

**WASHINGTON WATER SERVICE COMPANY**

March 13, 2025

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 Stennes Homes LLC and Washington Water Service Company (WWSC) to complete the tap and extension of the water main on 70th Ave E including the installation of hydrants. This site is in Pierce County, which is serviced by Southwood Water System, DOH ID# 82844H and Parcel number 0418176007. This agreement has been signed by Ryan Stennes and countersigned by Matthew D. Brown, the General Manager of WWSC.

The estimated costs identified in the attachment are \$13,400. To this, a full payment of \$13,400 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

P.O. Box 44168
Tacoma, WA 98448 Tel: (877)408-4060

January 10, 2025

Stennes Homes LLC - Ryan Stennes
1029 E Main #201
Puyallup, WA 98372

Re: Southwood Water System, DOH ID# 82844H, Pierce County, WA
Water Main Extension Agreement for 7226 227th St E
Parcel No. 0418176007

Dear Stennes Homes LLC - Ryan Stennes:

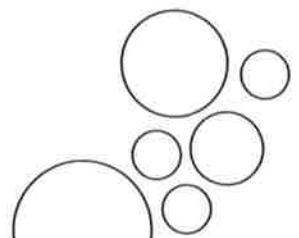
This Water Main Extension Agreement (the "Agreement") is between Washington Water Service Company ("Washington Water"), a Washington corporation and Stennes Homes LLC - Ryan Stennes (the "Owner"), to extend the existing water main line and facilitate installation of any other facilities needed to provide water utility service to the parcel(s) referenced above.

This Agreement sets forth the terms and conditions as well as our engineer's projected costs, enclosed as "Attachment A", to complete the tap and extension of the water main on 70th Ave E. including the installation of hydrants capable to meet the minimum fire flow requirement of 750 gallons per minute for a 45-minute duration.

The projected cost of \$13,400 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 installation inspection for a water main extension, one 5/8" domestic service connections, tie-in of the new construction to the distribution system, bacteriological sampling, and engineering 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 design and installation/tie-in of the extended water main that are beyond the control of Washington Water.

Washington Water will review the provided engineered construction plan and require the parcel owner to hire their own underground contractor to install the water main, appurtenances, and service for the intended purpose of installing water service to the parcel(s) 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).

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.



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.

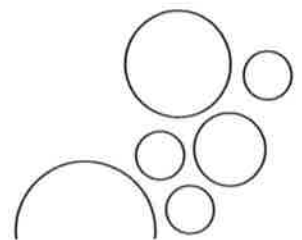
Terms and conditions of this Agreement are subject to the review and approval of the Washington State Utilities and Transportation Commission (the "Commission"). The effective date will be 75 days from the date Washington Water receives the signed agreement and down deposit. Upon execution of this Agreement, 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 schedule and cause construction to commence.

Upon completion of the project an easement is necessary for Washington Water to maintain our water system facilities on an ongoing 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 and pressure tested; bacteriological samples taken and tested with satisfactory results; Certificate of Completion signed by a licensed engineer; and all approvals received, the Owner is to provide Washington Water with a Bill of Sale using the Washington Water Bill of Sale form transferring the ownership of these contributed facilities to Washington Water.

Prior to commencement of residential water service and issuance of a Certificate of Water Availability, Washington Water requires all remaining amounts be paid in full and an established active billing account. 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. These requirements must be met before Washington Water will issue 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. 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 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 engineering and construction to complete this project. This Agreement shall automatically become invalid unless the work authorized in this Agreement has commenced within 360 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.

RS

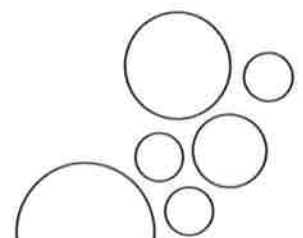
(Initial)

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

- Remit a deposit payment of \$13,400 (100%) of the projected engineering 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 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.
- The design engineer will be responsible for fire hydrant permits if a hydrant is required. Washington Water will be responsible for obtaining all other necessary regulatory agency approvals, county/state permits, and schedules 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.
- The 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 water main on 70th Ave E. A tapping sleeve, AWWA gate valve, and valve blocking will be provided by Washington Water for your contractor to connect to.

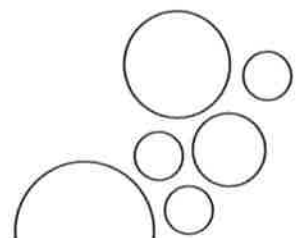
DURING CONSTRUCTION:

- 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 verify that they 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 submitting the fire flow test results to the county.
- 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 Agreement are acceptable, please provide your initials on page 3 and sign below. Return both this Agreement and the agreed payment to our East Pierce Office at 5410 189th St E, Puyallup, WA 98375 (Mailing Address: PO Box 44168, Tacoma, WA 98448). 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: 05/07/2025

Accepted

By: 

Ryan Stennes

Printed Name

253-820-2574

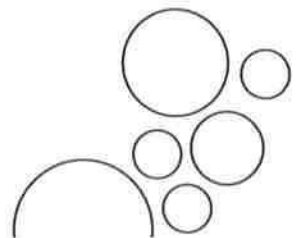
Phone:

01/10/25

Date Accepted

Enclosure(s): Attachment A
cc: Michail Collard, Accounting Manager
James Jensen, Operations Manager
John Puccinelli, Engineering Manager

File2: Eng File# 4053



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"

Southwood
Main Ext. 7226 227th St E (0418176007) Stennes Homes LLC

December 31, 2024
(Projected Cost Good for 30-Days)

Engineering File # 4053

Washington Water Construction Materials

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ -	\$ -
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
				\$ -	\$ -
				\$ -	\$ -
Sub-Total				\$ -	\$ -
Contingency				10%	\$ -
SUB Total - Materials				\$ -	\$ -
Rounded Up Value					\$0.00

Washington Water Labor

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103430	Construction Labor - Watermain	1	LS	\$ 4,500.00	\$ 4,500.00
103450	Construction Labor - Services	1	LS	\$ -	\$ -
103480	Construction Labor - Hydrants	1	LS	\$ -	\$ -
				\$ -	\$ -
	WWSC Engineering	1	LS	\$ 3,800.00	\$ 3,800.00
				\$ -	\$ -
				\$ -	\$ -
SUB TOTAL				\$ -	\$ 8,300.00
Contingency				10%	\$ 830.00
Sub-Total - Construction Labor				\$ -	\$ 9,130.00
Rounded Up Value					\$9,200.00

Subcontractor, Permits, & Fees

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment)	1	LS	\$ 800.00	\$ 800.00
	Engineering Consultant	1	LS	\$ -	\$ -
	Tapping Services	1	LS	\$ -	\$ -
	State Permits	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	\$ -	\$ -
	Geotechnical Engineer			\$ -	\$ -
SUB TOTAL				\$ -	\$ 800.00
Contingency				10%	\$ 80.00
Sub-Total - Outside Contractor				\$ -	\$ 880.00
Rounded Up Value					\$900.00

Facilities Charge

Unit of Property	Meter Size/Description	Quantity	Unit of Measure	Unit Cost	Total
	3/4" or smaller	1	EA	\$ 1,549.00	\$ 1,549.00
	1"		EA	\$ 2,857.00	\$ -
	1 1/2"		EA	\$ 5,158.00	\$ -
	2"		EA	\$ 8,256.00	\$ -
	3"		EA	\$ 15,490.00	\$ -
	4"		EA	\$ 25,822.00	\$ -
	6"		EA	\$ 51,628.00	\$ -
	South West Region		EA	\$ 1,500.00	\$ -

Project Subtotal =	\$	10,100.00
Facilities Charge =	\$	1,549.00
Estimated TCJA tax for WWSC Costs	\$	300.00
State B&O Tax	\$	700.00

Anticipated Developer Costs for Taxable Services

\$	2,600.00	Estimated TCJA Tax for Developer Costs =	\$	700.00
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Projected Funds Required = \$13,400

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
- 3) Facilities Charges are administered per Schedule No. 3 & 3.1 of the UTC approved Tariff

STENNES HOMES LLC
RYAN STENNES
1029 E MAIN # 201
PUYALLUP, WA 98372

98-7075/3251

2625

DATE 2-20-25

PAY TO Washington Water Service \$ 13,400⁰⁰
THE ORDER OF Thirteen Thousand Four Hundred DOLLARS  Security Features
Boarded
Credits on Back.

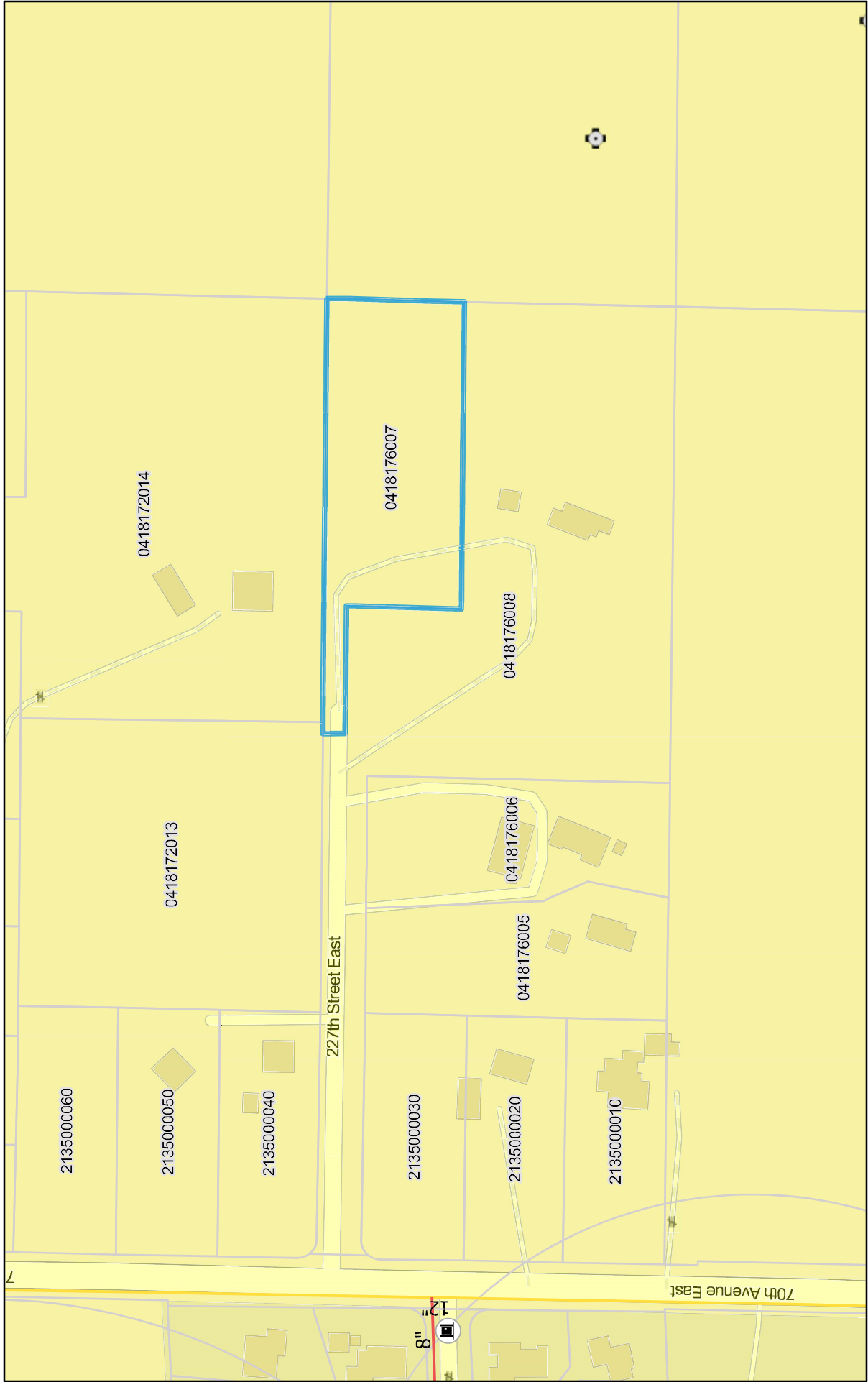


MEMO 7226 227th

Ryan Stennes MP

SPECIALTY UNIT

7226 227TH ST E (Par 0418176007) Stennes Homes LLC



12/31/2024, 9:04:59 AM

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Operating District Boundaries Terrain 8700 -450

Water Mains Pro 8" 12"

Gate_Lock_Codes 8" 12"

WWS Hydrants 0

Pierce County Parcels (Complete) Owned

Base Parcel

EP - East Pierce

Active Service Areas

Scale: 1:3,276

0 105 210 420 ft

0 30 60 120 m