



WASHINGTON WATER SERVICE COMPANY

May 25, 2022

Amanda Maxwell, Executive Director & Secretary  
Washington Utilities and Transportation Commission  
PO Box 47250  
Olympia, WA 98504-7250

Received  
Records Management  
05/25/22 11:38  
State Of WASH.  
UTIL. AND TRANSP.  
COMMISSION

Dear Ms. Maxwell;

Enclosed is a copy of the contract between Willamette Meridian LLC and Washington Water Service Company (WWSC) to complete the tap and extension of the water main in 176<sup>th</sup> St E to 82<sup>nd</sup> Ave St E. This site is in Pierce County, which is serviced by Southwood Water System, DOH ID# 82844H, Parcel #0419325019. This agreement has been signed by Jerry Filoteo and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified on attachment "A" are \$28,397.00. To this, a half payment of \$14,198.50 has been received for the total projected engineering costs, as attached.

A vicinity map showing the location of the lot is included with this filing. Please do not hesitate to call me at 253-851-4060 Ext. 71103, if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Thu Hoang".

Thu Hoang  
Accounting Analyst



## WASHINGTON WATER SERVICE

14519 Peacock Hill NW  
Gig Harbor, WA 98332 Tel: (877) 408-4060

February 25, 2022

Willamette Meridian LLC  
Attn: Jerry Filoteo  
14406 86<sup>th</sup> Ave Ct E  
Puyallup, WA 98375

Re: Southwood Water System, DOH ID# 82844H, Pierce County  
Water Main Extension Agreement for 17616 82<sup>nd</sup> Ave Ct E  
Parcel No. 0419325019

Dear Jerry Filoteo:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and Willamette Meridian LLC (the "Owner") to extend the existing water main line and installation of any other facilities needed to provide water utility service to the parcel(s) referenced above.

This Agreement sets forth the terms and conditions, as well as our engineer's projected costs enclosed as "Attachment A", to complete the tap and extension of the water main in 176<sup>th</sup> St E to your project on 82<sup>nd</sup> Ave St E. The projected cost of \$28,397 is exclusive to the time and materials necessary to the tie-in of new construction to the distribution system, bacteriologic sampling, and installation inspections. The final amount billed for completing this project is based on actual costs for engineering, materials, labor and other variables needed to complete the project, this amount may also vary from the projected costs provided due to unforeseen issues during the installation/tie-in of the extended water main and service line that are beyond the control of Washington Water.

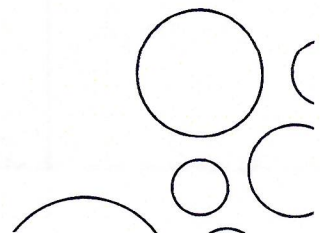
Washington Water will review the provided engineered construction plan and will allow the parcel owner to hire his/her own underground contractor to install the watermain, appurtenances and services for the intended propose of installing water service to the parcel listed above. This contractor must be approved by Washington Water, prior to beginning any underground work (a list of approved contractors can be provided upon request).

### Terms & Conditions

The projected costs are for engineering, construction materials and labor only pertaining to the existing water main tie-in, unless otherwise specified in Attachment A. Upon execution of this Agreement and prior to commencement of engineering and construction, Washington Water requires a 50% deposit payment of the projected costs outlined in this Agreement. All past due accounts will be charged 1.5% per month (18% per annum). The projected cost submitted in this Agreement is provided as preliminary information only and the figures and information contained herein are subject to the execution of this Agreement within 30-business days of the date the Agreement was issued.

Quality. Service. Value.

wawater.com





Terms and conditions of this Agreement are subject to the review and approval of the Washington State Utilities and Transportation Commission (the "Commission"). Upon execution of this Agreement, Washington Water will submit the Agreement to the Commission for their approval. Upon the Commission's approval, plans will be prepared, and if required, submitted to the Washington State Department of Health for their approval. Once all necessary approvals have been obtained and the required payment received, Washington Water will schedule and cause construction to commence.

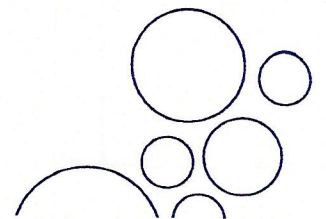
Upon completion of the project an Easement is necessary for any watermain assets on private property, to enable Washington Water to maintain our water system facilities on an on-going basis. The Owner's surveyor or engineering firm will need to prepare an easement description and drawing exhibit for the on-site water system mains and appurtenances using the Washington Water easement form. Washington Water requires that Washington Water is explicitly identified in the utility easement language of your plat record if applicable. The Owner is responsible for contacting all property owners of all affected properties, signatures notarized and recorded with the Pierce County Auditor's office.

Upon completion of the main extension and any other requested facilities have been installed, pressure tested, bacteriological samples taken and tested with satisfactory results and a Certificate of Completion signed by a licensed engineer and all approvals received; the Owner is to provide Washington Water with a Bill of Sale transferring the ownership of these contributed facilities to Washington Water.

Washington Water requires all remaining amounts be paid in full with an active billing account established prior to commencement of commercial water service and issuance of a Certificate of Water Availability. If meter installation does not occur after the installation of facilities, the Owner will be charge a monthly Ready-to-Serve fee as listed in Washington Water's approved tariff, until a meter installation has occurred. Washington Water will provide the Owner with a Certificate of Water Availability.

Neither this Agreement nor any of the rights, interests or obligations under this Agreement may be assigned or delegated, in whole or in part, by operation of law, or otherwise, by Owner without the prior written consent of Washington Water, and any such assignment without such prior written consent shall be invalid. Nothing expressed or referred to in this Agreement will be construed to give any person other than the parties to this Agreement any legal or equitable right, remedy, or claim under or with respect to this Agreement or any provision of this Agreement. This Agreement and all of its provisions and conditions are for the sole and exclusive benefit of the parties to this Agreement and their successors and assigns.

Upon execution of this Agreement, the Owner has 180-business days to coordinate with Washington Water for the engineering and construction to complete this project. This Agreement shall automatically become invalid unless the work authorized in this Agreement has commenced within 180-business days after execution. Once this Agreement has become invalid, the project will be closed and all project work will cease; a refund check will be issued to the Owner for pre-paid amounts received by Washington Water minus any billable work completed and non-refundable fees.





\_\_\_\_\_ **I elect to hire my own qualified contractor to complete the installation under the conditions listed below:**

(Initial)

- Remit \$14,199 (50%) of the projected costs for engineering, construction labor, materials, and county permits provided by Washington Water, as outlined in Attachment A.
- Prior to any underground work being started, the hired contractor must be pre-approved by Washington Water. A list of approved contractors can be provided upon request.
- Provide installing contractor's name and contact information, along with copies of their Contractor's License, and Certificate of Insurance (contractor must have a minimum insurance coverage of \$1,000,000 per occurrence, \$2,000,000 annual aggregate naming Washington Water Service Company as Additional Insured and Certificate Holder).
- Time required to complete this project may vary due to the size of the project, projects already scheduled and emergencies that may require our construction crew to leave project site.

**BEFORE CONSTRUCTION BEGINS:**

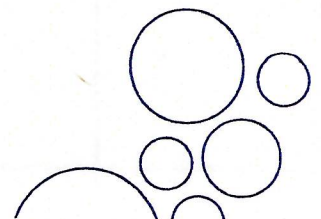
- The signed Agreement and the required payment must be received by Washington Water before any work will be scheduled, including the purchasing of materials.
- If required, Washington Water will be responsible for obtaining all necessary regulatory agency approvals, county/state permits and schedule with outside contractors.
- Provide names of any contractor(s) that may be working on-site.
- Schedule a pre-con meeting to review detailed plans and specifications with Washington Water's Engineer, and the Construction Superintendent or Construction Foreman.
- Underground contractor will be responsible for traffic control, excavation of the main to be tapped along with any road repairs necessary during and after installation. Any contractor purchased materials must be on-site and inspected by Washington Water prior to installation.
- Washington Water will tap the existing watermain on 176<sup>th</sup> St E. A tapping sleeve, AWWA gate valve and valve blocking will be provided by Washington Water for your contractor to connect to.

**DURING CONSTRUCTION:**

- The installation of all on-site piping, services, water service lines, valves, fittings and other appurtenances will be the responsibility of the Owner.
- Washington Water will operate the valves for filling and flushing of the new water main and will do periodic inspections of the installation.
- Review status of project with Washington Water's Construction Superintendent.
- Coordinate inspections with Washington Water (either our Construction or Engineering Department)

**BEFORE TIE-IN/ACTIVATION OF NEW FACILITIES:**

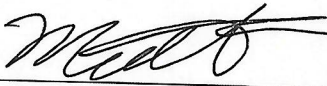
- Once construction is completed, Washington Water will witness a pressure test of all new water mains and appurtenances, to be conducted by the Owners underground contractor.
- A final inspection must be scheduled with the Construction Superintendent or Construction Foreman to review installed facilities and that the installed facilities have been installed in accordance with the specifications provided in the engineering plans.
- If a fire hydrant is installed, Washington Water will be responsible for fire flow testing and county submittal.
- Washington Water will take bacteriological samples. The results from the samples taken are required to meet all Washington State Department of Health Drinking Water Regulations and Standards. Unsatisfactory results will delay the tie-in of the new facilities.



- A backflow assembly (Double Check Valve-DCVA/Reduced Pressure Backflow-RPBA/Pressure Vacuum Breaker-PVB) is required whenever there is a possibility of a cross connection between the public water system and a non-portable water source. Examples include, but are not limited to, irrigation systems, fire sprinkler systems or other water-using equipment. The backflow assembly device must be installed on the customer side of the meter; a licensed plumber can install this device. Annual testing and repair of the device is the responsibility of the parcel owner.
- Final payment for the work completed as outlined in this Agreement has been received, and any remaining amounts due be paid in full

If the terms of this letter are acceptable, please initial your election to hire your own contractor to complete the extension project under the terms listed in the Agreement and then sign the letter below. Return both this letter and the agreed payment to our Gig Harbor Office at 14519 Peacock Hill Avenue NW, Gig Harbor, WA 98335 (Mailing Address: PO Box 336, Gig Harbor, WA 98332). If you have any questions, please give me a call directly in Gig Harbor at (253) 851-4060 or toll free at (877) 408-4060.

Sincerely,

By:   
 Matthew D. Brown, P.E.  
 General Manager

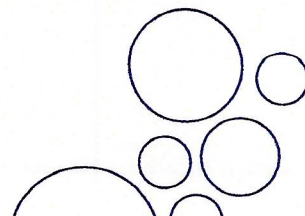
Accepted

By:   
 JERRY FLOTE  
 Printed Name  
253 468 0407  
 Phone:  
3/22/22  
 Date Accepted

Enclosure(s)

- cc: Jim Morrison, Accounting Manager  
 Eric Williams, Construction Superintendent  
 Sarah Castro, Customer Service Manager  
 John Puccinelli, Engineering Manager  
 James Jensen, Operations Manager (East Pierce)  
 Southwood Water System  
 File2: Eng File# 3939

S:\Engineering\Project Report 3500\3939 - SWS.17616 82nd Ave (0419325019) 82nd Ave Apartments\1 - PROJECT CONTROL\SWS.17616 82nd Ave (0419325019) 82nd Ave Apartments - Construction Agreement.docx





# Washington Water Service Co.

Engineering Department  
 8800 Meridian Road SE  
 Olympia, WA 98513

Engineer's Opinion of Probable Project Costs Summary  
 Attachment "A"

## Southwood Water System 82nd Ave Apartments Distribution Extension

February 25, 2022  
 (Projected Cost Good for 30-Days)

Engineering File # 3939

### \*\*\* Construction Materials \*\*\*

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 4,407.43	\$ 4,407.43
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
Sub-Total					\$ 4,407.43
Contingency					10% \$ 440.74
Sales Tax					9.00% \$ 438.34
SUB Total - Materials					\$ 5,284.51
Rounded Up Value					\$5,300.00

### \*\*\* Construction Labor \*\*\*

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Labor - Watermain	1	LS	\$ 4,140.00	\$ 4,140.00
103450	Construction Labor - Services	1	LS	\$ 414.00	\$ 414.00
103480	Construction Labor - Hydrants	1	LS	\$ 828.00	\$ 828.00
	WWSC Engineering	1	LS	\$ 2,504.70	\$ 2,504.70
Sub-Total					\$ 7,886.70
Contingency					10% \$ 788.67
Sub-Total - Construction Labor					\$ 8,675.37
Rounded Up Value					\$8,700.00

### \*\*\* Outside Contractor \*\*\*

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ 414.00	\$ 414.00
	DOH Review Fees	1	LS	\$ -	\$ -
	Tapping Services	1	LS	\$ 3,450.00	\$ 3,450.00
	Geotechnical Engineer	1	LS	\$ -	\$ -
	Engineering Consultant	1	LS	\$ -	\$ -
	Land Surveyor	1	LS	\$ -	\$ -
	Land Cost	1	LS	\$ -	\$ -
	Additional Insurance	1	LS	\$ -	\$ -
	Bonding	1	LS	\$ -	\$ -
	Sanitary Facility Rental (Portable Toilet)	1	LS	\$ -	\$ -
	Paving Contractor - Pavement Restoration	1	LS	\$ -	\$ -
	Traffic Control Contractor - Flaggers	1	LS	\$ -	\$ -
SUB TOTAL					\$ 3,864.00
Contingency					10% \$ 386.40
Sub-Total - Outside Contractor					\$ 4,250.40
Rounded Up Value					\$4,300.00

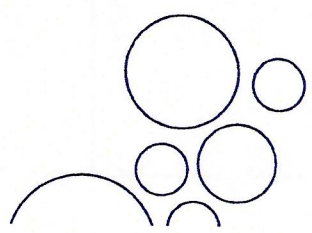
Anticipated Developer (onsite) Cost of Taxable Services  
 \$ 6,682.52  
 Anticipated TCJA Tax = \$ 1,776.37

**Projected Funds Required = \$28,397**

**Assumptions:**

- 1) This document is intended to forecast approximate construction costs based upon current information and similar projects, and is not intended to accurately represent actual design or construction components or prices.
- 2) Totals are rounded to nearest \$100

\$ 5070 DOWN  
 \$ 14,198.50



WILLAMETTE MERIDIAN LLC  
10322 BRIDGEPORT WAY SW  
LAKEWOOD, WA 98499

5313

98-7083/3251

3/12/22

DATE

CHECK AMOUNT

PAY TO THE ORDER OF Washington Water Co

\$ 14,198.50

*Fourteen thousand one hundred ninety eight & 50/100*

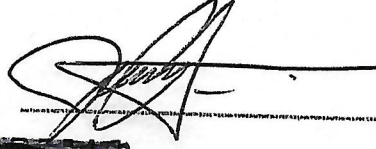
DOLLARS

Photo Safe Deposit Details on back

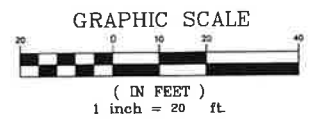
Heritage BANK

Olympia, Washington | 800.455.6126  
HeritageBankNW.com

FOR Apartment Water Mains





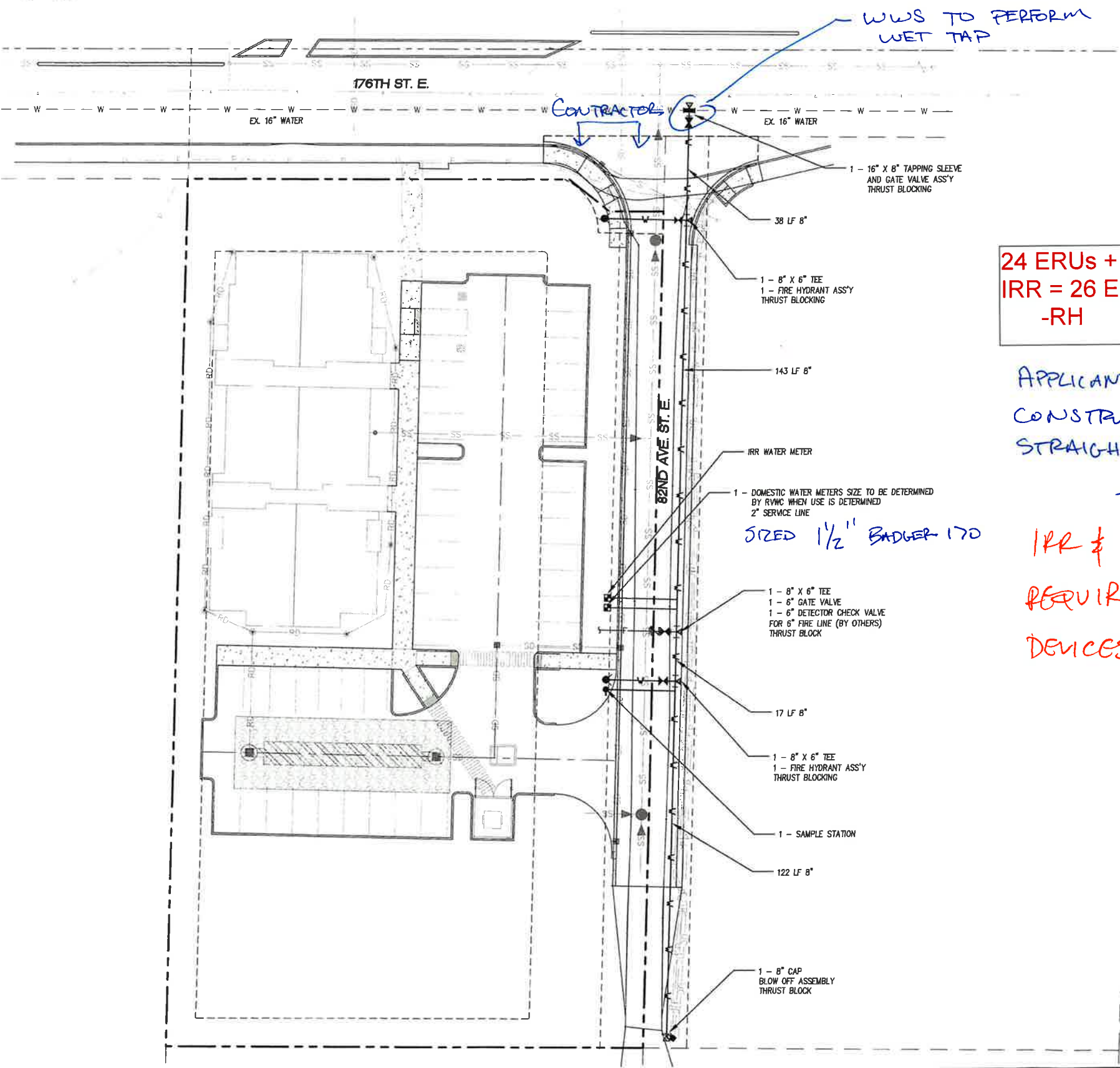
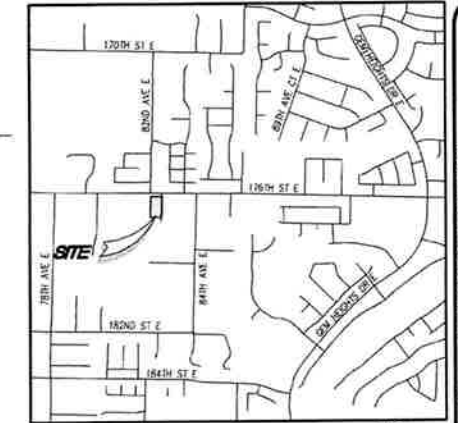


# RAINIER VIEW WATER COMPANY

## 82ND AVE. ST. E. - WATER MAIN EXTENSION PLAN

A PORTION OF SEC. 32, TWP. 19 N, RGE 4 E, W.M.  
PIERCE COUNTY, WASHINGTON

*[Signature]*  
DESIGN APPROVAL, DATE 8-21-19  
RAINIER VIEW WATER COMPANY



24 ERUs + 2  
IRR = 26 ERUs  
-RH

APPLICANT READY FOR  
CONSTRUCTION. GOING  
STRAIGHT TO CONST. AGR.  
- RYAN

IRR & FIRE SERVICES  
REQUIRE BACKFLOW  
DEVICES @ PL (PROPERTY LINE)

SIZED 1/2" BADGER 170

**LEGEND:**

- FIRE HYDRANT
- FIRE DEP. CONNECTION (FDC)
- WATER METER
- BLOW-OFF VALVE
- GATE VALVE
- DETECTOR CHECK VALVE
- REDUCER
- AIR VACUUM RELEASE VALVE
- SAMPLING STATION
- TAPPING TEE
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- EXIST WATER LINE

### VICINITY MAP

SCALE: 1"=1/4 MILE

- GENERAL NOTES:**
- CONSTRUCTION METHODS FOR PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH DIVISIONS 7 AND 9 OF THE LATEST EDITION OF THE STANDARD PLANS AND STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (MSDOT/APWA) EXCEPT ALL REFERENCES TO ENGINEER SHALL BE CHANGED TO OWNER.
  - PIPE MATERIAL SHALL BE CLASS 52 DUCTILE IRON PIPE.
  - BLOW-OFF ASSEMBLIES SHALL BE INSTALLED WHERE SHOWN ON THE PLANS.
  - AIR RELEASE VACUUM VALVES SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND ALL SYSTEM HIGH POINTS.
  - SAMPLING STATIONS SHALL BE INSTALLED APPROXIMATELY WHERE SHOWN ON THE PLANS OR ADDED PER RAINIER VIEW DIRECTION. FINAL LOCATION(S) TO BE DETERMINED IN THE FIELD BY RAINIER VIEW.
  - PIPE SHALL HAVE A MINIMUM OF 36 INCHES OF COVER. EXACT DEPTH OF PIPE SHALL BE DETERMINED IN THE FIELD TO GENERALLY CONFORM TO TOPOGRAPHY. PIPE SHALL MAINTAIN POSITIVE SLOPE BETWEEN BLOW-OFFS AND AIR RELEASE VALVES.
  - PRESSURE TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH DIVISION 7 OF THE ABOVE REFERENCED SPECIFICATION.
  - SOME UTILITIES SHOWN ARE BASED UPON AS-BUILT PLANS, THE LOCATIONS ARE APPROXIMATE ONLY. NOT ALL EXISTING UTILITIES AND SERVICES HAVE BEEN LOCATED OR SHOWN. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE ONE-CALL NUMBER IS 1-800-424-5555. NOT ALL UTILITY OWNERS OR OPERATORS SUBSCRIBE TO THE ONE-CALL SERVICE.
  - EASEMENTS, FRANCHISES AND PERMITS SHALL BE OBTAINED FOR ALL WATER LINE CONSTRUCTION. MINIMUM EASEMENT WIDTHS SHOULD BE 15 FEET.
  - THE OWNER, HIS REPRESENTATIVE, OR THE CONTRACTOR SHALL BE REQUIRED TO SCHEDULE A PRE-CONSTRUCTION CONFERENCE FOR ALL WATER CONSTRUCTION SHOWN ON THESE PLANS. THE CONFERENCE SHOULD BE SCHEDULED BY CALLING (253) 537-6634 TWO WEEKS PRIOR TO COMMENCEMENT OF WORK.

- RAINIER VIEW WATER COMPANY NOTES:**
- ANY REQUIRED SPECIFICATIONS NOT INDICATED WILL FOLLOW MOST CURRENT "STANDARD SPECIFICATIONS FOR RAINIER VIEW WATER COMPANY" AND AWWA STANDARDS.
  - ALL PIPING TO BE BEDDED 4" MINIMUM UNDER PIPE AND 6" MINIMUM OVER PIPE. BEDDING UNDER PIPE TO BE PLACED IN TRENCH PRIOR TO INSTALLING WATER MAIN.
  - USE 14 GAUGE LOCATE (TRACER) WIRE, ATTACHED TO WATER MAIN AND ALL FACILITIES. LOOP TO TOP OF ALL VALVE BOXES AND BLOW OFF VAULTS.
  - DETECTION TAPE TO BE 18" TO 24" BELOW FINISH GRADE. RUN DETECTION TAPE OVER MAINS AND SERVICE LINES.
  - ALL VALVE RISERS TO BE CAST IRON.
  - ALL FIRE HYDRANTS TO BE "TOWA", "M & H", OR "MUELLER CENTURION" TYPE ONLY. ALL HYDRANTS TO BE EQUIPPED WITH 5" STORZ ADAPTORS.
  - ALL HYDRANTS TO BE SECURED WITH SHACKLE (TIE) RODS OR MEGA-LUG CONSTRUCTION.
  - ALL BLOW-OFFS, AIR RELEASE/VACUUM VALVES, AND SAMPLING STATIONS TO MEET RAINIER VIEW WATER COMPANY APPROVAL PRIOR TO INSTALLATION.
  - ALL BLOW-OFFS TO BE INSTALLED WITHIN CONCRETE BLOW-OFF/METER BOX, SET TO FINISH GRADE AND MEETING HS-20 LOADING STANDARDS.
  - ALL BENDS, CAPS, TEES, WYES AND FITTINGS TO BE THRUST BLOCKED.

**NOTE:**  
THE LOCATIONS OF THE WATER METERS SHOWN ARE APPROXIMATE ONLY. METERS SHALL TYPICALLY BE LOCATED WITHIN R.O.W. OR UTILITY EASEMENT AT PROPERTY LINES. METER LOCATIONS IN QUESTION SHALL BE DETERMINED BY THE RWVC FIELD SUPERVISOR. MAINTAIN MINIMUM REQUIRED SEPARATION BETWEEN WATER MAINS/SERVICE LINES, AND SANITARY SEWER MAIN LINES AND STUBS.

SOME EXISTING UTILITIES SHOWN ARE BASED UPON AS-BUILT PLANS. THE LOCATIONS ARE APPROXIMATE ONLY. NOT ALL EXISTING UTILITIES AND SERVICES HAVE BEEN LOCATED OR SHOWN. THE CONTRACTOR SHALL LOCATE OR HAVE LOCATED ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

THE BOUNDARY AND SITE LAYOUT INFORMATION SHOWN HEREON WAS TAKEN FROM THE SITE DEVELOPMENT PLANS RECEIVED 07/26/19.

REV NO	REVISION DESCRIPTION	DATE BY

**Apex Engineering**  
2801 South 35th, Suite 200  
Tacoma, Washington 98409  
(253) 473-4484 FAX: (253) 473-0599

**TITLE** RAINIER VIEW WATER COMPANY  
82ND AVE ST. E.  
WATER MAIN EXTENSION PLAN

**CLIENT** RAINIER VIEW WATER COMPANY  
P.O. BOX 44427  
TACOMA, WA 98448-0427  
ATTN: MR. BOB BLACKMAN (253)537-6684

DATE SEALED 08/20/2019



PROJECT MANAGER  
KIM A SAVAGE, P.E.

DESIGN RB  
DRAWN RB  
CHECKED KB

SEC 32 T 19 N R 4 E  
FILE NO 34897-WA-MK-DWG  
DATE 08-20-2019  
SCALE 1"=20'

**SHEET 1 OF 1**  
FILE NO 34897  
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P: 134897 (Rev. 1/2019) (RainierView) (4897) (MK/DL) (mg)