



WASHINGTON WATER SERVICE COMPANY

July 1, 2022

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

Received
Records Management
07/01/22 09:09:46
State Of WASH.
UTIL. AND TRANSP.
COMMISSION

Dear Ms. Maxwell;

Enclosed is a copy of the contract between Gig Harbor Medical Investors and Washington Water Service Company (WWSC) to complete the tap and extension of the water main on the west side of the main building near the utility building. This site is in Pierce County, which is serviced by Point Evans Water System, DOH ID# 68065U. This agreement has been signed by Cindy S. Cross and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified on attachment are \$13,303.00. To this, a full payment of \$13,303.00 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

April 7, 2022

Cindy Cross
Gig Harbor Medical Investors
2909 14th Ave NW
Gig Harbor, WA 98335-1633

Re: Point Evans Water System, DOH ID# 68065U, Pierce County
Water Main Extension Agreement for 2909 14th Ave NW, (Cottesmore of Life Care)
Abbrev. Legal Description: Sec 28, TWN 21, Rge 02

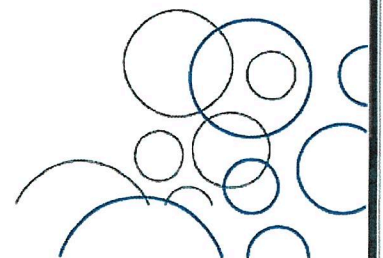
Dear Cindy Cross;

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and Gig Harbor Medical Investors (the "Owner") to tap the existing water main line and install the new Commercial service along with any other facilities needed to provide water utility service to the parcel 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 on the west side of the main building near the utility building. The projected cost of \$13,303 is exclusive to the time and materials necessary to provide an engineered construction plan-set for the water main extension and 1 new commercial service, the tie-in of new construction to the distribution system, bacteriologic sampling, and engineer 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 provide an engineered construction plan and will complete the installation of the water main, appurtenances and service for the intended propose of installing water service to the parcel listed above for the single 2" Commercial service.

An existing water main easement is present on your property. However if a portion of this project involves installing a water main outside this easement, we will require an additional easement that you will be required to have signed by the property owners of all affected properties and notarized and recorded with Pierce County Auditors office prior to the construction portion of the project. Washington Water engineering will draft this easement for your signature if necessary. This easement is necessary for Washington Water to maintain our water system facilities on an on-going basis.



The improvements stated herein qualify as Contributed In Aid of Construction (CIAC). Pursuant to Section 118(b) of the Tax Cuts and Job Act of 2017, federal tax laws require CIAC funds to be federally taxed ensuring that the expansion of water service to new customers does not unfairly burden a utility's existing customers. Applicants should consult their tax advisors concerning the application of tax laws to their particular situations.

Terms & Conditions

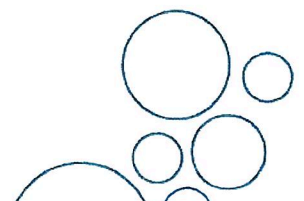
The projected costs are for engineering, construction materials and labor only, unless otherwise specified in Attachment A. Upon execution of this Agreement and prior to commencement of engineering and construction, Washington Water requires full payment of the projected costs outlined in this Agreement. All past due accounts will be charged 1.5% per month (18% per annum). The projected costs 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.

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 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; Washington Water requires all remaining amounts be paid in full with an active billing account established prior to commencement of the commercial water service and issuance of 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 deposits or pre-paid amounts received by Washington Water minus any billable work completed and non-refundable fees.



_____ I agree to have Washington Water complete this installation under the conditions listed below:

(Initial)

- Remit full payment of the projected costs (\$13,303) for engineering, construction labor, materials, and county permits provided by Washington Water, as outlined in Attachment A.
- 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.

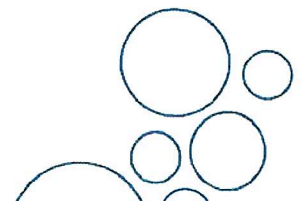
DURING CONSTRUCTION:

- Washington Water will operate the valves for filling and flushing of any 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 be responsible for pressure testing installed facilities.
- A final inspection will 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.
- 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. As there is a well on-site and as this is a medical facility, the backflow assembly device is required on the customer side of the meter; a licensed plumber will need to install this device at your expense. 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

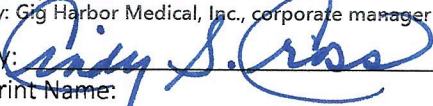
If the terms of this letter are acceptable, please initial your election to have Washington Water complete the extension project under the terms listed in the Agreement and then sign the letter below. Return both this letter and the agreed payment to our Gig Harbor Office at 14519 Peacock Hill Avenue 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.

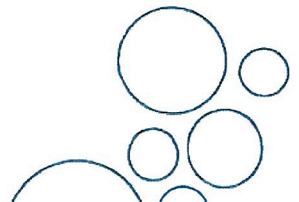
Sincerely,

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

Accepted Gig Harbor Medical Investors, LLC
By: Gig Harbor Medical, Inc., corporate manager
By: 
Print Name:
Cindy S. Cross, VP/Secretary
Phone:
423-473-5867
Date Accepted:
4/27/22

Attachment

- cc: Jim Morrison, Accounting Manager
- Eric Williams, Construction Superintendent
- Sarah Castro, Customer Service Manager
- John Puccinelli, Engineering Manager
- Shawn O'Dell, Operations Manager (Gig Harbor/Olympia)
- File: 3972



**Point Evans Water System
Cottesmore Nursing Home Commercial Service**

March 10, 2022
(Projected Cost Good for 30-Days)

Engineering File # 3972

***** Construction Materials *****

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ -	\$ -
103450	Construction Materials for Services	1	LS	\$ 2,544.72	\$ 2,544.72
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
					\$ -
					\$ -
	Sub-Total				\$ 2,544.72
	Contingency			10%	\$ 254.47
	Sales Tax			9.00%	\$ 251.93
	SUB Total - Materials				\$ 3,051.12
	Rounded Up Value				\$ 3,100.00

***** Construction Labor *****

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Labor - Watermain	1	LS	\$ -	\$ -
103450	Construction Labor - Services	1	LS	\$ 3,726.00	\$ 3,726.00
103480	Construction Labor - Hydrants	1	LS	\$ -	\$ -
					\$ -
	WWSC Engineering	1	LS	\$ 3,022.20	\$ 3,022.20
					\$ -
					\$ -
					\$ 6,748.20
	Contingency			10%	\$ 674.82
	Sub-Total - Construction Labor				\$ 7,423.02
	Rounded Up Value				\$ 7,500.00

***** Outside Contractor *****

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ -	\$ -
	DOH Review Fees	1	LS	\$ -	\$ -
	Hydrogeologist	1	LS	\$ -	\$ -
	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				\$ -
	Contingency			10%	\$ -
	Sub-Total - Outside Contractor				\$ -
	Rounded Up Value				\$ 0.00

Project Subtotal =	\$	10,600.00
East Pierce Facilities Charge =	\$	-
Federal Tax per the TCJA =	\$	2,470.27
State B&O Tax =	\$	232.80

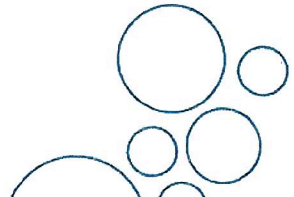
Anticipated Developer (onsite) Cost of Taxable Services
\$ -

Anticipated TCJA Tax = \$ -

Projected Funds Required = \$13,303

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



Gig Harbor Operations, LLC

Cottesmore of Life Care

391245 WASHINGTON WATER SERVICE CO

CHECK PAYMENT NBR. **27948**

DATE 06/13/22

INVOICE	DESCRIPTION	DATE	P.O. NO.	GROSS AMT.	DISCOUNT	AMOUNT
3972	Cottesmore LifeCa	06/01/22	COTSMOR	13303.00	0.00	13303.00
TOTALS				13303.00	0.00	13303.00

Gig Harbor Operations, LLC

Cottesmore of Life Care

P.O. Box 3323

Cleveland, Tennessee 37320-3323

423-339-8306

Bank of Texas
Dallas, Texas

27948

NO. 27948

32-14332/1110

DATE 06/13/22

AMOUNT
*****13303.00

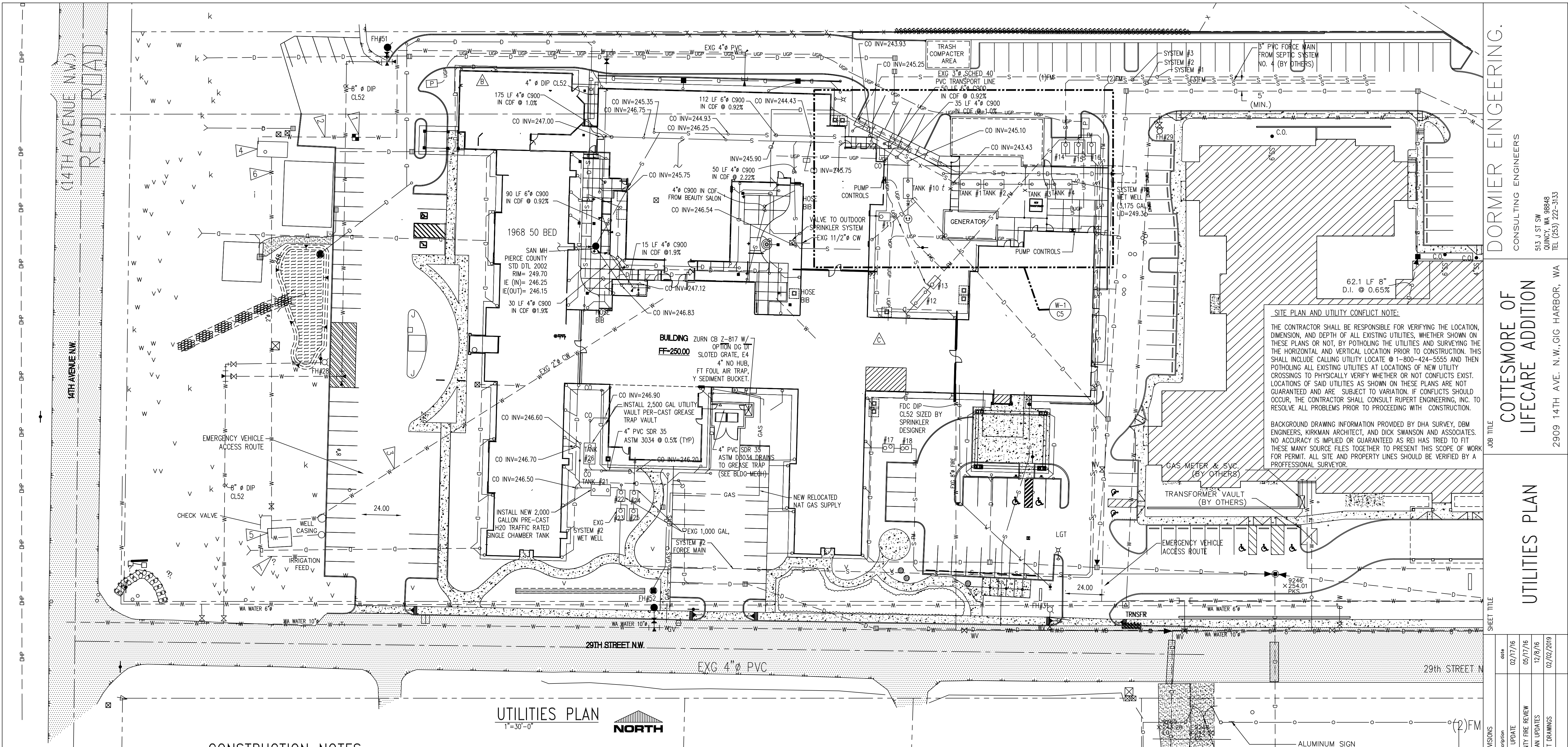
PAY THIRTEEN THOUSAND THREE HUNDRED THREE AND 00/100-----

**TO THE
ORDER
OF**

**WASHINGTON WATER SERVICE CO
C/O COTTESMORE-C/O J ASHLEY
2909 14TH AVE NW
GIG HARBOR WA 98335-1633**



VOID AFTER 180 DAYS

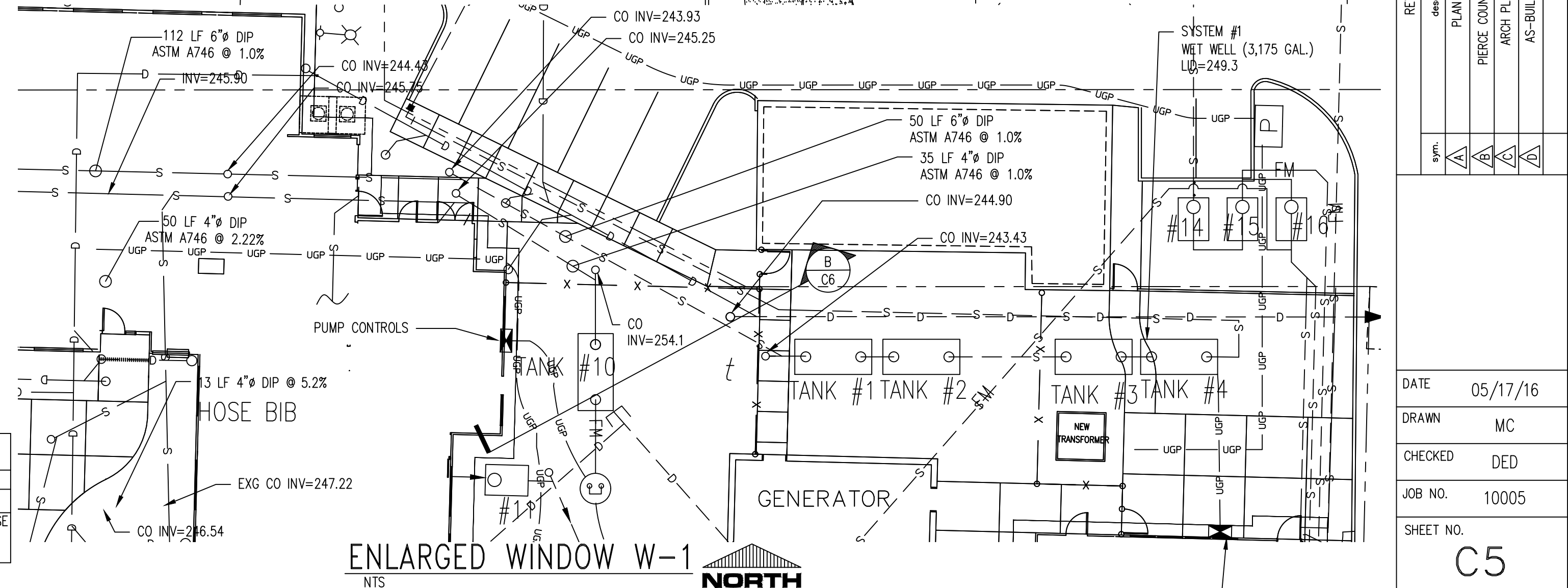


CONSTRUCTION NOTES

- 1 INSTALL 3 INCH WATER METER WITH 350 GPM CONTINUOUS FLOW.
- 2 DISCONNECT EXISTING 4 INCH WATER LINE WEST OF WATER MAIN LINE.
- 3 FIELD VERIFY IF EXG LINE FEEDS IRRIGATION, DISCONNECT AT WELL IF LINE NOT USED.
- 4 DISCONNECT 4 INCH LINE, REMOVE PRESSURE TANKS, DECOMMISSION WELL IF WA DOES NOT USE.
- 5 MAINTAIN WELL AND WELL HOUSE FOR LAWN IRRIGATION
- 6 CAP EXISTING 2 INCH WATER LINE FOR FUTURE IRRIGATION CONNECTION AS NEED.
- 7 VERIFY IRRIGATION LINE FEEDS AND LOCATIONS TO PROTECT SYSTEM OPERATION.

SEPTIC TANK TABLE

SEPTIC SYSTEM #2						
TANK	GND	TOP	INV IN	INV OUT	BOTTOM	VOL
TANK #21	249.5	247.75	246.50	246.33	242.00	2,000
TANK #26	249.7	249.19	246.73	246.40	241.19	GREASE TRAP 2,500



PIERCE COUNTY PERMIT 824580
NEW SITE FIRE HYDRANTS 51 & 52 AND LATERALS CONFORM WITH THE WASHINGTON WATER SERVICE STANDARDS AND OWNERSHIP IS ACCEPTED

APPROVAL SIGNATURE: _____
APPROVED BY: _____
DATE APPROVED: _____

DORMIER ENGINEERING.
CONSULTING ENGINEERS
513 J ST SW
QUINCY, WA 98848
TEL (253) 222-5133

COTTESMORE OF LIFECARE ADDITION

UTILITIES PLAN

REVISIONS

DATE	DESCRIPTION
02/17/16	PLAN UPDATE
05/17/16	PIERCE COUNTY FIRE REVIEW
12/28/16	ARCH PLAN UPDATES
02/02/2019	AS-BUILT DRAWINGS

DATE 05/17/16
DRAWN MC
CHECKED DED
JOB NO. 10005
SHEET NO. C5