



## WASHINGTON WATER SERVICE COMPANY

Received  
Records Management  
Apr 11, 2024

April 11, 2024

Jeff Killip, Executive Director & Secretary  
Washington Utilities and Transportation Commission  
621 Woodland Square Loop SE  
Lacey, WA 98503

Dear Mr. Jeff Killip;

Enclosed is a copy of the agreement between Garrette Custom Homes and Washington Water Service Company (WWSC) to complete the tap and extension of the water main on 30<sup>th</sup> St NW and a new service. This site is in Pierce County, which is serviced by Artondale Water System, DOH ID# 03160V and Parcel #0121255004. This agreement has been signed by Kimberly Johnson and countersigned by Matthew D. Brown, the General Manager of WWSC.

Estimated costs identified in the attachment are \$35,400. To this, full payment of \$35,400 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

Water Availability Department • Gig Harbor Office  
14519 Peacock Hill Avenue • P.O. Box 336  
Gig Harbor, WA 98335 Tel: (877) 408-4060

February 21, 2024

GCH Puget Sound Inc  
4802 Tacoma Mall Blvd  
Tacoma, WA 98409

Re: Artondale Water System, DOH ID# 03160V, Pierce County  
Water Main Extension Agreement for 3110 59<sup>th</sup> Ave Ct NW  
Parcel No. 0121255004

Dear Garrette Custom Homes:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and Garrette Custom Homes (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 extension and tap of the water main on 30<sup>th</sup> St NW.

This project is within our Artondale Service Area. Washington Water 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.

The projected cost of \$35,400 is exclusive to the time and materials necessary as estimated by Washington Water Engineering. The estimated water utility scope includes, a water main extension, one domestic service connection, tie-in of the new construction to the distribution system, bacteriologic sampling, and engineer 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 review the provided engineered construction plan and install the watermain, appurtenances and service for the intended purpose of providing water service to the parcel listed above.

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

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 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 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 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"). Upon execution of this Agreement, Washington Water will submit the Agreement to the Commission for their approval. The effective date of the contract is 75 days from the day Washington Water receives the downpayment and signed agreement. 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 may be necessary for Washington Water to maintain our water system facilities on an on-going basis. The Owner's surveyor or engineering firm will prepare an easement description and drawing exhibit for the new 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 having 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; Washington Water requires all remaining amounts be paid in full. In addition, an active billing account must be 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. 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 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 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 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.

HS  
(Initial)

I understand and agree to the conditions listed below:

- Remit \$35,400 of the projected engineering costs as outlined in Attachment A. This 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.
- 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.

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 complete, 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.
- 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.
- 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 page three (3) indicating your understanding of the terms and conditions required to complete the extension, and then sign the agreement below. Return both this agreement and the agreed payment to our Gig Harbor Office at 14519 Peacock Hill Avenue NW, 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:

  
 Kimberly Johnson for *Garette*  
 Printed Name  
 253-329-8297  
 Phone: *Custan Jones*  
 2.23.2024  
 Date Accepted

Effective Date:

6/11/24

Enclosure(s)

- cc: Jim Morrison, Accounting Manager  
 Eric Williams, Construction Superintendent  
 John Puccinelli, Engineering Manager  
 Shawn O'Dell, Operations Manager (Gig Harbor)  
 File2: EngFile# 3899



### 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"

**Artondale**  
**XXX 32nd St Main Ext.**  
February 21, 2024  
(Projected Cost Good for 30-Days)

Engineering File # 3899

**\*\*\* Construction Materials \*\*\***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 4,700.00	\$ 4,700.00
103450	Construction Materials for Services	1	LS	\$ 1,000.00	\$ 1,000.00
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
	Sub-Total			\$ -	\$ 5,700.00
	Contingency			10%	\$ 570.00
	<b>SUB Total - Materials</b>				<b>\$ 6,270.00</b>
	<b>Rounded Up Value</b>				<b>\$6,300.00</b>

**\*\*\* Construction Labor \*\*\***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Labor - Watermain	1	LS	\$ 5,400.00	\$ 5,400.00
103450	Construction Labor - Services	1	LS	\$ 1,200.00	\$ 1,200.00
103480	Construction Labor - Hydrants	1	LS	\$ -	\$ -
				\$ -	\$ -
	WWSC Engineering	1	LS	\$ 3,900.00	\$ 3,900.00
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ 10,500.00
	Contingency			10%	\$ 1,050.00
	<b>Sub-Total - Construction Labor</b>				<b>\$ 11,550.00</b>
	<b>Rounded Up Value</b>				<b>\$11,600.00</b>

**\*\*\* Outside Contractor \*\*\***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ -	\$ -
	DOH Review Fees	1	LS	\$ -	\$ -
	Tapping Services	1	LS	\$ -	\$ -
	Geotechnical Engineer	1	LS	\$ -	\$ -
	Engineering Consultant	1	LS	\$ 13,000.00	\$ 13,000.00
	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 - Flagger	1	LS	\$ -	\$ -
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				\$ -	\$ -
	<b>SUB TOTAL</b>				<b>\$ 13,000.00</b>
	Contingency			10%	\$ 1,300.00
	<b>Sub-Total - Outside Contractor</b>				<b>\$ 14,300.00</b>
	<b>Rounded Up Value</b>				<b>\$14,300.00</b>

Project Subtotal =	\$	32,200.00
East Pierce Facilities Charge =	\$	1,549.00
Estimated TCJA tax for WWSC Costs	\$	900.00
State B&O Tax	\$	700.00

Anticipated Developer Costs for Taxable Services  
\$ - Estimated TCJA Tax for Developer Costs = \$ -

**Projected Funds Required = \$35,400**

**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

Received Apr 11, 2024

WA. UT. & TRANS. COMM. ORIGINAL UW-240249



**GCH PUGET SOUND INC**  
PUGET SOUND PERMITS  
11815 NE 99TH ST STE 1200  
VANCOUVER, WA 98682-2454

2764

96-505/1232  
50389

3/26/24

Date

Pay to the Order of Washington Water Service | \$ 35,400.00

Thirty-Five Thousand Four Hundred Dollars

00/100

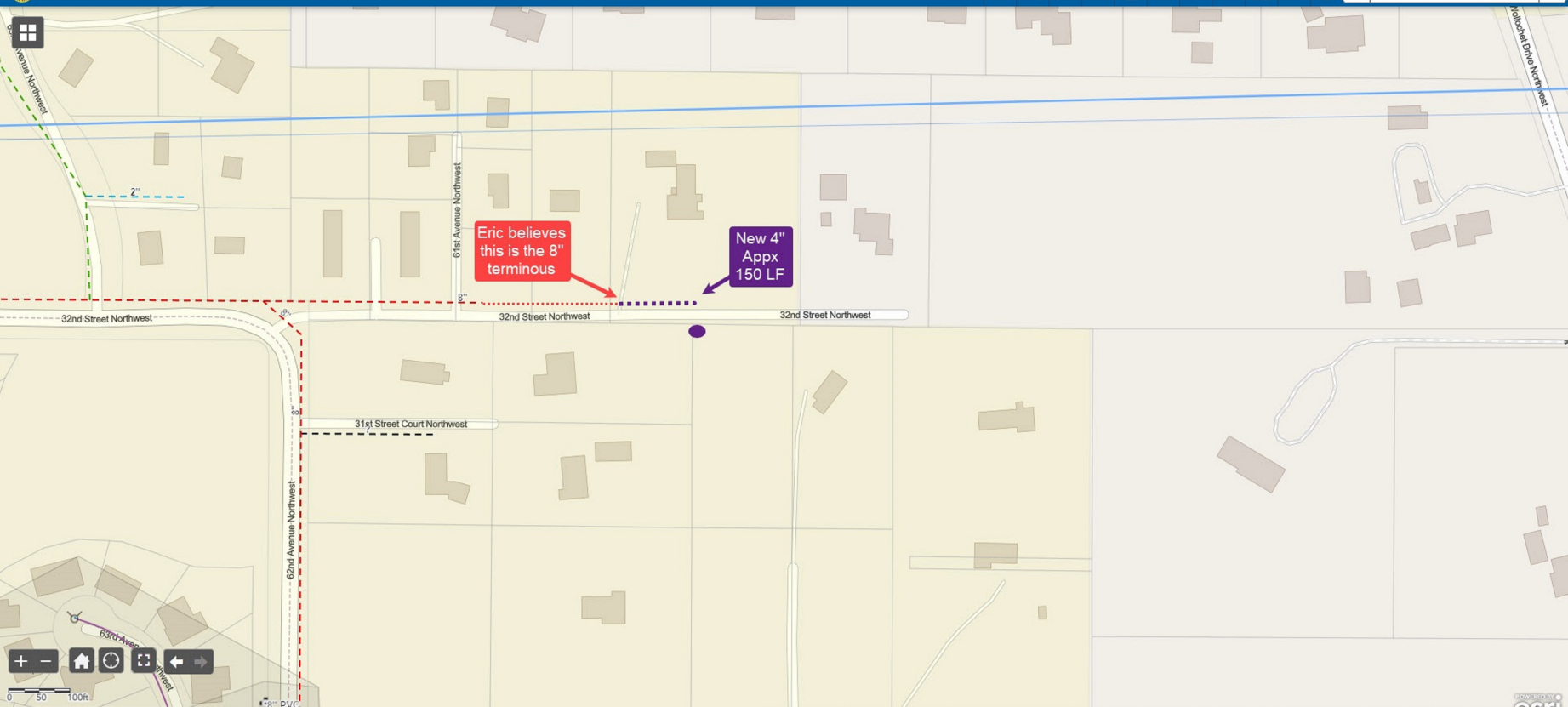


**UMPQUA BANK** (866) 486-7782

For 59<sup>th</sup> Connection

*[Handwritten Signature]*

MP



Eric believes this is the 8" terminous

New 4" Appx 150 LF



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