



WASHINGTON WATER SERVICE COMPANY

UW-231052

December 20, 2023

Received
Records Management
Dec 20, 2023

Kathy Hunter, Acting Executive Director & Secretary
Washington Utilities and Transportation Commission
PO Box 47250
Olympia, WA 98504-7250

Dear Ms. Hunter;

Enclosed is a copy of the agreement between Jahn Ave Commercial LLC and Washington Water Service Company (WWSC) to complete the tap and extension of the water main on Jahn Ave NW. This site is in Pierce County, which is serviced by Point Evans Water System, DOH ID# 68065U and Parcel #0221282017. This agreement has been signed by Jordan Ramos and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified in the attachment are \$37,000. To this, a full payment of \$37,000.00 has been received for the total projected engineering costs, as attached.

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

Thu Hoang
Accounting Analyst



WASHINGTON WATER SERVICE

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

11/6/2023

Jahn Ave Commercial LLC
5105 Canterwood Dr. NW
Gig Harbor, WA 98409

**Re: Point Evans Water System, DOH ID# 68065U, Pierce County
Water Main Extension Agreement for 2802 Jahn Ave NW
Parcel No. 0221282017**

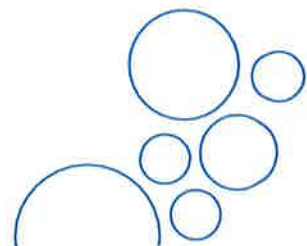
Dear Jahn Ave Commercial LLC:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and Jahn Ave Commercial 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 tap and extension of the water main on Jahn Ave NW. The projected cost of \$37,000 is exclusive to the time and materials necessary to review an engineered construction plan-set for the water main extension, 1 new service, 2 new hydrants, 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 review an engineered construction plan provided by your licensed engineer and 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). Washington Water will perform the hot tap and install a valve for the Owner's contractor to connect.

If in building 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. Point Evans Water System currently supports fire flow of 1500 gpm for 60 minutes or 1000gpm for 120 min. The Fire Marshal's office may require additional appurtenances to achieve adequate fire protection.

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

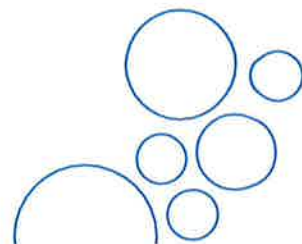
The projected costs are for engineering, construction materials and labor only, unless otherwise specified in Attachment A. Upon execution of this Agreement and prior to commencement of engineering and construction, Washington Water requires the full payment of the projected costs outlined in this Agreement. 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"). The effective date will be 75 days from Washington Waters receipt of a signed contract and payment. 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 Jahn Ave NW, which is a public road, Washington Water will require an easement. An Easement is necessary for Washington Water to maintain our water system facilities on an on-going basis. TSP will prepare the easement for the line extension that you will be required to have signed by the property owner(s) 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.

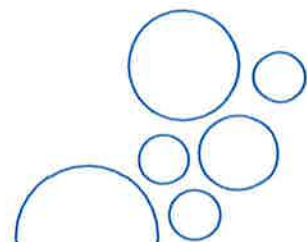
Upon execution of this Agreement, the Owner has 180-business days to coordinate with Washington Water for the engineering and construction to complete this project. This Agreement shall automatically become invalid unless the work authorized in this Agreement has commenced within 180-business days after 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 understand that I am required to hire my own qualified contractor to complete the installation**
(Initial) **under the conditions listed below:**

- Remit the full amount of the projected costs (\$37,000) 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 watermain on Jahn Ave NW. A tapping sleeve, AWWA gate valve and valve blocking will be provided by Washington Water for your contractor to connect to.

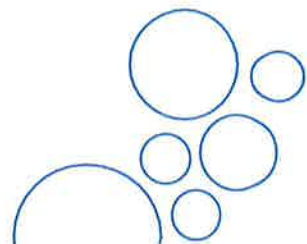
DURING CONSTRUCTION:

- 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 be 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

Effective Date: 2/27/24

Accepted
By: 
Jordan Ramos

Printed Name

253-230-7607

Phone:

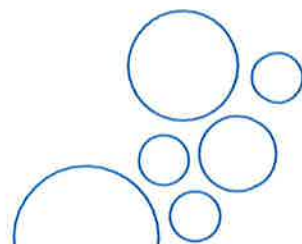
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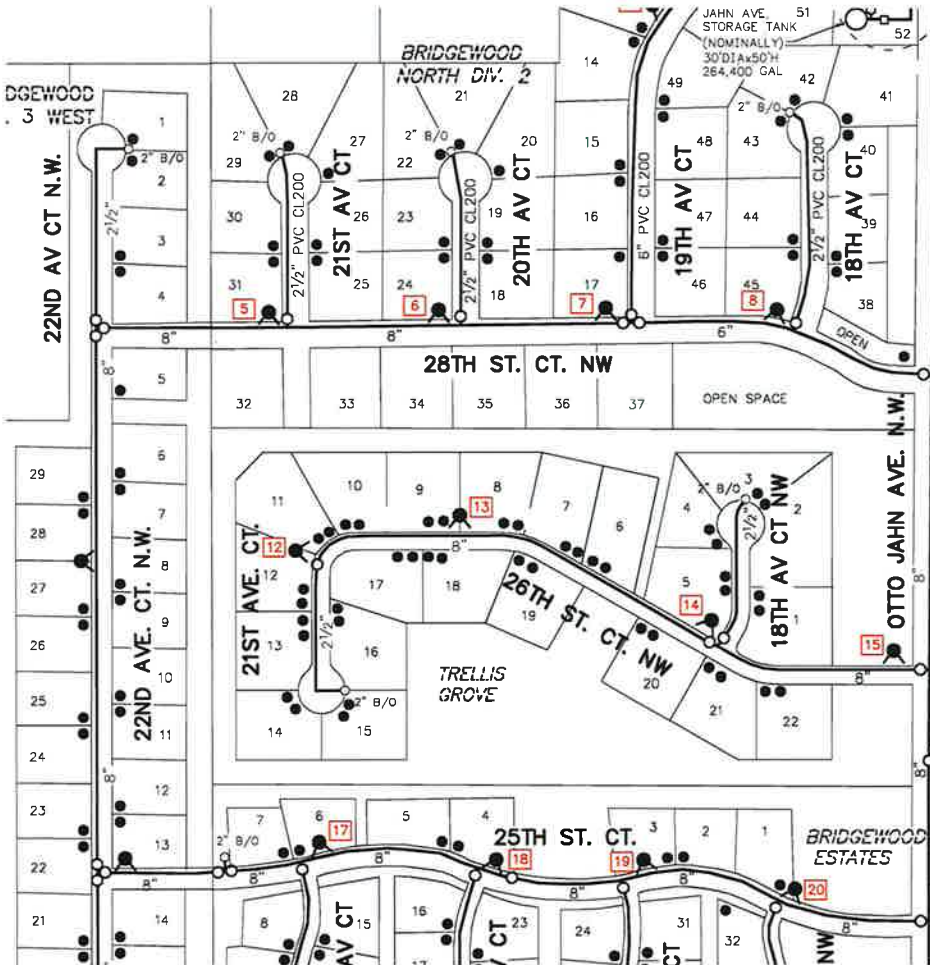
Date Accepted

Enclosure(s)

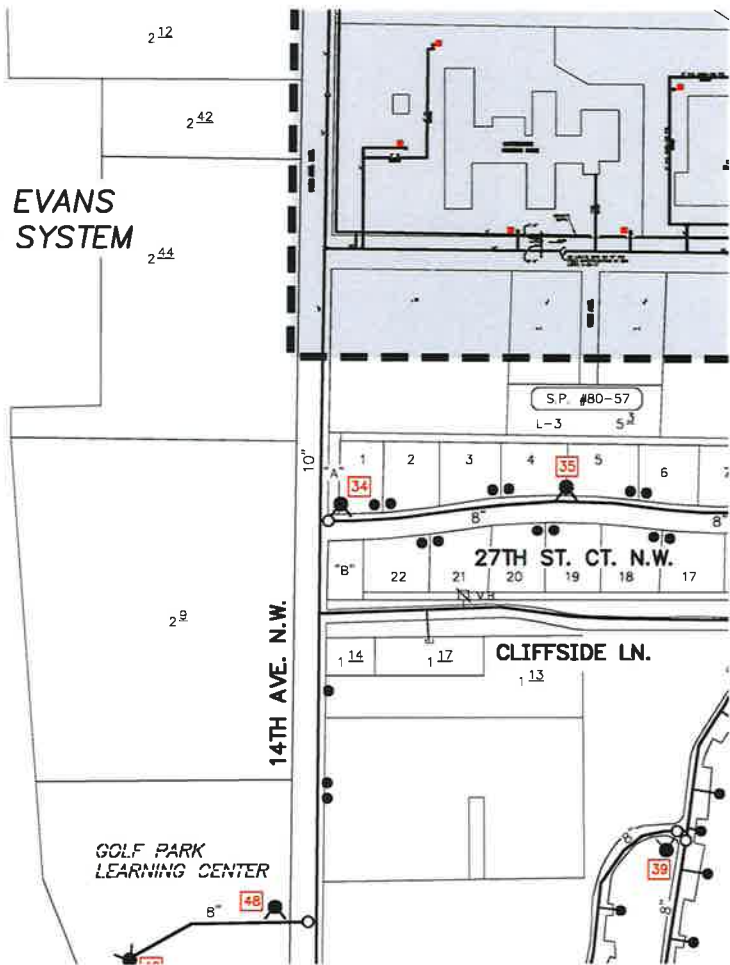
cc: Jim Morrison, Accounting Manager
Eric Williams, Construction Superintendent
Sarah Castro, Customer Service Manager
John Puccinelli, Engineering Manager
Shawn O'Dell, Operations Manager (Gig Harbor/Olympia)
File2: EngFile# 3990

S:\Engineering\Project Report 3500\3990 - PE.2802 Jahn Ave NW (0221282017) TSP\1 - ENGINEERING REVIEW\300 - Contract Drafts





POINT EVANS WATER SYSTEM



Washington Water Service Co.

Engineering Department
 4531 Intelco Loop SE
 Suite 3
 Lacey, WA 98503

Engineer's Opinion of Probable Project Costs Summary

Attachment "A"

Point Evans

TSP Sorting Facility

November 6, 2023

(Projected Cost Good for 30-Days)

Engineering File # 3990

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 9,800.00	\$ 9,800.00
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
				\$ -	\$ -
Sub-Total					\$ 9,800.00
				Contingency 10%	\$ 980.00
SUB Total - Materials					\$ 10,780.00
Rounded Up Value					\$10,800.00

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Labor - Watermain	1	LS	\$ 5,900.00	\$ 5,900.00
103450	Construction Labor - Services	1	LS	\$ 500.00	\$ 500.00
103480	Construction Labor - Hydrants	1	LS	\$ 5,400.00	\$ 5,400.00
				\$ -	\$ -
	WWSC Engineering	1	LS	\$ 5,300.00	\$ 5,300.00
				\$ -	\$ -
Sub-Total - Construction Labor					\$ 17,100.00
				Contingency 10%	\$ 1,710.00
SUB Total - Construction Labor					\$ 18,810.00
Rounded Up Value					\$18,900.00

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ 500.00	\$ 500.00
	DOH Review Fees	1	LS	\$ -	\$ -
	Tapping Services	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					\$ 500.00
				Contingency 10%	\$ 50.00
Sub-Total - Outside Contractor					\$ 550.00
Rounded Up Value					\$600.00

Project Subtotal = \$ 30,300.00
 East Pierce Facilities Charge = \$ -
 Estimated TCJA tax for WWSC Costs \$ 500.00
 State B&O Tax \$ 4,600.00

Anticipated Developer Costs for Taxable Services

\$ 6,100.00 Estimated TCJA Tax for Developer Costs = \$ 1,600.00

Projected Funds Required = \$37,000

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

JAHN AVE COMMERCIAL LLC
5105 CANTERWOOD DR NW
GIG HARBOR, WA 98332-8858

1014

98-7083/3251

DATE 12/1/23

 CHECK ARMOR
FRAUD PROTECTION

PAY TO THE ORDER OF Washington Water Service \$ 37,000⁰⁰

Thirty-seven Thousand and no/100 DOLLARS

 Security Features
Details on Back

 **Heritage**
BANK

Olympia, Washington | 800.455.6126
HeritageBankNW.com

FOR water main extension # 0221282017



MP