



WASHINGTON WATER SERVICE COMPANY

Received  
Records Management  
Mar 30, 2023

UW-230213

March 30, 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 Viking Cabinets and Washington Water Service Company (WWSC) to complete the tap and extension of the water main on Mountain Highway. This site is in Pierce County, which is serviced by Southwood Water System, DOH ID# 82844H and Parcel #0318231026. This agreement has been signed by Randy S Larson and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified on attachment are \$18,400.00. To this, a full payment of \$18,400.00 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 that reads "Thu Hoang".

Thu Hoang  
Accounting Analyst



## WASHINGTON WATER SERVICE

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

11/23/2022

Randy & Gail Larson  
Viking Cabinets  
24215 Mountain Hwy E  
Graham, WA 98387

Re: Southwood Water System, DOH ID# 82844H, Pierce County  
Water Main Extension Agreement for SWS.24215 Mtn Hwy E  
Parcel No. 0318231026

Dear Randy and Gail Larson:

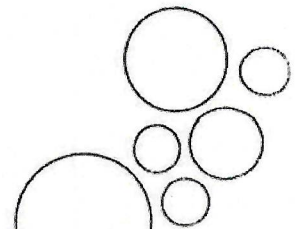
This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and Viking Cabinets (the "Owner") to extend the existing water main line and installation of any other facilities needed to provide water utility service to the parcel(s) referenced 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 on Mountain Highway as indicated on the preliminary plan set by Apex Engineering, LLC (Apex) including the installation of hydrants capable to meet the minimum fire flow requirement of 1500 gallons per minute for a 120 minute duration.

For the Southwood system, developer shall enter into a separate agreement with Apex for the design, inspection and certification of the associated improvements. Apex is Washington Water's master consultant for this system and has the assigned responsibility to maintain system growth through hydraulic modeling. Washington Water reserves the right to review and edit the project design and system capabilities. Water Certificates will not be issued until Apex's invoices are paid in full.

The projected cost of \$18,400 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, a water main extension, 1 domestic service connection, 1 irrigation connection, tie-in of the new construction to the distribution system, bacteriologic sampling, and engineer

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wawater.com



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 allow the Owner to hire their own underground contractor to install the watermain, 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 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.

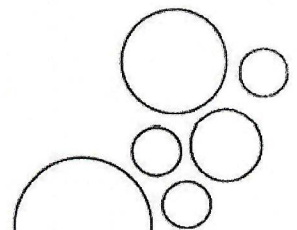
#### **Terms & Conditions**

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. 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.

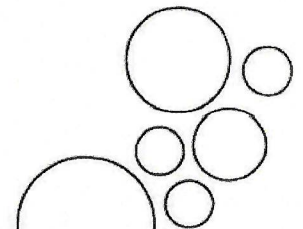
Neither this Agreement nor any of the rights, interests or obligations under this Agreement may be assigned or delegated, in whole or in part, by operation of law, or otherwise, by Owner without the prior written consent of Washington Water, and any such assignment without such prior written consent 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  
(Initial) **below:**

- Remit a deposit payment of \$18,400 or 100% of the projected engineering costs as outlined in Attachment A. This deposit payment includes contingency and TCJA tax. Actual costs for engineering, construction labor, materials and County permits will be bill separately by Washington Water at the end of construction.
- 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:



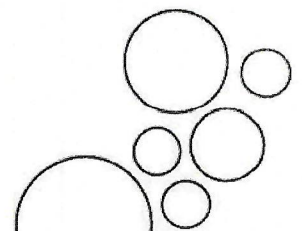
- The signed Agreement and the required payment must be received by Washington Water before any work will be scheduled, including the purchasing of materials.
- If required, Washington Water will be responsible for obtaining all necessary regulatory agency approvals, county/state permits and schedule 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 Mountain Highway. 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.
- 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.

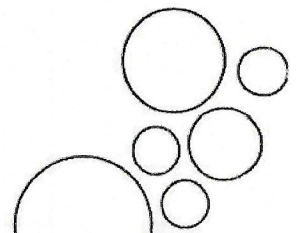
Sincerely,   
By: \_\_\_\_\_  
Matthew D. Brown, P.E.  
General Manager

Accepted  
By:   
\_\_\_\_\_ Randy J. Larson  
Printed Name  
(253) 875-1555  
Phone:  
2/22/2023  
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)  
File2: EngFile# 3979

S:\Engineering\Project Report 3500\3979 - SWS.24215 Mtn Hwy E (0318231026 Viking Cabinets\1 - ENGINEERING REVIEW\300 - Contract Drafts





14020

**VIKING CABINETS INC.**

24215 MOUNTAIN HWY E  
SPANAWAY, WA 98387  
(253) 875-1555



19-10/1250

2/22/2023

PAY TO THE  
ORDER OF

Washington Water Service

\$\*\*18,400.00

Eighteen Thousand Four Hundred and 00/100\*\*\*\*\*

DOLLARS

Washington Water Service  
P.O. Box 336  
Gig Harbor, WA 98332

MEMO

Water Main Extention Agreement



*Randy J. L...*  
AUTHORIZED SIGNATURE

FD Security features. Details on back.

**VIKING CABINETS INC.**

Washington Water Service

2/22/2023

14020

SWS 24215 Mtn Hwy E Parcel No. 0318231026

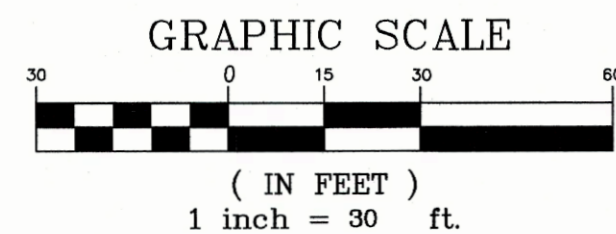
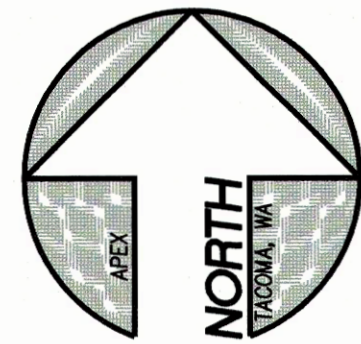
18,400.00

Checking-Main

Water Main Extention Agreement

18,400.00

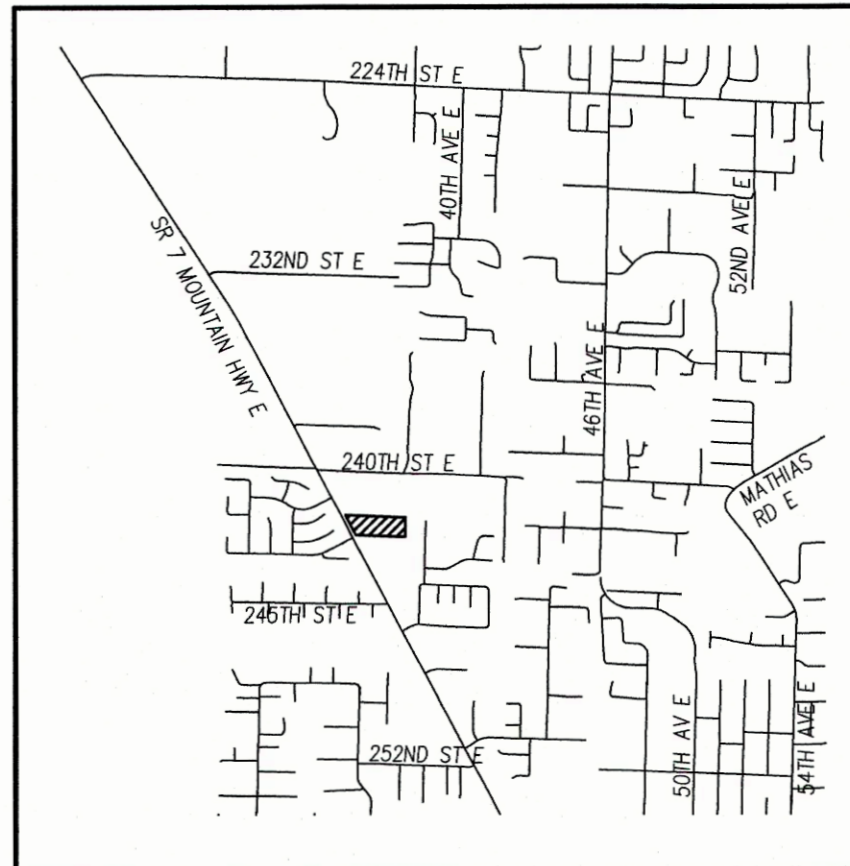




# SOUTHWOOD WATER SYSTEM - ID #82844H VIKING CABINETS - WATER MAIN EXTENSION PLAN

9/18/22

DESIGN APPROVAL, DATE 3/2/2023  
WASHINGTON WATER SERVICE  
DESIGN FIRE FLOW = 2,500 GPM. / 2 HRS.



VICINITY MAP  
SCALE: 1"=1/2 MILE



Engineering Dept.  
6800 Meridian RD SE  
Olympia, WA 98513  
360-491-3760

DRAWN BY: RB  
CHECKED BY: JW DATE:  
APPROVED BY: KAS DATE:

FILE #: 36137  
TUBE FILE:  
SHEET #: 1 OF 3



### SHEET INDEX

SHEET 1 PLAN  
SHEET 2 NOTES AND DETAILS  
SHEET 3 NOTES AND DETAILS

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

### 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 WWS 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 DESIGN PLANS, PROVIDED BY MCINNIS ENGINEERING, DESIGN RECEIVED 08-03-2022.

### SAMPLING AND PRESSURE TESTING NOTES

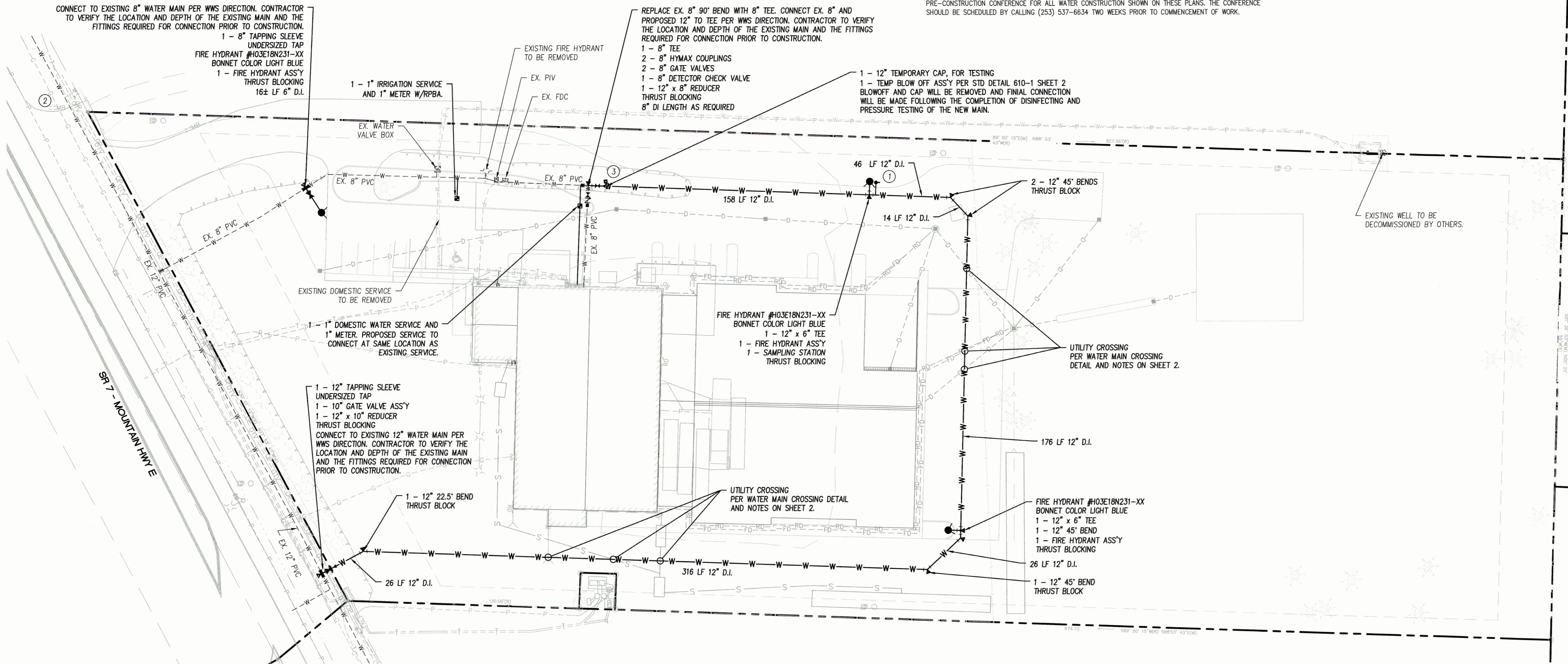
- BACT SAMPLE #1. PRIOR AND FOLLOWING FINAL CONNECTION TO EX. 8" LINE. INSTALL SERVICE FOR SAMPLING, SEE DETAIL SHEET 3. TWO ROUNDS OF BACTS AND HPC'S AT A MIN. OF 16 HOURS APART. RESULTS SHOULD HAVE A 48 HOUR TURNAROUND TIME.
- BACT SAMPLE #2. DOWNSTREAM POST TIE-IN.
- PRESSURE TEST #1. PRIOR TO FINAL CONNECTION TO EX. 8" LINE. 12" DI. 225 PSI STRENGTH AND LEAKAGE.

### WASHINGTON WATER SERVICE NOTES:

- ANY REQUIRED SPECIFICATIONS NOT INDICATED WILL FOLLOW MOST CURRENT "STANDARD SPECIFICATIONS FOR WASHINGTON WATER SERVICE" 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 "IOWA", "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 WASHINGTON WATER SERVICE 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.

### 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 (WSDOT/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 WASHINGTON WATER SERVICE DIRECTION. FINAL LOCATION(S) TO BE DETERMINED IN THE FIELD BY WASHINGTON WATER SERVICE.
- 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 20 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.



WASHINGTON WATER SERVICE  
SW REGION OLYMPIA OFFICE  
6800 MERIDIAN RD. S.E.  
360-438-2042  
SOUTHWOOD WATER SYSTEM - ID #82844H  
VIKING CABINETS - WATER MAIN EXTENSION  
SEC. 23, T18N - R3E, PIERCE CO.  
PLAN

DATE SEALED: 11/22/2022



PARCEL NO. 0318231026  
PCFPB PERMIT NO.