

May 24, 2019

To: All DBR Leaseholders

From: Kate Higgins, President, DBR Board of Directors

Dear Leaseholders (LHs),

Spring in DBR is always exciting and it is great to see all the snowbirds returning home.

The big subject continues to be our septic system. I appreciate the interest and the frustration over how long it is taking to get the problem solved. The good news is that we have a solution and are getting ready to start the process of finding a contractor.

Please take the time to read this recap of events so you know the facts about why the process has taken so long. In particular, please remember that we were ready to start the large-scale repair project in March 2018 but Jefferson County protested and stopped that project.

There has been a great deal of coordination and actions but the key highlights are below. (Please note: The expected turn-around time on submissions to the Department of Health, DOH, is 4 to 6 weeks. DOH has responded to requests and submissions within a month, with one exception of 6 ½ weeks, which was due to retirements and major staffing changes.)

October 2017 – We started having problems with the drain field, and realized we need to start looking for an engineering firm.

December 2017 to January 2018 – After calls to many companies, the Facilities Manager called the WA DOH, who recommended ADC. We received a proposal from ADC and signed a contract.

February 2018 – ADC visited the site, dug inspection holes (meadow and green space on 2nd street), and coordinated proposed large-scale repairs with DOH.

3/1/2018 – Received approval from DOH to make repairs, including upgrades (aka “large-scale repairs”), to the septic system.

3/14/2018 – Formal notification from DOH withdrawing approval of large-scale repairs based on concerns raised by Jefferson County. Only repairs to fix immediate problems were authorized.

March – June 2018 – samples from effluent tank and meadow ditches taken and tested; historical data on septic flow rates, water usage, and seasonal population size; and additional park history exchanged between all concerned (DBR, ADC, Jefferson County, and DOH) and assessed.

6/27/2018 – DOH tells ADC that they prefer replacing the entire system, and request us to submit a full Pre-Design Report.

July 2018 – More exchange of information and work to determine the appropriate design flow per person, needed for the pre-design work and report. The DOH engineer retired in mid-July.

8/3/2018 - ADC meeting with new DOH engineer to bring him up to speed on the project. New DOH engineer requested a Pre-Design Report (less extensive than that requested earlier) with justification of the proposed flow rates.

8/23/2018 – ADC submitted the Pre-Design report to DOH

September 2018 – Several inquiries but nothing back from DOH (important to note that DOH had a huge turnover in staffing during this period. Our engineer at ADC actually took a position with DOH, and ADC assigned a new engineer to our project.)

10/9/2018 – (a little after 6 weeks from submission) DBR BOD President sent email to ADC requesting help to expedite the project.

10/10/2018 – ADC responded and advised that they had just received an email from DOH stating that they were ready to schedule a site inspection. However, DOH wanted the Department of Archeological and Historical Preservation (DAHP) to give the okay to dig on the site before proceeding.

10/29/2018 – After coordination between DBR, ADC, and DAHP, permission received from DAHP to continue with project.

11/9/2018 – All parties met to examine soils in test pits north of Radclyffe.

Exact date unknown – DOH advised that the soils were not good (non-conforming) and other options needed to be explored.

11/27/2018 – ADC requested more monitoring holes/ports.

11/30/2018 – Per ADC instructions, 2 perk holes and 3 monitoring ports placed north of Radclyffe, also the Facilities Manager dug 2 holes on the well house property, and installed 3 monitoring ports on the upper Nature Trail. As reported to the LHs, **30 – 60 days of monitoring was required** to get accurate results.

1/15/2019 – DBR sent a report to ADC on perk tests and water table observations.

1/23/2019 – Upper Nature Trail appears to be a viable location. Coordination with ADC and excavator for soil review.

2/1/2019 – Deep test holes dug, and soils examined by state geologist and ADC.

2/26/2019 – DOH granted approval to proceed with engineering of new septic drain field. Surveyor hired to complete required surveys and maps. Work delayed due to rainy weather.

3/28/2019 – ADC sends Engineering Report to DBR for final review before submittal to DOH.

4/4/2019 – Engineering Report submitted to WA DOH.

4/30/2019 – DOH approved Engineering Report and gave approval to proceed with the project.

5/22/2019 – Preliminary drawings completed and forwarded to DBR for review. ADC advised that blue prints will be completed and ready to submit to DOH by 5/31/2019.

As we explained at the Work Session last night, ADC will be working with us to set the minimum qualifications for contractors and to assist with the bidding process. Barb will be holding a kick off meeting with Ad-Hoc Septic Project Committee either next week or the first week in June.

Thank you for taking the time to read this review and update. If you have any questions, please let me or any of the other BOD members know.

Sincerely,

Kate
BOD President