



## 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

**RECEIVED**

By MThomas City of Gig Harbor at 7:54 am, May 25, 2022

Summit Pointe Preliminary Plat  
PL-PPLAT-21-0002 et al  
Hearing Examiner 11.07.2023  
FEB 13 2022 Exhibit J

January 12, 2022

Rush Residential Inc  
6622 Wollochet Dr.  
Gig Harbor, WA 98335

**Re: Quistorff Water System; DOH ID# 705505; Pierce County, WA**  
**Service/extension for Tax Parcel # 0122253072, 0122253074, 0122254092, 6302 112<sup>th</sup> St Ct**  
**Abbrev. Legal: A portion of the SE ¼ of the SW ¼ of Section 25, T22N, R1E, W.M.**

Dear Rush Residential Inc.,

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

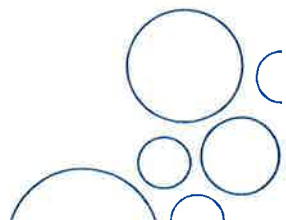
Currently, water is available. To provide service to your parcels, the existing watermain in 112<sup>th</sup> St NW must be extended. Our Quistorff water system can support residential fire flow at your request flow for one hour.

The services requested are for domestic use only. If in home fire sprinklers will be required by the Pierce County Fire Marshal's office, a larger service assembly may be needed to accommodate the sprinkler flow. If fire 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.

You have indicated that you are currently seeking preliminary plat approval. We can provide you with a Preliminary Water Certificate for this process. The 57 connections you have requested will put our Quistorff Water System at capacity. To obtain a Preliminary Water Availability Letter and reserve your requested connections throughout the preliminary plat approval process, we require a deposit payment of the total projected engineering costs of the project, which is \$15,480. Please keep in mind this is not a final Water Certificate and only constitutes a willingness and ability to provide water service. Once your design is ready to be finalized, Washington Water must review and provide an updated cost estimate for your project.

Washington Water Engineering Department has provided you with an Opinion of Projected costs, shown on Attachment A. This estimate assumes the property owner will be responsible for the design and installation of all on-site water system assets. The attached Opinion of Projected Costs is shown on Attachment A and is \$53,202. To ensure reliability of our system at capacity, Washington Water will require the property owner to install Auxiliary Power (Generator) and ATS at our Henderson Bay well site. The equipment and installation will be designed and specified by Washington Water Engineering, while the developer will be responsible to procure and install. Preliminary analysis indicates the site requires a 50-60 kW generator with a 1,000 gallon propane fuel tank.

If a portion of this project involves installing water main within a private drive. We will require a 20 foot wide easement for water system assets on private property that must be signed and notarized prior to the construction portion of the project. This easement is necessary for Washington Water to maintain our water system facilities on an on-going basis.



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](mailto:mbrown@wawater.com) in our Gig Harbor Office. Once Washington Water is in receipt of the signed contract and down payment, 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.

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](mailto:rhaseman@wawater.com). Thank you for your consideration of using Washington Water as your service provider. We look forward to working with you.

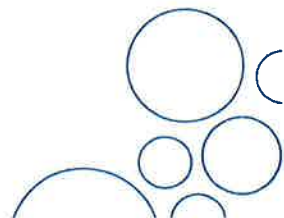
Regards,



Ryan Haseman PE  
Project Engineer

Enclosure

cc: Matt Brown PE, General Manager  
John Puccinelli PE, Engineering Manager  
Shawn O'Dell, Operations Manager  
File # 3968



**Washington Water Service Co.**

Engineering Department  
6800 Meridian Road SE  
Olympia, WA 98513

**Engineer's Opinion of Probable Project Costs Summary**  
Attachment "A"

**Quistorff****Rush Plat**

January 12, 2022

(Projected Cost Good for 30-Days)

Engineering File # 3968

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Materials, Pipe, Valves, Fittings, Etc	1	LS	\$ 2,337.72	\$ 2,337.72
103450	Construction Materials for Services	1	LS	\$ -	\$ -
103480	Construction Materials for Hydrants	1	LS	\$ -	\$ -
					\$ -
					\$ -
	Sub-Total				\$ 2,337.72
	Contingency			10%	\$ 233.77
	Sales Tax			9.00%	\$ 231.43
	SUB Total - Materials				\$ 2,802.93
	<b>Rounded Up Value</b>				<b>\$2,900.00</b>

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
103240	Construction Labor - Watermain	1	LS	\$ 4,968.00	\$ 4,968.00
103450	Construction Labor - Services	1	LS	\$ 1,656.00	\$ 1,656.00
103480	Construction Labor - Hydrants	1	LS	\$ 1,656.00	\$ 1,656.00
					\$ -
	WWSC Engineering	1	LS	\$ 12,316.50	\$ 12,316.50
					\$ -
					\$ -
					\$ 20,596.50
	Contingency			10%	\$ 2,059.65
	Sub-Total - Construction Labor				\$ 22,656.15
	<b>Rounded Up Value</b>				<b>\$22,700.00</b>

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

Unit of Property	Description	Quantity	Unit of Measure	Unit Cost	Total
	County Permits (Encroachment, Mechanical)	1	LS	\$ 1,932.00	\$ 1,932.00
	DOH Review Fees	1	LS	\$ -	\$ -
	Hydrogeologist	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				\$ 1,932.00
	Contingency			10%	\$ 193.20
	Sub-Total - Outside Contractor				\$ 2,125.20
	<b>Rounded Up Value</b>				<b>\$2,200.00</b>

Project Subtotal = \$ 27,800.00  
 East Pierce Facilities Charge = \$ -  
 Federal Tax per the TCJA = \$ 440.20  
 State B&O Tax = \$ 503.01

**Anticipated Developer (onsite) Cost of Taxable Services**

\$ 92,013.11 Anticipated TCJA Tax = \$ 24,459.18

**Projected Funds Required = \$53,202**

**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