

Project Detail Input Form

Date Requested: 11/30/2020

Field Order#: Pending

Water System Name: Peacock Hill

Start Date: 11/30/2020

DOH System ID: 66637Q

Est. Complete Date: 05/01/2021

Requested by: Zera Cox

App. Manager Signature: 

BUDGET: 500-500-SPECIFIC (Funded/Capital) 500-NON-SP Non Specific (Work Order)
 515-NON-SP Non Specific (Work Order)

TYPE PROJECT: Water Regulated Waste Water Non-Regulated (Sewer)
 Water Equipment
 Contributing Aid Project

District - Check location work is located	Construction - Check all that apply
<input type="checkbox"/> 500 - Companywide	<input checked="" type="checkbox"/> Asphalt/Paving
<input checked="" type="checkbox"/> 501 - NW Office (Gig Harbor)	<input checked="" type="checkbox"/> Flaggers
<input type="checkbox"/> 502 - SW Office (Olympia)	<input checked="" type="checkbox"/> Permits Required
<input type="checkbox"/> 515 - East Pierce (Puyallup)	<input type="checkbox"/> Contract Laborer Used
<input type="checkbox"/> 504 - Sequim Area	<input checked="" type="checkbox"/> Contractor Used (Name)
<input type="checkbox"/> 505 - Mirrormont Area	<u>Unknown at this time</u>
<input type="checkbox"/> 503 - Orcas Island	<input type="checkbox"/> Equipment Rental for Project Used
<input type="checkbox"/> 553 - Orcas Island - (Sewer Nonregulated)	

Project Detail:

Project Description:

(What is being done & Why)
 WALRqst [MainExtension-Canterwood Blvd & Baker WayNW (Par# 0122254062,012251032,0122255002&0122255003)/64 proposed service connections & 1 irrigation service/12" PVC Main/Other details]. EngMOU Issued (10/27/2020)/ConstAgr Rcvd w/ Deposit on 11/30/2020. Engineering-Review/Approve construction plans, with Construction completing the On-Site & Off-Site improvements. Costs provided are based on current material and labor costs projected by Engineering.

Asset Location - Site name, Well Source, Address, etc.

Canterwood Blvd & Baker Way NW

CIAC Billable Customer Information

Is Project Billable to a customer? Yes No

Customer Name: Bay Hill Terrace, LLC. (c/o J.Scott Edwards)
 Address 1830 112th Street E, Suite F
 City, State ZIP Tacoma, WA 98445-3747

DEC 01 2020

E-MAILED

Project Justification: (If project is \$100,000 or more please attach Detailed Project Justification)

Category:

- Govt Mandate
 Routine Replacement
 Safety
 Water Quality
 Water Supply
 Relocation
 Improve Operations
 Security
 Prevent Loss of Pressure/Or Supply
 Serve New Development

Asset Retirement: (List all information available, serial numbers, size, make, model, year, etc.)
 None - New Service Connection

Cost Estimate - If applicable, Please attach any cost estimate that have been done for project.

	Estimate
Material:	\$ 36,700.00
Labor:	\$ 44,500.00
Contractor:	\$ 18,700.00
TAX: -	\$ 39,587.22
CIAC Projects Only	\$ 39,587.22
Total:	\$ 166,684.00

Project Coding (Accounting to Complete)

Project Name (If Water System Use ABBRV First): PH.20 MainExt_Xxx Canterwood Blvd (BayHillTerrace)

Coding:

DEPT: _____ ACCT: _____ PROJ#: _____ ACTV ID: _____



WASHINGTON WATER SERVICE

Water Availability Request Processing

NEW CURRENT CUSTOMER RE-ISSUE (WALCERT)

Table with 3 rows: ENGR/SEC (3900), ACCTNO., PREMISED.

Table with 3 columns: SEC 25, TWN 22, RANG 01. LEGAL DESCRIPTION: Section 25 Township 22 Range 01 Quarter 42...

Table with 5 columns: WALRQST, RCVD (09182020), APP.FEE (\$500), CMLPTD, WAL-CERT, HOLD.

PARCEL OWNER: BAY HILL TERRACE LLC
SITE ADDRESS: XXX CANTERWOOD BLVD

Table with 4 rows: PARCEL NO: 0122254062, #CONNS: 32, WELL ON PROPERTY, WATER SYSTEM: Peacock Hill (66637Q), CNTY: Pierce, BASEMAP#: 115150.

WAL REQUEST APPLICATION

REQUEST FOR: CONFIRM SRVC, LENDER LETTER, FIRE FLOW/SPRINKLER SERVICE, PLAT DEVE, RELEASE LETTER, SERVICE CONNECTION, IRRIGATION, COMMERCIAL, PLAT DEVELOPMENT.

Table with 4 rows: CURRENT SERVICE, PARCEL LOCATION, SERVICE LOCATION, CONNECTION AVAILABLE, CONNECTION SUMMARY.

NOTES

11.30.2020ZC Rcvd Signed Agree/Deposit-Rqst CIAC Proj| Update Teams
11.17.2020ZC Const Agree-Sent
11.09.2020ZC Cont Agree-Pndg MB Signature
11.04.2020MB Rqst Const Agree
10.27.2020CB MOU Issued (Off-site/On-site) \$166,684
10.22.2020ZC Preliminary WAL Certificate issued pending Matt signature.

Table with 2 rows: FIRE FLOW AVAILABLE, FIRE FLOW AVAILABLE (Yes/No/Hydrant).

Table with 4 rows: ENGINEERING, ENG ADM, APPLICANT, GM ADM, APPLICANT, ACCT, CSRV.

Table with 2 rows: CERT OF WATER AVAILABILITY, DATE SENT.

SEP 18 2020



WASHINGTON WATER SERVICE

Water Availability Request

Washington Water Service requires that the Water Availability Request forms be completed and signed by the Legal Parcel Owner/Developer as listed by the County Assessor's office. If this is a recently purchased property, please provide a closing statement or other dated legal documentation that lists you as the property owner. Missing/incomplete information, documentation and/or applicable Analysis Charge will **NOT** be processed until all required documents have been received. Washington Water Service will only provide information and documents to the Legal Parcel Owner(s); it is the responsibility of the parcel owner(s) to share information and documents with other interested parties (*Builders/Designers/Future Owner/Permit Agencies/Realtors*).

Service Requesting

- Residential (0-2 Connections)
 Residential (+3 Connections)*
 Commercial/Plat Development*
 Irrigation*
 * Engineering Review Required, please complete next page (Attachment A)

Information Requesting

<input type="checkbox"/> Lender Letter (Property Sale)	<input type="checkbox"/> Certificate of Water Availability (Building Permit)
<input checked="" type="checkbox"/> Confirmation of Service	<input type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Service Availability	<input type="checkbox"/> Remodel
<input checked="" type="checkbox"/> FireFlow *	<input type="checkbox"/> Garage
<input type="checkbox"/> Release Letter*	<input type="checkbox"/> Fire Flow Requirement *

* Engineering Required. Fire flow requirements can be provided by the licensed specialist installing service

Service Connection

<u>32</u> # Connection(s) Requesting (+3 Residential Connections, Commercial/Plat Development Projects Require Engineering Review)*	
<input type="checkbox"/> Larger Meter Required * (Standard Meter Size ¾")	
<input type="checkbox"/> Single Family (Primary)	<input type="checkbox"/> ADU (Additional/Auxiliary Dwelling Unit)
<input checked="" type="checkbox"/> Multi-Family/Duplex	<input checked="" type="checkbox"/> Fire Flow Only (If known)*
<u>32</u> # Units. Meter for each unit? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	_____ GPM/ _____ Duration (Minutes)

* Engineering Required, your fire flow requirements can be provided by the licensed specialist installing service

Parcel Information (Pierce County Requires a Parcel Address be assigned before a Water Availability Certificate can be issued)

Well on Property (A Backflow Assembly Device is required to be installed prior to activation of a service connection)

Parcel Address N/A	City Gig Harbor	State WA	ZIP 98332
Parcel Number & Legal Description 0122254062 Section 25 Township 22 Range 01 Quarter 42 : BEG NE COR OF NW OF SE TH S TO SE COR OF N 1/2 OF NW OF SE TH W TO ELY R/W LI OF SR #16 TH NWLY ALG SD R/W LI TO N LI OF NW OF SE THE E TO BEG EASE OF RECORD OUT OF 4-049 SEG K-3017 HB JW			

Parcel Owner(s) (Please Print)

Legal Parcel Owner Name Bay Hill Terrace LLC, J. Scott Edwards			
Mailing Address 1830 112TH ST E STE F	City Tacoma	State WA	ZIP 98445
<input checked="" type="checkbox"/> Phone1 (Cellphone/Other) (253) 576-8566	<input checked="" type="checkbox"/> Phone2 (Cellphone/Other) (253) 318-7078	<input checked="" type="checkbox"/> Email yourgirlfridayllc@gmail.com	

Parcel Owner Signature

9/15/20

Date



WASHINGTON WATER SERVICE

Water Availability Request - Attachment A

Applicants (*Residential/Commercial/Developers*) requesting Fire Flow (*Hydrant/Fire Sprinkler Service*), 3 or more service connections, Plat and/or Commercial Development are REQUIRED to provide the information listed below. A cost estimate will be issued to you within 45* days after the date that all information has been received by our Engineering Department. Missing or incomplete information may result in a delay of our response to your request. (*During the peak season of April – September additional time may be required to respond to your request)

Plat/Development Information

Project Name Bay Hill Terrace	
Engineering Firm (<i>If Contracted</i>)	
Phone <input type="checkbox"/> Cellphone <input type="checkbox"/> Other	Email

Will you be using an outside contractor? Yes No

Contact Name TBD	
Company Name	
Phone <input type="checkbox"/> Cellphone <input type="checkbox"/> Other	Email

Plans (*Development*)

If available, please provide the following:

- 2-Sets of Conceptual Improvement Plans - Including Grading Plans, Sanitary Sewer, Storm Drain Elevation and Parcel/Tract Map. If plans are available on AutoCAD software, please provide a CD with the drawings in .dwg format.

Fire Flow Requirements

Residential/Commercial/Development requiring fire flow must provide the following:


- Fire flow calculations and requirements from the Fire Marshal's Office or fire sprinkler professional
- Preliminary Plat/Site Plan indicating fire flow requirements
- Residential/Commercial Fire Flow Requirement

#Fire Hydrants	Required (<i>GPM</i>)	Duration (<i>Minutes</i>)	Pressure (<i>psi</i>)

Fire Sprinkler System Installer (*Must be a licensed specialist installing system*)

Contact Name	
Company Name	
Phone <input type="checkbox"/> Cellphone <input type="checkbox"/> Other	Email

Parcel Owner/Developer Signature



 Owner/Developer Signature
J. Scott Edwards

 Printed Name

9/15/20

 Date

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

Bay Hill Terrace LLC
1800 - 112th St. East Suite F
Tacoma, WA 98445

Key Bank National Association
1120 South 11th Street
Tacoma, WA 98402

5003

19-57/1250

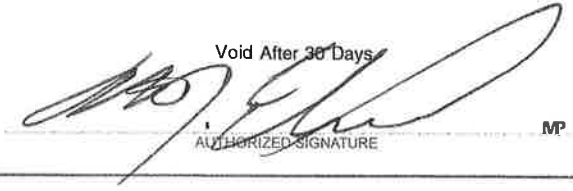
09/14/2020

PAY TO THE ORDER OF Washington Water Service Company

\$ **500.00

Five hundred and 00/100***** DOLLARS

Washington Water Service Company
PO BOX 336
GIG HARBOR, WA 98335

Void After 30 Days

AUTHORIZED SIGNATURE **MP**



MEMO

Security features included. Details on back.

Bay Hill Terrace LLC

5003

09/14/2020 Washington Water Service Company

Date	Type	Reference	Original Amount	Balance Due	Payment
09/14/2020	Bill	Development Charge	500.00	500.00	500.00
		Check Amount			500.00

Key Bank 1560

500.00



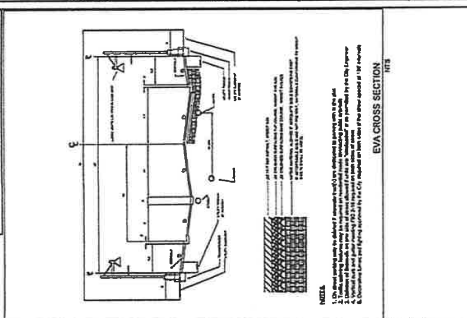
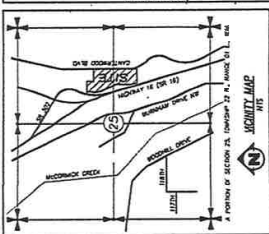
PRELIMINARY SITE PLAN

PROJECT: BAY HILL TERRACE
C/O HARBOR WA.
ARCHITECT: PROCEE CAPITAL GROUP, LLC
1830 117TH ST E, SUITE F
TACOMA, WA 98445

DESIGNED BY: JKA
DRAWN BY: JKA
DATE: 1-2020
CITY/DISTRICT: OC HARBOR

REGISTERED PROFESSIONAL ENGINEER
JKA CIVIL ENGINEERING, INC.
11212 20TH AVE SE
TACOMA, WA 98402-6037
PHONE: 253-839-2030
FAX: 253-839-1000

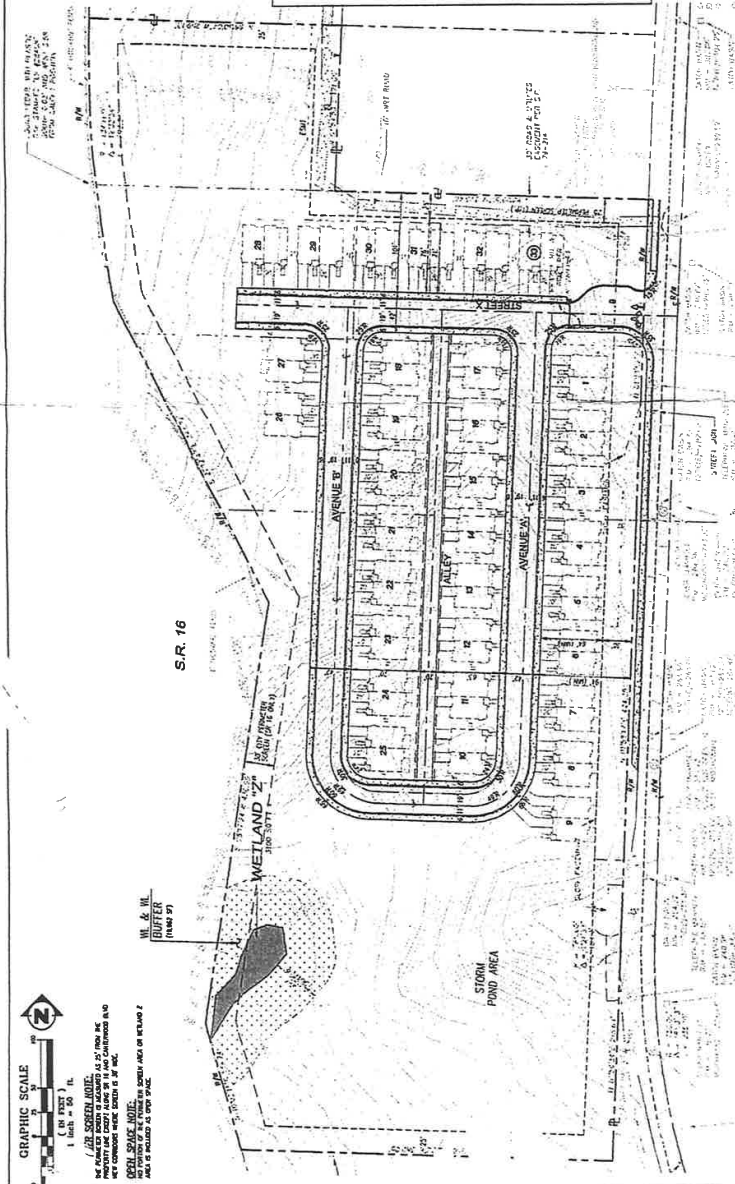
SCALE: 1/8" = 1'-0"



LEGAL DESCRIPTION:

THE SOUTH 75% INTEREST OF THE FOLLOWING DESCRIBED:
SECTION 14, CORNER 12, S. & WETLAND BLVD, TACOMA, WA.
THE NORTH 25% INTEREST OF THE FOLLOWING DESCRIBED:
SECTION 14, CORNER 12, S. & WETLAND BLVD, TACOMA, WA.
AS SHOWN IN THE CITY OF TACOMA PLAT.

ZONING: UNCLASSIFIED (UNCL) ZONING DISTRICT
CLASSIFICATION: UNCLASSIFIED (UNCL)
AREA OF PUBLIC ROAD R/W: 40.00 FT.
NET AREA OF PUBLIC ROAD R/W: 40.00 FT.
SCREEN AREA: 15,000 SQ. FT.
SCREEN AREA & METAL AREA: 15,000 SQ. FT.
TOTAL ESTIMATED FLOOR AREA (EXCLUDING PORCHES, TERRACES, PATIOS, ETC.): 15,000 SQ. FT.



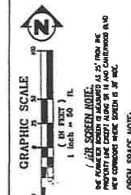
PERMITS: N/A
DATE: 1-2020
SCALE: 1/8" = 1'-0"

VERTICAL CONTROL DATA:
ALL VERTICAL DATA IS BASED ON THE CITY OF TACOMA DATUM.
ELEVATIONS ARE GIVEN IN FEET ABOVE DATUM.

BASES OF ELEVATIONS:
ELEVATIONS ARE GIVEN IN FEET ABOVE DATUM.

BLANK RECORDS:
N/A

BOUNDARY SURVEY NOTES:
ALL BOUNDARIES SHOWN ARE BASED ON THE CITY OF TACOMA DATUM.
ELEVATIONS ARE GIVEN IN FEET ABOVE DATUM.



GRAPHIC SCALE: 1" = 50'

FOR SCREENING:
SEE ATTACHED SCREENING REPORT FOR DETAILED INFORMATION.
THE SCREENING REPORT IS BASED ON THE CITY OF TACOMA DATUM.
ELEVATIONS ARE GIVEN IN FEET ABOVE DATUM.

GENERAL NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY NOTES:
ALL BOUNDARIES SHOWN ARE BASED ON THE CITY OF TACOMA DATUM.
ELEVATIONS ARE GIVEN IN FEET ABOVE DATUM.

JKA CIVIL ENGINEERING
 1000 KENNESAW BLVD. SE
 KENNESAW, WA 98148
 PHONE: 206.474.3333
 FAX: 206.474.3334
 WWW.JKACIVIL.COM

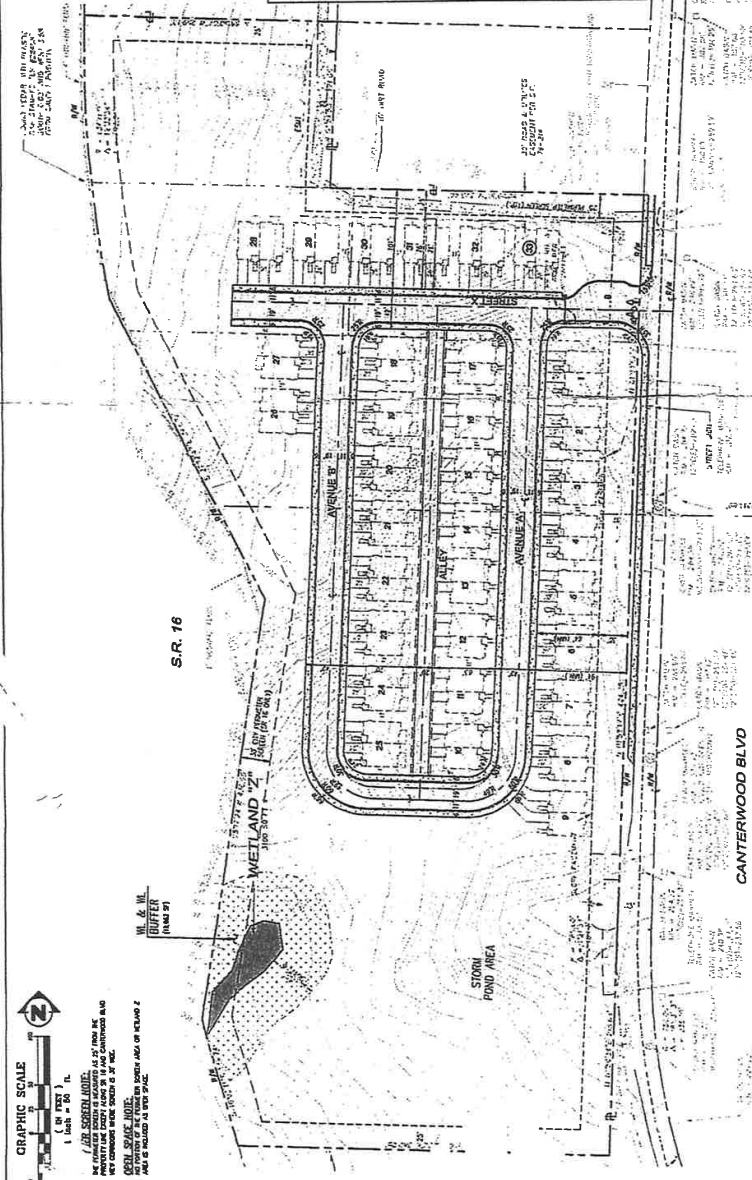
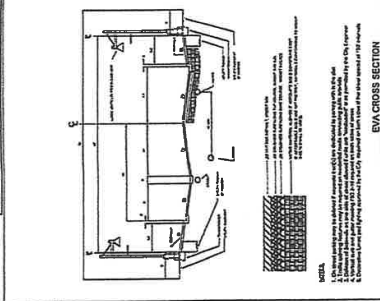
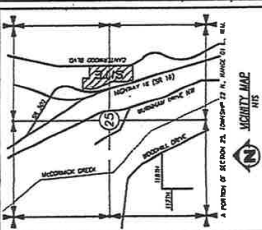
APPOSE CAPITAL GROUP, LLC
 1820 117TH ST. E. SUITE F
 TACOMA, WA 98148

PROJECT: BAY HALL TERRACE
LOCATION: BAY HARBOR, WA

DESIGNED BY: JKA
CHECKED BY: JKA
DATE: 11/28/2020
DATE: 11/28/2020
DATE: 11/28/2020

PERMITS:
NO.: 15015
ISSUE DATE: 11/28/2020

SHEET NO. 1
TITLE: PRELIMINARY SITE PLAN



GRAPHIC SCALE
 1" = 20'
 1" = 40'
 1" = 80'
 1" = 160'

AS-BUILT
 ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

ADJUSTMENTS
 ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

LEGAL DESCRIPTION:
 THE PROPERTY DESCRIBED HEREIN IS A PORTION OF SECTION 24, TOWNSHIP 27 N., RANGE 7 E., COUNTY OF KING, WA. AS SHOWN ON THE PLAN OF THE PROPERTY AS DESCRIBED ON THE MAP OF THE COUNTY OF KING, WA. AS SHOWN ON THE MAP OF THE COUNTY OF KING, WA. AS SHOWN ON THE MAP OF THE COUNTY OF KING, WA. AS SHOWN ON THE MAP OF THE COUNTY OF KING, WA.

ZONING: R-7 (SINGLE-FAMILY RESIDENTIAL)
GROSS AREA: 2,500,000 SQ. FT.
NET AREA: 2,500,000 SQ. FT.
NET AREA (GROSS AREA MINUS POND AREA): 2,500,000 SQ. FT.
GROSS SPACE AVAILABLE (GROSS AREA MINUS POND AREA): 2,500,000 SQ. FT.
NET SPACE AVAILABLE (GROSS AREA MINUS POND AREA): 2,500,000 SQ. FT.

METRIC CONVERSION:
 1" = 25.4 mm
 1' = 30.48 cm
 10' = 3.048 m
 100' = 30.48 m
 1000' = 304.8 m
 1 mi = 1.609 km

EXISTING UTILITIES:
 ALL UTILITIES SHOWN ARE AS INDICATED BY THE SYMBOLS AND DIMENSIONS.

WETLANDS:
 ALL WETLANDS SHOWN ARE AS INDICATED BY THE SYMBOLS AND DIMENSIONS.

STAKEOUT:
 ALL STAKEOUT POINTS SHOWN ARE AS INDICATED BY THE SYMBOLS AND DIMENSIONS.

CORRESPONDENCE

Various Correspondence (*Email/MOU/ConstAgr/Teams*)

Parcel Owner: BAY HILL TERRACE LLC

Address: XXX CANTERWOOD BLVD

Parcel: 0122254062

Water System: Peacock Hill (66637Q)

NOV 30 2020

**WASHINGTON WATER SERVICE**

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

November 9, 2020

Bay Hill Terrace LLC
Attn: J. Scott Edwards
1830 112th Street E, Suite F
Tacoma, WA 98445-3747

Re: Peacock Hill Water System, DOH ID# 66637Q, Pierce County
Water Main Extension Agreement Phase 1 (Engineering) for Bay Hill Terrace Plat
64 Domestic Service Connection and 1 Irrigation Connection
Parcel Numbers
0122254062, 0122251032 (Abbrev. Legal: Sec 25, TWN 22, RNG 01)
0122255002, 0122255003, 0122255004 (Lots 2-4 SP79-214)

Dear Mr. Edwards:

This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company (the "Washington Water") and Bay Hill Terrace 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 provide service to the Bay Hill Terrace Plat, the existing watermain on Canterwood Boulevard NW must be tapped and extended to your plat from Baker Way NW. The projected cost of \$ 166,684 is exclusive to the time and materials necessary to provide service to 64 domestic service connections and 1 irrigation service to the proposed Bay Hill Terrace Plat. 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.

You have indicated that you are currently working through the preliminary plat approval process with Pierce County. Washington Water can provide you with a Preliminary Water Availability Certificate, to receive this certificate we require a deposit payment of \$14,005 for the total projected engineering costs for this project, as listed on Attachment A. The Preliminary Certificate of Water Availability is valid for up to three (3) years after the date of signature. Upon expiration of this certificate a new application for Water Availability must be submitted for reevaluation of your project.

Washington Water Engineering Department has provided you with a preliminary cost estimate of \$ 166,684 for the purposes of project budgeting for the next phase. The scope of this next phase of the project is as follows:

Quality. Service. Value.

wawater.com



Off-Site

Upon completion of the engineering design and prior to the start of construction, Washington Water requires full payment of the projected costs. A Construction Agreement Addendum may be issued to adjust the Projected Cost Estimate to reflect any cost and scope changes.

On-Site

Prior to the start of construction Washington Water Engineering must review and approve the construction plan set as it pertains to water system assets and if revisions are necessary, they must be completed to the satisfaction of Washington Water. Upon completion of the engineering review, a Construction Agreement Addendum may be issued to adjust the Projected Cost Estimate to reflect any cost and scope changes detailed in the final design. Prior to the start of construction Washington Water requires full payment of the projected costs outlined in the Addendum.

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 the engineering phase Washington Water requires full payment of the projected engineering cost 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 construction, Washington Water Engineering must review and approve the construction plan set as it pertains to water system assets and if revisions are necessary, they must be completed to the satisfaction of Washington Water. Upon completion of the engineering review, a Construction Agreement Addendum will be issued to adjust the Projected Cost Estimate to reflect any cost and scope changes detailed in the final design. Prior to the start of construction Washington Water requires full payment of the projected costs outlined in the Addendum.

The Owner's land surveyor, or engineering firm will need to prepare a 20 foot wide easement description for the on-site water system mains and appurtenances using the Washington Water easement form after construction is complete. Once all signatures have been notarized on the easement document, it must be recorded with the Pierce County Auditor's office. This is necessary for Washington Water to maintain the on-site facilities on an on-going basis.

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 domestic water service and issuance of the Final 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. Once all conditions are met, 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 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 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.


(Initial)

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

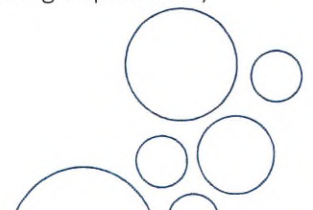
- Remit \$14,005 of the projected costs for engineering. Construction labor, materials, and county permits provided by Washington Water, as outlined in Attachment A are listed for budget planning purposes.
- Time required to complete this project may vary due to the size of the project, projects already scheduled and emergencies that may require our construction crew to leave project site.

BEFORE CONSTRUCTION BEGINS (PHASE 2 ON-SITE AND OFF-SITE):

- Washington Water Engineering to review and approve the final construction plan set as it pertains to water system assets.
- A signed Construction Agreement Addendum for the On-Site and Off-Site improvements 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 completed, Washington Water will witness the pressure test of the installed facilities being carried out by the Owner’s contractor.
- A final inspection must be scheduled with the Washington Water 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 fire hydrant(s) are 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 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 (253) 851-4060 or toll free at (877) 408-4060.

Sincerely,

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

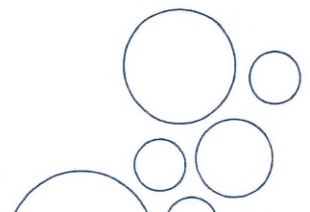
Accepted

By: 
Print Name: Scott J Edwards Manager
Phone: 253-576-8566
Date Accepted: 11.23.20

Enclosure(s)

- cc: Kanosi Chakweva, Accounting Manager
 Eric Williams, Construction Superintendent
 Sarah Castro, Customer Service Manager
 John Puccinelli, Engineering Manager
 Shawn O’Dell, Operations Manager (Gig Harbor/Olympia)
 Bob Blackman, Local Manager (East Pierce)
 File1: Peacock Hill Water System
 File2: EngFile# 3900

W:\Systems\Peacock Hill ID66637Q Pierce\Projects-WorkOrders\PH.20 MainExt_Xxx Canterwood Blvd (BayHillTerrace)\Contract\PeacockHill, ID66637Q-MainExt.Tap_Xxx Canterwood Blvd (Bay Hill Terrace).docx



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

Bay Hill Terrace Distribution Extension

October 22, 2020
(Projected Cost Good for 30-Days)

Engineering File # 3900

*** Construction Materials ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 23,895.51	\$ 23,895.51
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ 5,810.92	\$ 5,810.92
					\$ -
					\$ -
	Sub-Total				\$ 29,706.43
	Contingency			10%	\$ 2,970.64
	Sales Tax			9.00%	\$ 2,940.94
	SUB Total - Materials				\$ 35,618.02
	Rounded Up Value				\$36,700.00

*** Construction Labor ***

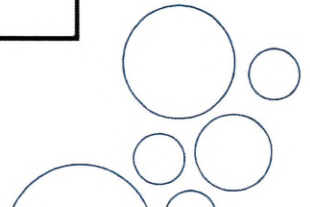
Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Labor - Watermain	1	LS	\$ 24,552.00	\$ 24,552.00
103450	Construction Labor - Services	1	LS	\$ -	\$ -
103480	Construction Labor - Hydrants	1	LS	\$ 3,168.00	\$ 3,168.00
					\$ -
	WWSC Engineering	1	LS	\$ 12,731.40	\$ 12,731.40
					\$ -
					\$ -
					\$ 40,451.40
	Contingency			10%	\$ 4,045.14
	Sub-Total - Construction Labor				\$ 44,496.54
	Rounded Up Value				\$44,500.00

*** Outside Contractor ***

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ 330.00	\$ 330.00
	DOH Review Fees	1	LS	\$ -	\$ -
	Hydrogeologist	1	LS	\$ -	\$ -
	Geotechnical Engineer	1	LS	\$ -	\$ -
	Engineering Consultant	1	LS	\$ -	\$ -
	Land Surveyor (Topo)	1	LS	\$ 2,400.00	\$ 2,400.00
	Land Cost	1	LS	\$ -	\$ -
	Additional Insurance	1	LS	\$ -	\$ -
	Bonding	1	LS	\$ 3,200.00	\$ 3,200.00
	Sanitary Facility Rental (Portable Toilet)	1	LS	\$ -	\$ -
	Paving Contractor - Pavement Restoration	1	LS	\$ 6,000.00	\$ 6,000.00
	Traffic Control Contractor - Flaggers	1	LS	\$ 5,068.80	\$ 5,068.80
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
	SUB TOTAL				\$ 16,998.80
	Contingency			10%	\$ 1,699.88
	Sub-Total - Outside Contractor				\$ 18,698.68
	Rounded Up Value				\$18,700.00
	Project Subtotal =			\$	98,900.00
	Federal Tax per the TCJA =			\$	26,289.87
	State B&O Tax =			\$	1,906.44
	Anticipated TCJA Tax =			\$	39,587.22
	Projected Funds Required =				\$166,684

Assumptions:

- 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.
- Totals are rounded to nearest \$100



Bay Hill Terrace LLC

1830 - 112th St. East Suite F
Tacoma, WA 98445

Key Bank National Association

1120 South 11th Street
Tacoma, WA 98402

5008

19-57/1250

11/25/2020

PAY TO THE
ORDER OF

Washington Water Service Company

\$ **14,005.00

Fourteen thousand five and 00/100*****

DOLLARS

Washington Water Service Company
PO BOX 336
GIG HARBOR, WA 98335

Void After 30 Days

[Handwritten Signature]
AUTHORIZED SIGNATURE

Security features included. Details on back.

MEMO



MP

Bay Hill Terrace LLC

5008

11/25/2020

Washington Water Service Company

Date	Type	Reference	Original Amount	Balance Due	Payment
11/09/2020	Bill	Installation	14,005.00	14,005.00	14,005.00
		Check Amount			14,005.00

Key Bank 1560

14,005.00



WASHINGTON WATER SERVICE

Engineering Department

6800 Meridian Road SE
Olympia, WA 98513 Tel: (360) 491-3760

October 27, 2020

Mr. J. Scott Edwards
Bay Hill Terrace, LLC
1830 112th St E Ste F
Tacoma, WA 98445

Re: Peacock Hill Water System; DOH ID# 66637Q; Pierce County, WA Services/extension for 5 Parcels for the Bay Hill Terrace Plat 64 Domestic Service connections and 1 Irrigation Connection 0122254062, 0122251032 – Abbrv Legal: Sec 25, TWN 22, Rge 01 0122255002, 0122255003, 0122255004 – Lots 2-4 SP 79-214

Dear Mr. Edwards,

Washington Water Service Company (Washington Water), Engineering Department has completed the evaluation of the water service needed for the above referenced parcel.

Currently, water is available. To provide service to your property, the existing watermain in Canterwood Boulevard NW must be extended to your property from Baker Way NW. The watermain will be terminated near the entrance of your property with a flanged AWWA gate valve for your onsite piping connection.

You have indicated that you are currently working through the preliminary plat approval process with Pierce County. Washington Water can provide you with a Preliminary Water Availability Certificate for the requested connections. This preliminary certificate is valid for up to 3 years after the date of signature, upon which time a new application for water availability must be submitted for reevaluation.

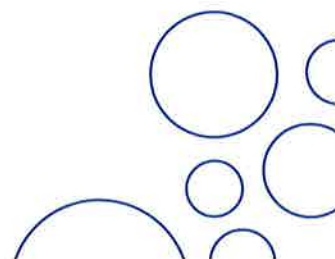
We have provided you with a preliminary cost estimate for this project for budgeting purposes. The scope of work for this cost estimate is as follows:

Off-site

Washington Water will design and install the distribution extension in Canterwood Boulevard NW from Baker Way to your property. An AWWA gate valve and valve blocking will be provided by Washington Water for your contractor to connect to.

Quality. Service. Value.

wawater.com





WASHINGTON WATER SERVICE

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October 27, 2020
Bay Hill Terrace – Peacock Hill

On-site

The installation of all on-site piping, services, water service lines, valves, fittings and other appurtenances will be the responsibility of the property owner. During the construction phase of the project, Washington Water will operate the valves for filling and flushing of the new mains and will do periodic inspections of the installation. Washington Water will witness a pressure test of all new water mains and appurtenances. This estimate also includes the anticipated TCJA tax from the cost of the onsite assets transferred in the bill of sale.

Washington Water requires an easement for all onsite piping and appurtenances. Your land surveyor, or engineering firm will need to prepare an easement description for the on-site water system mains and appurtenances using the Washington Water easement form after construction is complete. Once all signatures have been notarized on the easement document, it must be recorded with the Pierce County Auditor's office. This is necessary for Washington Water to maintain the on-site facilities on an on-going basis.

The remaining fees, bill of sale for conveying the new watermain and appurtenances to Washington Water, Department of Health Construction Completion Report, and easements all need to be completed at the end of construction and before a Final Certificate of Water Availability can be issued for this project.

The attached Opinion of Projected Costs for the scope of work described above is shown on Attachment A and is \$166,684. To receive your Preliminary Water Availability Certificate Washington Water requires a deposit payment of the total projected engineering costs of this project, which is \$14,005.

The improvements stated herein qualify as Contributions In Aid of Construction (CIAC). Pursuant to Section 118(b) of the Tax Cuts and Jobs Act of 2017, federal tax law requires 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.

If you agree to move forward with this project, please contact Matt Brown, General Manager regarding payment and construction contracts. Mr. Brown can be reached at 253-851-4060 or at mbrown@wawater.com in our Gig Harbor Office. Once Washington Water is in receipt of the signed contract and agreed upon payments, work on the project will be scheduled. After construction has been completed, all remaining construction fees paid and certification of completion by the engineer, a Final Certificate of Water Availability will be issued.

The attached cost projection includes:

- Design, Inspection and Review Engineering
- Permit Fees
- Construction Materials and Labor to install water main extension

Quality. Service. Value.

SA Engineering Project Report 35NA 3900 - PH20 WAL Rqs Bay Hill Terrace LLC - 32 Connection Duplex w fireflow V1 - PROJECT CONTROL A100 - Cost
www.wawater.com 3900 - PH20 WAL Rqs Bay Hill Terrace - MCH letter.docx



WASHINGTON WATER SERVICE

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Bay Hill Terrace – Peacock Hill

- Traffic Control Contractor
- Paving Restoration
- Anticipated TCJA Tax

This cost projection is submitted as preliminary information only and the figures and information contained herein are subject to the execution of a construction agreement within (30) days of this date. Final amounts billed may vary from the projected costs due to unforeseen issues that are beyond the control of Washington Water.

If you have any questions regarding this proposal, please do not hesitate to contact me. I can be reached at our Olympia office at 360-491-3760 or rhaseman@wawater.com. Thank you for your consideration of using Washington Water as your service provider. We look forward to working with you.

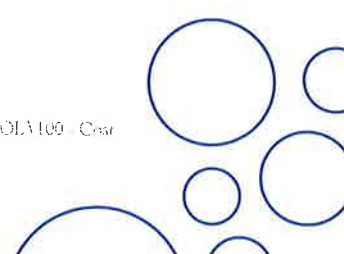
Regards,

A handwritten signature in blue ink, appearing to read "Ryan Haseman", is written over a light blue horizontal line.

Ryan Haseman
Project Engineer

Enclosure

cc: Matt Brown, General Manager
Eric Williams, Construction Manager
Sarah Castro, Customer Service Manager
File # 3900



Washington Water Service Co.

Engineering Department
6800 Meridian Road SE
Olympia, WA 98513

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