NOTED ABOVE. DEFLECTION UNDER LIVE PLUS DEAD LOADS SHALL NOT EXCEED L/360.
3. ALL STRUCTURAL ALUMINUM, INCLUDING TUBES, PLATES, ANGLES, AND PIPE SHALL BE ALLOY 6061-T6 PER ASTM B308. ALL BOLTS SHALL BE STAINLESS STEEL APPROPRIATE FOR USE WITH ALUMINUM IN MARINE ENVIRONMENTS. ISOLATORS SHALL BE USED WHEN CONNECTING DISSIMILAR METALS.
4. SEE ALUMINUM STRUCTURES SPECIFICATIONS.

FLOATING DOCK

1. SEE SPECIFICATIONS.

FRP GRATING

1. GRATING SHALL BE USED FOR THE DECK SURFACE OF THE PIER, GANGWAY AND FLOATING DOCK. SEE SPECIFICATIONS.

MISCELLANEOUS

1. FLOTATION SHALL BE ONE-PIECE ROTATIONALLY MOLDED POLYETHYLENE FULLY ENCASING EXPANDED POLYSTYRENE FOAM.
2. UHMW (ULTRA HIGH MOLECULAR WEIGHT) POLYETHYLENE BLOCKS SHALL BE MANUFACTURED FROM VIRGIN POLYETHYLENE MATERIAL, U.V. STABILZED AND SHALL BE PARTIALLY OR FULLY CROSS LINKED.



810 Mapleridge Dr.
Everson, WA 98247
360.510.7946

Project Name:	SVCA Boat Launch	Project Location:	Sudden Valley Marina Bellingham, WA	Drawing Title:	Notes
No.	Issue/ Revision	Date			
		3.29.2023			
Job No:		22210.16			
Sheet:		9 of 9 <small>50</small>			

ASHTON
Engineering, Inc.
COASTAL & STRUCTURAL DESIGN

Sudden Valley Community Association

Boat Launch

Structural Specifications



March 29, 2023

SECTION 033000 – CAST-IN-PLACE

PART 1 GENERAL

1.1 DESCRIPTION

- A. The work of this section refers to cast-in place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes, for the following:
 - 1. Concrete Abutment
- B. Related Work Specified Elsewhere:
 - 1. Section 056000 Aluminum Structures

1.2 DEFINITIONS

- A. Cementitious Materials: Portland cement alone or in combination with one or more of the following: blended hydraulic cement, fly ash and other pozzolans, ground granulated blast-furnace slag, and silica fume; subject to compliance with requirements.

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Design Mixtures: Submit proposed mix design for each concrete mixture. Submit alternate design mixtures when characteristics of materials, project conditions, weather, test results, or other circumstances warrant adjustments.
- C. Steel Reinforcement Shop Drawings: Placing drawings that detail fabrication, bending, and placement. Include bar sizes, lengths, material, grade, bar schedules, stirrup spacing, bent bar diagrams, bar arrangement, splices and laps, mechanical connections, tie spacing, hoop spacing, and supports for concrete reinforcement.
- D. Material Certificates: Provide for each of the following, signed by manufacturers:
 - 1. Cementitious materials.
 - 2. Admixtures.
 - 3. Steel reinforcement and accessories.

1.4 QUALITY ASSURANCE

- A. Testing and Inspection for Contractor Quality Control: Contractor shall coordinate inspection and tests described below with the Owner's contracted testing agency and, based on results of these inspections and tests, shall take action required and submit specified reports.
 - 1. Sampling and Testing of Materials: ACI 301.
- B. Qualifications of Manufacturer: Ready-mixed concrete shall be batched in accordance with applicable portions of ASTM C94.
- C. Qualifications of Workers:
 - 1. Provide at least one person who shall be present during execution of this portion of Work, shall be thoroughly trained and experienced in placing the types of concrete specified, and shall direct Work performed under this section.
 - 2. Thoroughly trained and experienced journeyman concrete finishers shall be responsible for finishing of exposed surfaces.
- D. Codes and Standards: Concrete shall meet IBC requirements. Concrete shall be reinforced. Amount of reinforcing shall not be less than minimum required by Code. Where provisions of pertinent codes and standards conflict with this specification, the more stringent provisions shall govern.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Steel Reinforcement: Deliver, store, and handle steel reinforcement to prevent bending and damage.
- B. Cement and Aggregates: Deliver, store, and handle to prevent contamination.

SECTION 033000 – CAST-IN-PLACE

PART 2 PRODUCTS

2.1 FORM-FACING MATERIALS

- A. Smooth-Formed Finished Concrete: Form-facing panels that will provide continuous, true, and smooth concrete surfaces. Furnish in largest practicable sizes to minimize number of joints.
 - 1. Plywood, metal, or other approved panel materials.
- B. Chamfer Strips: Wood, metal, PVC, or rubber strips, 3/8 inch by 3/8 inch. Or 3/8 inch round over at exposed edges.
- C. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.
- D. Form Ties: Factory-fabricated, removable or snap-off metal or glass-fiber-reinforced plastic form ties designed to resist lateral pressure of fresh concrete on forms and to prevent spalling of concrete on removal.
 - 1. Furnish units that will leave no corrodible metal closer than 1 inch to the plane of exposed concrete surface.
 - 2. Furnish ties that, when removed, will leave holes no larger than 1 inch in diameter in concrete surface.

2.2 STEEL REINFORCEMENT

- A. Reinforcing Bars: ASTM A 615/A 615M, Grade 60 deformed.
- B. Low-Alloy-Steel Reinforcing Bars: ASTM A 706, where welded reinforcing is required.

2.3 REINFORCEMENT ACCESSORIES

- A. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars and welded wire reinforcement in place. Manufacture bar supports from steel wire, plastic, or precast concrete according to CRSI's "Manual of Standard Practice," of greater compressive strength than concrete.

2.4 CONCRETE

- A. Quality:
 - 1. Concrete shall have minimum compressive strengths at 28 days of 3,000 psi when cured and tested in conformance with ASTM C31 and C39. Concrete shall be proportioned within the following limits unless approved otherwise after submittal of mix design.
 - 2. Concrete shall meet ACI 318 Criteria 4, Exposure Categories F3, S1, Pl, and C2.
 - 3. Minimum compressive strengths tabulated are strength at 28 days for ordinary concrete, or strength at 7 days for high-early-strength concrete. For plant-mix concrete, a certificate showing proportions and the 7-day strength of the concrete mix being furnished shall be obtained from the supplier and furnished to Engineer.
 - 4. Concrete shall contain an air-entraining admixture in amounts recommended by manufacturer.
 - 5. Maximum water/cement ratio 0.40.

SECTION 033000 – CAST-IN-PLACE

- B. Cementitious Material: Use the following cementitious materials of same type, brand, and source throughout Project: Portland cement conforming to ASTM C150, Type I or Type II, the product of the manufacturer.
- C. Aggregates: Aggregates for standard Portland cement concrete shall conform to the quality and grading requirements of WSDOT Standard Specifications.
- D. Water: Potable
- E. Chemical Admixtures: Provide admixtures certified by manufacturer to be compatible with other admixtures and that will not contribute water-soluble chloride ions exceeding those permitted in hardened concrete. Do not use calcium chloride or admixtures containing calcium chloride.
 - 1. Air-entraining agents conform to ASTM C260, added to obtain 5 percent plus or minus 1.5 percent entrained air by volume, in accordance with Table 1 of ASTM C 94 for moderate exposure.
 - 2. Water-Reducing Agents shall be "Pozzolith" or approved substitute, conforming to ASTM C494, Type A for water-reducing, Type D for water-reducing and retarding, and Type E for water-reducing and accelerating.
 - 3. Accelerators shall be approved by Engineer prior to use.
 - 4. Retarders shall be approved by Engineer prior to use.

2.5 CURING MATERIALS

- A. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. when dry.
- B. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- C. Water: Potable.

2.6 OTHER MATERIALS

- A. Other materials not specifically described but required for a complete and proper installation of cast-in-place concrete shall be as elected by Contractor subject to approval of Engineer.

2.7 FABRICATING REINFORCEMENT

- A. Fabricate steel reinforcement according to CRSI's "Manual of Standard Practice."

2.8 CONCRETE MIXING

- A. Project-Site Mixing: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M. Mix concrete materials in appropriate drum-type batch machine mixer.
 - 1. For mixer capacity of 1 cu. yd. or smaller, continue mixing at least 1-1/2 minutes, but not more than 5 minutes after ingredients are in mixer, before any part of batch is released.
 - 2. For mixer capacity larger than 1 cu. yd., increase mixing time by 15 seconds for each additional 1 cu. yd.
 - 3. Provide batch ticket for each batch discharged and used in the work, indicating Project identification name and number, date, mixture type, mixture time, quantity, and amount of water added. Record approximate location of final deposit in structure.

PART 3 EXECUTION

3.1 FOUNDATION

- A. Excavate for foundation per the plans.
- B. Do not operate heavy equipment on the bank slope.
- C. Coordinate location of abutments with pier and gangway.

SECTION 033000 – CAST-IN-PLACE

3.2 FORMWORK

- A. Design, erect, shore, brace, and maintain formwork, according to ACI 301, to support vertical, lateral, static, and dynamic loads, and construction loads that might be applied, until structure can support such loads.
- B. Construct formwork so concrete members and structures are of size, shape, alignment, elevation, and position indicated, within tolerance limits of ACI 117.
- C. Chamfer or round over exterior corners and edges of permanently exposed concrete as shown on the plans.
- D. Clean forms and adjacent surfaces to receive concrete. Remove chips, wood, sawdust, dirt, and other debris just before placing concrete.

3.3 STEEL REINFORCEMENT

- A. General: Comply with CRSI's "Manual of Standard Practice" for placing reinforcement.
- B. Clean reinforcement of loose rust and mill scale, earth, ice, and other foreign materials that would reduce bond to concrete.
- C. Accurately position, support, and secure reinforcement against displacement. Locate and support reinforcement with bar supports to maintain minimum concrete cover. Do not tack weld crossing reinforcing bars. Weld reinforcing bars according to AWS D1.4, only where indicated.
- D. Set wire ties with ends directed into concrete, not toward exposed concrete surfaces.

3.4 CONCRETE PLACEMENT

- A. Before placing concrete, verify that installation of formwork, reinforcement, and embedded items is complete and that required inspections have been performed.
- B. Deposit concrete continuously in one layer or in horizontal layers of such thickness that no new concrete will be placed on concrete that has hardened enough to cause seams or planes of weakness. If a section cannot be placed continuously, provide construction joints as indicated. Deposit concrete to avoid segregation.
 - 1. Deposit concrete in horizontal layers of depth to not exceed formwork design pressures and in a manner to avoid inclined construction joints.
 - 2. Consolidate placed concrete with mechanical vibrating equipment according to ACI 301.
 - 3. Do not use vibrators to transport concrete inside forms.
- C. Hot and Cold-Weather Placement: Comply with ACI 306.1 and the IBC.

3.5 FINISHING CONCRETE SURFACES

- A. Unformed Surfaces: Top surface of exposed concrete landing. Surface shall be screeded, smoothed with a "bull float" light steel trowel, and broom-finished. General surface shall have no irregularities greater than 3/16 inch in depth or variations in grade of more than 1/8 inch in 10 feet. Broom profile shall be approximately 1/16 inch in depth.
- B. Formed Surfaces:
 - 1. Unexposed Surfaces: Formed surface created by boards, plywood, or steel sheets that may be unexposed side of a structure.
 - a. Surface shall have no treatment except for repair of rock pockets greater than 1/2 inch in depth, filling of tie or bolt holes, and removal of fins or other protrusions in excess of 3/8 inch.
 - b. Surface plane dimensions shall be within a tolerance of minus 1/4 inch or plus 3/4 inch of design dimensions.
 - c. Surface shall be cleaned of laitance, dirt, or other deleterious material prior to placement of any coating-or surface treatment.

SECTION 033000 – CAST-IN-PLACE

2. Exposed Surfaces: Formed surface created by plywood or steel sheets that may be exposed to public view.
 - a. Surface shall be ground smooth to remove fins and protrusions, rock pockets and tie holes, and shall be repaired by dry-packing. Depressions shall be filled with a one-to-one sand cement grout and sack- or carpet-rubbed with a one-to-one sand/cement dry mix.
 - b. Surface plane dimension shall be within a tolerance of plus or minus 1/4 inch of design dimensions, and surface shall be free of irregularities greater than 3/16 inch in 10 feet in any direction.

3.6 MISCELLANEOUS CONCRETE ITEMS

- A. Filling In: Fill in holes and openings left in concrete structures, unless otherwise indicated, after work of other trades is in place. Mix, place, and cure concrete, as specified, to blend with in-place construction. Provide other miscellaneous concrete filling indicated or required to complete the work.

3.7 CONCRETE PROTECTING AND CURING

- A. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures. Comply with ACI 306.1 for cold-weather protection and ACI 301 for hot-weather protection during curing.
- B. Cure concrete according to ACI 308.1, by one or a combination of the following methods:
 1. Moisture Curing: Keep surfaces continuously moist for not less than seven days with the following materials:
 - a. Water.
 - b. Absorptive cover, water saturated, and kept continuously wet. Cover concrete surfaces and edges with 12-inch lap over adjacent absorptive covers.
- C. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover.

3.8 CONCRETE SURFACE REPAIRS

- A. Defective Concrete: Repair and patch defective areas when approved by the Owner. Remove and replace concrete that cannot be repaired and patched to Owner's approval.
- B. Patching Mortar: Mix dry-pack patching mortar, consisting of one part Portland cement to two and one-half parts fine aggregate passing a No. 16 sieve, using only enough water for handling and placing.
- C. Repairing Formed Surfaces: Surface defects include color and texture irregularities, cracks, spalls, air bubbles, honeycombs, rock pockets, fins and other projections on the surface, and stains and other discolorations that cannot be removed by cleaning.
 1. Immediately after form removal, cut out honeycombs, rock pockets, and voids more than 1/2 inch in any dimension in solid concrete, but not less than 1 inch in depth. Make edges of cuts perpendicular to concrete surface. Clean, dampen with water, and brush-coat holes and voids with bonding agent. Fill and compact with patching mortar before bonding agent has dried. Fill form-tie voids with patching mortar or cone plugs secured in place with bonding agent.
 2. Repair defects on surfaces exposed to view by blending white Portland cement and standard Portland cement so that, when dry, patching mortar will match surrounding color. Patch a test area at inconspicuous locations to verify mixture and color match before proceeding with patching. Compact mortar in place and strike off slightly higher than surrounding surface.
 3. Repair defects on concealed formed surfaces that affect concrete's durability and structural performance as determined by the Contracting Officer.

SECTION 033000 – CAST-IN-PLACE

- D. Repairing Unformed Surfaces: Test unformed surfaces, such as floors and slabs, for finish and verify surface tolerances specified for each surface. Correct low and high areas. Test surfaces sloped to drain for trueness of slope and smoothness; use a sloped template.
1. Repair finished surfaces containing defects. Surface defects include spalls, popouts, honeycombs, rock pockets, crazing and cracks in excess of 0.01 inch wide or that penetrate to reinforcement or completely through unreinforced sections regardless of width, and other objectionable conditions.
 2. After concrete has cured at least 14 days, correct high areas by grinding.
 3. Correct localized low areas during or immediately after completing surface finishing operations by cutting out low areas and replacing with patching mortar. Finish repaired areas to blend into adjacent concrete.
 4. Correct other low areas scheduled to remain exposed with a repair topping. Cut out low areas to ensure a minimum repair topping depth of ¼ inch to match adjacent elevations. Prepare, mix, and apply repair topping and primer according to manufacturer's written instructions to produce a smooth, uniform, plane, and level surface.
 5. Repair defective areas, except random cracks and single holes 1 inch or less in diameter, by cutting out and replacing with fresh concrete. Remove defective areas with clean, square cuts and expose steel reinforcement with at least a ¾ inch clearance all around. Dampen concrete surfaces in contact with patching concrete and apply bonding agent. Mix patching concrete of same materials and mixture as original concrete except without coarse aggregate. Place, compact, and finish to blend with adjacent finished concrete. Cure in same manner as adjacent concrete.
 6. Repair random cracks and single holes 1 inch or less in diameter with patching mortar. Groove top of cracks and cut out holes to sound concrete and clean off dust, dirt, and loose particles. Dampen cleaned concrete surfaces and apply bonding agent. Place patching mortar before bonding agent has dried. Compact patching mortar and finish to match adjacent concrete. Keep patched area continuously moist for at least 72 hours.
- E. Perform structural repairs of concrete, subject to Contracting Officer's approval, using epoxy adhesive and patching mortar.
- F. Repair materials and installation not specified above may be used, subject to Contracting Officer's approval.

3.9 FIELD QUALITY CONTROL

- A. Testing and Inspecting: The Owner will engage a qualified testing and inspecting agency to perform field tests and inspections and prepare test reports.
- B. Inspections: Reinforcement placement and subsequent two adhesive anchor bolts.
- C. Concrete Tests: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
1. Testing Frequency: Obtain at least one composite sample for each 20 cu. yd. or fraction thereof of each concrete mixture placed each day.
 - a. When frequency of testing will provide fewer than four compressive-strength tests for each concrete mixture, testing shall be based upon four cylinders taken.
 2. Air Content: ASTM C 231, pressure method, for normal-weight concrete; ASTM C 173/C 173M, volumetric method, for structural lightweight concrete; one test for each composite sample, but not less than one test for each day's pour of each concrete mixture.

SECTION 033000 – CAST-IN-PLACE

3. Compression Test Specimens: ASTM C 31/C 31M. Cast and laboratory cure one set of four standard cylinder specimens for each composite sample.
4. Compressive-Strength Tests: ASTM C 39/C 39M; test one laboratory-cured specimens at 7 days and the remainder of specimens at 28 days.
 - a. Test one set of two field-cured specimens at 7 days and one set of two specimens at 28 days.
 - b. A compressive-strength test shall be the average compressive strength from a set of two specimens obtained from same composite sample and tested at age indicated.
5. When strength of field-cured cylinders is less than 85 percent of companion laboratory-cured cylinders, Contractor shall evaluate operations and provide corrective procedures for protecting and curing in-place concrete.
6. Strength of each concrete mixture will be satisfactory if every average of any three consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
7. Test results shall be reported in writing to Contracting Officer and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.
8. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Owner but will not be used as sole basis for approval or rejection of concrete.
9. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that air entrainment, compressive strength, or other requirements have not been met, as directed by the Owner. Testing and inspecting agency may conduct tests to determine adequacy of concrete by cored cylinders complying with ASTM C 42/C 42M or by other methods as directed by the Owner.
10. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
11. Correct deficiencies in the work that test reports and inspections indicate does not comply with the Contract Documents.

END OF SECTION

SECTION 055000 – METAL FABRICATIONS

PART I – GENERAL

1.1 SUMMARY

- A. The work in this Section includes all labor, materials, tools and equipment necessary for design, fabrication, transportation, delivery and installation of the all steel and aluminum in accordance with the Contract Documents and as indicated on the plans. These specifications are performance requirements and do not specify precisely all the details of how the work is to be accomplished.
- B. Related Work Specified Elsewhere:
 - 1. Section 056000 – Aluminum Structures

1.2 REFERENCES

- A. AISC Code of Standard Practice – Manual of Steel Construction.
- B. ASTM A36 - Carbon Structural Steel
- C. ASTM A123 - Zinc (Hot-Dipped Galvanized) Coatings on Iron and Steel Products
- D. ASTM A153 -Zinc Coating (Hot-Dip) on Iron and Steel Hardware
- D. ASTM A307 - Carbon Steel Bolts and Studs, 60,000 psi Tensile Strength
- E. ASTM A500 – Cold-Formed Welded and Seamless Carbon Steel Structural Tubing in Round and Shapes.
- F. ASTM A53 – Steel Pipe.
- G. ASTM F593 – Stainless Steel Bolts, Hex Cap Screws and Studs.
- H. ASTM F594 – Stainless Steel Nuts.
- I. ASTM A780-01 - Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings.
- J. AWS D1.1 - American Welding Society, Structural Welding Code — Steel
- K. AWS D1.2 - American Welding Society, Structural Welding Code — Aluminum
- L. The Aluminum Association- 2010 Aluminum Design Manual: Specifications and Guidelines for Aluminum Structures.
- M. ASTM B209 - Standard Specifications for Aluminum and Aluminum Alloy Sheet and Plate.
- N. ASTM B308 / B308M - Standard Specification for Aluminum-Alloy 6061-T6 Standard Structural Profiles.
- O. ASTM A276 – Standard specification for Stainless Steel Bars and Shapes.

1.3 QUALITY ASSURANCE

- A. Fabricate and install structural steel in accordance with AISC Code of Standard Practice.
- B. Aluminum shall be fabricated and installed in accordance with the 2012 Aluminum Design Manual.
- C. Qualification of Welders: Steel welding shall be in accordance with AWS D1.1 Structural Welding Code-Steel. Aluminum welding shall be in accordance with AWS D1.1 Structural Welding Code- Aluminum.
 - 1. Welders shall have current certification with the AWS.
 - 2. Submit welding procedures per the AWS Structural Welding Codes.

1.4 SUBMITTALS

- A. Prior to fabrication submit shop plans. Shop plans shall show welds by AWS symbols, their size, length and type. Include details of connections, holes, quantities, materials, sizes and shapes and other pertinent information.

SECTION 055000 – METAL FABRICATIONS

- B. Welders' certificates verifying welders employed in the work have been AWS qualified within the last 12 months.
- C. Shop plans of all transition plates, railings, and other metal work showing dimensions, bends, finishes, and other construction details.
- D. Steel certificates for all steel used.

1.5 DELIVERY, STORAGE AND HANDLING

- A. Materials for construction including prefabricated assemblies shall be protected during delivery, storage and handling.
- B. In the event of damage, make all repairs and replacements necessary immediately with of approval of the Owner and at no additional cost to the Owner.

PART 2 - PRODUCTS

2.1 GENERAL

- A. Unless otherwise noted or specified, all products shall be new, free from oxidation or corrosion and the best quality for the intended use.

2.2 STEEL

- A. Structural Steel:
 - 1. Plates, angles, channels, and rods; ASTM A36., SS Type 316
 - 2. Wide Flange Beams, ASTM A572, Grade 50.
 - 3. HSS Sections; ASTM A500 GR.B (Fy=50 Min).

2.3 BOLTS AND NUTS

- A. All machine bolts and anchor bolts, steel-to-steel and steel-to-concrete, shall be per the requirements of ASTM A307 for standard strength bolts and ASTM A325 or A490 for high-strength bolts. Bolts used in or over the water shall be stainless steel type 316.

2.4 FABRICATION

- A. All miscellaneous metal shall be fabricated in accordance with the approved shop plans.
- B. Insofar as practicable, shop-prefabricate all items complete and ready for installation.
- C. Unless otherwise indicated on the plans, weld all shop connections. All joints shall be tightly fitting, securely fastened, square, plumb, straight and true.
- D. Drill or punch all holes required for the attachment of work of other trades and for bolted connections. Burned holes are not acceptable.

2.5 WELDING AND WORKMANSHIP

- A. Prevent warping in finished product; use jigs if necessary.
- B. Grind welds smooth on exterior exposed surfaces.
- C. Perform all work to standard tolerances.

2.6 COATING

- A. Metal support brace shall be coated with Rust-Oleum oil base flat black enamel. Prepare surfaces and apply coating per manufacturer recommendations. Repair coating damage resulting from transport and installation.

PART 3— EXECUTION

3.1 PREPARATORY REVIEW

SECTION 055000 – METAL FABRICATIONS

- A. Prior to all work of this section, carefully inspect the installed work of all other trades affecting this work and verify that all such work is complete to the point where this installation may properly commence. Verify that all items to be embedded in concrete are in place, properly oriented, located and secured.
- B. Discrepancies: In the event of a discrepancy, do not proceed with fabrication or installation until resolved by the Owner.

3.2 ERECTION

- A. Erect and install all miscellaneous metal items in strict accordance with the Plans, the approved shop plans and the reference standards, aligning straight, plumb and level within a tolerance of 1 in 200.

END OF SECTION

SECTION 056000 – ALUMINUM STRUCTURES

PART 1 – GENERAL

1.1 SUMMARY

- A. Extent of Work: Requirements for design, manufacture, delivery, and installation of aluminum pier, gangway and floating dock and includes all associated items required for a complete and operable facility in accordance with the requirements of the Contract Documents and as shown on the plans.
- B. Related Work Specified Elsewhere:
 - 1. Section 055000 - Metal Fabrications
 - 2. Section 067413 – FRP Grating

1.2 REFERENCES

- A. AWS D1.1 - Structural Welding Code, Steel
- B. AWS D1.2 - Structural Welding Code, Aluminum
- C. ASTM A36 - Structural Steel
- D. ASTM A153 - American Society for Testing and Materials
- E. Aluminum Association (AA) – 2015 Aluminum Design Manual
- F. International Building Code (2015)

1.3 SYSTEM DESCRIPTION

- A. Design Requirements: Overall design shall conform with the IBC code requirements and ADA Standards. The pier and gangway shall conform with the following criteria:
 - 1. Span and walkway width shall be as shown on the plans. Walkway width is defined as the outside dimension of the truss chords. The inside clear dimension between handgrips shall be 3 feet minimum.
 - 2. Structural Design:
 - a. Loads: Design pier and gangway to resist the combination of dead load, live load, and lateral loads as listed below. Load combinations shall be in accordance with the IBC. Snow load may be ignored.
 - 1. Live Loads. Gangway: 100 pounds per square foot.
 - 2. Concentrated load of 300 pounds applied to any 12 inch by 12 inch area.
 - 3. Utility Load: None
 - 4. Wind Load: Vult = 110 mph.
 - 5. Handrails: continuous on both sides of the walking surface and capable of withstanding 50 pound per linear foot lateral loading. Design per IBC. Continuous full-length intermediate rails shall be provided to prevent the passage of a 4-inch sphere anywhere below the handrails on both sides of the walking surface. Intermediate rails and supports shall be capable of withstanding a horizontal load of 24 pounds per square foot.
 - b. Member Design: Structural components shall be designed with minimum safety factor in accordance with Aluminum Association "2015 Aluminum Design Manual". Analysis of gangway truss shall utilize Holt's method for determining top chord buckling as outlined in "Guide to Stability Design Criteria for Metal Structures," latest edition, by Theodore B. Galambos.
 - c. Deflection: Limit deflection to L/360 for dead load plus live load.
 - d. Overhead Member Restriction: Design pier and gangway so there are no overhead truss members.
 - e. All welded member connections shall be fully welded.

SECTION 056000 – ALUMINUM STRUCTURES

1.4 SUBMITTALS

- A. Prior to fabrication of pier, gangway and floating dock, submit shop plans to the Owner for review and approval. Shop drawings shall show the layout of the structural and non-structural members, details of all connections, hinges, decking, plates, and all other details necessary and pertinent to the fabrication and installation of the gangways.
- B. Submit manufacturer's data sheets for all materials and products to be fabricated and installed under this section.
- C. Quality Assurance/Control Submittals:
 - 1. Submit all design criteria, plans, and calculations to the Owner. Calculations and plans shall be sealed by a Professional Engineer licensed in the State of Washington.
 - 2. Submit all test reports and mill certificates to the Owner for review. Test reports and certificates shall substantiate the required mechanical properties of the materials utilized.
 - 3. The fabricator of the metals specified in this section shall be experienced in the fabrication and working of metals, including cutting, bending, forming, and finishing. Welders shall be currently certified in accordance with AWS D1.2 for structural aluminum welding, submit qualification test reports, and bearing witness certification of independent laboratory and inspection service approved by the Owner. If welder has not been engaged in welding process for three or more months, requalify before permitting them to do structural welding Work.
 - 4. Submit all manufacturers' manuals and maintenance literature to the Owner.

1.5 QUALITY ASSURANCE

- A. Aluminum structures manufacturer shall be regularly engaged in the design and fabrication of aluminum structures and shall show proof of having successfully completed a minimum of twenty similar projects within the last three years. All design, engineering and manufacturing process shall be performed by American tradesman. No out of country design, engineering or manufacturing shall be allowed.
- B. Provide sufficient supervisors and skilled workers who shall be thoroughly familiar with the type of construction involved and the techniques required for the proper execution of the Work.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Use all means necessary to protect this Work before, during, and after installation and protect the installed work of other trades. In the event of damage, immediately make all repairs and replacements necessary and at no additional cost to the Owner.

PART 2- PRODUCTS

2.1 MATERIALS

- A. Pier, gangway and floating dock shall be aluminum. All materials shall be new and meet all acceptable industry standards and manufacturers' recommendations.
- B. Aluminum: Use aluminum alloy 6061 -T6 per ASTM B308 or 6063-T5 for all structural aluminum used in gangway manufacture, including tubes, plates, angles, and pipe. All edges shall be smooth and free of sharp edges.
- C. Steel:
 - 1. Structural and Miscellaneous Steel: ASTM A36.
 - 2. Hinge pins: Stainless Steel Type 304 or 316.
 - 3. All steel hardware shall be stainless steel type 316.

SECTION 056000 – ALUMINUM STRUCTURES

- D. Polyethylene: Use ultra high molecular weight polyethylene (UHMW-PE) for bushings, edge strips, galvanic isolators, and other non-metallic parts in gangway manufacture. UHMW-PE parts shall be black in color, chemically cross-linked, ultraviolet stabilized and suitable for long term marine environment exposure.
- E. Welds: Use a filler metal alloy for welds to produce a weld compatible with base structural metal for corrosion resistance. All connections to be welded shall be of new material, clean and free of any contaminants. All joints shall fit properly and be prepared for the appropriate weld as described in the shop drawings.
- F. Decking: Decking surface shall consist of grating per Section 067413. Provide decking supports to facilitate deck strength per loads specified with maximum deflection of less than 1/8 inch or L/240 deflection whichever is less.

PART 3- EXECUTION

3.1 HANDRAIL

- A. The gangways shall have continuous smooth handrails along both sides of the walking surface and shall extend a minimum of 1 foot beyond the primary walking surface at each end. The top of the handrails shall be 34 inches above the walking surface. The ends shall be returned into the truss body or terminate with no sharp or catching edges per the Plans.
- B. The handgrip portion of the handrails shall not be less than 1-1/2 inches nor more than 2 inches in cross-sectional dimension, or the shape shall provide an equivalent gripping surface. Smooth, round extruded handrailing shall be provided. The handgrip portion of the handrails shall have a smooth surface with no sharp corners or edges. A minimum of 1-1/2 inch clearance shall be provided between the gangway truss and the backside of the handgrip portion.
- C. The mounting and components of the handrails shall be capable of withstanding a load of 50 pounds per lineal foot lateral.

3.2 GUARDRAIL

- A. The top chord of the truss shall serve as the guardrail provided that it's not less than 42 inches above the walking surface of the gangway. Continuous full-length intermediate rails shall be provided to prevent passage of a 4-inch sphere, anywhere below the handrails, on both sides of the walking surface. Intermediate rails and supports shall be capable of withstanding a load of 25 pounds per square foot applied horizontally to the rails.

3.3 TRANSITION PLATES

- A. Full width, hinged transition plates shall be provided at locations shown on the Plans designed to operate smoothly through all elevation changes. The length shall be as indicated on the plans. The leading edge of each transition plate shall be UHMW that has been profiled to create no more than 1/4 inch rise. Transition plates shall have arc-sprayed non-skid or Owner approved alternative coating.

3.4 ROLLERS AND ROLLER GUIDE TRACKS

- A. Gangway shall be supplied with a minimum of two solid UHMW rollers or skid shoes. Rollers/ skid shoes shall be designed to accommodate all design loads to gangway and site related environmental conditions.
- B. Roller/skid shoe tracks shall be provided ready to install to the float surface. These guide tracks shall be long enough to allow for full longitudinal movement through all water elevation changes. The guide tracks shall restrict any lateral movement of the gangway at the float landing.

SECTION 056000 – ALUMINUM STRUCTURES

3.5 HINGE AT PIER

- A. The hinged connection at the waterward end of the pier shall be an appropriately sized shackle style or double link type. The connections shall be isolated from any dissimilar metal contact with UHMW bushings and washers. The connections shall be designed to be site specific and the designs are to be included in the engineer's design calculations. Attachments shall be designed, fabricated, and installed to carry full dead load plus live load of gangway plus any necessary safety factor.

3.6 ELECTRICAL ISOLATION

- A. All gangway aluminum components shall be isolated from all steel components to inhibit aluminum corrosion with UHMW.

3.7 FABRICATION AND WORKMANSHIP

- A. Design, fabrication, delivery, handling and installation of the aluminum structures shall conform to the latest revisions of the aluminum construction manual and all applicable standards and data as described by the Aluminum Association. Fabricate aluminum structures in accordance with the approved shop plans. All joints shall be tightly fitting, securely fastened, square, plumb, straight, and true. Edges shall be cut true, smooth and free from burrs. Corner edges shall be ground smooth. Drill or punch all holes required for the attachment of other trades and for bolted connections. Burned holes will be rejected. Weld splatters, burrs and weld flash shall be removed from all exposed surfaces. Mill stamps shall be removed.
- B. Materials delivered and stored at the manufacturing facility shall be properly marked and inventoried on vertical racks located in a lockable heated warehouse.
- C. Completed structures shall be stored on dunnage or by other appropriate means to prevent direct contact with the ground and unnecessary damage. Completed structures shall bear an identification decal showing the date of manufacture, live load capacity and the identifying serial number. Pier and gangway shall be directly traceable to the manufacturer.
- D. Job files for aluminum structures shall be kept for a minimum of one year after installation, including shop plans, submittals, material purchase orders, as-built shop plans, material certifications for all components, shipping information and any correspondence.
- E. Pier and Gangway Manufacturer must be regularly engaged in the design and fabrication of aluminum structures and shall show proof of having successfully completed a minimum of twenty similar projects within the last two years. Additionally, the manufacturer shall show proof of having liability insurance for the manufacture of these structures. All aluminum structure design, engineering and manufacturing process shall be performed by American tradesman. No out of country design, engineering or manufacturing shall be allowed.

3.8 INSTALLATION

- A. Prior to installation of aluminum structures, carefully inspect the installed work of other trades affecting this Work, and verify that all such work is complete to the point where this installation may commence properly.
- B. Install aluminum structures in accordance with the plans and approved shop drawings. Alignment shall be straight and true.
- C. Adjust hinges and transition plates as necessary for a complete and operable installation.
- D. The maximum cross slope of the pier and gangway shall be 1:48.

SECTION 056000 – ALUMINUM STRUCTURES

E. The maximum longitudinal slope of the pier shall be 1:48.

END OF SECTION

SECTION 061000 – FLOATING DOCK

PART 1 – GENERAL

1.1 SUMMARY

- A. This section includes designing, manufacturing, transporting, delivering, offloading and assembling the entire floating dock system, including all associated items required for complete and operable dock as shown on the plans and as specified.
- B. Location and orientation of the dock is as shown on the plans.
- C. Whatcom County does not allow for the use of treated timber or galvanized steel in or above the water.
- D. Examine the job site before preparing shop drawings to verify all physical conditions and surroundings.
- E. Allow the Owner access to all sites where materials pertaining to this contract are manufactured or constructed for purposes of inspection.
- F. Materials delivered and stored at either the manufacturing facility, staging area, or job site shall be properly stored on dunnage or by other appropriate means to prevent direct contact with the ground and unnecessary damage.
- G. Related Work Specified Elsewhere:
 - 1. Section 055000 – Metal Fabrications
 - 2. Section 056000 – Aluminum Structures
 - 3. Section 067413 – FRP Grating

1.2 REFERENCES

- A. ASTM – ASTM International
 - ASTM D638: Standard Test Method for Tensile Properties of Plastics
 - ASTM D746: Standard Test Method for Brittleness Temperature of Plastics and Elastomers by Impact
 - ASTM D790: Standard Test Methods for Flexural Properties of Unreinforced and Reinforced Plastics and Electrical Insulating Materials
 - ASTM D1238: Standard Test Method for Melt Flow Rates of Thermoplastics by Extrusion Plastometer
 - ASTM D1505: Standard Test Method for Density of Plastics by the Density-Gradient Technique
 - ASTM D1693: Standard Test Method for Environmental Stress-Cracking of Ethylene Plastics
 - ASTM D1998: Standard Specification for Polyethylene Upright Storage Tanks
- D. IBC – 2021 International Building Code.

1.3 QUALIFICATIONS

- A. Dock manufacturer shall have a minimum of five years experience in design and manufacturing of floating docks. Dock manufacturer shall have a minimum of ten successful dock installations in a similar marine environment. Provide sufficient supervisors and skilled workers familiar with the type of construction work required for execution of the Work.

1.4 SUBMITTALS

- A. Prior to fabrication or ordering, the Contractor shall submit complete shop drawings and design calculations, sufficient to describe the floating dock systems and low water support structure, for approval by the Owner. Shop drawings and calculations shall be sealed by a Professional Engineer licensed in the State of Washington and shall show the layout of the floats, details of all connections, pile guides, and all other

SECTION 061000 – FLOATING DOCK

details necessary and pertinent to the construction of the floating dock system. Calculations shall show design will comply with freeboard and other design criteria requirements.

1.5 LOADING DESIGN CRITERIA

- A. Design floating dock for all dead loads including the weight of all components such as framing, float units, fasteners, decking, pile guides, decking, fendering and gangway.
- B. Design floating dock for vertical and horizontal live loads in addition to dead loads. Design dock system to the following minimum basic load cases as a minimum. Allowable stresses shall be per the IBC:
 - 1. Dead load only. Dock system shall be designed to withstand loads associated with lifting and handling determined and included in buoyancy calculations. The float deck shall be longitudinally level at a lake surface elevation of 313.0' under dead loading and transversely level for lake surface elevations of 311.5' to 314.5' under dead loading.
 - 2. Vertical live loads:
 - a. A uniformly distributed live load of 20 pounds per square foot (psf) over the exposed dock surface area for structural design.
 - b. A uniform live load of 20 psf on the 30 ft long gangway for flotation design not concurrent with float deck live load.
 - c. A concentrated live load of 300 pounds on any square surface of the deck surface.
 - d. Consider a live load of (3) 180-pound users along a one-foot-wide strip of the float's west side.
 - 3. Horizontal live loads:
 - a. Perpendicular and parallel wind loads to unoccupied dock due to the design wind speed of Vult = 110mph (3-sec) Exposure C.
- C. Pile Guide Loads
 - 1. Design pile guides for a lateral pile load of 700 lbs minimum in any direction.
- D. Design water levels are as shown on the plans.

1.6 FREEBOARD DESIGN CRITERIA

- A. Freeboard under dead load only shall not be less than 12 inches or exceed 14 inches.
- B. Minimum freeboard under vertical live load conditions shall be zero (0) inches for the flotation (tubs awash)
- C. The gangway landing area of the dock shall be designed to support the additional concentrated loads imposed by the gangway.
- D. Flotation units shall be located so as to be capable of supporting a 300 pound point load moving in any area on a float without excessive rolling or tilting of the dock.
- E. Floats shall be designed to float level under dead loads only. The decks of the floats shall be within the following tolerances of being level:
 - 1. Maximum transverse slope: one (1) inch per six (6) feet of width.
 - 2. Maximum longitudinal slope: one and a half (1 1/2) inch per twenty (20) feet.

SECTION 061000 – FLOATING DOCK

- F. Design dock to support the grating sufficiently. Deflection of the grating under live load shall not exceed 1/8 inch or L/240 whichever is less. Maximum deflection under concentrated load shall not exceed 1/4 inch.

1.7 DELIVERY, STORAGE AND HANDLING

- A. Use all means necessary to protect the Work covered by this Section before, during and after installation and protect the installed work of other trades. Take care in establishing handling methods to avoid damage to floats during storage, assembly, and installation. Storage of flotation units shall be on level surfaces, and it shall be the responsibility of the Contractor to determine how high to stack units to avoid damage. Care shall be taken to avoid damage caused by over stacking. In the event of damage, immediately notify the Owner and make all repairs and replacements necessary at no additional cost to the Owner.

1.8 WARRANTIES

- A. Provide a two-year warranty for the floating docks.

PART 2 – PRODUCTS

Floating dock structures may consist of untreated timber such as Yellow Alaska Cedar, aluminum or steel, or a combination thereof. Treated timber shall not be used.

2.1 FLOAT SYSTEM

- A. Floating docks shall consist of a structural system supported by float units. Float units shall consist of polyethylene pontoons fully encasing polystyrene foam. Float manufacturer shall design the structure including all connections of structural members, pile guides, and floatation per these specifications. Shop drawings and engineering calculations for the floating dock system shall be submitted per this specification.
- FRP Grating: The deck of the float dock shall be grated as indicated on the plans. See Section 067413 RFP Grating.
 - See plans and permits for float deck areas/ percentages to be grated.

2.2 FLOATATION PONTOONS

- A. Floatation pontoons shall be manufactured from linear virgin polyethylene resin containing ultra-violet inhibitors and carbon black pigment. All units shall be rotationally molded for seamless, one piece construction with a nominal minimum wall thickness of 0.15 inch. Minimum wall thickness shall be 0.125 inch. All units shall be suitable for outdoor use in a marine environment. Attach units with stainless lag screws or through bolts.
- The encasements shall meet the 7-day Hunt Water Absorption and exceed the ASTM D1998 Falling Dart Impact test. In addition, the encasements shall meet the following ASTM standards:

<u>Property</u>	<u>ASTM</u>	<u>Required</u>
Density	D1505	0.937 b/cc
Melt Index	D1238	5.0 g/10 min.
ESCR	D1693(B)	1000 Hrs.
Tensile @ yield, 2"/min.	D638	2750 psi
Elongation @ Break	D638	600%
Flex. Modulus (1% Secant)	D790	109,000 psi

SECTION 061000 – FLOATING DOCK

- | | | | |
|--|-------------------|-------------|--------------|
| | Low Temp. Impact | ARM-STD-40F | 68 ft-lbs |
| | Brittleness Temp. | D746 | -90 deg Cel. |
2. All encasements shall be fully filled without voids with virgin polystyrene (EPS) foam. The EPS shall have a density of 0.9 to 1.2 pounds per ASTM C303 and a water absorption not exceeding 3 pounds per cubic foot in accordance with the Hunt &-day Water Absorption Test. The EPS foam shall also conform to ASTM C578.
 3. Floatation units shall be non-prorated warranty for 8 years against sinking, cracking, fragmenting, loosing EPS beads and puncture and penetration resistance per the US Army Corps of Engineers Regulation 33CFR Part 327.30.
 4. Floatation pontoons shall be manufactured by Ace Floats or Owner approved equivalent.

2.3 HARDWARE

- A. All bolts, nuts, washers, steel shapes and miscellaneous hardware used in construction of the floating dock shall be in accordance with Section 050000 and shall be stainless steel.

2.4 PILE GUIDES

- A. Pile guides and their connection to the floating docks shall be designed to withstand all design loads. The pile guides shall provide a surface against which to butt the FRP grating against and protect dock users from the otherwise exposed grating edge.
- B. Pile guides shall be designed to accommodate the steel pile size shown on the plans and allow for the pile driving tolerances.
- C. Provide ultra high molecular weight polyethylene (UHMW-PE) rub material around each pile. The black colored UHMW-PE material shall be chemically cross-linked, ultra-violet light stabilized, and suitable for long term exposure in a marine environment.
- D. The UHMW-PE shall be replaceable. Attach the rub such that bolts or other connections to the pile guide frame can be accessed for rub replacement.

2.5 CORNER & CONTINUOUS TRIM

- A. Provide corner bumpers at three corners of floating dock.
- B. Bumpers shall be white colored vinyl 3 ½ inch high by 10 inch long per side. Attach with stainless steel roofing nails or screws.
- C. Provide continuous trim at perimeter as shown on the plans.
- D. Continuous trim shall be plastic lumber, color per Owner. Trim shall conceal the edge of grating.

2.6 FRP GRATING

- A. Provide gated decking as indicated on the plans.
- B. The grating shall be per Section 067413 and shall match the grating product and color used on the pier and gangway.
- C. Grating shall be installed with openings oriented in a north / south direction.
- D. Protect users from the exterior grating edges by either recessing the grating in the structural framing or continuous trim.

SECTION 061000 – FLOATING DOCK

2.7 TIMBER

- A. Any timber used in the construction of the floating docks shall be untreated. Yellow Alaska Cedar glu-lam is acceptable for example. Other hardwoods such as Ipe and Greenheart are also acceptable.
- B. All timber shall be new.
- C. Use stainless steel type 316 fasteners and hardware unless noted otherwise.
- D. Use washer under hex bolt head and nut when adjacent to wood. Washers are not required under economy bolt heads. Use lock washers under nut when adjacent to steel.
- E. Unless noted otherwise, bolt holes shall be 1/16 inch larger than the bolt diameter.

2.8 ALUMINUM

- A. Aluminum used in the construction of the float shall satisfy the requirements of the Aluminum Structures specification.

PART 3- EXECUTION

3.1 INSTALLATION

- A. Install the floating dock system in the location shown on the plans. Coordinate with pile locations and gangway installation.

END OF SECTION

SECTION 067413 – FRP GRATING

PART 1 – GENERAL

1.1 SUMMARY

- A. The Contractor shall furnish, fabricate (where necessary), and install all fiberglass reinforced plastic (FRP) items, with all appurtenances, accessories and incidentals necessary to produce a complete, operable and serviceable installation as shown on the Contract Drawings and as specified herein, and in accordance with the requirements of the Contract Documents.
- B. Related Work Specified Elsewhere:
 - 1. Section 056000 – Aluminum Structures

1.2 REFERENCES

The publications listed below (latest revision applicable) form a part of this specification to the extent referenced herein. The publications are referred to within the text by the designation only.

- A. AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) Test Methods:
 - 1. ASTM D 635 Rate of Burning and/or Extent and Time of Burning of Self-Supporting Plastics in a Horizontal Position
 - 2. ASTM E 84 Surface Burning Characteristics of Building Materials
- B. NSF/ANSI STANDARD 61

1.3 SUBMITTALS

- A. Submit shop drawings of all fabricated gratings and accessories in accordance with the provisions of this Section.
- B. The Contractor shall furnish manufacturer's shop drawings clearly showing material sizes, types, styles, part or catalog numbers, complete details for the fabrication and erection of components including, but not limited to, location, lengths, type and sizes of fasteners, clip angles, member sizes, and connection details.
- C. The Contractor shall submit the manufacturer's published literature including structural design data, structural properties data, grating load/deflection tables, corrosion resistance tables, certificates of compliance, test reports as applicable, concrete anchor systems and their allowable load tables, and design calculations for systems not sized or designed in the contract documents.
- D. The Contractor shall submit a sample piece of each item specified herein for acceptance by the Owner as to quality and color. Sample pieces shall be manufactured by the method to be used in the work.

1.4 QUALITY ASSURANCE

- A. All items to be provided under this Section shall be furnished only by manufacturers having a minimum of ten (10) years experience in the design and manufacture of similar products and systems. Additionally, if requested, a record of at least five (5) previous, separate, similar successful installations in the last five (5) years shall be provided. All grating shall be manufactured in North America.
- B. Manufacturer shall offer a 3 year limited warranty on all FRP products against defects in materials and workmanship.
- C. Manufacturer shall be certified to the ISO 9001-2000 standard.
- D. Manufacturer shall provide proof of certification from at least two other quality assurance programs for its facilities or products (UL, DNV, ABS, USCG, AARR).
- E. Manufacturer shall provide proof, via independent testing less than six months old that FRP materials proposed as a solution do not contain heavy metals in

SECTION 067413 – FRP GRATING

amounts greater than that allowed by current EPA requirements.

1.5 PRODUCT DELIVERY AND STORAGE

- A. Delivery of Materials: Contractor shall ensure materials are delivered and stored in a manner to prevent the product from damage and in accordance with the manufacturer's recommendations. Damaged products shall be replaced at the Contractor's expense.

PART 2 - PRODUCTS

2.1 MANUFACTURER

- A. Molded gratings shall be Ecograte® 62 as manufactured by **Fibergrate Composite Structures Inc.**
5151 Belt Line Road, Suite 700
Dallas, Texas 75254-7028 USA
- B. Owner approved equivalent meeting these specifications.

2.2 GENERAL

- A. All FRP items furnished under this Section shall be composed of fiberglass reinforcement and resin in qualities, quantities, properties, arrangements and dimensions as necessary to meet the design requirements and dimensions as specified in the Contract Documents.
- B. Fiberglass reinforcement shall be continuous roving in sufficient quantities as needed by the application and/or physical properties required.
- C. Resin shall be Isophthalic Polyester, with chemical formulations as necessary to provide the corrosion resistance, strength and other physical properties as required.
- D. All finished surfaces of FRP items and fabrications shall be smooth, resin-rich, free of voids and without dry spots, cracks, crazes or unreinforced areas. All glass fibers shall be well covered with resin to protect against their exposure due to wear or weathering.
- E. All grating products shall have a tested flame spread rating of 25 or less per ASTM E84 Tunnel Test. Gratings shall also have tested burn time of less than 30 seconds and an extent of burn rate of less than or equal to 10 millimeters per ASTM D635.
- F. All mechanical grating clips shall be manufactured of Type 316SS (stainless).
- G. Abutting edges of molded grating panels should be supported by structural members or fastened together using "F" style clips at a maximum spacing of 24" on center. This will prevent differential deflection when one of the abutting gratings is loaded.

2.3 MOLDED FRP GRATING

- A. Manufacture: Grating shall be of a one piece molded construction with tops and bottoms of bearing bars and cross bars in the same plane. The top layer of reinforcement shall be no more than 1/8" below the top surface of the grating so as to provide maximum stiffness and prevent resin chipping of unreinforced surfaces. Percentage of glass (by weight) shall not exceed 35% so as to achieve maximum corrosion resistance, and as required to maintain the structural requirements of the Contract.
- B. After molding, no dry glass fibers shall be visible on any surface of bearing bars or cross bars. All bars shall be smooth and uniform with no evidence of fiber orientation irregularities, interlaminar voids, porosity, resin rich or resin starved

SECTION 067413 – FRP GRATING

- areas.
- C. Non-slip surfacing: Grating shall be manufactured with barefoot friendly “Agua Grit” slip resistant surface.
 - D. Grating bar intersections are to be filleted to a minimum radius of 1/16” to eliminate local stress concentrations and the possibility of resin cracking at these locations.
 - E. Fire rating: Grating shall be fire retardant with a tested flame spread rating of 25 or less when tested in accordance with ASTM E 84. Data performed only on the resin shall not be acceptable.
 - F. Resin system: The resin system used in the manufacture of the grating shall be Corvex (polyester).
 - G. Color: light gray.
 - H. Depth: ¾” to 1.5” with a tolerance of plus or minus 1/16”.
 - I. Mesh Configuration: ¾” x 4” with a tolerance of plus or minus 1/16” mesh centerline to centerline.
 - J. Load/Deflection: Grating design loads shall be less than manufacturers published maximum recommended loads. Maximum recommended loads shall be determined by acoustic emission testing. Grating shall be designed for a uniform load of 100 psf or concentrated load of 300 lb for the pier and gangway, 20 psf with 300 lbs concentrated load for the floating dock. Deflection is not to exceed 0.125” or L/D = 240, whichever is less.
 - K. The manufacturer shall certify that the stiffness of all panels manufactured are never more than 2.5% below the published load-deflection values.
 - L. Substitutions: Other products of equal strength, stiffness, corrosion resistance and overall quality may be submitted with the proper supporting data to the Owner for approval.

2.4 GRATING FABRICATION

- A. Measurements: Grating supplied shall meet the dimensional requirements and tolerances as shown or specified. The Contractor shall provide and/or verify measurements in field for work fabricated to fit field conditions as required by grating manufacturer to complete the work. When field dimensions are not required, Contractor shall determine correct size and locations of required holes or cutouts from field dimensions before grating fabrication.
- B. Layout: Each grating section shall be readily removable, except where indicated on drawings. Manufacturer to provide openings and holes where located on the plans. Grating openings which fit around protrusions (pipes, cables, machinery, etc.) shall be discontinuous at approximately the centerline of opening so each section of grating is readily removable.
- C. Sealing: All shop fabricated grating cuts shall be coated with vinyl ester resin to provide maximum corrosion resistance.
- D. Hardware: Type 316 stainless steel hold-down clips shall be provided and spaced at maximum of four feet apart with a minimum of four per piece of grating, or as recommended by the manufacturer which ever provides less spacing between hold-downs.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Contractor shall install gratings in accordance with manufacturer’s assembly drawings. Fasten grating panels securely in place with hold-down fasteners as specified herein and/or recommended by the manufacturer. Field cut and drill

SECTION 067413 – FRP GRATING

fiberglass reinforced plastic products with carbide or diamond tipped bits and blades. Seal or coat cut or drilled surfaces in accordance with manufacturer's instructions. Follow manufacturer's instructions when cutting or drilling fiberglass products or using resin products; provide adequate ventilation.

- B. Adjoining grating sections shall be at the same level to within 1/8 inch of each other to prevent tripping.
- C. Grating panel shall be installed as one piece across the floating dock.

END OF SECTION



Sudden Valley Community Association
 360-734-6430
 4 Clubhouse Circle Bellingham, WA 98229
 www.suddenvalley.com

CAPITAL REQUEST MEMO

To: Sudden Valley Community Association Board of Directors
From: Jo Anne Jensen, General Manager
Date: May 25, 2023
Subject: Capital Request – Main Pool Furniture

Purpose

To request approval for the purchase of additional furniture for the main pool.

Background

In 2019, the SVCA Board of Directors approved \$35,000 for the purchase of pool supplies, including approximately \$10,000 for furniture for the Quiet Pool. That furniture, along with some miscellaneous odds-and-ends, was used last year at the Main Pool. Most of the furniture that was purchased is still functional, but there is not enough of it to serve the needs of the larger pool. An inventory of current furniture is given in the table below. Pictures of the furniture are attached for reference.

Type of Furniture/Equipment	Quantity
Loungers	12
White Round Tables	5
Off-White Rectangular Tables	2
Umbrellas	0
Umbrella Stands	7
Resin Chairs	23
Backless Benches	8

Analysis

The maximum safe occupancy of the pool and deck area is 150 people. Attendance only reaches this maximum on a few days during the season. Using a working number of 100 to 120 people, we then assumed that one-third (35 to 40) would need seating at any one time. With this number in mind, we propose that the following set of furniture/equipment be maintained for the Main Pool :

Location	Type of Furniture/Equipment	Quantity
Main Pool	White Loungers	20
Main Pool	White Round Tables (retain current tables)	5
Main Pool	White Umbrellas	7
Main Pool	White Umbrella Stands (retain current stands)	7
Main Pool	White Resin Chairs	25
Main Pool	Backless Benches (retain current benches and	8

	repair tops in off-season)	
Quiet Pool	Beige Loungers	12
Quiet Pool	Off-White Rectangular Tables	2
Quiet Pool	White Resin Chairs	12

To maintain this set of furniture and equipment for the Main Pool, we will need to purchase the following items:

Type of Furniture/Equipment	Quantity
White Loungers	20
White Umbrellas	7
Resin Chairs	14

The current furniture can then be used to equip the Quiet Pool.

There is a bewildering array of pool furniture available in a range of prices. We spent a lot of time narrowing down the choices, balancing between what is available, what is affordable, and what will be functional. The following table summarizes a range of choices:

#	Item	Source	Description	Each	Units	Total	Free Ship
1	Pool Loungers	Amazon	Polywood NCC2280-WH N (stackable)	\$ 371.44	20	\$ 7,428.52	X
2	Pool Loungers	Amazon	Compamia stackable marine grade (set of 4)	\$ 739.96	5	\$ 3,625.80	X
3	Pool Loungers	Amazon	Ciokea Chaise Lounge for Outdoor, Patio Lounge Chairs for Outside (not stackable)	\$ 239.99	20	\$ 4,799.80	X
4	Pool Loungers	Amazon	Christopher Knight Home Cynthia Outdoor Chaise Lounge (Set of 2), White. Aluminum /Mesh not stackable but has wheels	\$ 421.99	10	\$ 4,219.90	
5	Table Umbrellas	Patio Living	Treasure Garden Market Aluminum 9' Octagon Auto Tilt Crank Lift Umbrella with stripe sun resistant fabric	\$ 439.00	7	\$ 3,073.00	X
6	Table Umbrellas	Wayfair	Tilt crank Market umbrella ROHRBURG white with blue (polyester fabric that is NOT fade resistant)	\$ 72.99	7	\$ 510.93	X
7	Table Umbrellas	Patio Living	Galtech quick ship 9ft crank tilt (photo shows blue, multiple colors available sun resistant fabric)	\$ 349.00	7	\$ 2,443.00	X
8	Table Umbrellas	Patio Living	Panama Jack Espresso Blue Umbrella Item #PJPJO6001BLUE comes in two shades of blue and white not extreme rated fabric (added 1 umbrella to get FS)	\$ 129.00	8	\$ 1,032.00	X
9	Resin Chairs	Amazon	Compamia Sunshine Resin Patio Dining Chair (set of 4)	\$230.40	8	\$ 1,843.20	X
10	Resin Chairs	Amazon	Compamia Artemis Outdoor Patio Dining Arm Chair (set of 2)	\$ 264.00	12	\$ 3,168.00	X

I recommend the following purchases:

- Item 3: This lounge is moderately priced, has arms, and has a 350 lbs capacity.
- Item 8: This is a moderately priced umbrella with good quality ratings.
- Item 10: These chairs have a slightly wider seat and are more stable than the other options. I suggest buying 24 so that we can fully equip the main pool.

Total recommended purchase amount (with sales tax): \$9,782.78

Request

Request that the board approve \$10,500 (recommended purchase amount with 10% contingency) from CRRRF for the purchase of pool furniture/equipment.

Motion

Move that the SVCA Board of Directors approve \$10,500 (recommended purchase amount with 10% contingency) from CRRRF for the purchase of pool furniture/equipment.

Board of Directors Approval

Approved: _____ Not Approved: _____ SVCA Board of Directors





Deliver to Morgan Bellingham 98229

All ▾ NCC2280

All Add People Buy Again Gift Cards Recommendations

EN

Hello, Morgan Account for Sudden Valley ...

Lists

Business Prime

10

Guide buyers in your org

Group: Sudden Valley Community Association

Mark product as preferred

View other policies



Back to results

POLYWOOD NCC2280-WH Nautical Arms Chaise, White

\$371.41

Visit the POLYWOOD Store

4.6 214 ratings | 31 answered questions

Amazon's Choice for "ncc2280"

FREE delivery Tuesday, May 30

Deliver to Sudden - Bellingham 98229

In Stock

Qty: 1

Buying in bulk?

Add to Cart

Ships from and sold by Amazon.com.

Shows what's inside. Item often ships in manufacturer container to reduce packaging. If this is a gift, consider shipping to a different address.

Add to List

New (5) from \$371.41

Other Sellers on Amazon

\$381.40

& FREE Shipping

Sold by: Diamond Home USA

Add to Cart

\$413.11

& FREE Shipping

Sold by: Shopping Experts

Add to Cart

\$435.93

& FREE Shipping

Sold by: Home Products for All

Add to Cart

Price: \$371.41

Pay invoices how you want. Make payments through wire, check, or ACH online.

Delivery & Support

Select to learn more



Ships from Amazon.com



Eligible for Return, Refund or Replacement within 30 days of receipt



Customer Support



Roll over image to zoom in



2 VIDEOS

Color: White



\$371.41



\$329.00



\$349.00



\$349.00

6 options from \$414.98



\$349.00



See available options

Style: Classic

Classic

Coastal

Nautical Arms...

Nautical Arms...

Arms Chaise +...

Coastal + Cushion

Color White

Brand POLYWOOD

Product 78.5"D x 27"W x 39"H

Dimensions

Style Classic

Special Feature Fol, Arm Rest, Cushion Availability

About this item

Lounger #1

Deliver to Morgan
Bellingham 98229

All ▾ white Pool lounge chair C

All Add People Buy Again Gift Cards Recommendations

EN

Hello, Morgan
Account for Sudden Valley ...

Lists

Business Prime

5

Guide buyers in your org

Group: Sudden Valley Community Association

Mark product as preferred

View other policies



Patio, Lawn & Garden › Patio Furniture & Accessories › Patio Seating › Chairs

Compamia Aqua Pool Chaise Lounge Chair Stackable Marine Grade Plastic resin outdoor chaise lounge in White - Set of 4

\$739.96

FREE delivery June 5 - 14. Details

Deliver to Sudden - Bellingham
98229

In stock.

Usually ships within 4 to 5 days.

Buy more, get it as low as \$717.76

Quantity: 1

Buying in bulk?

Add to Cart

Ships from and sold by Cymax.

Seller Credentials:

889 certification

Add to List

Have one to sell?

Sell on Amazon



Brand: Compamia
4.0

45 ratings

\$739.96

Pay invoices how you want. Make payments through wire, check, or ACH online.

Support



Eligible for return, Refund or Replacement within 30 days of receipt

Customer Support

Click image to open expanded view



Color	White
Brand	Compamia
Product Dimensions	25"D x 74"W x 12"H
Special Feature	Stackable
Material	Resin

About this item

- Relax by the pool in these white chaise pool lounge chair in total comfort; Set of 4
- Colour:White
- Perfect for public pools and beach areas
- Easy to keep clean

Customer ratings by feature

Easy to assemble	4.5
Comfort	3.8
Sturdiness	3.6

See all reviews

Report incorrect product information.

Consider a similar item



CleverMade Tamarack Folding Wooden Outdoor Chair -Stylish Low Profile Acacia Wood Lounge Chair for the Patio, Porch, Lawn, Garden or Home Furniture - Cinnamon

(851)

\$179.99

Lounger #2

Start your outdoor season in style!

Christopher Knight Home Cynthia Outdoor Chaise Lounge (Set of 2),...

★★★★★ 518

\$421.99

Sponsored

Deliver to Morgan
Bellingham 98229

Home & Kitchen ▾ Enter keyword or

All Add People Buy Again Gift Cards Recommendations

EN

Hello, Morgan
Account For Sudden Valley ...

Lists Business Prime

10

Guide buyers in your org

Group: Sudden Valley Community Association

Mark product as preferred

View other policies



Patio, Lawn & Garden > Patio Furniture & Accessories > Patio Seating > Chairs > Lounge Chairs

Ciokea Chaise Lounge for Outdoor, Patio Lounge Chairs for Outside, Foldable Chaise Lounge Chair with 5 Positions, Plastic Lounge Chair for Pool Poolside Deck Beach Backyard Lawn, White

\$239.99

One-Day

FREE delivery **Tomorrow, May 24.**
Order within 4 hrs 53 mins

Deliver to Sudden - Bellingham
98229

In Stock

Qty:

Add to Cart

Sold by Ciokea Patio and Fulfilled by Amazon.

Shows what's inside. Item often ships in manufacturer container to reduce packaging. If this is a gift, consider shipping to a different address.

Add a gift receipt for easy returns

Add to List

New (2) from **\$239.99**

FREE One-Day

Visit the Ciokea Store

4.4 70 ratings

Price: **\$239.99** One-Day

Coupon: Apply \$30 coupon Shop items > | Terms

Pay invoices how you want. Make payments through wire, check, or ACH online.

Delivery & Support

Select to learn more



Ships from Amazon



Eligible for Return, Refund or Replacement within 30 days of receipt



Customer Support

Color: **White**



\$239.99



\$239.99



\$219.99



\$195.99



\$219.99



\$239.99



\$195.99



\$219.99

Color White

Brand Ciokea

Product 65"D x 22.8"W x 12.5"H

Dimensions

Style Classic

Special Feature Foldable

About this item

- Chaise lounges chair are around 65 inches long, 22.8 inches wide and 12.5 inches tall. 330 pounds weight capacity. Arrange chaise lounges chair around the pool or garden for sunning and snoozing.
- Widen Armrests and 5 different positions adjusted backrest (one of which is laying flat) provide comfort relaxation for you. Create a private resort with outdoor loungers chair designed for 5-star comfort.
- Chaise lounges made of virgin high-density polyethylene (HDPE) material which is weather-resistant, fade-resistant and isn't prone to splinter, crack, Easy to clean, wash with mild soap and water. It is solid, and colored throughout.



Roll over image to zoom in



VIDEO

Lounger #3

Deliver to Morgan Bellingham 98229

Garden & Outdoor Enter keyword

Start creating Budgets

All Add People Buy Again Gift Cards Recommendations

EN

Hello, Morgan Account for Sudden Valley ...

Lists Business Prime

10

Guide buyers in your org

Group: Sudden Valley Community Association

Mark product as preferred

View other policies



Patio, Lawn & Garden Gardening & Lawn Care Hand Tools Tool Sets

Christopher Knight Home Cynthia Outdoor Chaise Lounge (Set of 2), White.

Visit the Christopher Knight Home Store

4.5 519 ratings | 74 answered questions

Price: \$421.99 (\$211.00 / Count) FREE Returns

Pay invoices how you want. Make payments through wire, check, or ACH online.

Color: White



Size: (Set of 2)



Color	White
Brand	Christopher Knight Home
Product	77.56"D x 25.2"W x 11.8"H
Dimensions	
Special Feature	Arm Rest
Material	Aluminum

About this item

- **ALUMINUM FRAME:** This chaise lounge set is built with aluminum, creating a lightweight and stable frame. This material is rust-resistant which will further extend the life of your product.
- **MESH SEATING:** This features seating constructed of outdoor mesh material, making our chaise lounge both flexible and supportive. This lightweight material allows air to circulate and ventilates body heat on a hot day.
- **ADJUSTABLE:** Our chaise lounge set offers adjustable seating to ensure maximum comfort. This accommodates five different positions, including a fully reclined option.
- **WITH WHEELS:** The back legs of these chaise lounges have wheels attached for easy mobility. This allows you to conveniently transport this set wherever you need.
- **ASSEMBLY REQUIRED:** Some assembly is required for this chaise lounge set. All of the instructions and tools needed for assembly are included.

See more product details

Report incorrect product information.

Consider a similar item

Lounger # 4

\$421.99 (\$211.00 / Count)

FREE Returns

FREE Prime delivery Thursday, June 1

Extended delivery time: This item takes longer than usual to ship due to its size and/or weight.

Deliver to Sudden - Bellingham 98229

In Stock

Qty: 1

Add to Cart

Ships from and sold by Amazon.com.

Shows what's inside. Item often ships in manufacturer container to reduce packaging. If this is a gift, consider shipping to a different address.

Add to List

New (2) from \$421.99 Prime FREE Delivery

Other Sellers on Amazon

\$437.59 (\$218.80 / Count) Add to Cart

& FREE Shipping Sold by: Cymax



Start your outdoor season in style!

Christopher Knight Home Blanche Outdoor Faux Wicker Chaise...

111 reviews \$366.99 prime

Sponsored

www.patioliving.com/ / Patio Umbrellas (https://www.patioliving.com/patio-umbrellas) / Umbrellas & Shades (/umbrellas-shades) / Treasure Garden (/treasure-garden-umbrellas)



Treasure Garden Market Aluminum 9' Octagon Auto Tilt Crank Lift Umbrella
EXUM810

by [Treasure Garden \(/treasure-garden-umbrellas\)](#) from [Market Aluminum Collection \(/treasure-garden-umbrellas/market-aluminum\)](#)

★★★★★ 4.8 (/treasure-garden-9-foot-patio-umbrellas-shade-exum810#reviews)

From \$329.00

~~\$470.00~~ 30% Off

As low as \$30.18/mo. [Learn more](#)

[Shopping for a client? Trade Program \(https://www.luxedecor.com/trade-program.html\)](#)

FREE Shipping

Ships within 2 to 4 Weeks

Change Lead Time

9' Auto Tilt Crank Lift Standard Lead Time **Finish** Please Select **All Finishes** ▼



Shade Type Please Select

[All Shade Type](#)



Fabric Please Select

[More Fabrics](#) 1

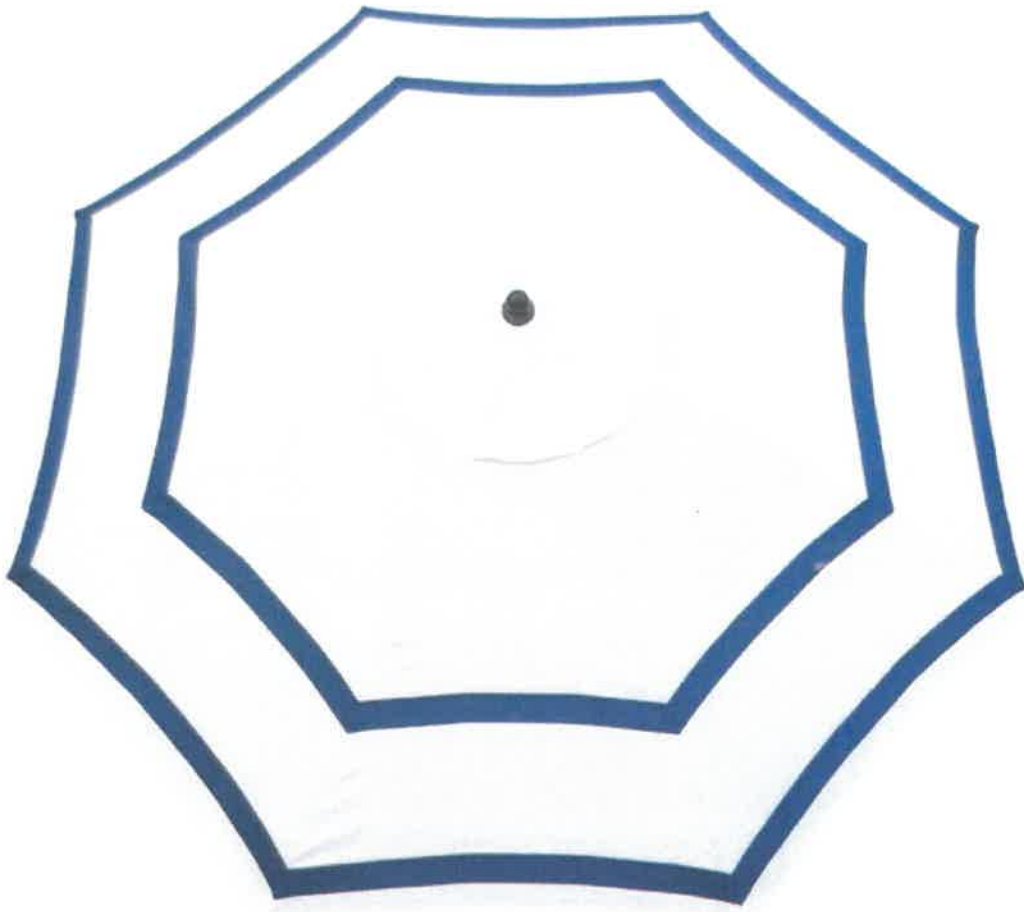


Umbrella #1

Add Base

Select Base ▼

4.6 ★★★★★
Google
Customer Reviews



umbrella #2





Umbrella #3

4.6 ★★★★★
Google
Customer Reviews



https://www.patioliving.com/ / Patio Umbrellas (https://www.patioliving.com/patio-umbrellas) / Umbrellas & Shades (umbrellas-shades) / Panama Jack (/panama-jack-furniture)



Panama Jack Espresso Blue Umbrella

PJPJO6001BLUE

by Panama Jack (/panama-jack-furniture) from Umbrellas & Bases Collection (/panama-jack-furniture/umbrellas-bases)

\$129.00

\$184.29 **30% Off**

PayPal Pay in 4 interest-free payments of \$32.25. [Learn more](#)

[Shopping for a client? Trade Program \(https://www.luxedecor.com/trade-program.html\)](#)

Ships within 2 to 3 Weeks

50+ In Stock

-	1	+	Add To Cart	
---	---	---	-------------	--

norton SHOPPING GUARANTEE
Your purchase is protected

[Request Quote](#)

Product Overview

FEATURES

- 9' Tall, crank operation, with tilt option
- Fabric: 180G Polyester BLUE
- Vented top: Yes
- Powder-coated Aluminum Frame
- Ribs material: Steel

*Umbrella
#4*

4.6 ★★★★★
Google
Customer Reviews

Deliver to Morgan Bellingham 98229

Garden & Outdoor

Enter keyword o

Office supplies store

All Add People Buy Again Summer Event Gift Cards

EN

Hello, Jo Account for Sudden Valley ...

Lists

Business Prime

0

Guide buyers in your org

Group: Sudden Valley Community Association

Mark product as preferred

View other policies



Patio, Lawn & Garden > Patio Furniture & Accessories > Patio Seating > Chairs > Patio Dining Chairs



Roll over image to zoom in



Compamia Artemis Outdoor Patio Dining Arm Chair in White (Set of 2)

Visit the Siesta Store

4.4

3 ratings | 5 answered questions

Price: \$264.00

Save 5% at checkout Shop items >

Pay invoices how you want. Make payments through wire, check, or ACH online.

Color	White
Brand	Siesta
Product Dimensions	23"D x 23"W x 33"H
Special Feature	Arm Rest
Material	Metal

About this item

- Finish: White
- Seat - 18" H
- Materials: Resin, Rubber
- Residential Use - 2 Years Limited Warranty
- Extremely durable for outdoor temperatures and conditions

Report incorrect product information.

Consider a similar item



CleverMade Tamarack Folding Wooden Outdoor Chair -Stylish Low Profile Acacia Wood Lounge Chair for the Patio, Porch, Lawn, Garden or Home Furniture - Cinnamon (852)

\$179.99

Climate Pledge Friendly

\$264.00

FREE delivery May 26 - June 1. Details

Deliver to Sudden - Bellingham 98229

Only 5 left in stock - order soon

Buy more, get it as low as \$259.53

Quantity: 1

Buying in bulk?

Add to Cart

Ships from and sold by KART IT.

Seller Credentials: 889 certification

Add to List

New (5) from

\$263.99 & FREE Shipping

Other Sellers on Amazon

\$264.00 & FREE Shipping

Sold by: Cymax

Add to Cart

\$264.00 & FREE Shipping

Sold by: BisonOffice

Add to Cart

\$264.00 & FREE Shipping

Sold by: VirVentures

Add to Cart



Swivel Patio Dining Chairs



PHI VILLA Patio Swivel Dining Chairs Set of ...

★★★★★ 1,141

\$269⁹⁹

Sponsored

Buy With

Also Viewed

Buy it with

Sophia & William Outdoor Patio Acacia Wood Bench Set of 2, Oil...

★★★★★ 257

\$239⁹⁹

Sponsored

Deliver to Morgan Bellingham 98229

All white outdoor stacking chairs

Try Amazon Business Lists

All Add People Buy Again Summer Event Gift Cards

EN

Hello, Jin Account for Sudden Valley ...

Lists Business Prime

Guide buyers in your org

Group: Sudden Valley Community Association

Mark product as preferred

View other policies

Be ready to say thanks in the moment
Shop multipack gift cards

Back to results



Roll over image to zoom in



Compamia Sunshine Resin Patio Dining Arm Chair in White (Set of 4)

Brand: Compamia

4.4

51 ratings | 13 answered questions

Price: \$230.40

Pay invoices how you want. Make payments through wire, check, or ACH online.

Color	White
Brand	Unknown
Product	20"D x 23.5"W x 35.5"H
Dimensions	
Recommended Uses For Product	Dining
Finish Type	white

About this item

- Finish: White
- Distance Between Arms - 17.5"
- Materials: Resin, Rubber
- Residential Use - 2 Years Limited Warranty
- Extremely durable for outdoor temperatures

Report incorrect product information.

Similar item to consider



Amazon Basics White, Curved Back Dining Chair-Set of 2, Premium Plastic (1161)

\$133.29 (\$66.65/Count)

\$230.40

FREE delivery May 31 - June 2. Details

Deliver to Sudden - Bellingham 98229

In Stock

Qty: 1

Buying in bulk?

Add to Cart

Ships from and sold by Cymax.

Seller Credentials: 889 certification

Add to List



USA-Made Quality Adirondacks

Highwood AD-CLAS1-BKE Classic Westport Adirondack Chair, Black

★★★★★ 246

\$200^{B2} ✓prime

Sponsored



Swivel Patio Dining Chairs



PHI VILLA Patio Swivel Dining Chairs Set of ...

★★★★★ 1,141

\$269⁹⁹

Sponsored

Bought Together

Also Viewed

Frequently bought together