



May 17, 2017

Mitch Waterman
General Manager
Sudden Valley Community Association
4 Clubhouse Circle
Bellingham, WA 98229

Re: Revitalization Concept Plan

Dear Mr. Waterman:

Wilson Engineering is pleased to present the final Revitalization Concept Plan with illustrative drawings, cost, and schedule. Records of the Town Hall presentations, pre-design studies, and field investigations are also included for reference.

PROJECT GOAL AND PROCESS

The goal of the plan was to determine a credible project and construction cost and schedule for the revitalization of the Marina, Area Z, and the Recreation Corridor. To reach this goal, the Wilson Engineering team evaluated what repairs would be necessary, what improvements could be permitted, and determined constructability. An important element of the evaluations and assessments was to perform a 'reality check' on the proposed improvements or new facilities. Will the project provide sufficient benefit to justify the cost? Are there any fatal flaws? Is there an alternate approach to achieve the same functions more efficiently? And how does it measure up against the four ranking factors for the projects:

- Value to Operations (required to support the community)
- Assets value to SVCA as a community in terms of culture, identity, or community
- Value to individual home owners
- Assets ability to generate revenue

Once this baseline was created, the community was engaged in the scoping and visioning process through a series of Town Hall meetings. At the Town Hall meetings, the design team presented a list of potential options for the plan elements outlined in the RFQ. Those attending had the opportunity to place green "like" dots or a red "dislike" dot on visual preference boards. Survey forms were also distributed and verbal comments given by participants during the question and answer sessions were recorded.

SCOPE OF WORK

Given the feedback on option selections from the community, the design team developed a desired final conceptual revitalization program with probable cost. After factoring in design, permitting, construction management, contingencies, taxes, and inflation, the total projected cost exceeded the amount that the board felt comfortable proposing to the community. Using a value engineering assessment, the feedback from the Town Hall meetings was further analyzed to reduce the scope and cost to an acceptable level. The reduced scope of work will be voted on by the SVCA membership.

➤ Marina Final (Reduced) Scope of Work:

- Repair erosion and replace bulkhead around entire peninsula with soft armoring
- Dry storage and boat/ car parking - complete rebuild with improved layout
- Replace interior boat launch float and dock gangways
- Add dry standpipes for fire protection and minor repairs to docks
- Exchange concrete lakeside boat launch for soft launch entry and pocket beach
- Restore swim beach and enhance with low cost nature play elements and a swim float
- Install fencing and native vegetation to separate swim / play areas from dog off leash area
- Resurface tennis / sport courts
- Install a security gate at the marina entrance to lock the park at night
- Extend aquatic license along entire shoreline

➤ Area Z Final (Reduced) Scope of Work:

- Build new maintenance building
- Build new storage building (replacement for Barn 6)
- Demolish old maintenance building and tall shed
- Install security lighting around perimeter of Area Z and increase camera system
- Pavement between maintenance building and storage building and gravel road repair

➤ Recreational Corridor Final (Reduced) Scope of Work:

- New Community Center – 18,000 ft²
 - YMCA
 - Café
 - Community Hall
 - Library
 - Child Care Facility
 - Locker rooms (M/F/Family)
 - Meeting room
- Demolish Barn 6, 8 and infill foundations of Barn 6 and 7
- Establish 3 different age range children play areas



- Resurface parking lots
 - Storm drain improvements
 - Pool Refurbishments – Resurface Pool, replace deck, repair fence, ADA compliance
- Roads Rehabilitation Final Scope of Work:
- Repair priority failing road sections, potholes, seal cracks and striping in 2017
 - Surface seal 100% of Main Roads
 - Surface seal 76% of Secondary and Residential Roads

This final reduced scope of work reflects the community feedback and what was of most value to members. Scope items that were removed from the final concept are now contingency options for funding after completion of the main scope and are listed below.

- Marina Scope Items Removed From Final Concept (for Reduced Scope Cost Estimate):
- Removed Concrete Plaza, Shelter, Bench.
- Area Z Scope Items Removed From Final Concept (for Reduced Scope Cost Estimate):
- New Storage Buildings (6 Buildings)
 - Gravel Around Storage Buildings
 - RV Storage Improvements
- Recreation Corridor Scope Items Removed From Final Concept (for Reduced Scope Cost Estimate):
- New Community Center (26,000 ft²)
 - Pool Locker and Equipment Building Improvements
 - Convert Tennis Courts to Skate park
 - Prefabricated Pool Cover
 - Added Security Cameras at Corridor
- Parks and Trails (item added by request of the Board of Directors)

Although not included in the reduced scope final cost estimate, the deleted scope items are still shown in the final concept plan illustrations and can be added back in, and are now identified as contingency funded options.

SCHEDULE AND PERMITTING APPROACH

The proposed project schedule takes into consideration the permitting challenges for each of the three development areas.

The Recreation Corridor has the simplest permitting path because it will be replacing existing facilities and does not require a developer's agreement or complex environmental permitting.



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This area could potentially begin construction in the summer of 2018 if design and permitting is started in August of 2017. Construction is anticipated to take 12-18 months.

At the Marina, the project will benefit from a Developer's Agreement with Whatcom County that will allow uses within the shoreline that do not already exist and would not be otherwise permitted. The new uses will be balanced by improving habitat in other areas and providing an overall benefit to the shoreline. The developer's agreement with Whatcom County will take a minimum of 12 months, so it will be crucial to start the process as soon as possible. It is anticipated that construction would be staged during the summer of 2020. Construction could happen as early as the summer of 2019 if the US Army Corp of Engineers (Corp) permit is issued in a shorter timeline than anticipated.

Area Z cannot be improved until the web of permitting surrounding the contaminated soils is sorted out. We are currently pursuing an informal jurisdictional determination for the wetlands that have formed on top of the contaminated soils with the Corp. At the same time, we are also working together with a soil remediation consultant to resolve the contaminated soils issue. It is anticipated that construction would be staged during the summer of 2020. Construction could happen as early as the summer of 2019 if either the jurisdictional determination from the Corp or the conditional use permit from Whatcom County have shorter timelines than anticipated.

On behalf of Wilson Engineering and the design team, I thank you for the opportunity to contribute to this vital community plan. If the community decides to move forward with the improvements, we would be pleased to assist you in the design and permitting phase.

Sincerely,

WILSON ENGINEERING, LLC

Danielle Johnston, PE, LEED-AP

Senior Project Manager

Encl. SVCA Revitalization Plan, Deliverables Binder

