



WASHINGTON WATER SERVICE

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

January 4, 2024

Kip Kalbrener
Kalbrener LLC
4820 24th St NW
Gig Harbor, WA 98335

Re: Point Evans Water System, DOH ID# 68065U, Pierce County, WA
Water Main Extension Agreement for Tax Parcel # 0221213045, 3134 14th Ave NW
Abbrev. Legal: A portion of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, T21N, R23, W.M.

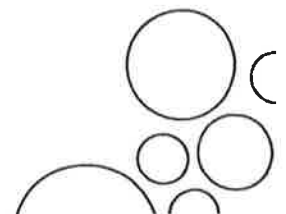
Dear Kip Kalbrener:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company ("Washington Water"), a Washington corporation, and Kalbrener LLC (the "Owner"), a ~~WASHINGTON~~ ^{WASHINGTON, limited liability company} to extend the existing water main line and facilitate 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 opinion of probable projected costs, enclosed as "Attachment A", to complete the tap and extension of the water main on 14th Ave NW as indicated on the preliminary plan set by Contour Engineering LLC, including the installation of hydrants capable to meet the minimum fire flow requirement of 1500 gallons per minute for a 60-minute duration.

The projected cost of \$27,900 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 review and approval of water main extension and three domestic service connections. Washington Water will perform the tie-in of the new construction to the distribution system, bacteriologic sampling, and perform engineering inspections. It is the responsibility of the developer to cross 14th Ave NW. 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 review and construction of the water main and service lines that are beyond the control of Washington Water.

Washington Water will review and approve the provided engineered construction plan and will require the parcel owner to hire their own underground contractor to install the watermain, appurtenances and service for the intended purpose 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 pre-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 of 2017, federal tax laws require CIAC funds to be federally taxed. To ensure that the expansion of water service to new customers does not unfairly burden a utility's existing customers, Washington Water will collect the applicable tax from the Owner. Applicants should consult their tax advisors concerning the application of tax laws to their particular situations.

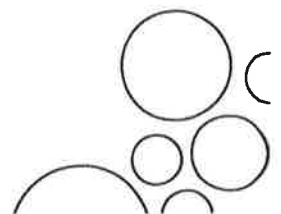
Terms & Conditions

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 deposit payment of 50% of the projected costs outlined in this Agreement. Before construction begins, the remaining project costs will be reevaluated and a deposit payment of 50% of the remaining costs will be due. All past due accounts will be charged 1.5% per month (18% per annum). The projected cost 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 the date Washington Water receives the signed agreement and down deposit. 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 begin design review.

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 and ensuring signatures are notarized and recorded with the Pierce County Auditor's office.

Upon completion of the main extension and after 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 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 charged a monthly Ready-to-Serve fee as listed in Washington Water's approved tariff, until a meter installation has occurred.

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 the 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.

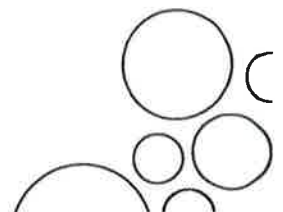
Upon execution of this Agreement, the Owner has 180-business days to coordinate with Washington Water for engineering and construction to complete this project. This Agreement shall automatically become invalid unless the work authorized in this Agreement has commenced within 180 days after execution. 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.

Kel understand that I am required to hire my own qualified contractor to complete the installation
(Initial) under the conditions listed below:

- Remit full payment of the projected 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 billed separately by Washington Water at the end of construction.
- Once a final utility plan is submitted to Washington Water Engineering for review, the projected costs will be reevaluated for the completion of this project.
- Prior to any underground work being started, the hired contractor must be pre-approved by Washington Water. A list of pre-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.



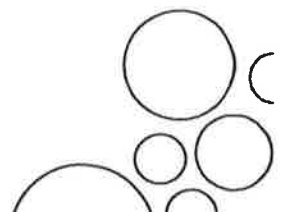
- If required, Washington Water will be responsible for obtaining all necessary regulatory agency approvals, county/state permits and schedule with outside contractors.
- Provide names of any contractor(s) that may be working on-site.
- Schedule a pre-con meeting to review detailed plans and specifications 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, and 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 14th 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 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 confirm 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-potable 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.
- Easement documents must be reviewed and approved by Washington Water and recorded with Pierce County.



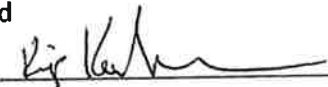
- Washington Water bill-of-sale to be filled out by Owner, reviewed and approved by Washington Water and recorded with Pierce County.
- Final payment for the work completed as outlined in this Agreement must be received, and any remaining amounts due must be paid in full.

If the terms of this letter are acceptable, please initial the requirement 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

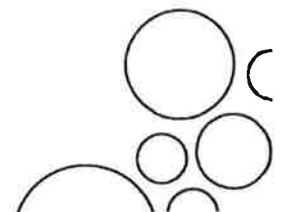
By: 
 Kip Kalbrener
 Printed Name

Effective Date: 06/04/2024

253 686 5477
 Phone:
04/11/2024
 Date Accepted

Enclosure(s)

cc: Jim Morrison, Accounting Manager
 Eric Williams, Construction Superintendent
 John Puccinelli, Engineering Manager
 Shawn O'Dell, Operations Manager (Gig Harbor)
 File2: EngFile# 2906



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

Ridgetop Golf Contractor Yard

January 4, 2024

(Projected Cost Good for 30-Days)

Engineering File # 2906

*** Construction Materials ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 3,400.00	\$ 3,400.00
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
					\$ -
					\$ -
	Sub-Total				\$ 3,400.00
	Contingency			10%	\$ 340.00
	SUB Total - Materials				\$ 3,740.00
	Rounded Up Value				\$3,800.00

*** Construction Labor ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Labor - Watermain	1	LS	\$ 4,300.00	\$ 4,300.00
103450	Construction Labor - Services	1	LS	\$ 1,000.00	\$ 1,000.00
103480	Construction Labor - Hydrants	1	LS	\$ 3,500.00	\$ 3,500.00
					\$ -
	WWSC Engineering	1	LS	\$ 5,500.00	\$ 5,500.00
					\$ -
					\$ -
					\$ 14,300.00
	Contingency			10%	\$ 1,430.00
	Sub-Total - Construction Labor				\$ 15,730.00
	Rounded Up Value				\$15,800.00

*** Outside Contractor ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ 400.00	\$ 400.00
	TPCHD Service Area Adjustment	1	LS	\$ 345.00	\$ 345.00
	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	\$ -	\$ -
					\$ -
					\$ -
					\$ -
					\$ -
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					\$ -
	SUB TOTAL				\$ 745.00
	Contingency			10%	\$ 74.50
	Sub-Total - Outside Contractor				\$ 819.50
	Rounded Up Value				\$900.00

Project Subtotal = \$ 20,500.00
 East Pierce Facilities Charge = \$ -
 Estimated TCJA tax for WWSC Costs \$ 300.00
 State B&O Tax \$ 400.00

Anticipated Developer Costs for Taxable Services

\$ 18,000.00 Estimated TCJA Tax for Developer Costs = \$ 4,800.00

Projected Funds Required = \$26,000

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.

CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

KALBRENER, LLC
4820 24TH STREET NW
GIG HARBOR, WA 98335

TIMBERLAND BANK
98-7075/3251

2059

1/8/2024

PAY TO THE ORDER OF Washington Water Service Company

\$ **13,950.00

Thirteen Thousand Nine Hundred Fifty and 00/100*****

DOLLARS

Washington Water Service Company
6800 Meridian Road SE
Olympia, WA 98513

PROTECTED AGAINST FRAUD



[Handwritten Signature]

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MEMO

