



WASHINGTON WATER SERVICE COMPANY

UW-220381

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 15:09:59
State Of WASH.
UTIL. AND TRANSP.
COMMISSION

Dear Ms. Maxwell;

Enclosed is a copy of the contract between John Sidell & Nicole Redl and Andrew & Theresa Wiegand and Washington Water Service Company (WWSC) to complete the tap and extension of the water main in State Game Road NW. The projected cost of \$32,209.00 split 50/50 as a cost sharing agreement with the two separate parcel owners. This site is in Pierce County, which is serviced by Peacock Hill Water System, DOH ID# 66637Q, Parcel #0222163009 and 0222163015. This agreement has been signed by John J Sidell, Nicole Redl, Andrew Wiegand, Theresa G Wiegand and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified on attachment "A" are \$32,209.00. To this, a full payment of \$32,210.00 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

February 8, 2022

John Sidell & Nicole Redl
2020 State Game Access NW
Gig Harbor, WA 98332

Re: Peacock Hill Water System, DOH ID# 66637Q, Pierce County, WA
Service/extension for 2 parcels, 2020 & 2106 State Game Access NW, Gig Harbor
Parcel No. #0222163009 and 0222163015
Abbrev. Legal: A portion of the SW ¼ of the NW ¼ of Section 16, TWN 22N, R2E, W.M.

Dear John Sidell & Nicole Redl,

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and property owners, John Sidell & Nicole Redl (the "Owners") 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 contract to be valid only upon the signing of a 2nd contract by property owners Andrew & Theresa Wiegand as the projected costs of this project will be split between both property owners. If any property owner does not sign and remit their portion of payment then this agreement is Null and Void.

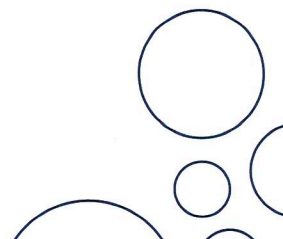
This Agreement sets forth the terms and conditions as well as our engineer's projected costs, enclosed as "Attachment A", to complete the tap and extension of the water main in State Game Road NW. The projected cost of \$32,209 split 50/50 as a cost sharing agreement with the two separate parcel owners and Washington Water is exclusive to the time and materials necessary to provide an engineered construction plan-set for the water main extension and 2 new services (one for each parcel noted above), 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 watermain, appurtenances and service for the intended propose of installing water service to the parcel listed above. The two services will be set near the shared entrance to both properties within the designated easement. This service is for domestic use only.

If in home fire sprinklers will be required by Pierce County Fire Marshal's office, a larger service assemble may be needed at accommodate sprinkler flow. If fire flow sprinklers are required, please provide a copy of sprinkler requirements from the Fire Marshal's office or the sprinkler flow calculations from your fire sprinkler professional for sizing the larger service assembly.

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Terms & Conditions

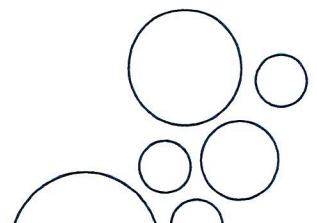
The projected costs are for engineering, construction materials and labor only, unless otherwise specified in Attachment A. Upon execution of this Agreement and prior to commencement of engineering and construction, Washington Water requires full payment of the projected costs outlined in this Agreement. 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.

Prior to the start of the installation of a water main along State Game Rd NW which is a private road. A 20 foot wide Easement is necessary for Washington Water to maintain our water system facilities on an on-going basis. Washington Water will prepare the easement for the line extension to have signed by the property owner(s) of all affected properties, signatures notarized and recorded with the Pierce County Auditor's office. It will be the responsibility of the Owners to have all affected properties sign the easement prior to the construction portion of the project.

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 2 domestic water services and issuance of the Certificates of Water Availability. If meter installation does not occur after the installation of facilities, the Owners will be charged 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 deposits or pre-paid amounts received by Washington Water minus any billable work completed and non-refundable fees.

JS (Initial) ML (Initial)

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

- Remit full payment of the 50% of the projected costs (\$16,105.00), 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:

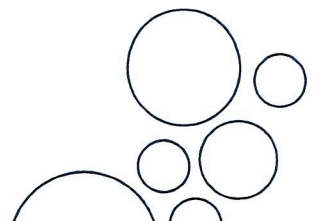
- Work will be scheduled, including the purchasing of materials.
- If required, Washington Water will be responsible for obtaining all necessary regulatory agency approvals, county/state permits and schedule with outside contractors.
- Provide names of any contractor(s) that may be working on-site.
- Schedule a pre-con meeting to review detailed plans and specifications with Washington Water's Engineer, and the Construction Superintendent or Construction Foreman.
- All necessary easements signed and recorded with the Pierce County Auditor.

DURING CONSTRUCTION:

- 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 be responsible for pressure testing installed facilities.
- 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.
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- 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 elections 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 (877) 408-4060.

Sincerely,

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

Accepted

By: *John J Sidell*
 Print Name:
419-283-5895
 Phone:
March 4, 2022
 Date Accepted:
[Signature]

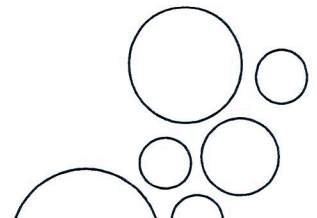
Accepted

By: *Nicole Redl*
 Print Name:
253-304-0046
 Phone:
3-4-2022
 Date Accepted:
[Signature]

Enclosure(s)

- 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)
 File2: EngFile# 3962, 3945

W:\Construction\FORMS_SEE to Main Forms Folder\Contract-Agreements\WtrSysName, ID12345B-TieInMainExt.Testing Contract.doc.docx



JOHN J SIDELL 03-15
2020 STATE GAME ACCESS NW
GIG HARBOR, WA 983329739

1392

56-8/412
352

March 4, 2022
Date

Pay to the
Order of

Washington Water

\$ 16,105 ⁰⁰/₁₀₀

Sixteen Thousand one hundred five + ⁰⁰/₁₀₀

Dollars



KeyBank National Association
1-800-KEY2YOU® Key.com®

Key Privilege

For Servic Exp. 0222163015

[Handwritten Signature]
MP



WASHINGTON WATER SERVICE

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

February 9, 2022

Andrew and Teresa Wiegand
9816 Marine View Dr SW
Seattle, WA 98136

Re: Peacock Hill Water System, DOH ID# 66637Q, Pierce County, WA
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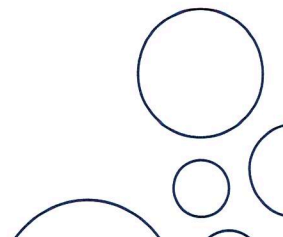
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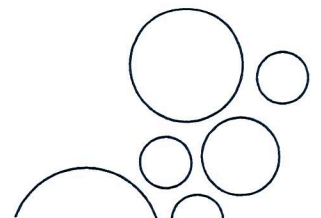
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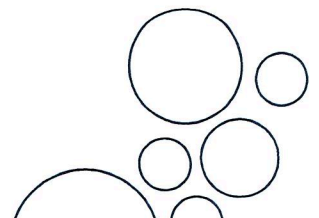
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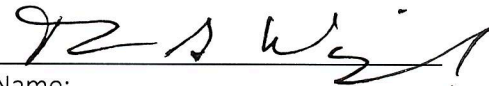
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Sincerely,

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

Accepted 
 By: Andrew Wiegand
 Print Name:
206-601-0632
 Phone:

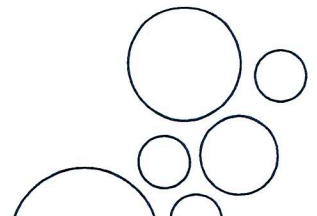
 Date Accepted: 3/1/2022

Accepted
 By: 
 Print Name:
Theresa G Wiegand
 Phone:
206-979-8336
 Date Accepted: 3/1/2022

Enclosure(s)

- 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)
 File2: EngFile# 3962, 3945

W:\Construction\Foms_SEE to Main Forms Folder\Contract-Agreements\WtrSysName, ID12345B-TieInMainExt.Testing Contract.doc.docx



ANDREW M WIEGAND 206-601-0632

THERESA G WIEGAND

TOD BENES ON FILE
9816 MARINE VIEW DR SW
SEATTLE, WA 98136

1083

62-15/311

3-1-2022

DATE

PAY TO THE
ORDER OF

Washington Water

\$ 16,105.⁰⁰/₁₀₀

Sixteen Thousand One Hundred and Five - ⁰⁰/₁₀₀ DOLLARS



Payable At: 225 Liberty Street, New York, NY 10281

Commonwealth

Andrew M Wiegand

FOR Service Extension 0222163009

MP

Washington Water Service Co.

Engineering Department
6800 Meridian Road SE
Olympia, WA 98513

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

Peacock Hill Water System Distribution Extension for 2106 and 2020 State Game Rd NW

February 9, 2022
(Projected Cost Good for 30-Days)

Engineering File # 3962

*** Construction Materials ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 3,255.69	\$ 3,255.69
103450	Construction Materials for Services	1	LS	\$ 1,385.69	\$ 1,385.69
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
					\$ -
					\$ -
	Sub-Total				\$ 4,641.39
	Contingency			10%	\$ 464.14
	Sales Tax			9.00%	\$ 459.50
	SUB Total - Materials				\$ 5,565.02
	Rounded Up Value				\$5,600.00

*** Construction Labor ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Labor - Watermain	1	LS	\$ 9,108.00	\$ 9,108.00
103450	Construction Labor - Services	1	LS	\$ 1,656.00	\$ 1,656.00
103480	Construction Labor - Hydrants	1	LS	\$ -	\$ -
					\$ -
	WWSC Engineering	1	LS	\$ 6,789.60	\$ 6,789.60
					\$ -
					\$ -
					\$ 17,553.60
	Contingency			10%	\$ 1,755.36
	Sub-Total - Construction Labor				\$ 19,308.96
	Rounded Up Value				\$19,400.00

*** 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 = \$ 25,000.00
 East Pierce Facilities Charge = \$ -
 Federal Tax per the TCJA= \$ 6,645.57
 State B&O Tax = \$ 563.66

Anticipated Developer (onsite) Costs

\$ - Anticipated TCJA Tax = \$ -

Projected Funds Required = \$32,209

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

PEACOCK HILL WATER SYSTEM – DOH #66637Q WATER MAIN EXTENSION TO 2106 STATE GAME ACCESS RD. NW



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

DRAWN BY:
D. BROOKS
CHECKED BY: DATE:
J. PUCCINELLI
APPROVED BY: DATE:
J. PUCCINELLI

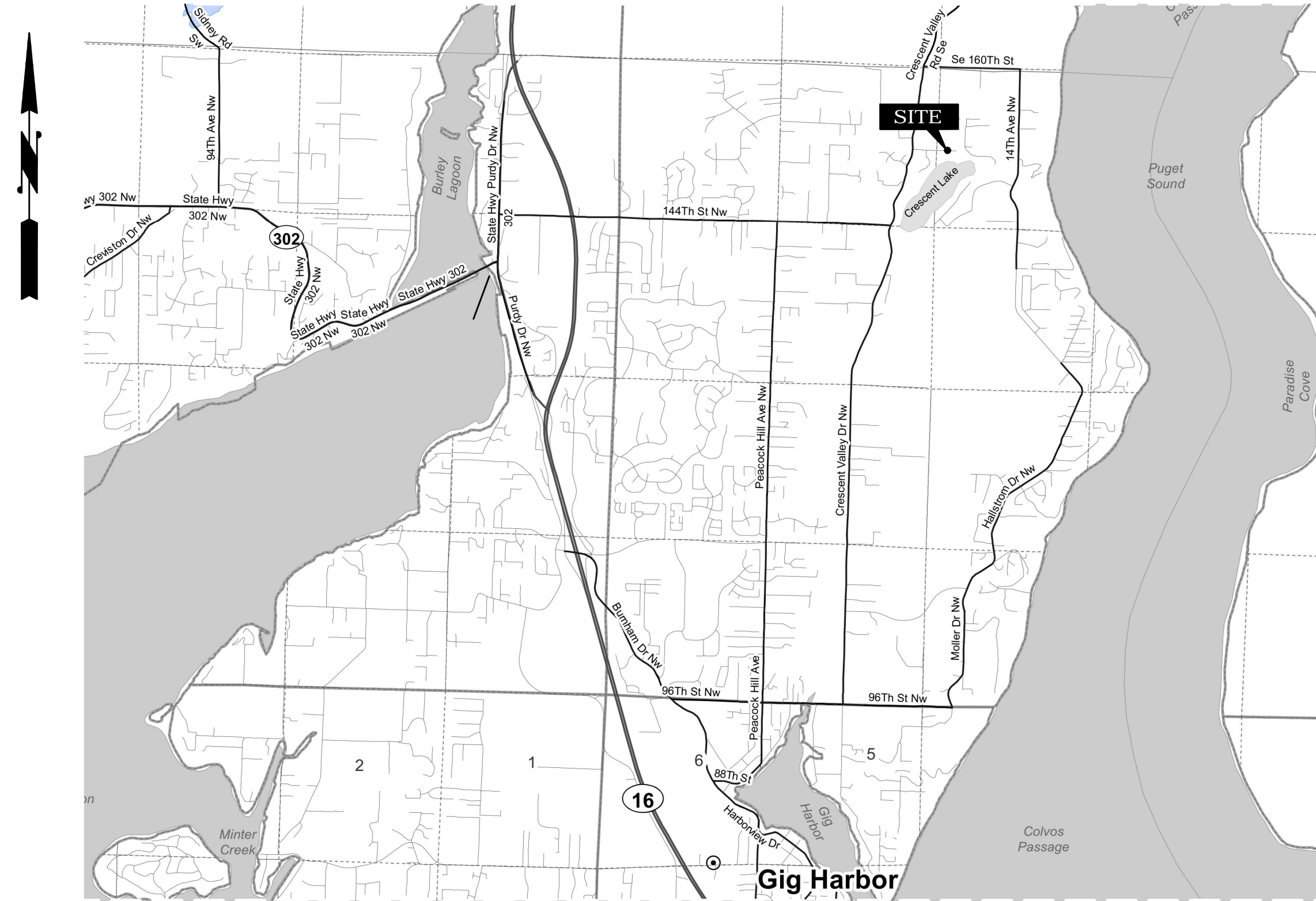
FILE #: 128303
TUBE FILE:
SHEET #: 1 OF 4



WASHINGTON WATER SERVICE
NW REGIONAL OPERATIONS - GIG HARBOR OFFICE
P.O. BOX 336 - GIG HARBOR, WA 98335
253-851-4060
PEACOCK HILL WATER SYSTEMS
WATER MAIN EXTENSION TO
2106 STATE GAME ACCESS RD. NW
SEC. 16, T22N - R2E, PIERCE CO

for
your
review

DATE OF ISSUE:
May 18, 2022

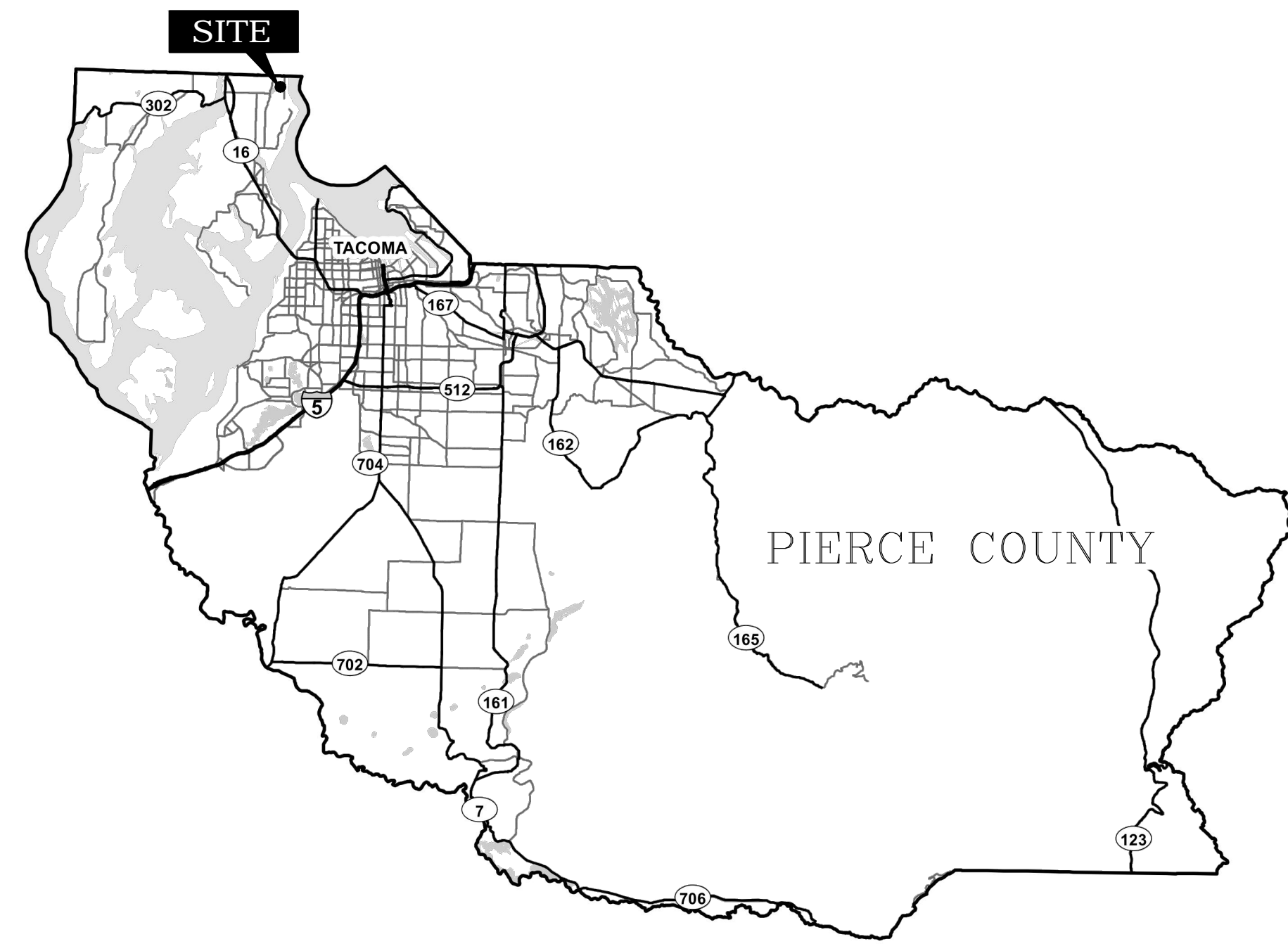


VICINITY MAP
- NO SCALE -



AREA MAP
- NO SCALE -

DETAIL 'A'
SHEET 2 of 4



SHEET INDEX
SHEET 1 – COVER SHEET/VICINITY MAP
SHEET 2 – PLAN VIEW, DETAIL A
SHEET 3 – WATER MAIN ACCESSORIES
SHEET 4 – WATER MAIN ACCESSORIES

Know what's below.
Call 811 before you dig.

PEACOCK HILL WATER SYSTEM – DOH #66637Q WATER MAIN EXTENSION TO 2106 STATE GAME ACCESS RD. NW



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

DRAWN BY:
D. BROOKS

CHECKED BY: J. PUCCINELLI DATE:

APPROVED BY: J. PUCCINELLI DATE:

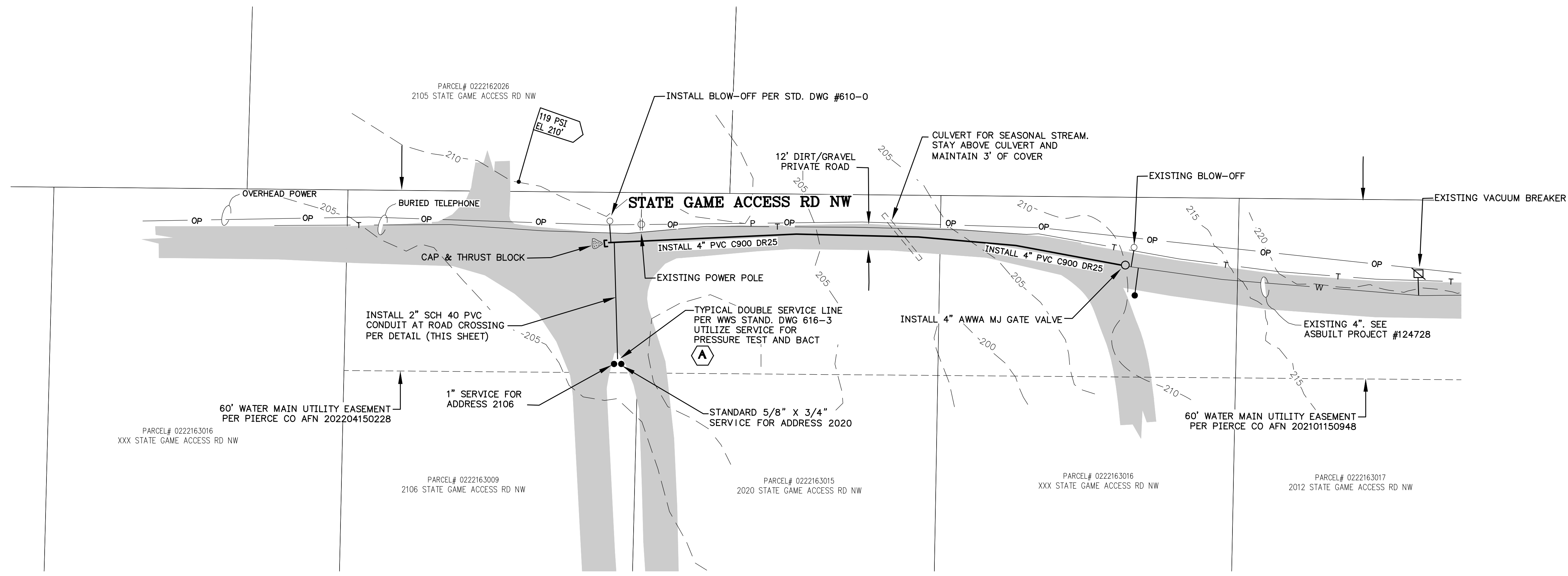
FILE #: 128303

TUBE FILE:

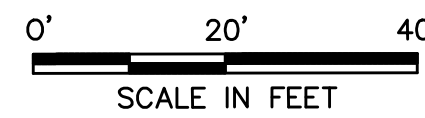
SHEET #: 2 OF 4

LEGEND

- PROPOSED WATERMAIN ———
- EXISTING WATERMAIN ———
- VALVE ———
- 2" BLOW-OFF ———
- METER LOCATION ●
- BURIED PHONE ———
- OVER HEAD POWER ———
- BACT LOCATION (A)



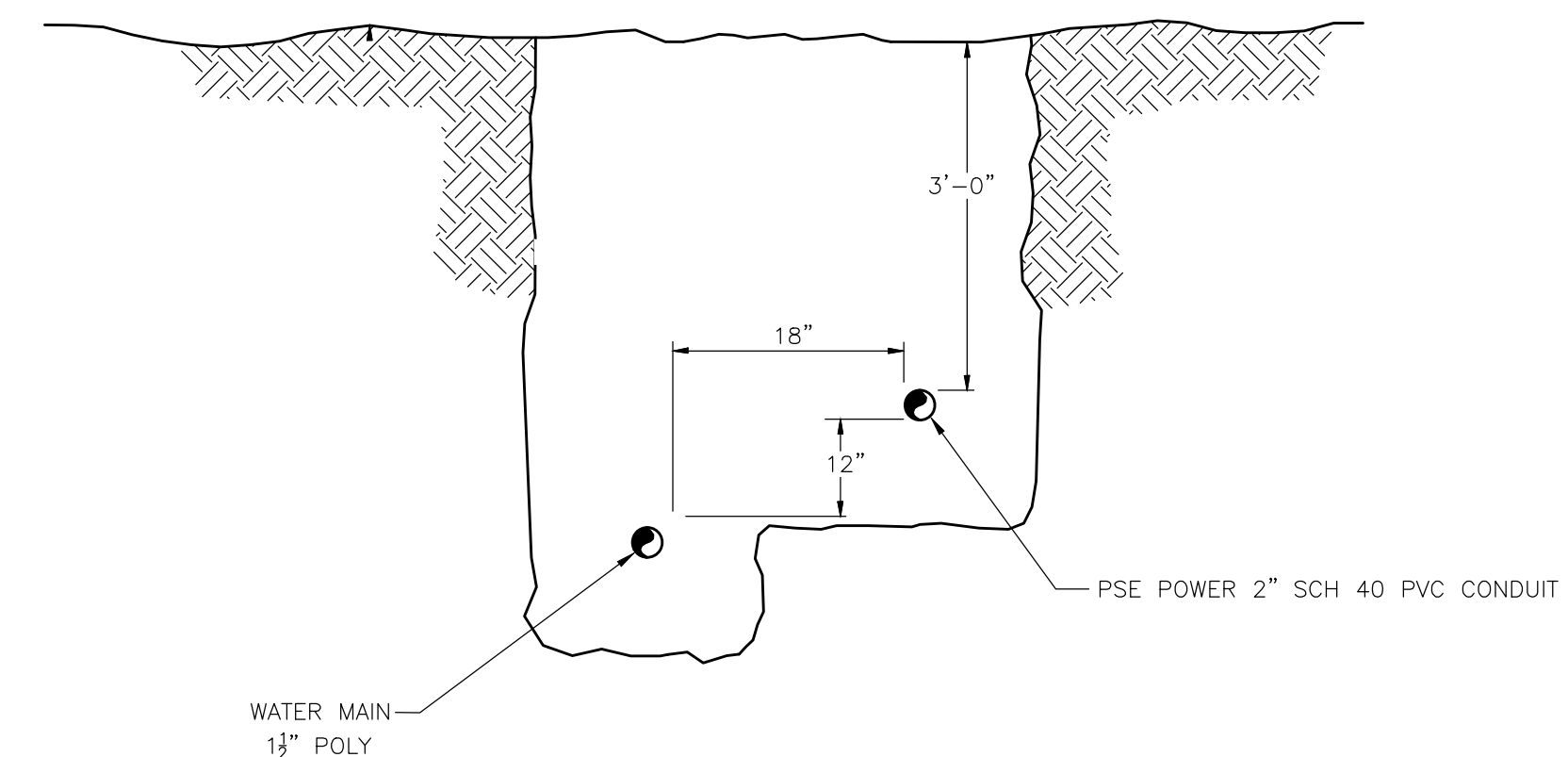
WATER DISTRIBUTION PLAN – DETAIL A



**Know what's below.
Call 811 before you dig.**

JOINT TRENCH SEPERATION DETAIL

– NOT TO SCALE –



BACT & PRESSURE TEST NOTES:

- (A) BACT SAMPLE #1.
2 ROUNDS OF BACTS AND HPC'S
PRESSURE TEST #1. 4" PVC. 225 PSI STRENGTH & LEAKAGE

GENERAL NOTES:

- 1.) THE DEPICTION OF EXISTING UNDERGROUND UTILITIES AND OTHER TOPOGRAPHICAL FEATURES SHOULD BE CONSIDERED APPROXIMATE AND INCOMPLETE. THE CONTRACTOR SHALL MAKE INDEPENDENT CONFIRMATION OF THEIR LOCATION.
- 2.) MAINTAIN 36" MIN. OF COVER OVER WATERMAIN FROM FINISHED GRADE
- 3.) SEE SHEET 3 & 4 FOR WATERMAIN ACCESSORIES.
- 4.) USE SELF RESTRAINING HARDWARE ON ALL MJ FITTINGS

WASHINGTON WATER SERVICE
NW REGIONAL OPERATIONS - GIG HARBOR OFFICE
P.O. BOX 336 - GIG HARBOR, WA 98335
253-851-4060

PEACOCK HILL WATER SYSTEMS
WATER MAIN EXTENSION TO
2106 STATE GAME ACCESS RD. NW
SEC 16, T22N - R2E, PIERCE CO

for
your
reivew

DATE OF ISSUE:
May 18, 2022