

Agenda Item No.: 3.1
Agenda Date: 9/4/2024
Reviewed By: [Signature]

Subject: Developer Extension – Accept Project as Complete
Amelia Multifamily

ATTACHMENTS:

- 1. Resolution
- 2. Map
- 3. Maintenance Bond
- 4. Bill of Sale

BACKGROUND:

Name of DE: Amelia Multifamily
Name of Developer: SeaTac Star Development, LLC
Plat or Subdivision:
Scope of Work: Provide and install approximately 397 LF 12" DI, 136 LF 6" DI, 54 LF 4" DI water main, one 4" domestic meter, one, 1" irrigation meter, and related appurtenances necessary to provide domestic water service, and fire suppression to 108 multifamily units.

Resolution # Authorize DE: 22-4-26B

GENERAL LOCATION OF DE: 2929 S 200th St, SEATAC, WA 98198

Bill of Sale Dated: 8-19-2024
Signed by: Trent Mummery

Requesting Latecomers: No
Payback Agreement?: Yes No N/A

Deposit Paid?: Yes No N/A

Amt. of Deposit: \$10,000.00
Explanation: This is the final step in the developer extension process. This resolution authorizes acceptance of the developer extension, and staff has verified that it is complete in accordance with the District's standards.

**HIGHLINE WATER DISTRICT
King County, Washington**

RESOLUTION 24-9-4A

**RESOLUTION ACCEPTING AN EXTENSION TO THE WATER DISTRICT SYSTEM
AMELIA MULTIFAMILY**

WHEREAS, the Board of Commissioners of Highline Water District has heretofore approved an application for the above-titled extension; and,

WHEREAS, said extension has been found to have been constructed in accordance with the District’s standards; and,

WHEREAS, pressure, bacteriological and other tests have been made and the results have proven satisfactory. The Engineering Supervisor agrees with the recommendation for acceptance of said extension.

NOW, THEREFORE, BE IT RESOLVED:

1. The above-entitled extension to the District’s system is hereby accepted by the District, subject to the guarantee and other provisions of the Developer Extension Agreement on file at the District’s office.
2. The Bill of Sale, notarized on 08/19/2024 and executed by Trent Mummery, is hereby accepted and attached as Exhibit A.

ADOPTED BY THE BOARD OF COMMISSIONERS of Highline Water District, King County, Washington, at an open public meeting held this **4th** day of **September 2024**.

BOARD OF COMMISSIONERS

Signed by:

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Kathleen Quong-Vermeire, President

DocuSigned by:

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Polly Daigle, Commissioner

Signed by:

 BE7C4C4709BF4C7...
Daniel Johnson, Commissioner

DocuSigned by:

 382D4C8BA38F421...
Vince Koester, Secretary

Signed by:

 8728034F25488D...
Todd Fultz, Commissioner



Amelia Multifamily
DE #1124 WO 21-001416
2929 S 200th ST
Parcel 3445000019
SE-04-22-04

Highline Water District

Name of Project: Amelia Multi Family

Maintenance Bond

Bond No. CIC1946644

KNOW ALL MEN BY THESE PRESENTS that whereas Highline Water District, King County, Washington, a Washington municipal corporation, hereinafter designated as "*the District*" has entered into a contract dated April 26th, 2022, with Seatac Star Development, LLC, hereinafter designated as "*the developer*", providing for construction of Amelia Multi Family, which contract is on file at the District offices and by this reference is made a part hereof.

Whereas said contract and the "*contract documents*" composing it are on file at the water district office and are incorporated herein by reference, and made a part hereof as though fully set forth; and

Whereas said Developer is required under the terms of said contract to furnish a Maintenance Bond for 50% of the actual and total documented costs for the installation of water main and related appurtenances and faithful performance thereof for a period of two (2) years, or until the District inspects and releases said project.

Now Therefore we, the undersigned Developer, as principal, and Capitol Indemnity Corporation, a corporation organized and existing under and by virtue of the laws of the State of Wisconsin and duly authorized to do a surety business in the State of Washington, as surety, are held and firmly bound unto said water district in the sum of ** Dollars (\$ 103,481.21) for the payment of which we do jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns by these presents.

**One Hundred Three Thousand Four Hundred Eighty-One Dollars and 21/100

The conditions of this obligation are such that the Developer, his heirs, representatives or successors or assigns shall well and truly keep and observe all of the covenants, conditions and agreements in said contract, and contract documents, and shall faithfully perform all of the provisions of the said contract and contract documents, and pay all contractors, laborers, mechanics, sub-contractors and material men and all persons who shall supply such person or subcontractors with provisions and supplies for carrying on such work, and shall pay all obligations arising under the said contract, including taxes, and shall indemnify and save harmless the District, its officers and agents, from any pecuniary loss, including legal fees and expense, resulting from the breach of any of the covenants, conditions or agreements to be performed by the developer.

No change, extension of time, alteration or addition to the work to be performed under

this contract shall in any way affect the Developer's or Surety's obligation on this bond, & Surety does hereby waive notice of any change, extension of time, alteration or additions to the work.

This bond is furnished in pursuance of the requirements of the said contract and contract documents, and is in accord with the provisions of Section 39.08.010 et. seq. of the Revised Code of Washington (RCW), and in addition to the other obligations herein contained, is made, executed and delivered by the Developer and Surety to the Owner for the laborers, mechanics, sub-contractors and material men, and all persons who supply such person(s) with provisions and supplies for the carrying on of the work covered by the said contract and contract documents.

IN WITNESS WHEREOF the said Developer and the said Surety caused this bond to be signed and sealed by their duly authorized officers or agents this 13th day of August, 2024.

Seatac Star Development, LLC

Capitol Indemnity Corporation

Developer

Surety

By

Authorised Signatory

Title

Theresa A. Lamb

By Theresa A. Lamb
Attorney-in-Fact

Title

Attorney-in-fact



HIGHLINE WATER DISTRICT

BILL OF SALE

Know all men by these presents that for and in consideration of the sum of One Dollar (\$1.00) and other good and sufficient consideration, receipt whereof is hereby acknowledged, the undersigned grantor.

Seatac Star Development LLC does by the presents hereby convey, set over, assign, transfer and sell to HIGHLINE WATER DISTRICT, King County, Washington, a municipal corporation, the following described water mains and all appurtenances thereto, situated in King County, Washington.

LOCATION: 2929 S 200th St. Seatac WA 98198

ALONG: 200th Street **FROM:** International BLVD **TO:** 30th Ave

ALONG: 30th Ave **FROM:** 200th Street **TO:** Building Water Vault

DESCRIBED WATER MAINS & APPURTENANCES

Appurtenance	Size/Type	Amount Installed	Unit Cost	Total Cost
Fire Line Install 6" DI	LF	50	\$ 654.71	\$ 32,735.40
F&I 12" CL 52 DI MJ Pipe	LF	401	\$ 177.97	\$ 71,366.77
F&I Fire Hydrant	EA	3	\$ 11,331.76	\$ 33,995.28
4" Domestic Service	EA	1	\$ 12,235.68	\$ 12,235.68
F&I Long Side Service-1	EA	4	\$ 987.76	\$ 3,951.02
F&I Copper Service	EA	1	\$ 11,568.48	\$ 11,568.48
12" Gate Valves	EA	3	\$ 9,135.51	\$ 27,406.53
6" Gate Valves	EA	2	\$ 6,851.63	\$ 13,703.26
			\$	\$
			\$	\$
			\$	\$
			\$	\$
Total Cost of Water Improvements				\$ 206,962.42

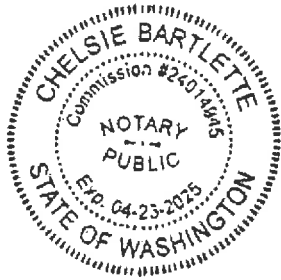
Bill of Sale Date: 19 August 2024

CORPORATION ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

On this 19th day of August, 2024 before me the undersigned, a Notary Public, personally appeared Trent Mummery to me known to be the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he (she or they) was (were) authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.



[Handwritten Signature]

Signature of Notary

Chelsie Bartlette

Print or stamp name of Notary

Notary Public for the State of Washington,
residing at Tulalip, WA

My appointment expires April 23, 2025