



WASHINGTON WATER SERVICE COMPANY

September 29, 2022

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

Dear Ms. Maxwell;

Enclosed is a copy of the agreement between SEI/Sound Earthworks, Inc. and Washington Water Service Company (WWSC) to complete the tap and tie-in of the water main extension and hydrant in 95th Ave Ct E. This site is in Pierce County, which is serviced by Southwood Water System, DOH ID# 82844H. This agreement has been signed by Harry W. Thetford, Jr. and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified on attachment are \$28,537.00. To this, a payment of \$20,654.00 has been received for the total projected engineering costs, as attached.

A basic 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". The signature is written in a cursive style with a long horizontal stroke at the end.

Thu Hoang
Accounting Analyst

March 15, 2022

Harry Thetford
SEI/Sound Earthworks, Inc.
16507 110th Ave E.
Puyallup, WA 98374

Re: Southwood Water System, DOH ID# 82844H, Pierce County, WA
Water Main Extension Agreement for Thetford Short Plat, 19609 95th Ave Ct. E, Graham, WA 98338
Parcel No. 0418045011, Abbrv. Legal: A portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, T18N, R4#, W.M.

Dear Mr. Thetford;

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and SEI/Sound Earthworks, Inc. (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 tie-in of the water main extension & hydrant in 95th Ave Ct E which is a private drive as indicated on the preliminary plan set by Leroy Surveyors & Engineers. Hydrant will be capable of meeting the minimum fire flow requirement of 750 gallons per minute for a 45 minute duration.

The projected cost of \$28,537 is exclusive to the time and materials necessary as estimated by Washington Water Engineering, based on the submitted preliminary site plan. The estimated water utility scope includes, 5 domestic service connections, tie-in of the new construction to the distribution system, bacteriologic sampling, and engineer inspections. The final amount billed will be based on actual costs for engineering, materials, labor and other costs incurred to complete the project. The final amount may 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 you the parcel owner to utilize your own underground contractor, Sound Earthworks, Inc. to install the watermain, appurtenances and service for the intended propose of installing water service to the parcel listed above.

The improvements stated herein qualify as Contributed In Aid of Construction (CIAC). Pursuant to Section 118(b) of the Tax Cuts and Job Act (TCJA) 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.

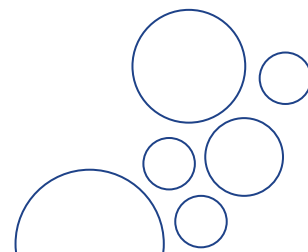
Terms and conditions of this Agreement are subject to the review and approval of the Washington State Utilities and Transportation Commission (the "Commission"). Upon execution of this Agreement, Washington Water will submit the Agreement to the Commission for their approval. Upon the Commission's approval, 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 project an Easement is necessary for 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.

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 to be paid in full with an active billing account established prior to commencement of residential 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:

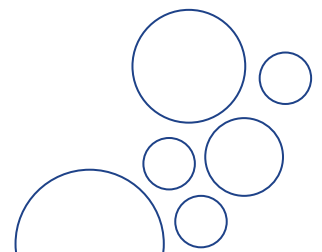
- (Initial)
- Owner has submitted a down payment of \$20,654 (72%) of the projected costs as outlined in Attachment A. This deposit payment includes contingency and TCJA tax. ***The remaining balance for actual costs of engineering, construction labor, materials, facilities charges and County permits will be billed separately by Washington Water at the end of construction.***
 - Provide Sound Earthworks, Inc, copies of your 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 95th Ave Ct 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.
- 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.
- As a fire hydrant is being 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,

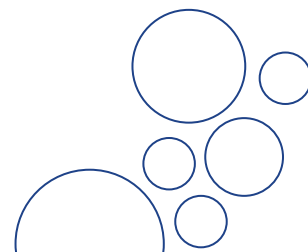
By: Matthew D. Brown
 Matthew D. Brown, P.E.
 General Manager

Accepted

By: Harry W. Thetford
 Harry W. Thetford, Jr.
 Printed Name
253 320-5479
 Phone:
9-28-22
 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
 Eng. File: 3924



Washington Water Service Co.

Engineering Department
 6800 Meridian Road SE
 Olympia, WA 98513

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

Southwood Water System Distribution Extension for 19609 95th Ave

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

Engineering File # 3924

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 3,254.04	\$ 3,254.04
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
					\$ -
					\$ -
Sub-Total					\$ 3,254.04
Contingency					10% \$ 325.40
Sales Tax					9.00% \$ 322.15
SUB Total - Materials					\$ 3,901.59
Rounded Up Value					\$4,000.00

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Labor - Watermain	1	LS	\$ 8,280.00	\$ 8,280.00
103450	Construction Labor - Services	1	LS	\$ 414.00	\$ 414.00
103480	Construction Labor - Hydrants	1	LS	\$ 414.00	\$ 414.00
					\$ -
					\$ -
WWSC Engineering					1 LS \$ 2,173.50 \$ 2,173.50
					\$ -
					\$ -
					\$ -
					\$ 11,281.50
Contingency					10% \$ 1,128.15
Sub-Total - Construction Labor					\$ 12,409.65
Rounded Up Value					\$12,500.00

***** 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	\$ -	\$ -
	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					\$ 414.00
Contingency					10% \$ 41.40
Sub-Total - Outside Contractor					\$ 455.40
Rounded Up Value					\$500.00

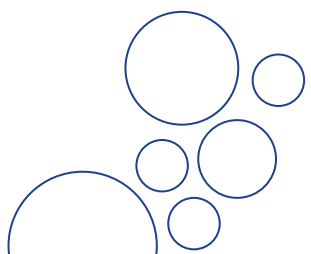
Project Subtotal =	\$	17,000.00
East Pierce Facilities Charge =	\$	7,745.00
Federal Tax per the TCJA=	\$	110.05
State B&O Tax =	\$	442.71

Anticipated Developer (onsite) Cost of Taxable Services

\$ 12,185.59	Anticipated TCJA Tax =	\$ 3,239.21
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Projected Funds Required = \$28,537

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



RECEIVED AUG 23 2022

[REDACTED]

HARRY W. THETFORD, JR.
JERRI L. THETFORD
19609 - 95TH AVE. E
GRAHAM, WA 98338-9212

19-7076/3250

7991

DATE 8-18-22

PAY TO THE ORDER OF Washington Water Service \$ 20,654.⁰⁰
Twenty thousand six hundred fifty four ^{00/100} DOLLARS

CHASE

JPMorgan Chase Bank, N.A.
www.Chase.com

19609 95th Ave E

MEMO Eng Lic 3924

Harry W. Thetford, Jr.

[REDACTED]

Curve Table			
Curve #	Radius	Length	Delta
C1	20.00	32.19	92°12'32"
C2	20.00	17.87	51°10'51"
C3	47.00	9.98	12°10'12"
C4	47.00	33.02	40°14'56"
C5	47.00	15.23	18°33'39"
C6	47.00	79.49	96°54'16"
C7	47.00	85.29	103°58'16"
C8	47.00	8.62	10°30'22"
C9	20.00	17.87	51°10'51"

SOIL LOGS:

BY: BILL CREVELING, DATE: JUNE 12, 2020

SL1
0" - 35" BROWN SANDY LOAM
35" - 43" TILL
43"+ WATER

SL2
0" - 8" DARK BROWN FINE SAND
8" - 50" TAN SAND
50"+ WATER

SL3
0" - 42" TAN LOAMY FINE SAND
42" - 50" SLIGHTLY MOTTLED SAND
50"+ WATER

SL4
0" - 8" DARK LOAM
8" - 48" TAN LOAMY FINE SAND
48" - 53" MOTTLED SAND
53"+ WATER

SL5
0" - 10" DARK LOAM
10" - 42" TAN LOAMY FINE SAND
42" - 50"+ MOTTLED SAND
50"+ WATER

SL6
0" - 10" DARK LOAM
10" - 40" TAN LOAMY FINE SAND
40" - 45" MOTTLED SAND
45"+ WATER

SOIL LOGS:

BY: BILL CREVELING, DATE: SEPTEMBER 18, 2020

SL A
0" - 12" BROWN GRAVEL FINE MOTTLED SAND
12" - 75" VERY GRAVELY MEDIUM COURSE SAND
75"+ TILL

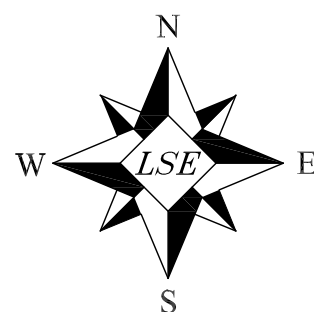
SL B
0" - 12" BROWN GRAVEL FINE MOTTLED SAND
12" - 58" VERY GRAVELY MEDIUM COURSE SAND
58"+ TILL

SL C
0" - 31" BROWN GRAVEL FINE MOTTLED SAND
31" - 60" VERY GRAVELY MEDIUM COURSE SAND
60"+ TILL

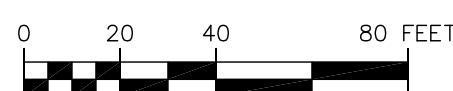
SL D
0" - 44" BROWN GRAVEL FINE SAND
44" - 70" GRAVEL COURSE SAND MOTTLED DAMP
70"+ TILL

SL E
0" - 34" BROWN GRAVEL FINE SAND
34" - 40" MOTTLED WEATHERED TILL
40"+

SL F
0" - 78" POOR



GRAPHIC SCALE



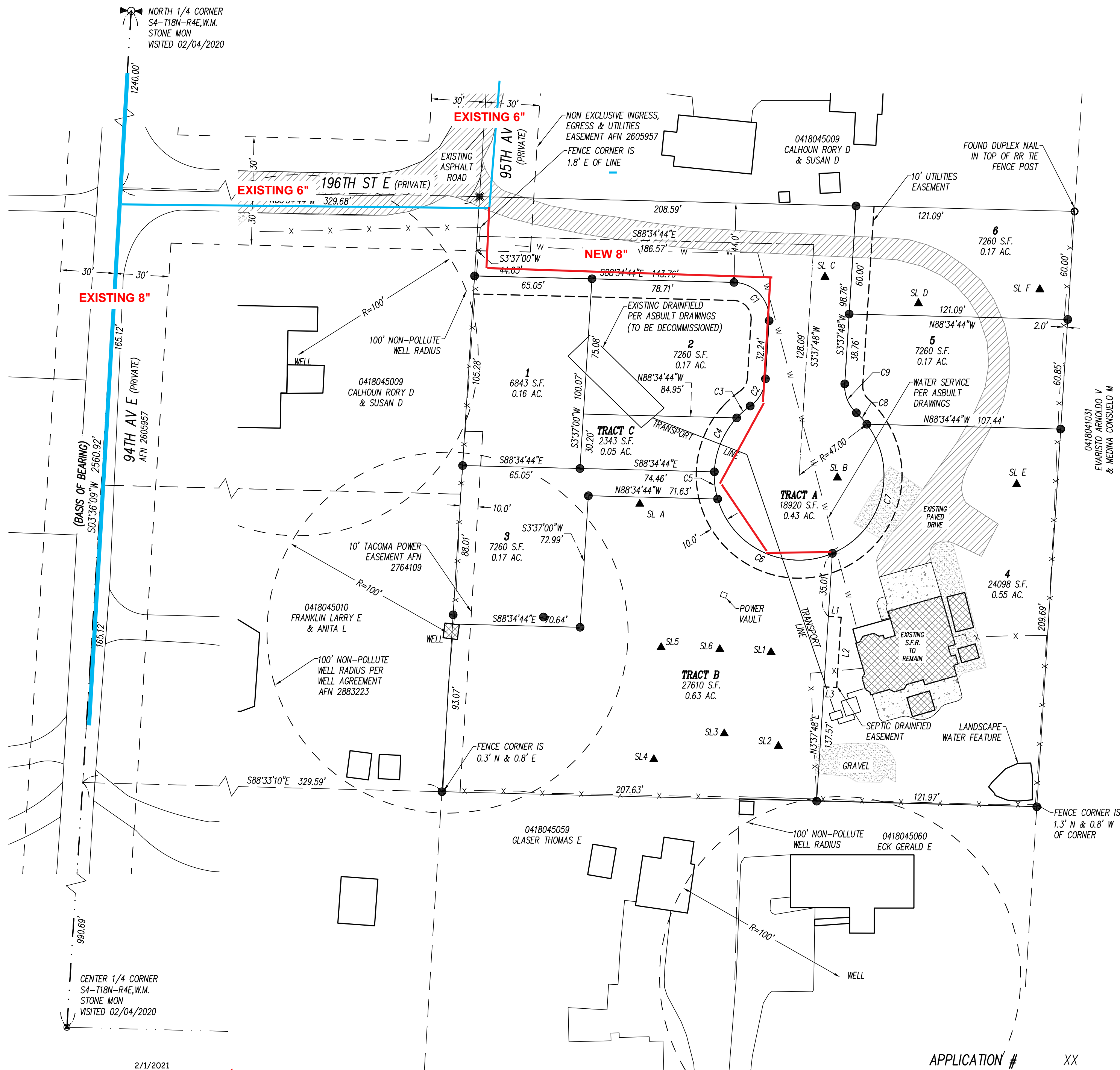
1" = 40 FEET

TRACT NOTES:

TRACT A: PRIVATE SHARED ACCESS & UTILITIES TRACT, FUTURE PRIVATE ROAD.
TRACT B: SEPTIC DRAIN FIELD, TREE RETENTION & FUTURE DEVELOPMENT TRACT
TRACT C: STORM DRAINAGE TRACT

LEGEND

- FOUND MONUMENT AS NOTED
- REBAR WITH CAP LS 45788 SET THIS SURVEY
- OTHER CORNERS FOUND AS NOTED
- MONUMENTED CENTERLINE
- SUBJECT PARCEL BOUNDARY
- EXISTING EASEMENT LINE
- RIGHT OF WAY MARGIN



© LEROY SURVEYORS & ENGINEERS 02/01/21

2/1/2021

APPLICATION # XX



P.O. Box 740, Puyallup, Washington 98371
(253) 848-6608 Fax: (253) 840-4140
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GPS
GIS MAPPING



THETFORD
SHORT PLAT

SHORT PLAT

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DRAWN BY: P. KUHNLE DATE: 2/1/2021

REVISED BY: P. KUHNLE DATE: 02/01/2021

JOB NO: 12762

SHEET 2 OF 3

Washington Water Service Co.

Engineering Department
6800 Meridian Road SE
Olympia, WA 98513

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

Southwood Water System Distribution Extension for 19609 95th Ave

October 5, 2022
(Projected Cost Good for 30-Days)

Engineering File # 3924

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