

October 2016

# LAGOON POINT

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Lagoon Point Community Association Newsletter

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## BRIDGE UPDATE & NEW DEVELOPMENTS

*by Bob Morikado, President*

On Friday, Sept 23, we held an LPCA community meeting primarily to cover developments on the bridge project. We will now ask for a revisit of the bridge selection and a request for additional funding approval, **which will not result in any new special assessments**. Our intent is to use existing available reserve account funds.

During the past few months three factors arose which were previously unknown:

1. We will possess Island County's only bridge. They therefore determined ASHTO standards for highway bridges must apply;
2. The current selected bridge manufacturer substructure engineers specified a design that was far more extensive that we had

anticipated (28 X 16" pilings versus 16 X 8" pilings) that we anticipated in the 2015 budget proposal; and,

3. The excavation required for the current bridge substructure is more extensive (below low tide level) than the proposed alternative (down to sea level). This requires a method for preventing water from intruding (called dewatering).

Other pertinent information:

1. Three aspects to the bridge project: bridge itself (the superstructure), the supporting construction (excavation, pilings, backfilling, etc.), and ancillary items (engineering, project management, taxes, etc).
2. Permit for the bridge has been approved and is valid until Feb, 2018. A decision to use the alternative bridge will require an "Update Notification" to the county. This is a minimal consequence since the environmental disturbance will actually be less.
3. Approval of the bridge design from the Corp of Engineers still requires two actions. Now is an opportune time to change if that is our decision.
4. Estimates of the funds necessary to complete the project from this point are \$637K + \$89K (already spent) or \$726K total for Option A (current CONSPAN bridge. Estimates for alternative Option B alternative (voided slab bridge) are \$536K + \$89K (already spent) or \$625K total.

5. The costs for bridge itself are roughly equal for either option. The major total cost difference results from supporting construction costs. Option A requires a larger number (28 versus 20) and size (16" diameter versus 8" diameter) pilings. Supporting construction because dewatering costs for the Option A are significantly higher. The dewatering can be higher than our estimate.
6. We expect no impact on the schedule by changing to the Option B design. There are at least two bridge fabricators in Western Washington.
7. The weight of the Option A bridge is over twice that of the Option B bridge (also a factor in the supporting construction costs)

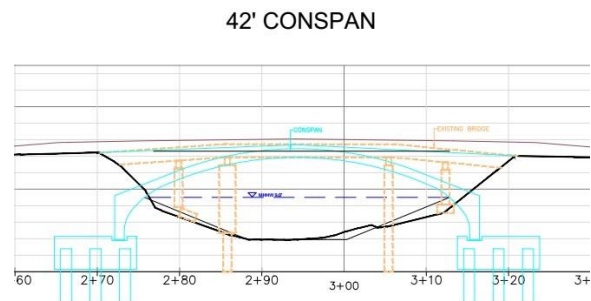
the water that must be excluded using some type of impervious barrier to complete the substructure construction (dewatering). In the case of the Option B substructure, the concrete cap is above the high tide level negating or minimizing the dewatering effort.



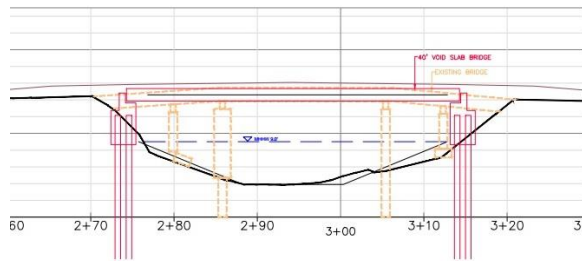
**CONSPAN Photos & Renderings**

Based upon this information you will vote for Option A (currently approved CONSPAN approach - current estimate is \$726K) or Option B (new alternative "voided slab" - current estimate is \$625K) approach. A ballot to select between these two alternatives is forthcoming.

In addition, attached are drawings of the Option A substructure and the Option B substructure. The dark solid curved horizontal line is the current ground level. The solid horizontal line below is sea level and slightly below that is a dashed line for the high tide mark. Note the pilings in both options are affixed with a concrete cap. In the case of the Option A substructure, the concrete cap is below the lowest ground level and well below the high tide. This is



#### 40' VOIDED SLAB



#### Voided Slab Photo & Renderings



#### BOARD CHANGES

The board accepted the resignation of Ray Lane (2016 Vice President) due to health reasons. Janet Bondelid volunteered to replace Ray. Janet has many years of experience on the LPCA board and is a long time Lagoon Point resident. She has served as Area Rep, Assistant Treasurer, Secretary and most recently as President. The board voted and accepted Janet as the Vice

President replacement for the remainder of the 2016 term. Thank you Janet!

***I have decided not to run for the President position for 2017 due to personal reasons. I will continue to work with the community in other areas. Thank you in advance for your continued support of your board.***

**Bob Morikado**

#### GATE KEY CARDS

The new key card for the gate is now available. We have announced and completed the first issue date. There will be additional issue dates and the community will be notified via email of those dates. Please contact Cheryl Kuss with questions 360-222-3017.

#### Treasurer Update

*by Vicki Powers*

**Reserves For All Divisions of LPCA**  
**\$1,048,040.00**

**Divisions 2,3 & 4** **\$248,772.00**

**Dredging Account - All LPCA** **\$106,000.00**

**Uncollected Receivables** **\$45,084.00**

We would appreciate a quick email from people who have changed phone numbers, email address, ownership changes, and recent lot combinations. You can imagine what a job it is to keep track of over 400 members and their contact information. Your emails can go to [LPCA99@gmail.com](mailto:LPCA99@gmail.com).

As you can see by the amount of uncollected receivables that we have a way to go. If you have not paid your dues and are not on a current payment plan you will be subject to a \$100 late fee by November 1st. This late fee was approved by the community and is in the LPCA Bylaws. This late fee cannot be waived. We appreciate your cooperation.

## **2017 Ballots**

The Ballots are being mailed and you should receive them in the next week. If you or any of your neighbors have not received a ballot please contact us at [lpca99@gmail.com](mailto:lpca99@gmail.com) or call your area rep.

\* Extra newsletters will be in the flyer box at the Lagoon Point entrance.

## **Holiday Party Dec. 9th**

Please come meet the new board members and thank your volunteer 2016 Board at the upcoming holiday open house. We need a volunteer to head up this party.

Greenbank Progressive Club

December 9th from 7-9PM

## **LPCA 2016 Board Members**

### **President**

Bob Morikado  
[lpca.pres@gmail.com](mailto:lpca.pres@gmail.com)

### **Vice President**

Janet Bondelid

### **Treasurer**

Vicki Powers  
[vpowers@windermere.com](mailto:vpowers@windermere.com)

### **Asst Treasurer**

Cheryl Kuss  
[nana.cherylkuss@gmail.com](mailto:nana.cherylkuss@gmail.com)

### **Secretary**

Melody Carney  
[melodyc@frontier.com](mailto:melodyc@frontier.com)

### **Asst Secretary**

Jeannette Requa  
[jnet@windermere.com](mailto:jnet@windermere.com)

### **Web Site**

Rob Powers  
[rob@rdpowerssalvage.com](mailto:rob@rdpowerssalvage.com)