RIIA Bridge Status Update
July 12, 2012

Phase I Work -- $150,000
Phase I is on schedule. Preliminary engineering designs (two alternatives) are under review by ABAM. Preliminary info will be presented August 13, 2012.

1. Topographic Survey
Aspen completed Phase I survey July 7, 2012. Supplemental information requested by ABAM to include additional mainland and island areas on the west side of the bridge ($600). Work approved and completed. Digital files forwarded to Baillie and copied to Island Manager.

2. Geotechnical Borings
PC approved Shoreline Exemption. Still awaiting Corp approval for in-water boring (1 planned). The upland work (1 at each abutment) will be completed by the end of July.

3. Wilson Engineers Supplemental Repairs (Waugh Report)
Work complete. Baillie will formalize comparative analysis (repair vs. reconstruction) and present to the membership in August. To date, only one contractor has submitted cost estimates for the scope of work outlined in the Waugh Report.

4. Pierce County Pre-Application Meeting
Baillie, Stanton, Straub, Van Doren, PM Baillie and ABAM Engineer, and all permitting reviewers were in attendance to provide comment on RIIA preliminary application using Exeltech design. Key points:
   - No repair value min/max (like Mason County)
   - As a privately-owned bridge, PC will allow proposed 22-ft width.
   - Current load ratings and Fire Service questioned -- PC Fire Dept will follow-up

5. Bridge Update Meeting scheduled August 13, 2012
This membership meeting will be facilitated by Baillie to present all information necessary for the Bridge Reconstruction Ballot Vote set for September 10, 2012. This will be the final vote signaling approval of the next two phases. Phase II will be outlined and presented to the membership with a not-to-exceed budget for final design, cost estimating, permitting, and construction plans and specifications. Phase III will include the bid process, construction award, bridge construction, construction management, and project close-out.

6. Annual Bridge Inspection
Bids were requested of Exeltech and Wilson Engineers. Exeltech came in $450 less at $7,745.20. Work approved. Report expected by the end of August 2012.

7. Bridge Construction Loan
McReynolds continues to solicit lending institutions. NW Farm Credit responded. Mutual of Omaha is offering better rates than American West. Final offer will require origination fee
payment. Decision to proceed expected after September Bridge Ballot Vote is approved by the membership.

8. Bridge Alternative -- Life Cycle Cost Analysis (LCCA)
Baillie will provide analysis similar to a LCCA that will be reviewed by Van Doren and Swenson prior to the August membership presentation.

9. PC Fire Department Analysis and Area Bridges
As a result of the Pre-App meeting with PC, the Fire District has responded below:
“We have presented the issue of private bridges to our board of fire commissioners. Our attorney has recommended the Fire District hire an engineering firm to evaluate all of the private bridges in our fire district. The Fire Commissioners opinion at this time is that the responsibility for the evaluation belongs to the home or property owner. I am still working through completing a full inventory of the private bridges and we are up to 23 private bridges. I have not yet given the Commissioners a final recommendation on how to proceed.”
RIIA will await final recommendation from the Fire District. With over 23 bridges identified, it is expected to take some time before the “shared expense” for an engineer is resolved. In the meantime and without a finding, current conditions will remain in force. This is an item that will be included in the LCCA Report.

10. USDA Bridge Reconstruction Loan Terms
A conference call with Whittle, Stanton and McReynolds confirmed that as long as construction begins within 3 years, loan extensions are possible. The objective is to complete all in-water work by the end of 2013 with project completion/close-out in 2014. This will depend, in part, on the bridge design and methodology. Construction of one lane at a time may require two “fish window” seasons (2013 and 2014) which could delay project completion to 2015.

Important Dates and Pending Issues:

- Finalize In-water Permitting of Geo Borings
- PC Fire District Service Recommendations
- August 13, 2012 -- Membership Meeting
- September 10, 2012 -- Bridge Vote
- Finalize Lending Institution / Commitment Letter -- September 2012