

DRAFT - 01/25/12

# Moose Lodge Property

## Preliminary Review of the Potential Interim & Long Term Uses



January 25, 2012

City of Camas, Washington

Prepared by:

J.D. Walsh & Associates

Architects Associative



# Summary & Potential Uses

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## Introduction

The Moose Lodge Property is a 4.8 acre parcel located on the south shoreline of Lacamas Lake and approximately 600 feet west of the NW Lake Road and NE Everett St. (SR 500) intersection. This site is an integral part of the larger Lacamas Corridor which provides a variety of education and recreation opportunities.

Historic records indicate that the original building was constructed in the late 1940's as a boat motor repair shop. The Moose Lodge organization purchased the property in 1981. The building has since been expanded over the years to accommodate additional uses. The most recent modifications occurred in the mid 1980's with the addition of the dining room and deck. The existing site condition is illustrated on the aerial photograph shown on Exhibit 1.

The existing main lodge structure is a 4,900 sq. ft. wood frame building. Other site improvements associated with the lodge include a wood deck, boat ramp, and boat dock. RV Camping was allowed and a restroom/shower building and storage shed remain on the property. The existing floor plan and building elevations are shown on Exhibit 2.

In 2000 the City of Camas purchased the property. The Moose Lodge organization currently leases the property for its lodge functions.

The current Lacamas Corridor Master Plan (2001) has identified the property as an enhancement to the adjacent Heritage Park. The intent has been to expand or upgrade the facility to provide additional recreation and assembly activities by taking advantage of the lake front setting.

The Master Plan has also identified property south of Lake Road as the location for a new community center. The proposed enhancements to Moose Lodge could compliment the new community center by providing a senior citizen center and additional spaces for community use.

J.D. Walsh & Associates and Architects Associative have been retained to assist the City of Camas to investigate the optional short and long term uses for the Moose Lodge Property.



FALLEN LEAF LAKE

HERITAGE PARK

EXISTING TREES TO REMAIN (TYP.)

EXISTING STRUCTURES TO BE REMOVED

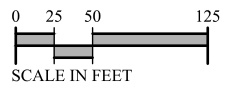
MOOSE LODGE

LAGAMAS LAKE

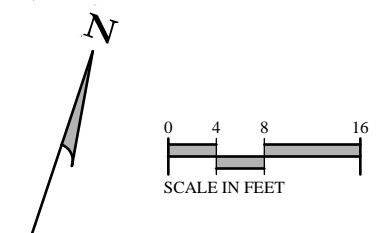
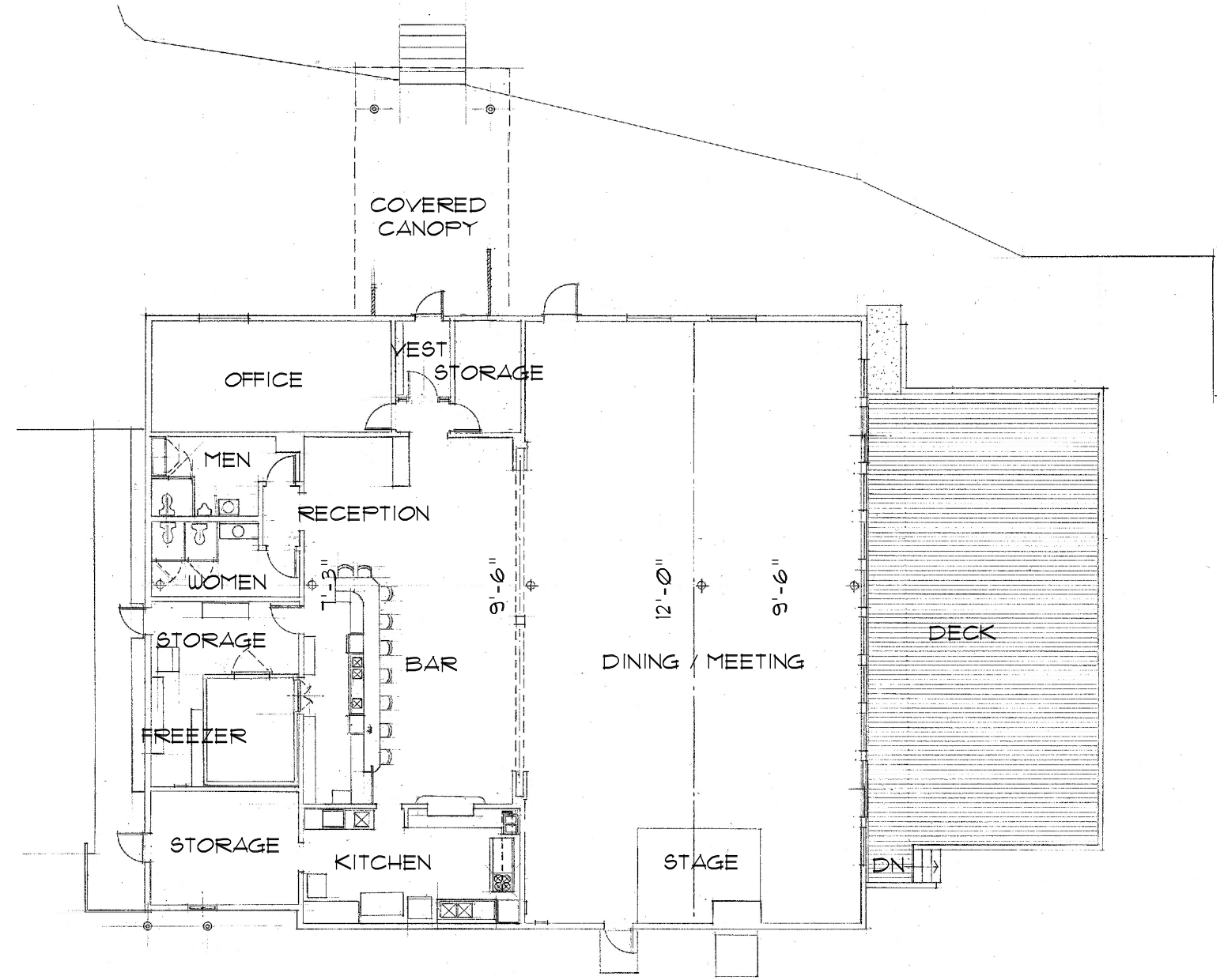
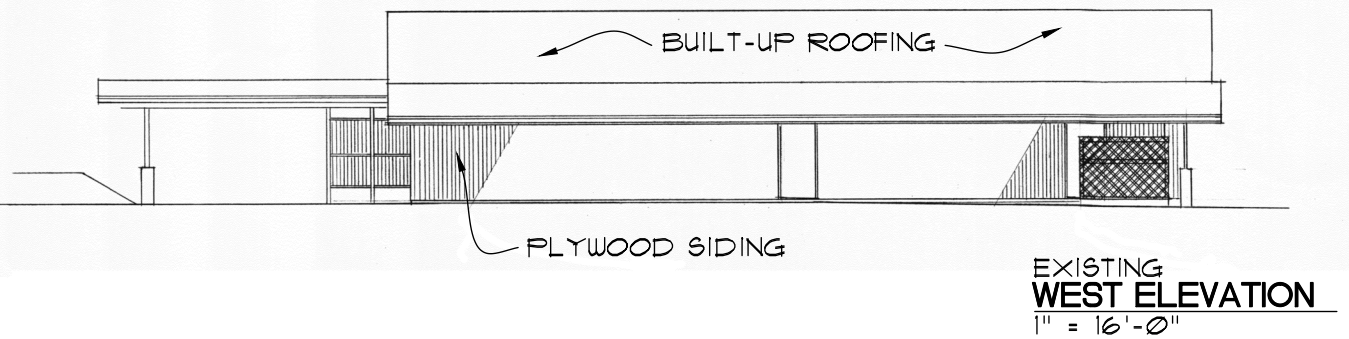
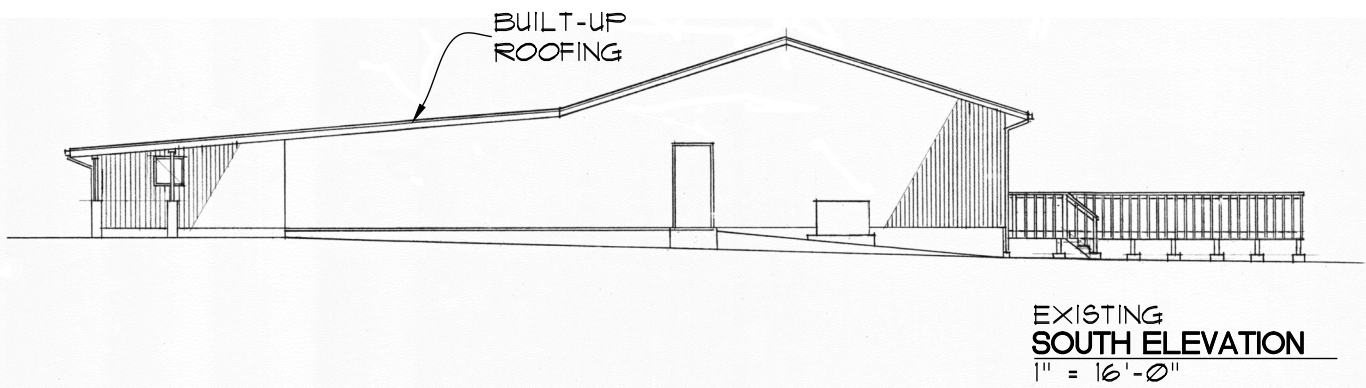
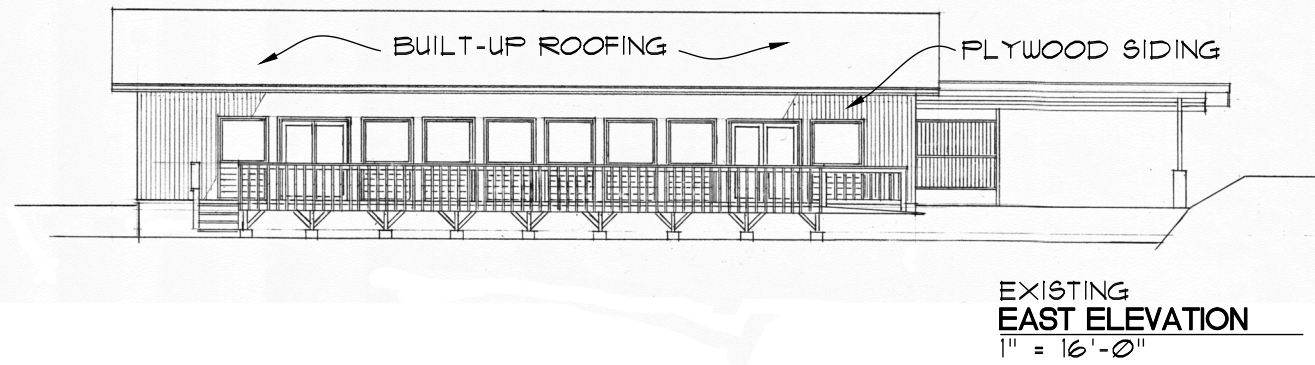
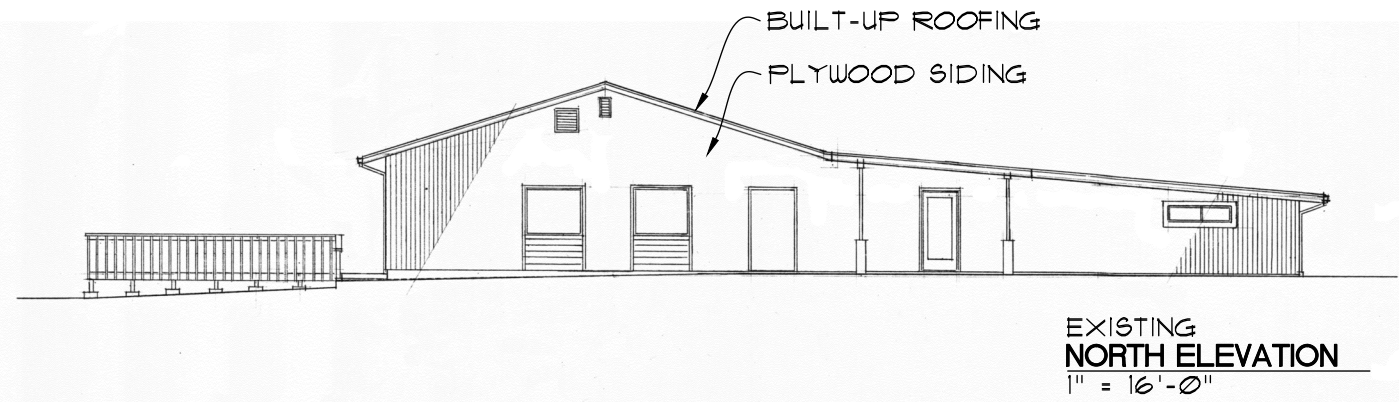
NW LAKE RD

NE EVERETT ST. (SR 500)

1 MOOSE LODGE - AERIAL CONTEXT



**EXHIBIT 1 - EXISTING AERIAL**  
**MOOSE LODGE PROPERTY**  
PRELIMINARY REVIEW OF INTERIM  
& LONG TERM USE  
CITY OF CAMAS, WA  
JANUARY 27, 2012



**EXHIBIT 2 - EX. PLAN & ELEVATIONS**  
**MOOSE LODGE PROPERTY**  
 PRELIMINARY REVIEW OF INTERIM  
 & LONG TERM USE  
 CITY OF CAMAS, WA  
 JANUARY 27, 2012

## **Interim Use**

The City is considering using the property on an interim basis for public recreation. The facility could accommodate:

- Small non-profit groups (i.e. VFW -30 occupants, Garden Club - 45 occupants)
- Private Events (i.e. weddings - 100+ occupants, group meetings)

The interim use intent is to modify the existing building with only the minimal required improvements and minor cosmetic upgrades. Based on this approach the consultant team has reviewed the existing structure and related codes and has summarized the findings as follows:

### **Upgraded Existing Facility (See Option A)**

#### **Assumptions**

- By changing the existing use classification from an A2 to a less hazardous A3 assembly occupancy the building official should permit the change without requiring building upgrades to comply with the current building code, as allowed by IBC Section 3408.
- No substantial occupancy change means no code upgraded requirements with the exception of ADA upgrades to make the building fully accessible and remedies for any fire-life-safety code violations as required.
- Occupant capacity is limited in the existing lakeside room to 150 (with tables and chairs) and 325 (without tables and chairs).
- Health Department will allow continued use of the kitchen.
- No public use of boat docks (under required improvements option)
- No parking or other site improvements.
- No removal of existing obsolete buildings or environmental hazards (under required improvements option)
- Existing Lakeside room that slopes toward the lake will be retained as is.

#### **Required Improvements**

- Upgrade existing bathrooms to meet ADA compliance.
- Provide ramp from building to deck to meet ADA compliance for egress.
- Relocate existing light receptacles, switches etc. to ADA compliant heights.

## Summary & Potential Uses

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- Eliminate fire-life safety code violations including working clearance in front of main electrical panel, exit signage, and fire alarm devices.
- Paint exterior and interior of building.
- Partial new floor covering
- Fence the dock area and post signs to indicate the dock is not available for use.

### **Estimated opinion of construction cost for required improvements**

- +/- \$54,000 (see Appendix A for cost break down.)
- Additional funding would be required for interior furnishings, equipment, utilities and maintenance.

### **Recommended Improvements**

- Replace all floor covering.
- Kitchen area modification
- Remodel interior for concession space
- Exterior siding/ trim/ fascia
- Enhance covered entry
- Repair existing dock
- Remove existing obsolete structures and investigate environmental issues including decommissioning of underground fuel storage tank.

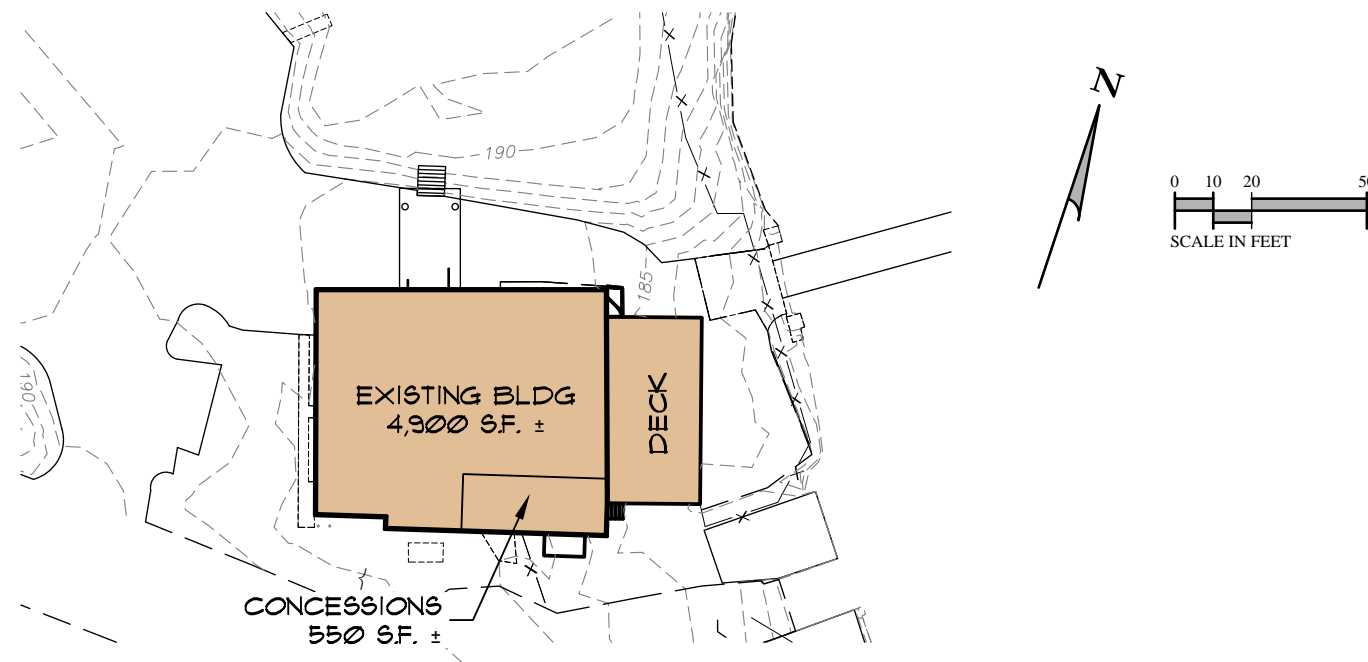
### **Estimated opinion of construction cost for recommend improvements(in addition to required cost)**

- +/- \$242,000 (see Appendix A for cost break down.)
- Additional funding would be required for interior furnishings, equipment, utilities and maintenance.

**Total Cost of Required and Recommended Improvements +/- \$296,000**



1  
A - MOOSE LODGE - PRELIMINARY SITE PLAN OPTION A



2  
A - MOOSE LODGE - PRELIMINARY BUILDING PLAN ENLARGMENT OPTION A

Upgraded Existing Facility

Assumptions

- By changing the existing use classification from an A2 to a less hazardous A3 assembly occupancy the building official should permit the change without requiring building upgrades to comply with the current building code, etc.
- No substantial occupancy change means no code upgraded requirements with the exception of ADA upgrades, etc.
- Occupant capacity is limited in the existing lakeside room to 150 (with tables and chairs) and 325 (without tables and chairs).
- Health Department will allow continued use of the kitchen
- No public use of boat docks (under required improvements option)
- No parking or other site improvements.
- No removal of existing obsolete buildings or environmental hazards (under required improvements option)
- Existing Lakeside room that slopes toward the lake will be retained

Required Improvements

- Upgrade existing bathrooms to meet ADA compliance.
- Provide ramp from building to deck to meet ADA compliance for egress.
- Relocate existing light receptacles, switches etc. to ADA compliant heights.
- Eliminate fire-life safety code violations
- Paint exterior and interior of building.
- Partial new floor covering
- Fence the dock area and post signs

Estimated opinion of construction cost for required improvements

- +/- \$54,000 (see Appendix A)

Recommended Improvements

- Replace all floor covering
- Kitchen area modification
- Modify interior for concession space
- Exterior siding/ trim/ fascia
- Enhance covered entry
- Repair existing dock
- Remove existing obsolete structures, etc.

Estimated opinion of construction cost for recommend improvements

- +/- \$242,000 (see Appendix A)
- Total Cost of Required and Recommended Improvements
- +/- \$296,000 (see Appendix A)

**OPTION A -  
UPGRADE EXISTING FACILITY  
MOOSE LODGE PROPERTY  
PRELIMINARY REVIEW OF INTERIM  
& LONG TERM USE  
CITY OF CAMAS, WA  
JANUARY 27, 2012**

## Long Term Use

The long term use of the site will be limited by several factors.

The first factor is that the original funding for the property specified the need to preserve recreation uses. Essentially this requires preserving the existing building, deck and boat dock. Therefore the long term use is predicated on keeping and upgrading these existing facilities.

The second factor is to preserve the park setting. On-site parking needs to be limited to approximately 130 spaces. The available parking then becomes a limiting factor on the size of a new facility. For example, for community use the requirement is one parking space for every 75 square feet of building area (130 parking spaces x 75sq. ft. = 9,750sq. ft.). The square footage may be increased if the City chose to utilize the “shared parking” provision of the code.

Assuming these limiting factors two long term options were developed for consideration.

### Community Facility (See Option B)

The first option is to renovate the existing building with an addition. This approach is summarized as follows:

#### Assumptions

- It is desirable to maintain recreation uses. Therefore, the existing building deck and boat docks need to be retained.
- To preserve the park setting the parking is limited to approximately 130 spaces. This limits the square foot capability of a new building addition.
- A Shoreline Substantial Development Permit, Conditional Use Permit, Substantial Development Permit and Site Plan Permit will be required for building additions and a change to new uses. Design Review will also be required.
- Engineering required for site improvements, including storm-water system design, parking lot lighting and utility extensions.
- Architectural, Mechanical and Electrical services required for the building renovation and addition.
- Dock replacement will require a Corps of Engineers Permit, Biological Assessment, Washington State Fish and Wildlife Hydraulic Project Approval and a Shoreline Permit.
- Traffic Impact Study required for the new floor area.



## Summary & Potential Uses

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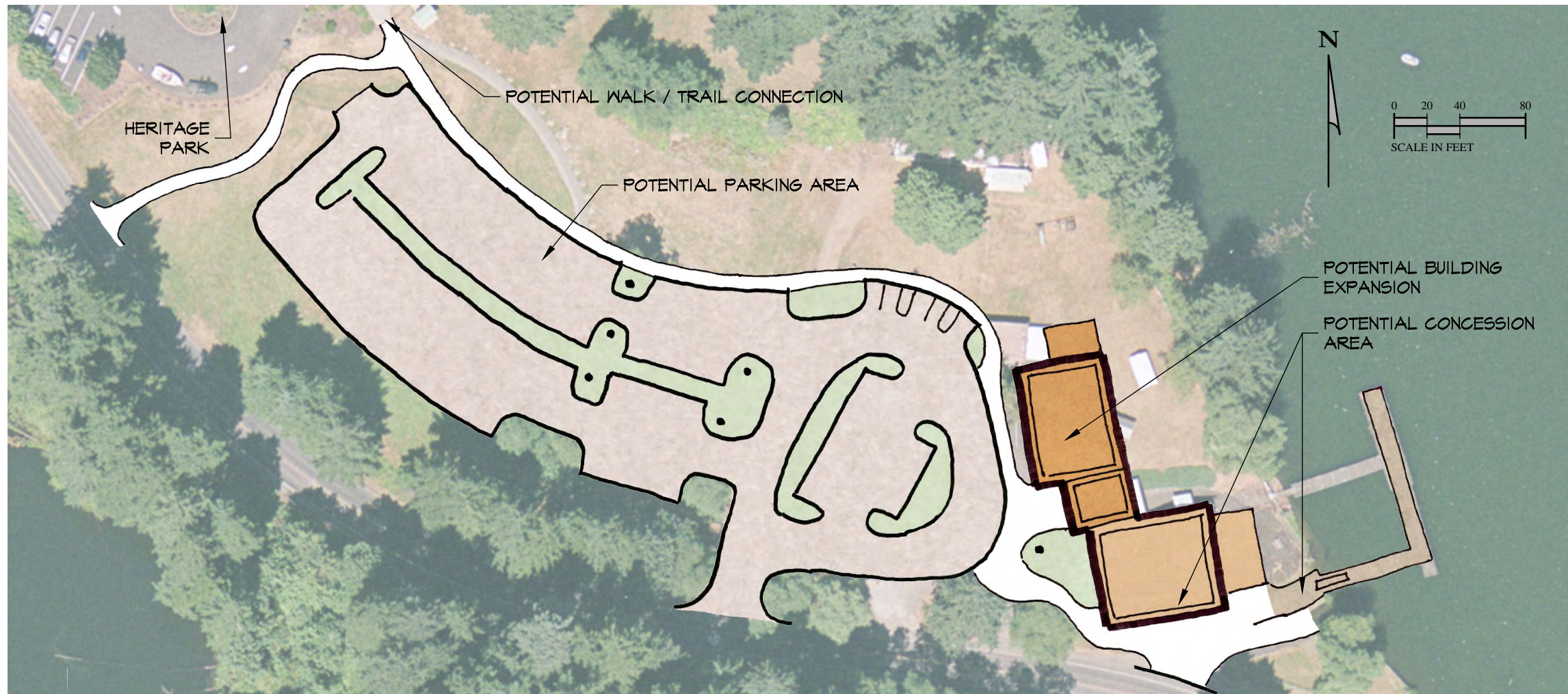
- A new structure would need to have a setback from ordinary high water to comply with shoreline regulations. A distance of 25' to 75' will be required dependent on the “use” determination of the building.
- The existing structure will need to be totally remodeled to meet current building codes.
- The seating capacity of the major community room will be limited to approximately 150.
- In addition to a community facility, a concession space of approximately 1,300 square feet will utilize a portion of the existing building. The concessioner would also use the existing boat ramp and docks. The boat dock will need to be replaced.

### Required Improvements

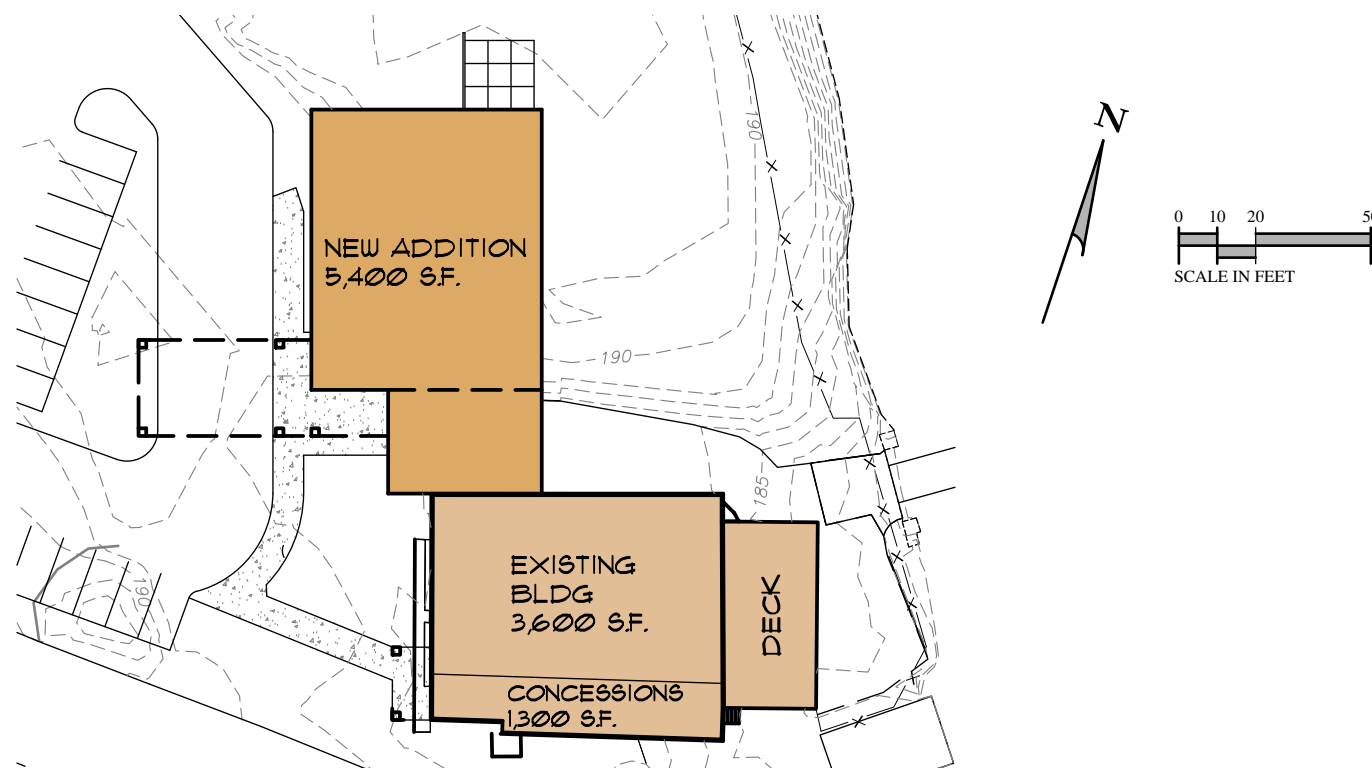
- Parking for 134 spaces, walkways, trails, landscaping and a new boat dock.
- Renovate the existing building for change of use occupancy and to eliminate all existing code violations.
- Structural seismic upgrades to anchor exterior walls to the foundation wall.
- Repair structural deficiencies such as adding intermediate support for the lakeside room floor joist.
- Upgrade electrical wiring devices in existing building from residential to commercial grade.
- Remove and replace the existing plumbing and HVAC system.
- Construct a new building addition.
- Replace the existing dock.
- Remove existing obsolete structures and investigate environmental issues including decommissioning of underground fuel storage tank.

### Estimated opinion of project cost

- +/- \$2,425,000(See Appendix B for cost break down.)
- Additional funding would be required for interior furnishings, equipment, utilities and maintenance.



1  
B MOOSE LODGE - PRELIMINARY SITE PLAN OPTION B



2  
B MOOSE LODGE - PRELIMINARY ENLARGMENT PLAN OPTION B

Community Facility

Assumptions

- The existing building deck and boat docks need to be retained.
- To preserve a park setting the parking is limited to approximately 130 spaces.
- A Shoreline Substantial Development Permit, Conditional Use Permit, Substantial Development Permit & Site Plan Permit will be required for building additions and change to new uses.
- Engineering required for site improvements, including storm-water system design, parking lot lighting and utility extensions.
- Architectural, Mechanical and Electrical services required.
- Dock replacement will require a Corps of Engineers Permit, Biological Assessment, Washington State Fish and Wildlife Hydraulic Project Approval and a Shoreline Permit.
- Traffic Impact Study required.
- A new structure would need to have a setback from ordinary high water to comply with shoreline regulations. A distance of 25' to 75' will be required dependent on the use of the building.
- The ex. structure will need to be totally remodeled to meet current building codes.
- The seating capacity of the major community room will be limited to approximately 150.
- A concession space of approximately 1,300 sf will utilize a portion of the ex. building, etc.

Required Improvements

- Parking for 134 spaces, walkways, trails, landscaping and a boat dock.
- Renovate the ex. building for change of use occupancy and to eliminate all existing code violations.
- Structural seismic upgrades to anchor exterior walls to foundation wall.
- Repair structural deficiencies - adding intermediate support for the lakeside room floor joist.
- Upgrade electrical wiring in ex. building.
- Remove and replace ex. plumbing / HVAC system.
- Construct a new building addition.
- Replace the existing dock.
- Remove ex. structures and investigate environmental issues.

Estimated opinion of project cost

- +/- \$2,425,000 (see Appendix B for cost break down).

**OPTION B -  
COMMUNITY FACILITY  
MOOSE LODGE PROPERTY  
PRELIMINARY REVIEW OF INTERIM  
& LONG TERM USE  
CITY OF CAMAS, WA  
JANUARY 27, 2012**

## **Public / Private Facility (See Option C)**

The next option is a Public/ Private Facility. The intent is for the City to work with a private party to develop a new facility. This approach would likely incorporate commercial uses. This option is also based on a renovating the existing building and constructing an addition. This approach is summarized as follows:

### **Assumptions**

- A new commercial use would be acceptable and compatible with the Lacamas Corridor Master Plan.
- It is desirable to maintain recreation related uses. Therefore, the existing building, deck and boat docks need to be retained.
- To preserve the park setting, parking is limited to approximately 130 spaces. This limits the square foot capability of a new building addition.
- A Shoreline Substantial Development Permit, Conditional Use Permit, Substantial Development Permit and Site Plan Permit will be required for building additions and change to a new use. Design Review will also be required.
- Engineering required for site improvements, including storm water system design, parking lot lighting and utility extensions.
- Architectural, Mechanical and Electrical services required for the building renovation and addition.
- Dock replacement will require a Corps of Engineers Permit, Biological Assessment, Washington State Fish and Wildlife Hydraulic Project Approval and a Shoreline Permit.
- Traffic Impact Study required for the new floor area.
- A new structure would need to have a setback from ordinary high water to comply with shoreline regulations. A distance of 25' to 75' will be required dependent on the "use" determination of the building.
- The existing structure will need to be totally remodeled to meet current building codes.

### **Required Improvements**

- Parking for 134 spaces, walkways, trails, landscaping and a boat dock.
- Renovate the existing building for change of use occupancy and eliminate all existing code violations.

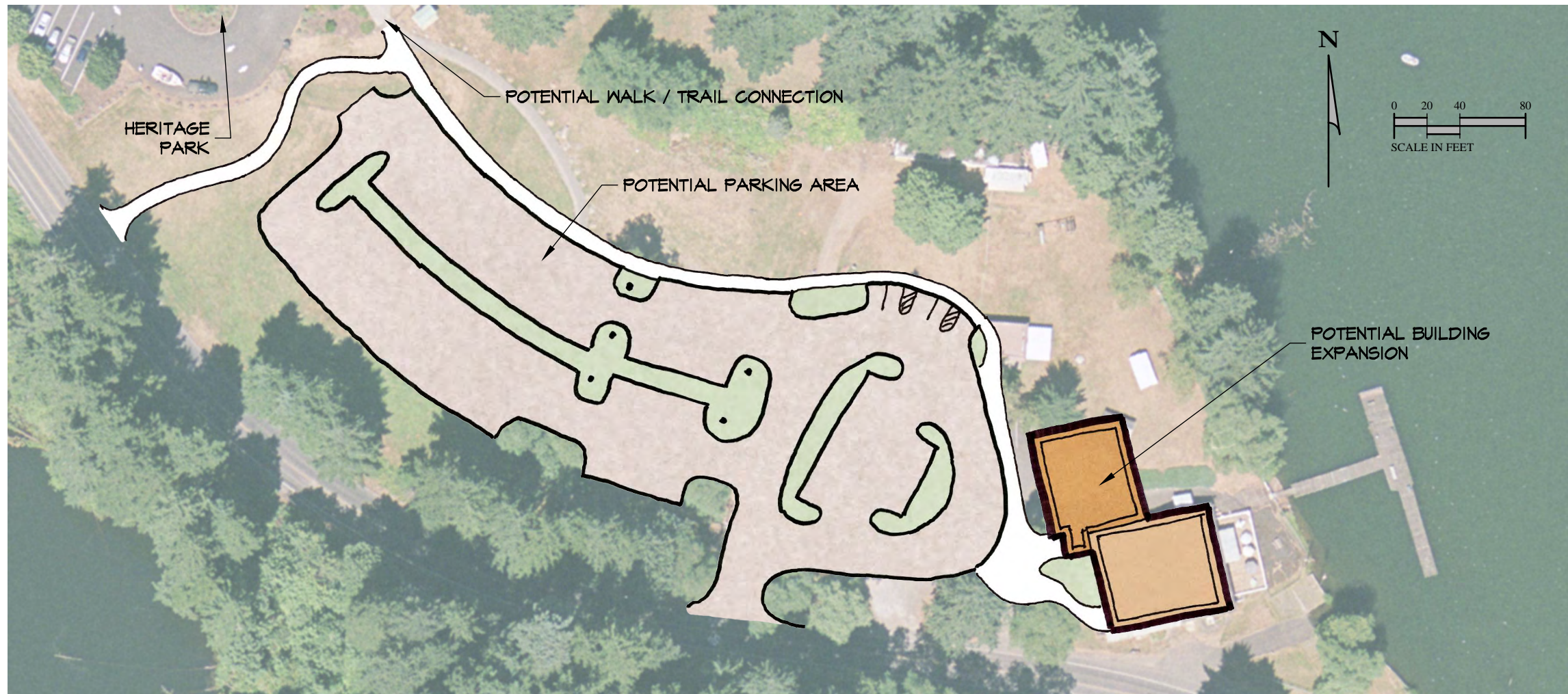
## Summary & Potential Uses

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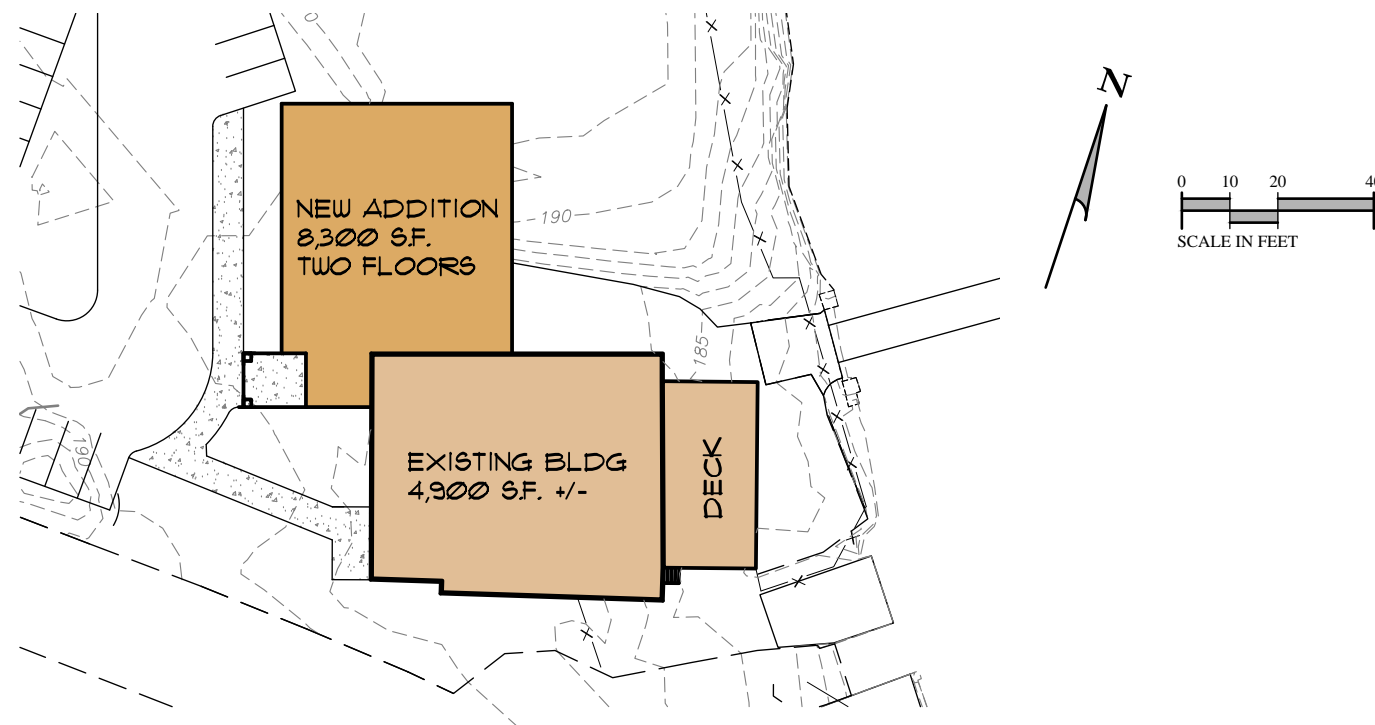
- Structural seismic upgrade to anchor exterior walls to the foundation wall.
- Repair structural deficiencies such as the addition of intermediate support for the lakeside room floor joist.
- Upgrade electrical wiring devices in existing building from residential to commercial grade.
- Remove and replace the existing plumbing and HVAC system.
- Construct a new building addition.
- Replace the existing dock.
- Remove existing structures and investigate environmental issues including decommissioning of underground fuel storage tank.

### **Estimated opinion of construction cost**

- Cost for this type of project would need to be determined by a private developer.



1  
C - MOOSE LODGE - PRELIMINARY SITE PLAN OPTION C



2  
C - MOOSE LODGE - PRELIMINARY ENLARGMENT PLAN OPTION C

Public / Private Facility

Assumptions

- A new commercial use would be acceptable and compatible with the Three Lakes Recreation / Nature Preserve.
- It is desirable to maintain recreation related uses. Therefore, the existing building, deck and boat docks need to be retained.
- To preserve the setting parking is limited to approximately 130 spaces.
- A Shoreline Substantial Development Permit, Conditional Use Permit, Substantial Development Permit and Site Plan Permit will be required for building additions and change to a new use.
- Engineering required for site improvements, including storm water system design, parking lot lighting and utility extensions.
- Architectural, Mechanical and Electrical services required.
- Dock replacement will require a Corps of Engineers Permit, Biological Assessment, Washington State Fish and Wildlife Hydraulic Project Approval and a Shoreline Permit.
- Traffic Impact Study required.
- A new structure would need to have a setback from ordinary high water to comply with shoreline regulations. A distance of 25' to 75' will be required dependent on the use of the building.
- The existing structure will need to be totally remodeled to meet current building codes.

Required Improvements

- Parking for 134 spaces, walkways, trails, landscaping and a boat dock.
- Renovate the ex. building for change of use occupancy and eliminate all existing code violations.
- Structural seismic upgrade to anchor exterior walls to foundation wall.
- Repair structural deficiencies such as the addition of intermediate support for the lakeside room floor joist.
- Upgrade electrical wiring devices in ex. building.
- Remove and replace ex. plumbing / HVAC.
- Construct a new building addition.
- Replace the existing docks.
- Remove existing structures and investigate environmental issues.

Estimated opinion of construction cost

- To be determined by private developer.

**OPTION C -  
PUBLIC / PRIVATE FACILITY  
MOOSE LODGE PROPERTY  
PRELIMINARY REVIEW OF INTERIM  
& LONG TERM USE  
CITY OF CAMAS, WA  
JANUARY 27, 2012**

## **Remodel Existing Building (See Option D)**

This option is a major remodel of the existing building and also includes substantial site improvements. The intent is to have a completely upgraded facility which could also allow a future building addition similar to Option B. This approach is summarized as follows:

### **Assumptions**

- A new community use would be acceptable and compatible with the Lacamas Corridor Master Plan.
- It is desirable to maintain recreation related uses. Therefore, the existing building, deck and boat docks need to be retained.
- To preserve the park setting, parking is limited to approximately 64 spaces. This limits the square foot capability of a new building addition.
- A Shoreline Substantial Development Permit, Conditional Use Permit, Substantial Development Permit and Site Plan Permit will be required for the building remodel and site improvements. Design Review will also be required.
- Engineering required for site improvements, including storm water system design, parking lot lighting and utility extensions.
- Architectural, Mechanical and Electrical services required for the building remodel.
- Dock replacement will require a Corps of Engineers Permit, Biological Assessment, Washington State Fish and Wildlife Hydraulic Project Approval and a Shoreline Permit.
- Traffic Impact Study will be required.
- The remodeled structure will need to meet current building codes.

### **Required Improvements**

- Parking for 64 spaces, walkways, trails and landscaping.
- Renovate the existing building for change of use occupancy and eliminate all existing code violations.
- Remodel building to upgrade the aesthetic character and building functions.
- Structural seismic upgrade to anchor exterior walls to the foundation wall.
- Repair structural deficiencies such as the addition of intermediate support for the lakeside room floor joist.

## Summary & Potential Uses

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- Upgrade electrical wiring devices in existing building from residential to commercial grade.
- Remove and replace the existing plumbing and HVAC system.
- Replace the existing dock.
- Remove existing structures and investigate environmental issues including decommissioning of underground fuel storage tank.

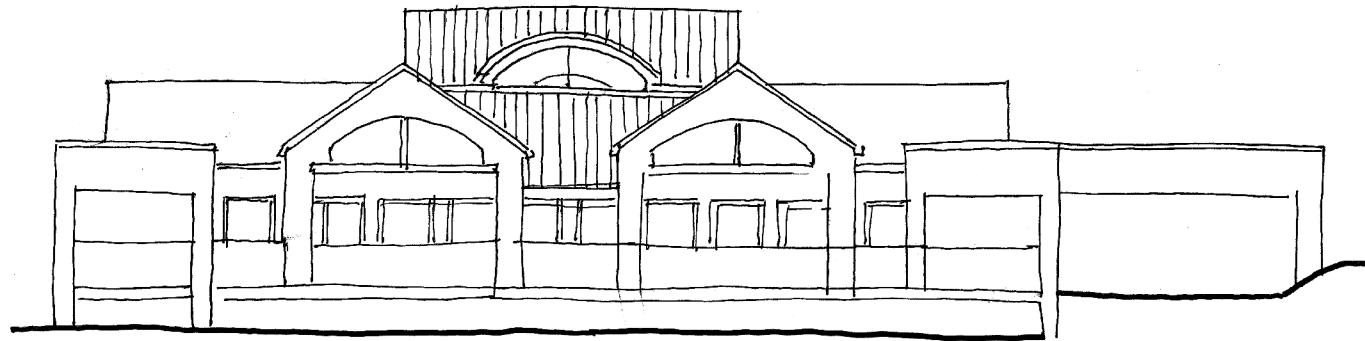
### **Estimated opinion of construction cost**

- +/- \$1,660,000 (See Appendix C for cost break down.)
- Additional funding would be required for interior furnishings, equipment, utilities and maintenance.

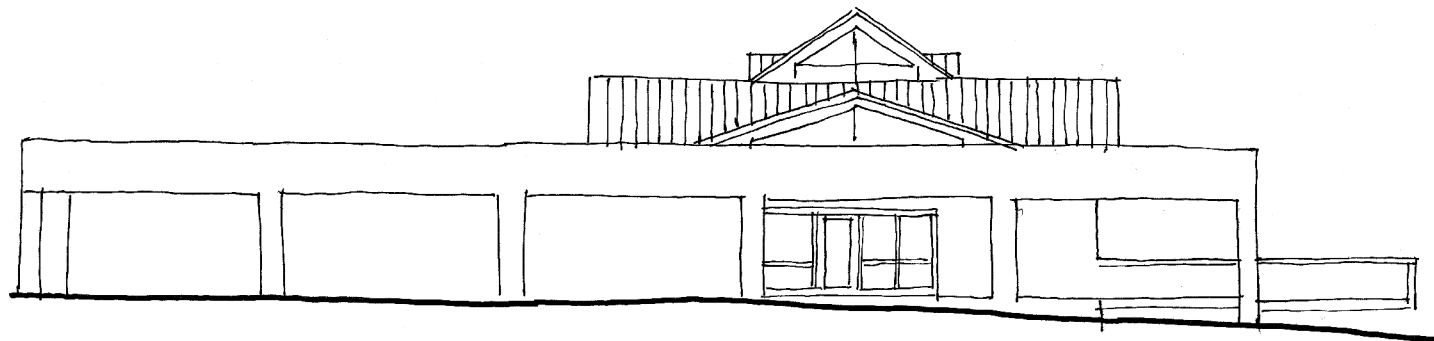
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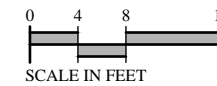
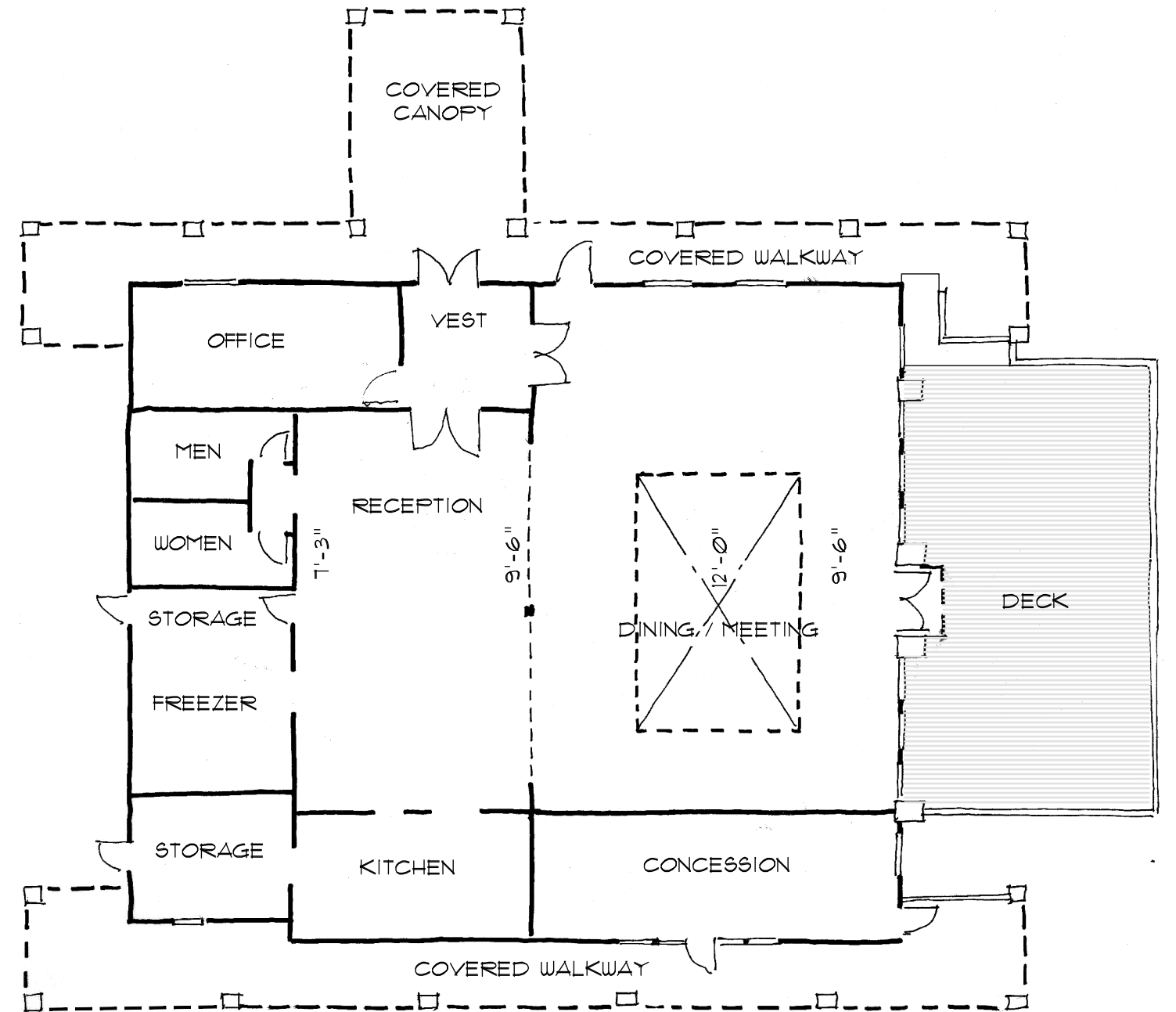




PROPOSED  
EAST ELEVATION  
1" = 16'-0"



PROPOSED  
SOUTH ELEVATION  
1" = 16'-0"



**OPTION D - PROPOSED PLAN & ELEVATIONS**  
**MAJOR REMODEL EX. BUIDLING**  
 CITY OF CAMAS, WA  
 JANUARY 27, 2012

# APPENDIX A

## Estimated Opinions of Project Cost

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### Upgraded Existing Facility

Existing Building: 4,900 sq. ft. +/-

### Required Improvements

#### Hard Cost

|  |                      |
|--|----------------------|
| Floors (partial)                               | \$ 3,500             |
| Walls/Interior (paint)                         | \$ 11,232            |
| Ceilings (paint)                               | \$ 7,350             |
| Toilet Rooms (ADA remodel)                     | \$ 8,500             |
| Walls/Exterior Trim (paint)                    | \$ 7,500             |
| Mechanical                                     | \$ 6,500             |
| Electrical                                     | \$ 6,500             |
| Deck/Exterior Ramp (ADA)                       | \$ 2,500             |
| Prevailing Wages (assumes City Crews)          | 0                    |
| Contractor OH/Profit (assumes City Crews)      | <u>0</u>             |
| <b>Total Hard Cost (Required Improvements)</b> | <b>\$ 53,582 +/-</b> |
| (Rounded to \$54,000)                          |                      |

### Recommended Improvements

#### Hard Cost

|   |                  |
|---|------------------|
| Floors (replace balance of floor coverings) | \$ 17,768        |
| Walls/Exterior (siding, trim, fascia)       | \$ 11,500        |
| Kitchen Area Modification                   | \$ 5,000         |
| Concession Modification                     | \$ 25,000        |
| Mechanical                                  | \$ 32,700        |
| Electrical                                  | \$ 52,300        |
| Prevailing Wages                            | <u>\$ 11,296</u> |
| Sub-Total                                   | \$155,564        |
| Contractor OH/Profit @ 15%                  | <u>\$ 23,345</u> |
| Sub-Total Hard Cost                         | \$178,909 +/-    |

|   |                  |
|---|------------------|
| Soft Cost @ 10%   | \$ 17,891        |
| Dock Repair (City Crews)                                    | \$ 12,000        |
| Obsolete Building Removal                                   | \$ 10,000        |
| Environmental Allowance                                     | <u>\$ 5,000</u>  |
| Sub-Total   | \$223,800        |
| Washington State Sales Tax (8.2%)                           | <u>\$ 18,352</u> |
| <b>Total Cost (Recommended Improvements)</b>                | \$242,152 +/-    |
| (Rounded to \$242,000)                                      |                  |
| <b>Total Cost (Required &amp; Recommended Improvements)</b> | \$295,734 +/-    |
| (Rounded to \$296,000)                                      |                  |

# APPENDIX B

## Estimated Opinions of Project Cost

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### Community Facility

Existing Building: 4,900 sq. ft. +/-

New Addition: 5,400 sq. ft. +/-

#### Hard Cost

|   |                   |
|---|-------------------|
| Upgrade Existing Building                     | \$ 191,785        |
| New 5,400 sq. ft. Building @ \$150 / sq. ft.  | \$ 810,000        |
| Site Work 117,930 sq. ft. @ \$5.50 / sq. ft.  | <u>\$ 648,615</u> |
|   | \$1,650,400       |
| Contractor OH/Profit @ 15%                    | \$ 247,560        |
| Total Hard Cost (\$184.26 / sq. ft.)          | \$1,897,960 +/-   |
| Soft Cost @ 10%                               | \$ 189,796        |
| Sub-Total 1                                   | \$2,087,756 +/-   |
| Dock Replacement                              | \$ 137,667        |
| Ex. Obsolete Building Removal                 | \$ 10,000         |
| Environmental Allowance                       | \$ 5,000          |
| Sub-Total 2                                   | \$2,240,423       |
| Washington State Sales Tax (8.2%)             | <u>\$ 183,715</u> |
| <b>Total Cost</b><br>(rounded to \$2,425,000) | \$2,424,138 +/-   |

**Replace Existing Dock**

|                                   |                  |
|-----------------------------------|------------------|
| New Dock                          | \$ 91,588        |
| Optional Aluminum Frame           | \$ 4,523         |
| Demo                              | \$ 15,000        |
| Installation                      | \$ 20,000        |
| Sub-Total                         | \$131,111        |
| Construction Contingency (5%)     | \$ 6,556         |
| Sub-Total                         | \$137,667        |
| Washington State Sales Tax (8.2%) | <u>\$ 11,289</u> |
| <b>Total Cost</b>                 | <b>\$148,956</b> |

# APPENDIX C

## Estimated Opinions of Project Cost

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### Major Remodel of Existing Building

Building: 4,900 sq. ft. +/-

Parking: 30,000 sq. ft. +/-

#### Hard Cost

Upgrade Existing Building @ \$150 / sq. ft. \$ 735,000

New Parking @ \$5.00 / sq. ft. \$ 150,000

Trails / Landscape (allowance) \$ 175,000

Left Turn Lane (allowance) \$ 20,000

\$1,080,000

Contractor OH/Profit @ 15% +/- \$ 162,000

Total Hard Cost (\$35.75 / sq. ft.) \$1,242,000 +/-

Soft Cost @ 10% \$ 124,200

Sub-Total 1 \$1,366,200

Dock Replacement \$ 150,000

Ex. Obsolete Building Removal \$ 10,000

Environmental Allowance \$ 5,000

Sub-Total 2 \$1,531,200

Washington State Sales Tax (8.2%) \$ 125,558

**Total Cost** \$1,656,758 +/-

(rounded to \$1,660,000)

**Replace Existing Dock**

|                                   |                  |
|-----------------------------------|------------------|
| New Dock                          | \$ 91,588        |
| Optional Aluminum Frame           | \$ 4,523         |
| Demo                              | \$ 15,000        |
| Installation                      | \$ 20,000        |
| Sub-Total                         | \$131,111        |
| Construction Contingency (5%)     | \$ 6,556         |
| Sub-Total                         | \$137,667        |
| Washington State Sales Tax (8.2%) | <u>\$ 11,289</u> |
| <b>Total Cost</b>                 | <b>\$148,956</b> |

**Proposal / Contract**

WA-TOPPEI121OR  
OR- 128371  
CA-776888



**TOPPER INDUSTRIES, INC.**

P.O. Box 2050  
Woodland, WA. 98674  
Phone (360) 841-8320 / Fax (360) 841-8021

|   |                                   |  |
|---|-----------------------------------|--|
| PROPOSAL SUBMITTED TO<br><b>James Walsh</b>       | PHONE<br><b>(360) 696-9890</b>    | DATE<br><b>09/21/2011</b>                              |
| STREET  | FAX                               | JOB LOCATION<br><b>Lacamas Lake, Camas, Washington</b> |
| CITY, STATE, ZIP CODE<br><b>Camas, Washington</b> | JOB PHONE                         |  |
| CONTACT<br><b>James Walsh</b>                     | EMAIL<br><b>james@jdwalsh.net</b> |  |

We hereby submit specifications and estimates for:

- Two (2) each 8' x 60' Topper Heavy Duty Timber Frame / Composite Deck Floating Docks
- One (1) each 13' x 55' Topper Heavy Duty Timber Frame / Composite Floating Dock
- One (1) each 13' x 20' Topper Low Freeboard Timber Frame / Composite Deck Floating Dock
- 1. #2 or better timber frame, pressure treated ACQ .40 or refusal.
- 2. Composite (Moistureshield) deck.
- 3. All steel hardware hot dipped galvanized.
- 4. Topper Type I tire floats – EPS foam encapsulated.
- 5. Bull rail around dock perimeter except low freeboard dock.
- 6. Floats bolted to dock frame.
- 7. Docks hinged with heavy duty hinges to allow them to sit on ground.
- 8. #2 or better 2" x 6" composite rub rail.
- 9. Grounding skids.
- 10. One (1) each 3' long transition plate between standard freeboard and low freeboard docks.
- 11. Drawings.

One (1) each 6' (clear inside guardrails) x 20' Topper Aluminum Gangway

Freight – FOB job site truck, Lacamas Lake, Camas, Washington.....\$91,588.00 \*  
Optional aluminum frame / composite deck low freeboard dock, please add \$4,523.00 \*

\* Sales tax, permits and installation, if applicable, have not been included.

**We Propose** hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Ninety One Thousand Five Hundred Eighty Eight and 00/100 dollars (\$ 91,588.00).

Payment to be made as follows:

Terms: Progress payments to be negotiated.

**INTEREST OF 1-1/2% PER MONTH WILL BE CHARGED ON ACCOUNTS PAST DUE**

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory. The conditions of this contract printed on the back of this form have been read and understood and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_

TOPPER  
Authorized  
Signature \_\_\_\_\_

**Note:** This proposal may be  
withdrawn by us if not accepted within 10 days.



