

Island Manager Report
February 11, 2012

Administration:

Volunteers: Thanks to all who assisted other Members during the ice storm and helping in clearing away debris on the roads.

Island Cleanup: The owners of properties located at 1015 West Yew and 117 E. Madrona have made substantial progress in cleanup of trash on and around the properties. PCResponds and the Tacoma-Pierce County Health Department have been very helpful in these cleanup efforts.

Water System Project:

As reported last month, 11 bids were received, with the following results. Eight bids fell below the engineer's estimate, and three above. A Notice of Award has been sent to Massana Construction, and work is proceeding on the other elements of the contract package. All USDA approvals necessary at this point have been granted.

Company	Final Bid Amount
Massana Construction	\$1,002,573.17
Stan Palmer Construction	\$1,130,107.94
Jennings Northwest LLC	\$1,288,394.70
Kamin Excavating	\$1,393,661.03
WC&T General Contractor	\$1,419,170.56
Nova Contracting inc.	\$1,448,033.22
Cannon Construction	\$1,559,156.47
Titan Earthwork	\$1,570,500.28
Engineer's Estimate	\$1,612,000.00
RV Associates Inc.	\$1,623,772.38
Pape and Sons	\$1,724,967.03
Alcan Pacific, LLC	\$1,761,192.02

We have also received a verbal loan commitment from Key Bank and are awaiting the official offer letter, which when signed will allow us to move forward with the Owner-Contractor Preconstruction meeting. At the January 12 meeting, the Board authorized the Board President to sign the Notice of Award, Owner-Contractor agreement and Loan documents in order to keep the project tracking. All board members have remained very involved in the final selection of the contractor. We might diverge a little from the schedule below, but we are moving aggressively to keep the project on track.

Finally, we have applied for permits from Pierce County for the project, which are currently being processed. These are Shoreline Exemption application; Excavation, Filling, Grading, Surface Mines application and Environmental Checklist application.

A date for an official Groundbreaking ceremony is being discussed, and the ceremony will probably be set for a Friday, most probably March 2. More information on this will emerge as we get closer to the date for actual construction to begin. Our tentative schedule has changed a little, as the process moves on:

- Signature of loan agreement with Key Bank: February 11
- Owner- Contractor Agreement Signed: February 17

- USDA/Owner/Contractor Meeting February 27
- Notice to Proceed: February 27
- Project Complete: August/September
- Prepay Window (30 days?): Following Completion
- USDA Loan Replaces Interim Financing

We will use the email notification list to inform Members as the project moves through their neighborhoods.

Water Project Committee: Committee Report by Steve Chapin

Resident Inspectors: Dana Gruber, Mike Shettlesworth, Charles Smith and Rich Urfer have been hired as Resident Inspectors for the Water Project. Their responsibilities will include documenting the project progress with photos and daily logs, in addition to attending key meeting during the course of construction. We had a pool of good applicants to select from, and USDA concurrence in the final selection.

ADA Compliance: Gary Wanzong took measurements of the women's restroom, and we are contacting the USDA architect for design assistance. This work will be separately contracted. Two other improvements to be made as part of the project are fencing of the well site properties (in the bid documents) and improved power supply to the waterworks (to be purchased separately from Pen Light).

Cross Connection Control Program:

Those Member connections that have a direct water line to a hot tub, closed fire protection system, pool and/or in ground sprinkling system will be required to install a certified backflow prevention device, register it with the Utility, and have it inspected annually. Following the sanitary survey by the Department of Health last September, we were strongly urged to implement this program. More information on this will be forthcoming for Members.

Fire Department Liaison: Two Members have recently expressed interest in forming a volunteer firefighter team, but we need three to four before we can approach Fire District #16 about training. If any Members are interested please contact the office.

Land Use: No Report.

Emergency Preparedness: Committee report. The Committee will meet following the Board meeting; interested Members are encouraged to attend.

Legal Liaison: There are currently 11 delinquencies, of which three are with the island attorney. This is a delinquency rate of 2.8%

Parks – Committee Report: If you have questions or concerns or input about Parks email the Committee at hmcparcs@herronisland.org.

North Beach Marina:

The pile replacement should occur on Thursday and Friday, February 16 and 17. Sound from the pile installation will be audible, but shouldn't be enough to drive residents off the island. Construction will begin around 8 a.m., as permitted by Pierce County and island rules. The sequence of the work will be:

- Install the new pile collars to the dock floats.

- Place the dock floats back in the water and connect the floats together.
- The assembled dock will be rafted to the existing pile.
- The dock will be anchored and/or attached to the crane barge.
- Existing pile will be removed.
- Dock will be moved into its final location with the crane and a skiff and will be used as a template to drive the new piles.
- New piles will be driven down through the new pile collars.
- Floats will be put back on the beach.

Roads: On Thursday, February 9, a group of residents met to form a new Roads Committee, of which Allen Moren had long been the chairman. Dick Mowry and others noted the huge amount of work that Al had done in maintaining the roads and ditches on the island, and acknowledged the debt of gratitude HMC owes him. Attendees included Judy Greinke, Dick Mowry, Merry Kogut, Dana Gruber, Jack Wells and Karl Schafer. Jim Davies and Mike Shettlesworth have also indicated their interest. After discussion of the need for a committee charter and the several issues facing the roads Committee, the Committee decided to meet again March 1, Thursday, at 10 a.m.

An immediate issue involves the disposal of storm windfall from HMC properties. Members discussed whether to rent a chipper or organize a burn for the HMC windfall. More discussion will take place at the Board meeting.

Rules: There are now three Members who have indicated they are willing to serve. The Rules Committee, according to the Bylaws, “exercises the powers of the Board” and is required to keep a record of its proceedings. Committee members must be appointed by a vote of the Board and must be Members in good standing. All three of the above are members in good standing.

Transportation:

Charlie Doolittle will begin training as standby captain within the next week or two. Please make him welcome.

Recruitment continues for standby deck hand candidates.

Pierce County Wharf Easement Inspection: Per the Board’s direction, we have contracted with Sargent Engineering to perform the “wharf easement inspection” at a cost of \$5,634. This inspection of the mainland side dock is required by Pierce County every two years, to which we have added inspection of the cable lift system on mainland and island side.

Technology: No report.