



EXIT
SAFETY
LOOP

FREE
EXIT

SAFETY
LOOP

GATES
14' EACH
TO SWING
INWARD

SAFETY
LOOP

ENTRY
ACCESS
SYSTEM

FENCE FROM GATE TO BRIDGE
APPROX 600'

FROM ROAD TO GATE
APPROX 150'

NORTH TO
RAK T ISLAND

100

90

80

70

60

50

40

30

20

10

0

10

20

30

40

50

60

70

80

90

100

110

120

130

140

150

160

170

180

DATE	
PREPARED BY	

DATE	
PAGE NO.	

11



FENCES

PUGET SOUND FENCE COMPANY

2102 South 109th Street • Tacoma, WA
Mail to: P.O. Box 99163 • Tacoma, WA 98499
(206) 584-3750 • 1-800-564-3750
FAX (206) 584-0183

DECKS



GENERAL CONTRACTOR LICENSE: PUGETSF077LW

Raft Island Improvement Assoc.

PROPOSAL SUBMITTED TO <i>c/o Cow Mc Cann</i>	PHONE <i>265-2397</i>	DATE <i>Aug 9, 1994</i>
STREET <i>158 Raft Island</i>	JOB NAME <i>John</i>	
CITY, STATE AND ZIP CODE <i>Big Harbor wa. 98335</i>	JOB LOCATION <i>Raft Island entrance</i>	
CONTACT	JOB PHONE	PO. #
		JOB NUMBER

UNDERGROUND UTILITIES _____ DATE CALLED _____ DATE CLEARED _____
 1-800-424-5555 TIME CLEARED _____ AUTHORIZATION # _____

We hereby submit specifications and estimates for:

Footage	<i>1194'</i>		
Height	<i>6 + 3 strand B/wire</i>		<i>Note! Fabric only to be black</i>
Gauge/Style	<i>11</i>		
Line Post	<i>1 7/8"</i>		<i>appear longer posts to outside of bridge</i>
End Post	<i>2 3/8"</i>		
Corner Post	<i>597'</i>		<i>597'</i>
Walk Gate Post			
Drive Gate Post			
Gate Frame			
Top Rail	<i>1 3/8"</i>		
	<i>9 ga tension wire bottom</i>		<i>hold 10' back of culvert</i>
POSTS SET IN CONCRETE FOOTINGS <input checked="" type="checkbox"/>	Airline <input type="checkbox"/>	Ground Contour <input checked="" type="checkbox"/>	

We Propose hereby to furnish material and labor — complete in accordance with above specifications and to guarantee material and labor for 1 year from the date of installation. Seller accepts no responsibilities for effects of the elements on wood fence after installation. The sale is for cash on "completion".
 In the event that the purchaser shall fail to pay when due, any amount owed under this contract, the purchaser agrees to pay a delinquency charge of one and one half percent (1 1/2 %) per month, on the unpaid balance of his account. Further, if this contract shall be placed in the hands of an attorney for collection, or if suit shall be brought to collect any unpaid balance due herein, the purchaser agrees to pay a reasonable attorney's fee.
 Locating, clearing and staking of fence and/or property lines is the sole responsibility of the purchaser. Purchaser further agrees that Puget Sound Fence shall not be held responsible for any damage to underground pipes, wires or hidden obstructions, and herewith waives any claims relating thereto.
 Any work or materials delivered or installed in addition to that proposed herein, shall be subject to an additional charge and will be billed at the current rate.
 The parties further agree that, in addition to any other rights that the seller may have, and without prejudice to the same, that seller may claim a lien in the premises upon which the within material and supplies are to be installed, for said materials and supplies, and that purchaser waives notice of same.

Authorized Signature *Bill Solomon*

CASH PRICE *\$8179.00*
 SALES TAX *646.14*
 TOTAL *8825.14*
 DOWN PAYMENT *only fence*
 BALANCE *no gate*

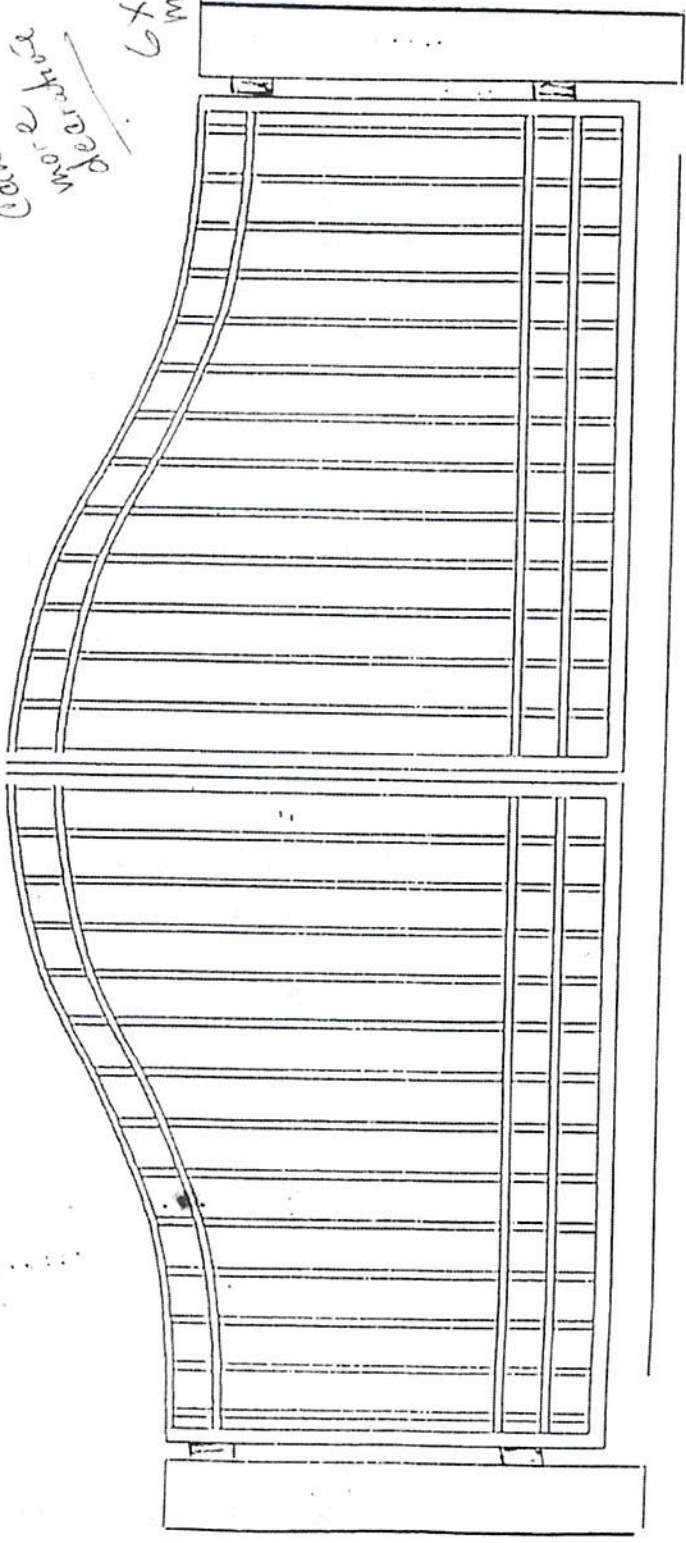
THE SPECIFICATIONS, CONDITIONS AND PRICE OF THIS PROPOSAL ARE HEREBY ACCEPTED. CASH ON COMPLETION

Signature _____

Can be
more
detailed

6x6
metal concrete
in

3 FT
Bridging
Wire
Wings



AUTOMATED EQUIPMENT CO
RAFT ISLAND
8-10-94 M.C. CARLSON



August 11, 1994

Mr. Erv McCann
158 Raft Island
Gig Harbor, WA 98335

Dear Erv:

Thanks for giving us the opportunity to submit the enclosed proposal to build and install an automatic gate system for the Raft Island Home Owners Association. Please call me if you have any questions.

If you want more information regarding the lease-to-purchase plan the person to call is:

Ned Swanson
Pierre Equipment Leasing
(206) 820-7334

If power outages are a reoccurring problem you might want to consider the back-up battery power supply which I listed under the options.

Erv, in our industry there is a tremendous difference in the quality of the installed systems provided by the various companies. Design, fabrication and installation techniques vary widely. Most companies do not do their own fabricating, but rather purchase from small sub contracting companies. We, at AUTOMATED EQUIPMENT, take great pride in our fabricating division which produces the very best gates available. We pay close attention to each detail.

The gate operators and access control systems we select and propose have all been chosen because of their reliability and the availability of spare parts, which we stock on all of our service vehicles. By the way, we are the only company that offers our customers "quick response" service 24 hours a day, seven days a week.

When choosing the best qualified company to build, install and service your automatic gate system, you might consider asking these questions:

- 1.) Are they a state licensed general contractor?
- 2.) Are they a state licensed electrical contractor?
- 3.) Do they do their own gate fabrication?
- 4.) Do they offer 24 Hour Service?
- 5.) Do their service vehicles carry spare parts for all of the equipment they install?
- 6.) Do they offer a one year written warranty stating there will be free quarterly maintenance visits during the warranty period?



**automated
equipment**

COMPANY

904 1st AVENUE S., SEATTLE, WA 98134 624-4660

SYSTEMS DESIGN, FABRICATION & INSTALLATION
AUTOMATIC GATE SPECIALISTS
WA State Contractor License No.: AUTOMEC110LL

When it comes to automatic gates, we at Automated Equipment can proudly answer yes to each of the above questions. Let us show you how it should be done.

Cordially,

Martey

Martin C. Carlson
AUTOMATED EQUIPMENT COMPANY



automated equipment

COMPANY
904 1st AVENUE S., SEATTLE, WA 98134 624-4660

SYSTEMS DESIGN, FABRICATION & INSTALLATION
AUTOMATIC GATE SPECIALISTS
WA State Contractor License No.: AUTOME110LL

August 11, 1994

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PROPOSAL

Contract Customer
Mr. Erv McCann
158 Raft Island
Gig Harbor, WA 98335

SUPPLY AND INSTALL
Raft Island

- 1 - 24 foot, double leaf, iron swing gate with 6 X 6 hinge posts. To be manufactured with a 2 X 2 steel tube frame with 1 X 1 pickets punched through and welded to 1 X 2 steel channel horizontals. Undercoated with a rust inhibitive primer and electrostatically sprayed with an epoxy enamel finish. \$2650.00
 - 2 - FAAC CBACR (fast) hydraulic swing gate operators with a 401 controller. *will never close on car* \$3707.00
 - 1 - Timer to close *program to always open* \$85.00
 - 1 - Radio receiver \$105.00
 - 2 - Single button transmitters \$37.00
 - 2 - Safety loops with a detector \$750.00
 - 1 - Free exit loop with a detector \$500.00
 - 1 - 7 day timer \$280.00
 - 1 - Doorking 1814 Telephone Entry System with a pedestal and two protection bollards (See Note #1) \$3295.00
 - 1 - Knox Box for fire department emergency access \$75.00
 - 1 - Strobe light access system for emergency vehicles \$925.00
- Installation including concrete forming and pouring, trenching for motor control wire, electrical hook-up and test.
(See Note #2)

\$2140.00
TOTAL \$14,549.00
Plus 7.8% WSST If Applicable

TAX ~~1134.82~~ 1134.82
GRAND TOTAL ~~15683.82~~ 15683.82



automated equipment

COMPANY
904 1st AVENUE S., SEATTLE, WA 98134 624-4660

SYSTEMS DESIGN, FABRICATION & INSTALLATION
AUTOMATIC GATE SPECIALISTS
WA State Contractor License No.: AUTOMEC110LL

August 11, 1994

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NOTE #1

The Raft Island Owners Association is responsible for making arrangements with the Telephone company to install a dedicated phone line at the gate.

NOTE #2

The Raft Island Owners Association is also responsible for making arrangements with Peninsula power to have 220v electrical power brought to the gate. A 20 amp circuit is needed.

OPTIONS

1.) Power Guard back-up battery power supply. When power goes out the gates will automatically open and remain open until power is restored. They will then automatically close.

exchange itself in 12 hours

INSTALLED \$2620.00

TOTAL WITH TAX ~~2620.00~~

2.) Additional single button remote transmitters. \$18.50 each

2874.36

WARRANTY: One year parts and labor Including two FREE maintenance visits by our service department during the warranty period.

*- increase property value
- decrease prop. line*

*(\$140 per parcel
+ \$25 per year
extra maint)*

TOTAL PACKAGE
27,332.32
less Permits



automated equipment

COMPANY

904 1st AVENUE S., SEATTLE, WA 98134 624-4660

SYSTEMS DESIGN, FABRICATION & INSTALLATION
AUTOMATIC GATE SPECIALISTS
WA State Contractor License No.: AUTOMECE110LL

August 11, 1994

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NOTICE TO CUSTOMER: This contractor is registered with the State of Washington, registration no. AUTOMECE110LL, as a general contractor and has posted with the state a bond of \$6,000 for the purpose of satisfying claims against the contractor for negligent or improper work or breach of contract in the conduct of the contractor's business. This bond may not be sufficient to cover a claim which might arise from the work done under your contract. If any supplier of materials used in your construction project or any employee of the contractor or subcontractor is not paid by the contractor or subcontractor on your job, your property may be liened to force payment. If you wish additional protection, you may request the contractor to provide you with original "lien release" documents from each supplier or subcontractor on your project. The contractor is required to provide you with further information about lien release documents if you request it. General information is also available from the department of labor and industries. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from above specifications involving extra costs will be executed only on written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Automated Equipment reserves the right to removal of equipment and materials for nonpayment. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's compensation insurance.

We propose hereby to furnish material and labor in accordance with attached specifications, for the sum of \$14,549.00 plus 7.8% WSST if applicable.

Payment to be made as follows:

1/3 Down	\$4849.66	Plus
1/3 upon completion	\$4849.66	7.8% WSST
REMAINDER NET 30 DAYS	Balance	If
		Applicable

Customer Acceptance: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature
Automated Equipment Co., Inc

Customer Signature
(Sign and return one copy)

THOMAS O. MURPHY M.D., PH.D.
VASCULAR, THORACIC AND GENERAL SURGERY
161 MAPLE LANE NW, RAFT ISLAND
GIG HARBOR, WA 98335

206-265-3661

November 17, 1994

To: Members of the RIIA,

NOTICE OF SPECIAL MEETING

Subject: Electric Gate:

The proposal of installation of an Electric Gate on the road from Kopachuck Drive to the Raft Island bridge has been discussed for several years. Prior to this time the cost was beyond a reasonable figure. At this time it now appears to be within an acceptable figure and thus this proposal.

At the last meeting of the membership the board was instructed to proceed with a proposal to build such a gate and to report to the membership within 60 days.

First of all some general considerations: Such a gate will not solve all the problems on Raft Island. A walking gate will probably have to be left open. Traffic counts show a car almost every 45 seconds between 4 to 6 PM and as such the gate would probably be open at that time. Anyone determined to rob a house on the island could get around the system or come on the island by boat. Youngsters determined to jump from the bridge will figure a way around the gate. The gate itself is frustrating and a general pain in the neck.

However, in general the presence of a security gate at the entrance to Raft Island will increase the security and limit access to the Island of uninvited guests. Whether or not the gate is voted in at this time or not, I am sure that with society changing as it is, we will have a security gate system on the Island at some time.

The proposed system is to place a gate down the access road to the Raft Island bridge with a turnaround area there. This will allow a maximum area for a backup off of Kopachuck Drive. Residents will have a code number to punch into the system to open the gate. Visitors will contact the resident via the phone system and the resident will open the gate. Code numbers can be changed by the island manager at will. Cars leaving the island will automatically open the gate. Emergency vehicles will open the gate as they approach with no delay. Delivery vehicles will need a delivery code or a resident contact. Contractors and workmen will be given an entrance code. A log of monthly entrance actions by code is automatic.

A battery backup system will open the gate in the event of power failures. The gate will remain open during any power failure. The battery backup system will self recharge with the return of power. No automatic system is perfect. I ran parking lots in Tacoma for the past 45 years. I tried many automatic systems to no avail. However each system is better than the last. I feel this system could work.

The gate and fence will cost about \$27,000.00. The turnaround and changes to the road will cost about \$3,000.00 and the needed electric and phone systems at the gate will cost about \$3,000.00. This is a \$33,000.00 cost. Maintenance will cost about \$2,400 a year. This includes the electric charge, phone charge, and insurance on the gate for maintenance. The maintenance cost could come out of the usual Raft island budget. Installation would need a \$165.00 assessment for each parcel on the island.

The proposal at the annual meeting acts as the first formal notice of this assessment. We have scheduled a special meeting of the association for January 10, 1995 at the All Saints Center at 7 PM to vote on this action and the assessment. Remember a no vote now does not end the choice of a gate. We can always bring up the subject again later with another gate system. If you have doubts now, vote no and we will research it again later.

Any questions please phone me at 265 3661.

Tom Murphy, President RIIA.



THOMAS O. MURPHY M.D., PH.D.
VASCULAR, THORACIC AND GENERAL SURGERY
161 MAPLE LANE NW, RAFT ISLAND
GIG HARBOR, WA 98335

206-265-3661

November 15, 1994

To: Members of the RIIA,

Subject: ELECTRIC GATE

The proposal of installation of an Electric Gate on the road from Kopachuck Drive to the Raft Island bridge has been discussed for several years. Prior to this time the cost was beyond a reasonable figure. At this time it now appears to be within an acceptable figure and thus this proposal.

At the last meeting of the membership the board was instructed to proceed with a proposal to build such a gate and to report to the membership within 60 days.

First of all some general considerations: Such a gate will not solve all the problems on Raft Island. A walking gate will probably have to be left open. Traffic counts show a car almost every 45 seconds between 4 to 6 PM and as such the gate would probably be open at that time. Anyone determined to rob a house on the island could get around the system or come on the island by boat. youngsters determined to jump from the bridge will figure a way around the gate. The gate itself is frustrating and a general pain in the neck.

However, in general the presence of a security gate at the entrance to Raft Island will increase the security and limit access to the Island of uninvited guests. Whether or not the gate is voted in at this time or not, I am sure that with society changing as it is, we will have a security gate system on the Island at some time.

The proposed system is to place a gate down the access road to the Raft Island bridge with a turnaround area there. This will allow a maximum area for a backup off of Kopachuck Drive. Residents will have a code number to punch into the system to open the gate. Visitors will contact the resident via the phone system and the resident will open the gate. Code numbers can be changed by the island manager at will. Cars leaving the island will automatically open the gate. Emergency vehicles will open the gate as they approach with no delay. Delivery vehicles will need a delivery code or a resident contact. Contractors and workmen will be given an entrance code. A log of monthly entrance actions by code is automatic.

Power failures will open the gate with battery backup system. The gate will remain open during any power failure. The battery backup system will self recharge with the return of power. No automatic system is perfect. I ran parking lots in Tacoma for the past 45 years. I tried many automatic systems to no avail. However each system is better than the last. I feel this system could work.

The gate and fence will cost about \$27000.00. The turnaround and changes to the road will cost about \$3000.00 and the needed electric and phone systems at the gate will cost about \$3000.00. This is a \$33000.00 cost. Maintenance will cost about \$2400 a year. This includes the electric charge, phone charge, and insurance on the gate for maintenance. The maintenance cost could come out of the usual Raft island budget. Installation would need a \$165.00 assessment for each parcel owner on the island.

The proposal at the annual meeting acts as the first formal notice of this assessment.. We have scheduled a special meeting of the association for Jan. 10th. at the All Saints Center at 7 PM to vote on this action and the assessment. Remember a no vote now does not end the choice of a gate. We can always bring up the subject again later with a better system. If you have doubts now vote no and we will research it again later.

Any questions please phone me. 265 3661

Tom Murphy, President RIIA.



THOMAS O. MURPHY M.D., PH.D.
VASCULAR, THORACIC AND GENERAL SURGERY
161 MAPLE LANE NW, RAFT ISLAND
GIG HARBOR, WA 98335

206-265-3661

November 28, 1994

Mr. Frank Goerig
5109 Pt. Fosdick Drive, E168
Gig Harbor, WA 98335

Dear Mr. Goerig,

I am writing you as the president of the Raft Island Improvement Association to bring up two things.

The past six months there has been a wet area on the road between Kopachuck Drive and the Raft Island bridge just next to your well where a water line goes under the road to the home just east of the bridge. This is most likely a leak in the water line. This is costing you money in lost water and also in electric power to pump it. Our concern is the danger of damage to the road caused by washout under it. The Raft Island Association holds you responsible for any damage to the road and also for any liability to injury from ice on this area of the road. Please correct this problem as soon as possible.

Secondly, The Association will vote on Jan. 10th on the construction of a Security Gate on the road above your property and also the installation of a fence from the gate to the bridge. Final plans on the gate and s fence are not complete yet and I would be happy to discuss this with you at any time. The gate and the fence will impact your property and as such I am writing this letter.



Thomas O. Murphy, MD., Ph.D.