



WASHINGTON WATER SERVICE COMPANY

February 24, 2023

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 Bradford Jacobs Graham LLC and Washington Water Service Company (WWSC) to complete the taps of the water main in 220th St Ct E. This site is in Pierce County, which is serviced by Southwood Water System, DOH ID# 82844H and Parcel #6026050050 & 6026050060. This agreement has been signed by Scott Jacobs and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified on attachment are \$17,000.00. To this, a full payment of \$17,000.00 has been received for the total projected engineering costs, as attached.

A vicinity map 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, appearing to read "Thu Hoang", written in a cursive style.

Thu Hoang
Accounting Analyst



WASHINGTON WATER SERVICE

Engineering Department: 4531 Intelco Loop SE
Lacey, WA 98513 Tel: (877) 408-4060

January 18, 2023

Bradford Jacobs Graham LLC
c/o The Bradford Real Estate Companies
106 Barrington Commons Ct Ste 726
Barrington, IL 60010

Re: Southwood Water System, DOH ID# 82844H, Pierce County, WA
Service/extension for Tax Parcel #, 22018 & 22028 Meridian E
Parcel No. 6026050050 & 6026050060

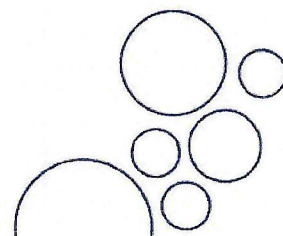
Dear Gary Wendt:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company ("Washington Water") and Bradford Jacobs Graham 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 taps of the water main in 220th St. Ct. E. The projected cost of \$17,000 is exclusive to the time and materials necessary to review an engineered construction plan-set for the two (2) new services, moving or setting two (2) hydrant assemblies, the tie-in of new construction to the distribution system, bacteriologic sampling, and 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 and approve an engineered construction plan and will allow the parcel owner to hire his/her own underground contractor to install the water main, appurtenances and service 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). The services will be set along your frontage within the designated easement at the northeast corner of your parcel.

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wawater.com



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.

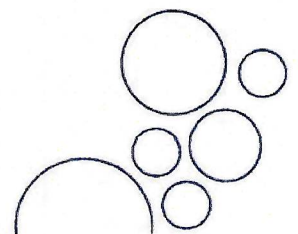
I elect to hire my own qualified contractor to complete the installation under the conditions listed below:

(Initial)


- Remit full payment of the projected costs (\$17,000) 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 water main. A tapping sleeve, AWWA gate valve and valve blocking will be provided by Washington Water for your contractor to connect to.



Sincerely,

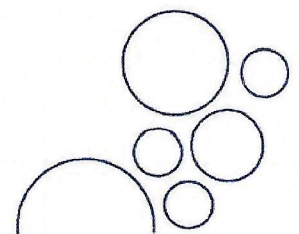
By: 
Matthew D. Brown, P.E.
General Manager

Accepted

By: 
Scott H. Jacobs
Printed Name
502.602.3158
Phone:
1/23/23
Date Accepted

cc: Jim Morrison, Accounting Manager
Sarah Castro, Customer Service Manager
John Puccinelli, Engineering Manager
Jimmy Jensen, Operations Manager (East Pierce)
EngFile# 3994

S:\Engineering\Project Report 3500\3994 - SWS.22014 Meridian Ave E(Par6026050050)Lrning Cntr\1 - ENGINEERI
NG REVIEW\300 - Contract Drafts\SWS ID82844-HMainExt



RECEIVED FEB. 24, 2023 WA. UT. & TRANS. COMM. ORIGINAL UW-230169

1002

GRAHAM EQUITY LLC

3515 MATTINGLY RD
BUCKNER, KY 40010

DATE

1/5/2023

21-56/830

PAY TO THE
ORDER OF

Washington Water Service
Seventeen Thousand and 00/100

\$ 17,000.⁰⁰

DOLLARS

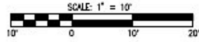
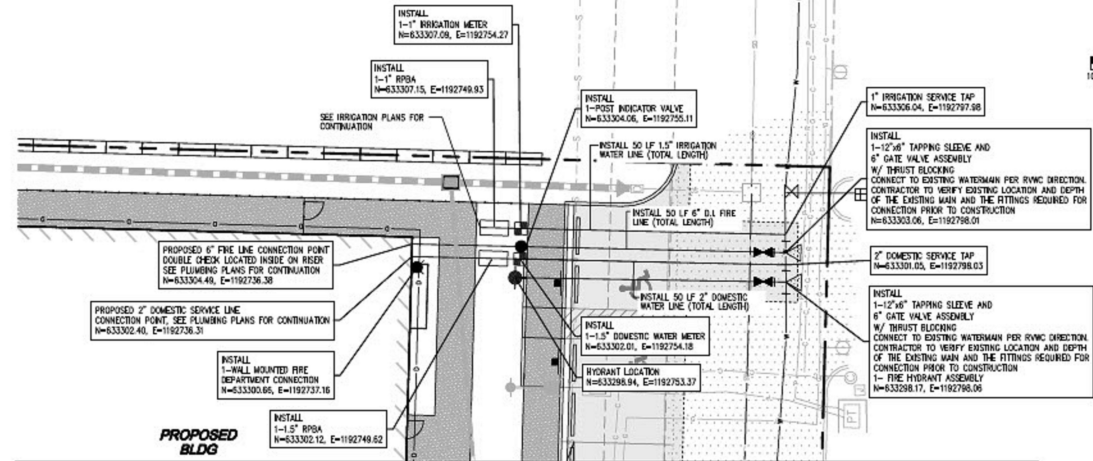
**Stock
Yards**

Bank & Trust

FOR Washington Water Service fees - POH # 82844H
Southwood Learning Experience Bldg.

Scott N. Giv





VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

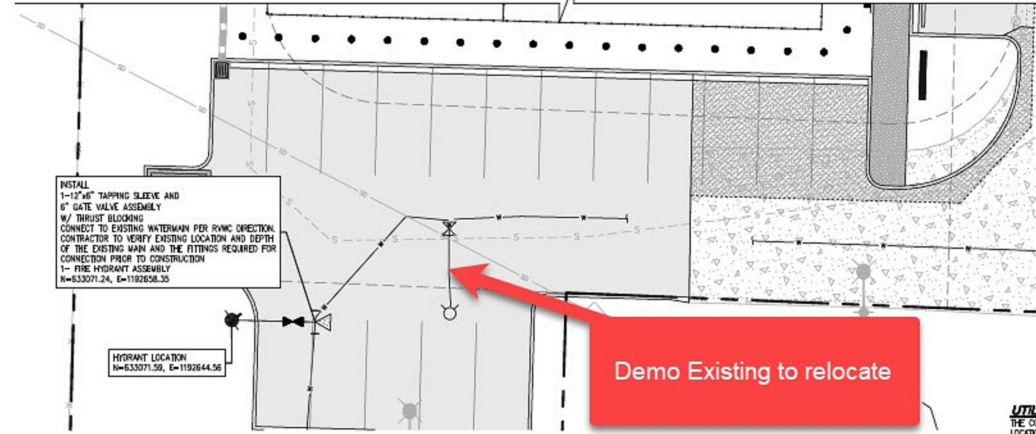
- CONSTRUCTION METHODS FOR PIPE AND FITTINGS SHALL BE IN ACCORDANCE WITH DIMENSION 7 AND 9 OF THE LATEST EDITION OF THE STANDARD PLANS AND STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MECHANICAL CONSTRUCTION (RESIDENTIAL) EXCEPT ALL REFERENCES TO ENGINEER SHALL BE CHANGED TO OWNER.
- PIPE MATERIAL SHALL BE CLASS 50 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 ON THE PLANS SHOWN OR AS PER RANMER VIEW DIRECTION (FHWL LOCATIONS) TO BE DETERMINED IN THE FIELD BY RANMER VIEW.
- PIPE SHALL HAVE 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 DIMENSION 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.

LEGEND

- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE DEPARTMENT CONNECTION
- RPBA
- ⊠ METER
- ⊠ GATE VALVE
- ▽ THRUST BLOCKING
- PROPOSED WATER LINE

WASHINGTON WATER SERVICE COMPANY

- ANY REQUIRED SPECIFICATIONS NOT INDICATED WILL FOLLOW MOST CURRENT STANDARD SPECIFICATIONS FOR RANMER VIEW WATER COMPANY AND ANWA STANDARDS.
- ALL PIPING TO BE BEDED 4" MINIMUM UNDER PIPE AND 6" MINIMUM OVER PIPE. BEDDING LINES 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 VALVES.
- SECTION TAPE TO BE 1/2" TO 24" BELOW FINISH GRADE. RUN DETECTION TAPE OVER MAINS AND SERVICE LINES.
- ALL VALVES MUST BE CAST IRON.
- ALL FIRE HYDRANTS TO BE "TANK" M & B, OR "MUELLER" CONSTRUCTION TYPE ONLY. ALL HYDRANT TO BE EQUIPPED WITH 5" STORM ADAPTERS.
- 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 RANMER 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 LANEING STANDARDS.
- ALL BENDS, CAPS, TEES, WYES AND FITTINGS TO BE THRUST BLOCKED.



Demo Existing to relocate

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITH A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MINICOAST LOG, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.



Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utility Underground Location Center