

Project Approval Request

1. PROJECT NAME.

Lake Leprechaun Dam Wall Piping Repair/Replace (Phase 3)

2. INDIVIDUALS/COMMITTEES PROPOSING THE PROJECT.

Lakes Dams Parks Committee and LLCC GM, AGM and Project Specialist are co-sponsoring this project.

3. PROJECT DESCRIPTION INCLUDING.

3a) Narrative description of the planned project and the value LLCC members will receive from the completed project, including any health and safety improvement aspects.

The Lake Leprechaun dam structure includes an existing corrugated steel pipe that is installed within the concrete dam wall. The Lake Leprechaun dam was built in 1966. Due to age, the existing corrugated steel dam wall piping is deteriorated with holes and is leaking water into the dam vault, causing water loss and impacting lake water levels, as existing lake water is passing through into the culvert beneath the culvert of St. Andrews Drive. A soft coffer plug has been placed into the lake inlet pipe and must be removed to raise and lower the lake levels that is required to accommodate general lake maintenance as well as the release of excess water in emergency flood situations with the guillotine valve operation.

The previous valve assembly structure had been in-operable for many years, causing damage and deterioration to the existing corrugated dam wall piping from corrosion, as the previous valve assembly could not be opened. The failure of the existing corrugated piping could be considered a breach of our permit from DOE to operate the dam and represents a significant safety issue. It is essential that LLCC resolve this situation.

Background -The BOD approved the expenditure of \$40,000 in fiscal year 2025 for Phase 1. The proposed project was divided into two phases: Phase 1 - Evaluation of the existing valve structure and the feasibility of resolving its inoperability via repair/replace. Phase 1 which has been completed at a cost of \$3,233. Phase 2: which consisted of repairing or replacing the valve structure was to be based on Phase 1 results which has been completed at a cost of \$ 27,225. The PAR Background on Phase 3 is provided below as support for the proposed Phase 3 plan and cost.

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3b) Phase 3 Plan Overview

A phase 3 quote of \$43,560 (including sales tax) was provided by ADS which includes Labor & Equipment Repair existing corrugated steel sleeve through the concrete dam wall that is currently cracked/damaged from age. Shore up waterfall/divert falling water away from work area. Remove valve assembly, install new steel plate to existing concrete dam bulkhead, around old, corrugated piping with epoxy and steel anchors. Weld new 16" steel pipe through hull pipe and to new vertical steel plate. (May require steel pipe strong back) TBD. Replace damaged valve flange to repaired protruding existing inner piping with new steel pipe. LLCC will be responsible for any permit costs if required. Project time is: Approx. 3-5 days, taking these components back to their shop and remanufacturing them. The final step would involve reinstalling and functional testing.

3c) Description, drawings and sketches as necessary to understand the Phase 3 project

None required. Recommend taking pictures of the new SS plating, 16" Dia. Steel sleeve assembly with measurements and descriptions of the components (material thickness, SS type, etc.)

3d) The approximate cost for the Phase 3 project, and the basis and assumptions for that cost estimate.

Based on the Aqua Dive Services bid, the cost of phase 3 of this plan (Shoring, SS plating, 16" new steel sleeve) is estimated at \$43,560. (including tax).

3e) An approximate schedule, including any time constraints regarding Phase 3 project activities or completion dates.

Phase 3 of this project can be initiated immediately upon board approval of this PAR. No known time constraints.

3f) The budget status of the Phase 3 project.

Recommend the Board approves \$63,560 for this new, non-budgeted project. (Phase 3 Cost Estimate of (\$ 43,560 + TBD Costs of \$ 20,000) – NTE.

As noted previously, Phase 1 and 2 was Budgeted at \$40K but only expended \$3,233 for Phase I and expended Phase 2 at \$ 27,225 totaling costs at \$ 30,458. Leaving a remaining credit balance of \$ 9,542.00

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4. Any additional considerations the board may need to consider, including any foreseeable project risks or liabilities.

The Board should be aware that due to the current deterioration and condition of the existing corrugated sleeve within the Lake Leprechaun Concrete Dam wall, LLCC may be out of compliance with our DOE permit. This also presents a potential safety issue for our community.

5. The proposed project manager.

This project will be managed by LLCC AGM and Project Specialist. The LDP committee will provide support as needed.

6. Evidence of coordination with appropriate staff departments and management.

The project has been coordinated with the LLCC GM, AGM, Project Specialist and the LDP Committee.

7. Justification for Single Source Vendor

Aqua Dive Services, LLC was selected for the Lake Leprechaun valve replacement project after a thorough contractor evaluation and selection process. The type of work involving in-situ valve and pipe replacement in an active dam structure is specialized and there are few firms with the expertise. The first two phases of the valve replacement project were successfully performed by Aqua Dive Services within overall project schedule targets and under budget. HOA staff found Aqua Dive Services to be a responsible, professional and competent contractor.

During the valve replacement Aqua Dive Services observed that the outlet pipe through the dam had deteriorated over the past 60 years to the point where it needed to be repaired/replaced to prevent dam or valve failure. This was documented with photos and reports from the contractor. Failure to conduct these repairs timely would represent a non-compliance with Washington State dam operations safety permit requirements and could increase the HOA's liability should a problem arise.

From their work on the valve replacement, Aqua Dive Services is very familiar with the Lake and the valve and dam structure, so there would be no learning curve delays and additional time and budget expenditures that would likely occur if a new contractor were to be brought on board for this work. Also, Aqua Dive Services has the availability to complete the project within the existing LLCC time constraints to take advantage of the low-water levels within Lake Leprechaun at this time of year.

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7. Justification for Single Source Vendor

Therefore, it is in the best interest for HOA to continue with Aqua Dive Services on a sole-source contract award basis, based upon their current knowledge and needs of the project, and the specialized work that Aqua Dive Services can perform.

PAR Submitted by: Jon Monroe 3/16/26
Jon Monroe Project Specialist Date

Committee Reviewed: Dennis Muretta Concur 3/16/26
Dennis Muretta, LDP Chair Date

Staff Reviewed: Jason Howerton Concur 3/16/26
Jason Howerton, AGM Date

GM Reviewed: Shannon Ramos Concur 3/17/26
Shannon Ramos, GM Date

BOD Approved: _____ Concur _____
Mike Berni, President Date

PROJECT APPROVAL FORM

Project Lead:	Jason Howerton / Jon Monroe	Date:	3/10/2026
Budgeted (Y/N):	N	Dept. / Class:	LD
Budgeted Amount:	\$63,500.00	Cost Code:	68450
Projected Cost:	\$43,560.00	Start Date:	TBD
Difference:	\$19,940.00	Projected Completion Date:	TBD

LAKE LEP. DAM WALL

Scope of Work / Project Description:

Include details such as location of work, why the work is necessary, the benefit to completing the work, and other relevant details.

Scope of Work / Description - Lake Leprechaun dam wall piping repair project. Labor & equipment to repair existing corrugated piping located through dam wall concrete that is currently cracked/damaged from age. Shore up spillway, divert water away from work area. Remove valve assembly, install new steel plate to existing dam concrete bulkhead, around existing corrugated dam piping with epoxy and steel anchors. Weld new 16" steel pipe to through hull pipe and to new vertical steel plate. (May require steel pipe strong back) - TBD. Replace damaged valve flange to repaired protruding existing corrugated piping with new steel pipe. This will provide reinforcement to the guillotine valve and assembly when operating and enable area to seal when the valve is closed. Approx. 3-5 days to complete project. Budget Amt: \$ 63,500.00 - NTE

Permits Needed (Y/N): <input type="text" value="N"/>	If Yes, what type: <input type="text"/>
Before Photos Attached (Y/N): <input type="text" value="Y"/>	Drawings Attached (Y/N): <input type="text"/>
Work Performed In-House (Y/N): <input type="text" value="N"/>	Is Projected Cost for Materials Only (Y/N): <input type="text" value="N"/>

Recommended Contractor to Award & Other Bids

	CONTRACTOR NAME	BID AMOUNT	AWARD DETAILS (Why Selected)
Selected Contractor Name	Aqua Dive Services, LLC.		Best value, results proven. See attached
Deposit Required Amount		\$43,560.00	Justification for single source vendor
Contractor #2			
Contractor Name	<input type="text"/>		
Contractor #3			
Contractor Name	<input type="text"/>		

NOTE: Attach all bids and relevant information to this Approval Form.

REVIEW & APPROVAL

Budgeted Projects: \$1001-\$5000 Require Operations Manager or General Manager Approval

Budgeted Projects: \$5000> Require Operations Manager (if maintenance related) and General Manager Approval

Non-Budgeted Projects: \$1000-\$5000 Require Operations Manager (if maintenance related) or General Manager Approval

Non-Budgeted Projects: \$5000> require Operations Manager (if maintenance related) and General Manager Approval, then Board of Directors

Approval.

Operations Manager Signature:	Approve (Y/N): <u>Y</u> Date: <u>3/10/26</u>
General Manager: _____	Approve (Y/N): _____ Date: _____
Board Member: _____	Approve (Y/N): _____ Date: _____

Justification for Single Source Vendor

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During the valve replacement Aqua Dive Services observed that the outlet pipe through the dam had deteriorated over the past 60 years to the point where it needed to be repaired/replaced to prevent dam or valve failure. This was documented with photos and reports from the contractor. Failure to conduct these repairs timely would represent a non-compliance with Washington State dam operations safety permit requirements and could increase the HOA's liability should a problem arise.

From their work on the valve replacement, Aqua Dive Services is very familiar with the Lake and the valve and dam structure, so there would be no learning curve delays and additional time and budget expenditures that would likely occur if a new contractor were to be brought on board for this work. Also, Aqua Dive Services has the availability to complete the project within the existing LLCC time constraints to take advantage of the low-water levels within Lake Leprechaun at this time of year.

Therefore, it is in the best interest for HOA to continue with Aqua Dive Services on a sole-source contract award basis, based upon their current knowledge and needs of the project, and the specialized work that Aqua Dive Services can perform.







Aqua Dive Services, LLC
 9622 Aurora Ave N - Ste B
 Seattle, WA 98103
 Phone #206-782-0157
 info@aquadiveservices.com
 www.aquadiveservices.com

Estimate

Date	Estimate #
1/13/2026	2026001

Name / Address
Lake Limerick Country Club Jon Monroe 790 E Saint Andrews Drive Shelton, WA 98584

Project

Description	Qty	Rate	Total
Lake Leprechaun Culvert Repair Project Labor & Equipment- Repair existing corrugated thru-hole culvert that is currently cracked / damaged from age. * This is an Estimate, not a bid * - Shore up waterfall / divert falling water away from work area. - Remove valve assembly. - Install new steel plate to existing dam concrete bulkhead, around old culvert, with epoxy and steel anchors. - Weld new 16" pipe to through hull pipe and to new vertical steel plate. - (May require steel pipe strong back) TBD - Replace damaged valve flange to repaired protruding existing culvert with new steel pipe. Approx. 3-5 days	1	40,000.00	40,000.00T

Thank you for your business.	Subtotal	\$40,000.00
	Sales Tax (8.9%)	\$3,560.00
	Total	\$43,560.00



**Lake Limerick Country Club
& Aqua Dive Services, LLC
Lake Leprechaun Culvert Repair Project Contract**

Contract Parties. This Lake Leprechaun Culvert Repair Project Contract (“this Contract”) is entered into by and between: Lake Limerick Country Club, 790 E Saint Andrews Drive, Shelton, WA 98584 (**the Owner**”); and Aqua Dive Services, LLC, 9622 Aurora Ave N-Ste B, Seattle, WA 98103, (**“the Contractor”**);

The Owner and the Contractor (**collectively “the Parties”**) hereby agree to the following:

Contractor Work Scope/ Goals

The Contractor agrees to perform (**“the Work”**) on Lake Leprechaun as follows:

- Repair existing corrugated thru-hole culvert that is currently cracked / damaged from age
- Shore up waterfall / divert falling water away from work area
- Remove valve assembly
- Install new steel plate to existing dam concrete bulkhead, around old culvert, with epoxy and steel anchors
- Weld new 16” pipe to through hull pipe and to new vertical steel plate
- (May require steel pipe strong back) TBD
- Replace damaged valve flange to repaired protruding existing culvert with new steel pipe

Completion Time

The Work is estimated to begin within 30 days after the Contractor receives the signed contract.

The Contractor shall not be liable for time lost due to changes in the contract or plans by the Owner, other acts of the Owner, strikes, weather conditions not reasonably anticipated, or any other condition not within the Contractor’s control. In the event of delay or damage as a result of the foregoing, the time for completion of the Work shall be extended for a reasonable amount of time agreed upon by The Contractor and The Owner by Change Order.

Contract Amount

The Contractor agrees to perform the Work for the amount of \$40,000.00 (before 8.9% tax). Not including any Change Orders.

The Owner shall make the final payment of all amounts still owing within 5 (five) days of receipt of invoices.

Late Payments

Payments not made in a timely fashion shall incur interest at the rate of 5% /month from the day the payment is due. If the Owner fails to pay the Contractor within 15 days of the date the payment is due, through no fault of the Contractor, the Contractor may stop work until payments are made. The Contractor reserves the right to lien the property if not paid.

Change Orders

The Owner may order changes in the work within the terms of this contract. Change orders of \$100 or more should be in prior written order and agreement with the Contractor that states the changes to the contract, the amount of any additional cost, plus additional number of days to be added to the contract completion date, if any.

The Owner hereby agrees to make all requests for changes only directly to the Contractor, and should not issue instructions to, or otherwise negotiate for additional or changed work specifications with the Contractor's employees or subcontractors, either on the job or otherwise. E-mails from the project representative can and will be assigned as addendums to this contract. Change orders shall be on a time and materials (+15%) basis.

Insurance and Risk Management

The Contractor shall obtain and maintain Marine Artisan General Liability with a minimum limit of \$2,000,000.

Inspection, Acceptance, Final Payment and Possession

At the final inspection, the Owner will give the Contractor a signed and dated list of any deficiencies in the quality of the Work. The Contractor shall correct in a reasonable time any items on the Owner's list that are, in the good faith judgment of the Contractor, deficient in the quality or completeness of the Work according to industry standards and this Contract.

Dispute Resolution

Should any dispute arise relative to the performance of this Contract that the Parties cannot resolve, the Parties consent to arbitration of any such dispute in King County, Washington. At the request of either Party, any dispute under this Contract or related to the Work shall be resolved through arbitration in Seattle, Washington, with a single arbitrator acceptable to the Contractor and the Owner, and pursuant to the Washington Uniform Arbitration Act, RCW Chapter 7.04A. If both parties cannot agree upon an arbitrator, an arbitrator shall be appointed pursuant to RCW 7.04A.110(1). The prevailing party of the dispute may have the right to collect from the other party its reasonable costs and necessary disbursements and attorney's fees incurred in enforcing this Contract.

Project Representative

The Owner, shall appoint one project representative to assist with and oversee the project progress as well as represent the interests of the Owner. The designated person is: Jon Monroe. All communication and questions regarding the Work and the contractor's presence on site shall be directed only to and through that representative for the duration of the Work. The designated person's phone # is: 206-735-6585 and email address is: jonm@lakelimerick.com.

The Governing Law and Assignment

This Contract will be construed, interpreted, and applied according to the law of the State of Washington. This Contract shall not be assigned without the written consent of all Parties.

Effective Date and Signature

This Contract shall become effective on the date it is signed by both Parties. We, the undersigned, have read, understood, and agree to each of the provisions of this Contract and hereby acknowledge receipt of a copy of this Contract.

AQUA DIVE SERVICES, LLC

By: James Hicks (signature) _____ on behalf of Aqua Dive Services, LLC

Title: Manager Date: _____

By: Printed Name MIKE BERNI on behalf of LAKE LIMERICK CC

(signature) _____

Title: BOD PRESIDENT Date: _____

By: Printed Name _____ on behalf of _____

(signature) _____

Title: _____ Date: _____

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