

AGREEMENT
between
CITY OF OLYMPIA and HABITAT FOR HUMANITY

This Agreement is between the City of Olympia (the “City”), a municipal corporation, and Habitat for Humanity (“H4H”), a Washington corporation, and shall be effective upon the date of the last signature affixed hereto.

WHEREAS, H4H has proposed constructing the 112-unit Boulevard Neighborhood development located at 3900 Boulevard Road SE which requires H4H to construct a sewer system consisting of two 20,000-gallon commercial Septic Tank Effluent Pump (STEP) systems to serve the development; and

WHEREAS, the City is responsible for maintaining STEP systems, including annual pumping; and

WHEREAS, the City has worked with H4H on an alternative to the construction of two 20,000-gallon commercial STEP systems to serve the proposed Boulevard Neighborhood development; and

WHEREAS, the alternative to the construction of two 20,000-gallon commercial STEP systems to serve the Boulevard Neighborhood development consists of the construction of an 8-inch gravity sewer main along Cedar Park Loop SE and Reading Street SE; and

WHEREAS, a gravity sewer main along Cedar Park Loop SE and Reading Street SE will provide benefits to the public and the utility in many ways, which include that a gravity main will serve a development for much needed low income housing, it is less costly to maintain, has a longer useful design life than a STEP system, and will eliminate the methane gas generated in the anaerobic STEP tanks; and

WHEREAS, the City wishes to enter a cost-share arrangement with H4H to eliminate the planned use of two 20,000-gallon commercial STEP systems to serve the proposed Boulevard Neighborhood development which will reduce costs of sewer system development for H4H;

NOW, THEREFORE, for the mutual benefits outlined herein, the parties agree as follows:

1. Incorporate Recitals/Exhibits. The recitals above, and Exhibits A, and B are incorporated into this Agreement by reference.

2. Design and Construction of a Gravity Sewer Main. H4H shall include in the engineering permit plans for the Boulevard Neighborhood located at 3900 Boulevard Road SE, design for the construction of an 8-inch gravity sewer main along Cedar Park Loop SE and Reading Street SE. H4H will construct such improvements, which will consist of the following, as shown on the map attached as **Exhibit A, Map**:

- Approximately 1061 linear feet of sewer gravity main, from point ‘A’ to ‘B’, including 3 new additional maintenance holes. The sewer alignment extends along Cedar Park Loop SE and Reading Street SE, from the maintenance hole in Boulevard Road to be constructed as part of the H4H development (Point ‘A’) to the existing maintenance hole in Reading Street, approximately mid-point between Lake Wood Drive SE and Cedar Park Loop SE (Point ‘B,’). Costs will include additional excavation to deepen certain sewers within the H4H development to maintain slope within the sewers.

3. Reimbursement by City for Actual Costs of Work. In exchange for H4H’s design and construction of the work referenced in this Agreement (“Work”), the City agrees to reimburse H4H for the actual construction costs H4H incurs in completing such Work, subtracted from the estimated project costs for construction of the two commercial STEP systems and in a not to exceed amount of \$121,548.00. Such costs are outlined in **Exhibit B, Breakdown of Estimated Costs.** Any deviation from the Work or the costs outlined in this Agreement must be approved in writing by the City Engineer prior to payment. H4H must provide the City Engineer with sufficient documentation of actual costs incurred, to the City’s satisfaction, in order to be approved for reimbursement.

4. Defend, Indemnify, Hold Harmless. H4H agrees to defend, indemnify and hold the City, its officers, officials, employees, and agents harmless from any and all claims, injuries, damages, losses or suits, including reasonable attorney fees, arising out of or in connection with the performance of H4H’s obligations under this Agreement, including but not limited to subsequent construction defects found in the line within one year of installation, This defense, indemnification and hold harmless does not apply to such injuries and damages that are caused by the sole negligence of the City.

Signatures appear on the following Page

CITY OF OLYMPIA:

Steven J. Burney, City Manager

Date

Approved as to Form:



Senior Deputy City Attorney

I certify under penalty of perjury that I have been granted the necessary authorization to legally bind Habitat for Humanity to this Agreement.

HABITAT FOR HUMANITY

Elizabeth Walker, CEO

Date

HABITAT FOR HUMANITY

GRAVITY SEWER EXHIBIT A

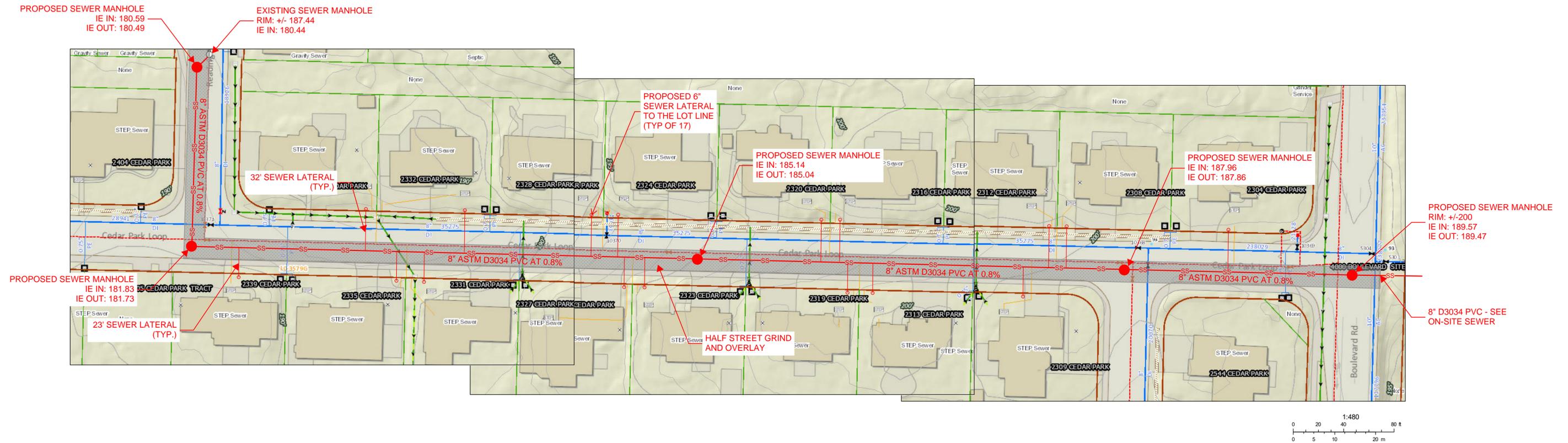


EXHIBIT B

BREAKDOWN OF EXPECTED COSTS

*****TO INCLUDE**

COSTS FOR MAIN ON CEDAR PARK LOOP:	\$542,910.00
MINUS COSTS FOR COMMERCIAL STEPS ON SITE:	<u>- \$427,150.00</u>
DIFFERENCE:	115,760.00
PLUS 5% FOR CONTINGENCIES:	+ 5,788.00
TOTAL REIMBURSEMENT <u>NOT TO EXCEED:</u>	<u>\$121,548.00</u>



EXTREME EXCAVATION
510 – 93RD AVE S.E.
OLYMPIA, WA 98501
TELEPHONE (360) 754-5595 / FAX (360) 357-0881

January 22, 2026

This is the breakdown out of our estimate:

• Tank, Pump and Panel Package	\$280,600.00
• Install Tanks and Pumps	\$70,810.00
• Pea gravel	\$6,740.00
• Install Control Panel	\$69,000.00
• Install pump discharge line to Boulevard is awash with adding extra depth to the manholes and pipe onsite	\$0.00

TOTAL **\$427,150.00**



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August 5, 2025

CEDAR PARK – OFF-SITE SEWER

• MOB	\$35,000.00
• Saw cutting Inc. Traffic Control	\$11,400.00
• Survey	\$7,700.00
• Demo Asphalt Inc. Traffic Control	\$9,580.00
• Tap into Existing Manhole	\$9,320.00
• Install 8” Main (Labor, Equip & Traffic Control)	\$144,440.00
• Install Manholes (Labor, Equip & Traffic Control)	\$77,700.00
• Bedding	\$10,830.00
• Trench Import & Export	\$91,700.00
• Traffic Plates	\$4,500.00
• Trench Boxes	\$8,000.00
• Temporary Cold Patch	\$2,000.00
• Asphalt Patch Inc. Traffic Control	\$49,800.00
• Grind and Overlay Inc. Traffic Control	\$62,070.00
• Testing Inc. Traffic Control	\$13,800.00
• Adjust Lids	\$5,030.00
<u>TOTAL</u>	<u>\$542,910.00</u>