Providence Water

552 Academy Avenue
Providence, RI 02908

401-521-6300
www.provwater.com

October 4, 2013

Mrs. Luly Massaro
Commission Clerk
RI Public Utilities Commission
89 Jefferson Boulevard
Warwick, RI 02888

RE: Dk 4406 BCWA; Set 4

Dear Mrs. Massaro:

Enclosed is an original and seven copies of Providence Water's responses to the 4th set of data request from BCWA.

If you have any questions you can contact me at extension 7217.

Sincerely,

Mary L. Deignan-White
Senior Manager of Regulatory

cc: service list

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-1. With regard to Providence's response to BCWA 2-1, the BCWA requested a scalable GIS or CAD map of all mains 12" and larger, including locations of wholesale connections and water storage tanks.

a. Does the map provided by Providence show each and every one of Providence's mains 12" and larger?
b. If it does not, please provide a scalable GIS or CAD map that does.
c. Does the map provided by Providence show each and every one of Providence's wholesale connections?
d. If it does not, please provide a scalable GIS or CAD map that does.

Answer: Upon examination of the copy of the map that had been transmitted electronically, it's apparent that a substantial portion of the intended map had gotten inadvertently truncated during the manual scanning process. Attached is a copy of the map that had been intended to be transmitted.

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-2. With regard to Providence's response to BCWA 2-2,

a. Does Providence agree that the AWWA provides a methodology for calculating actual leakage taking into account the following:

   1. continuous running of blow-offs and the flushing of the distribution system for water quality;
   2. summer open hydrants;
   3. usage for fire fighting;
   4. construction;
   5. meter error; and,
   6. unauthorized usage in the distribution system.

b. If the answer to part a. is in the affirmative, please explain why such information is not available as set forth in Providence's response to BCWA 2-2.

c. Does Providence agree that the State Water Resources Board, under the State Water Efficiency Act, requires that the factors enumerated in part a.1-5 be reported annually?

d. If the answer to part c. is in the affirmative, please explain why such information is not available as set forth in Providence's response to BCWA 2-2.

Answer:

a/b) Providence Water is familiar with the methodology presented in AWWA guidance manual M36 that might potentially be used, where feasible, to attempt to sub-categorize non-account water use. The outlined methodology is, however, not feasible in the Providence Water system. The information and data necessary for this, as outlined in the methodology, is simply not available, nor is it reasonably obtainable. As such, Providence Water does not believe in engaging in a spurious exercise just for the sake of being able to purport figures which would in fact, in many cases, be unreliable and substantially fictitious.

c/d) The State Water Efficiency Act does not specifically address any requirement for non-account water reporting. The RI Water Resources Board (RIWRB), in concert with the general objectives outlined in the act, has formulated Rules and Procedures that include the annual reporting of various operating statistics by water utilities. Among these, the rules request the reporting of "non-billed water and the components of non-billed water", without enumerating any specific categories as indicated in the above data request.

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

Providence Water has had past discussions with the Water Resources Board relative to its concerns, as explained above, over manufacturing subcategory usage figures that would lack sound basis and reliability, and also of the expected relatively insignificant contribution of these subcategories, in comparison to leakage, towards non-account water. The referenced Rules and Procedures include provisions for the RIWRB, where it finds a utility's submission or report to be incomplete or deficient, to issue Notices of Violation and/or Orders requiring the submission of required information, of which Providence Water has received none.

Data Requests of the
Bristol County Water Authority
Set 4

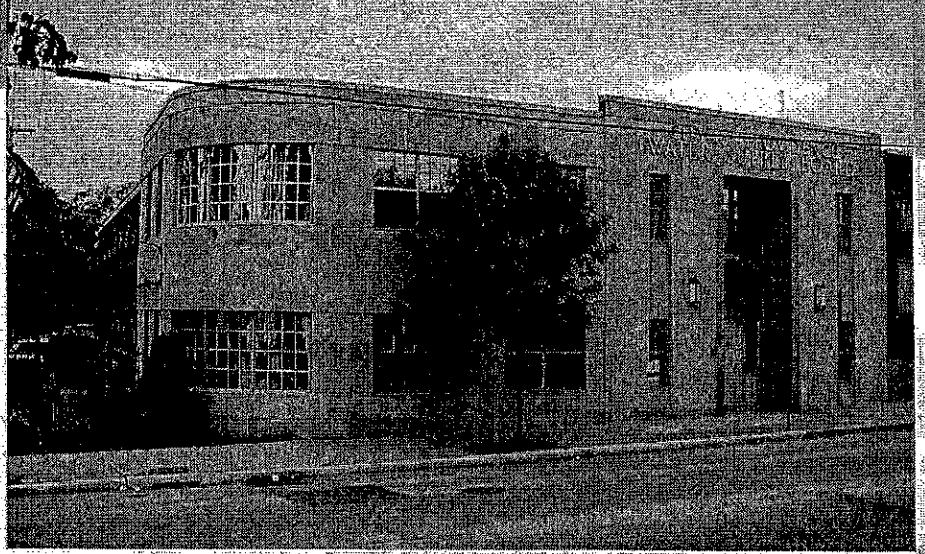
BCWA 4-3: Regarding Providence's response to KCWA 2-15, Please provide the full, complete and entire CDM Providence Water Supply Board Facility Assessment – Phase II August 2009 report, portions of which were provided in response to KCWA 2-15.

Response: Please find attached the redacted CDM Phase II Facility Assessment

Providence Water

Providence Water Supply Board
Facility Assessment – Phase II

August 2009



Final Report

CDM

56 Exchange Terrace
Providence, Rhode Island 02903
tel: 401 751-5360
fax: 401 751-5499

August 17, 2009

Mr. Gary Marino
Engineer/Project Manager
Providence Water Supply Board
552 Academy Avenue
Providence, Rhode Island 02908

Subject: Academy Avenue and Cranston Facilities Assessment
Phase II Final Report

Dear Mr. Marino:

We are providing ten copies of the final report for the above referenced project for your records.

On behalf of CDM, we thank Providence Water for the opportunity to perform this important evaluation of the existing facilities in Providence and in Cranston, and we trust that you will find the report informative and to your satisfaction for the goals of the project.

We wish to thank the Providence Water staff for their assistance in the completion of this project. Should you have any questions or comments, please do not hesitate to contact us at (401)751-5360.

Very truly yours,

Ian D. Mead

Ian Mead, P.E., BCEE
Principal
Camp Dresser & McKee Inc.

Contents

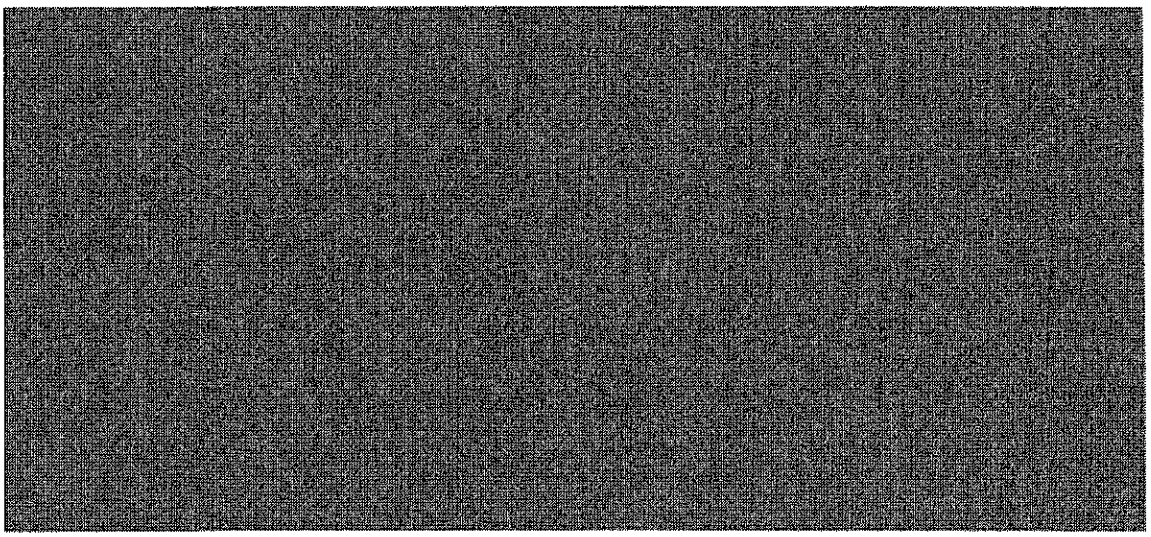
Executive Summary

The Providence Water Supply Board (PWSB) retained CDM to complete an assessment of the Scituate Avenue (Cranston) and Academy Avenue (Providence) facilities and operations. The purpose of this Phase II report is to provide the PWSB with updated space recommendations, possible configurations for new space, a listing of possible properties that meet the requirements, costs associated with obtaining properties and constructing facilities, and a summary for consideration in advance of implementation.

Under Phase I of the project, CDM's team of architects and engineers reviewed available on-site documentation and conducted a visual assessment of both facilities. Our findings and recommendations for this work are discussed further in the Phase I Final Report. However, in completing the Phase II tasks, the following concerns have been considered:

- Additional space is needed for both existing operations and future growth.
- The Academy Avenue site is functionally obsolete, and presents numerous site safety and access challenges.
- Current parking space is inadequate at the Academy Avenue site.
- There is inadequate space for heavier operations such as materials storage, truck and heavy equipment parking, tools, vehicle maintenance, and water meter service.
- Customer service facilities are limited.
- Safety and security of PWSB staff and the general public is a concern.

As a result of the market research, site visits, and work performed under Phase II of the project, updated size recommendations were compiled, various site configurations and department combinations were considered, and planning level costs have been compiled. A summary of conclusions follows:

- 

Cost ranges to purchase or lease these sites, plus to construct the separate facilities and site improvements have been developed under this Phase of the project, and are summarized as follows:

LOCATION	COST RANGE* LOW	HIGH
[redacted]		
Land Purchase Price	$1,000,000.00	$1,000,000.00
Multifamily Property Costs (5 lots)	$250,000.00	$1,250,000.00
Bello Property Cost (1 lot, allowance)	$1,000,000.00	$1,000,000.00
Site Costs (includes demolition)	$140,000.00	$600,000.00
Paving Costs (low due to lot size)	$270,000.00	$500,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$2,350,000.00	$4,000,000.00
	$16,210,000.00	$23,250,000.00
[redacted]		
Land Purchase Price (T & D)	$400,000.00	$600,000.00
Lease Buyout/Site Purchase (Admin)	$7,500,000.00	$9,000,000.00
Site Costs (exclusive of environmental)	$60,000.00	$140,000.00
Paving Costs (only needed for T & D)	$415,000.00	$485,000.00
Admin Building Costs (refit existing)	$6,750,000.00	$8,400,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$3,685,000.00	$6,000,000.00
	$30,000,000.00	$39,500,000.00
[redacted]		
Site Costs (Admin)	$52,500.00	$52,500.00
Paving Costs (Admin)	$500,000.00	$590,000.00
Admin Building Costs	$7,200,000.00	$9,000,000.00
A/E Costs (20-25% site/bldg costs)	$1,600,000.00	$2,000,000.00
	$9,400,000.00	$11,700,000.00
[redacted]		
Site Costs (T & D)	$300,000.00	$300,000.00
Paving Costs (T & D)	$415,000.00	$485,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$2,400,000.00	$3,900,000.00
	$14,350,000.00	$19,600,000.00
[redacted]		
Site Costs (T & D)	$262,500.00	$300,000.00
Paving Costs (T & D)	$415,000.00	$485,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$2,400,000.00	$3,900,000.00
	$14,300,000.00	$19,600,000.00

*note – figures have been rounded

Once again, CDM would like to acknowledge the support and assistance provided throughout both phases of the project by Joe Spremulli, Gary Marino, Tony Araujo, and Jackie Brosco.

Section 1
Project Understanding and Approach

1.1 Project Understanding

The Providence Water Supply Board (PWSB) implemented this project to develop a comprehensive assessment of its existing building facilities in Cranston and Providence, identify space needs for existing and future operations, and identify possible sites to which the operations could be relocated. The work was divided into two separate phases, detailed below.

1.2 Project Approach

1.2.1 Phase I

The following items were completed under Phase I of the project, and are detailed further in the Phase I Final Report, December 2008:

1. *Project Kickoff Meeting and Data Collection* - CDM met with PWSB to identify appropriate contact personnel. CDM also worked with PWSB to obtain and review copies of existing relevant information such as building and site. The PWSB organizational chart and current staffing levels for each department were reviewed. Also compiled was a listing of vehicles, trailers, mobile equipment and accessories to be garaged and/or serviced at each site.

2. *Facility Assessments* - CDM visited the existing Providence and Cranston facilities to evaluate current physical and mechanical conditions, including architectural, structural, electrical, HVAC, and instrumentation. Costs to correct identified deficiencies were compiled.

3. *Organization and Operations Assessment* - This evaluation included interviews with selected PWSB staff to determine how current space is used, and what space is required to effectively perform job functions.

4. *Needs Assessment* – As a result of the inspections and interviews, CDM generated program documents including space requirements, identification of shared facilities, vehicle considerations, and recommended site and building sizes.

5. *Phase I Report* – This document summarized and presented the data generated under all Phase I tasks, including the facilities assessments, organizational analysis, and needs assessment.

1.2.2 Phase II

The Phase II work commenced following delivery and approval of the Phase I report. The work completed under Phase II, and summarized in this report, includes the following:

1. *Evaluation of Facilities Siting* - Given the deficiencies, needs, and costs identified in Phase I, CDM evaluated possible site configurations and compared them with the existing facilities.

2. *Market Evaluation* -Working with our Real Estate Consultant, Hayes and Sherry, CDM evaluated real estate market conditions to identify cost effective options for the PWSB, including identification of existing properties and/or buildings that meet the requirements identified in Phase I, such as future expansion and storage requirements, rehabilitation or reconstruction issues, and planning level square foot costs for both new construction and reuse of existing buildings.

3. *Phase II Report*- This final report incorporates the updated space configurations, a summary of available sites, a discussion of the differing challenges and benefits of the various sites, cost summaries, and possible implementation strategies in line with PWSB's goals.

Section 2
Evaluation of Facilities Siting

2.1 Existing Configuration

The staff of PWSB is currently divided between two facilities: Scituate Avenue in Cranston and Academy Avenue in Providence (exclusive of Water Supply staff at the Philip J. Holton Water Purification Plant in Scituate.)

The single-story Cranston facility is primarily office staff, encompassing Engineering, Finance, and a small contingent of Support Services. There is a separate document storage facility on site, and a small amount of light materials (i.e., waters service curb boxes) are delivered to and stored at the rear of the site. Current access to the site is via Scituate Avenue. There is a pipeline easement from the rear of the site that extends to Phenix Avenue down a steep (over 8% average) grade.

The two-story Providence facility contains the remainder of the PWSB staff, including Administration, MIS, Commercial Services, the balance of Support Services, Special Projects, and Transmission and Distribution. This facility also houses meter storage and service, vehicle maintenance, fueling, customer service, heavy equipment, soil and pipe material storage, and parking.

2.2 Challenges

Phase I of this project identified physical deficiencies and estimated costs to update each of the two facilities. These evaluations, deficiencies, and costs are detailed further in the Phase I summary report.

The Academy Avenue site is owned by the City of Providence, and is located in a residential neighborhood adjacent to LaSalle Academy. As noted in the Phase I report, this facility includes many operational challenges due to its location, limited (single) site access, mix of office and field staff, customer service facility, site and building configuration, security concerns, and age of the structure. Although PWSB has maximized the use of this space for several years, it has become functionally obsolete, and the future growth and efficient operations of the PWSB would be best served by moving staff from this location to a more modern facility.

2.3 Potential Configurations

The Phase I report included suggested space requirements for existing personnel, plus parking, materials and equipment, and future growth. The report included programming tables reflecting the relocation of all personnel to a single site of 7 or more acres. This remains a feasible option for the PWSB.

Under Phase II, another option was developed including two separate sites: one 3.5+ acre site for administrative (i.e., "office") staff, and a second 4+ acre site for all T&D staff, Support Services auto maintenance, carpentry, and materials handling staff,

Commercial Services field and meter services staff., and a bill paying lobby. This option allows PWSB the flexibility to identify one site (or utilize and expand the existing Cranston facility) to accommodate additional office staff, while locating a separate centrally located site for the T&D building that provides easy access to the retail delivery area for all field personnel, as well as customer access.

The updated programming tables including departmental needs for building and ancillary space for this two-site option are included in Appendix A, and are summarized as follows:

- **Table A.1 - Space Summary:** Summarizes space needs for all staff, vehicles, yard areas, open space, and future expansion at both facilities.
- **Table A.2 - Departmental Space Requirements for T&D Site:** Lists required area for offices, meeting rooms, personnel areas, storage, locker rooms, vehicle/equipment maintenance, parts storage, and specialty workshops for this garage-type facility.
- **Table A.3 - Departmental Space Requirements for Administrative Site:** Lists required area for offices, board and meeting rooms, personnel areas storage, plus computer and related equipment rooms for this administrative facility.
- **Table A.4 - Shared Department Facilities:** Lists required area of shared spaces included for each facility such as conference rooms, locker rooms, restrooms, delivery rooms, lunch and copy rooms, and reception/lobby areas.
- **Table A.5 - Vehicle, Equipment and Employee Parking:** Lists vehicle parking requirements for each facility, including garage space and outdoor parking.

Maintaining two separate sites would allow PWSB to separately evaluate and address security requirements of the different facilities, provides more site options (discussed further in Section 3), and offers the possibility of utilizing the existing Cranston site for the expanded office facility. Some communication challenges may result.

Section 3
Market Evaluation

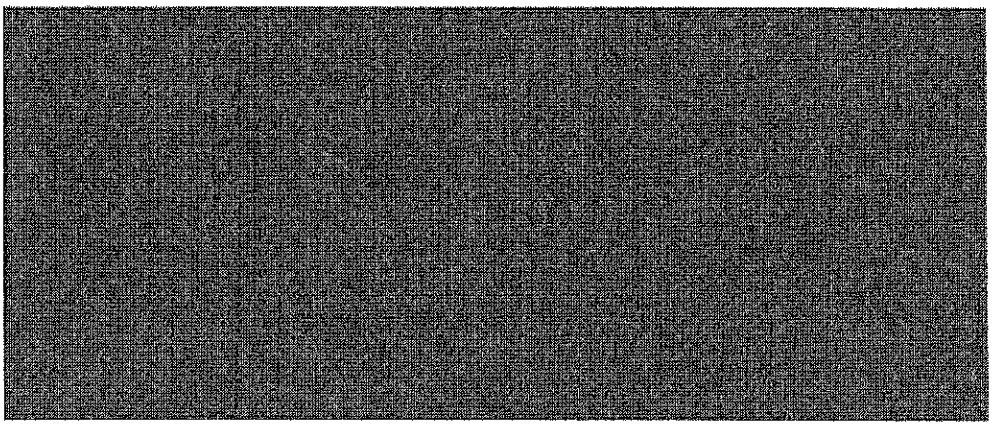
3.1 Introduction

Utilizing the space needs developed under Phase I work, plus the updated two-site option discussed in Section 2, CDM and Hayes & Sherry evaluated the current realty market to identify potential sites that met the PWSB programming estimates for size. The purpose was to identify options that would accommodate all staff at one site, or facilitate the split described in Section 2 - one T&D building and one admin building.

3.2 Market Data

Hayes & Sherry surveyed current market conditions to compile a list of available (and "potentially available") properties that met the size requirements. Some properties were only land suitable for new construction, others were parcels with old buildings requiring demolition, and others were parcels with existing buildings that could potentially be built out to suit the needs of the PWSB. The list included the following potential sites:

1.
2.
3.
4.
5.
6.
7.
8.
9.



Two of these properties were subsequently sold, and other properties were eliminated from consideration with input from PWSB staff due to location, site or configuration restrictions, or the presence of other tenants. As a result, this list was refined further to include only sites #2, #5, #7, and #8 for future site visits.

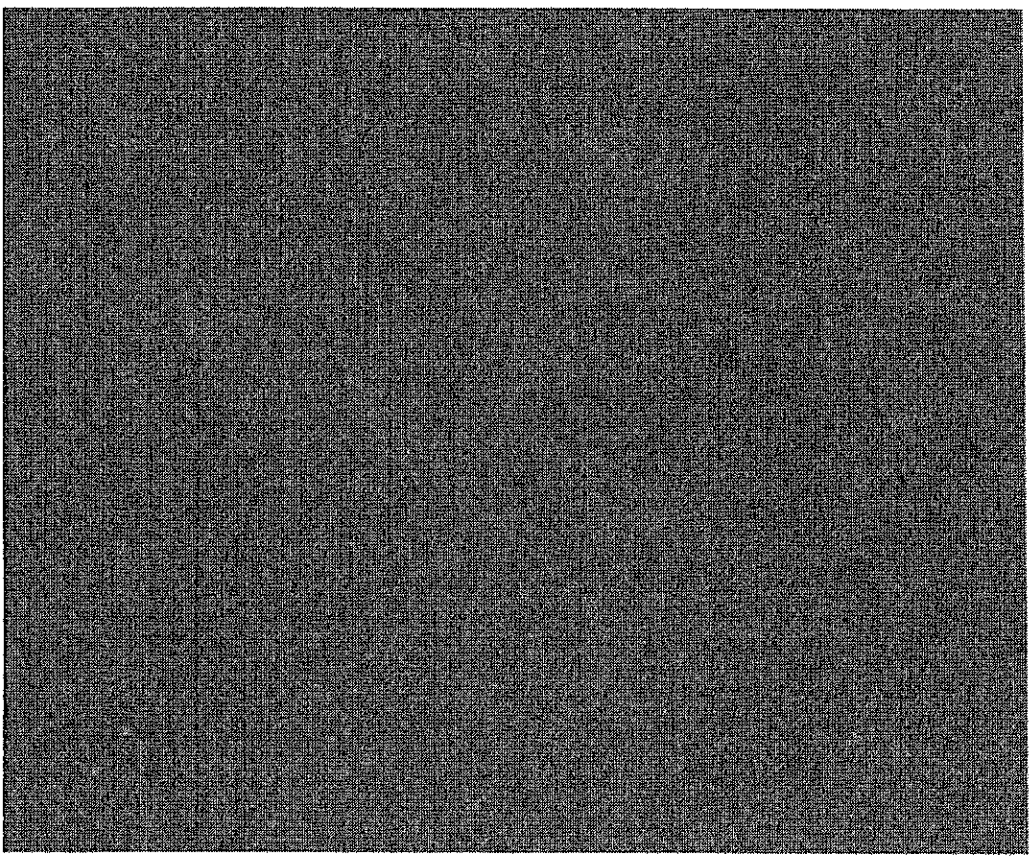
3.3 PWSB Properties

In addition to assessing available commercial, industrial, and manufacturing properties, existing City of Providence parcels and other PWSB sites were considered as well.

CDM and Hayes & Sherry met with Mr. Thomas Deller of the City of Providence Department of Planning and Development to review existing City of Providence properties in an effort to identify any possible options for either site option. Mr. Deller reviewed a GIS map of all City of Providence properties, and eliminated them all from consideration; he noted generally that they were all existing schools, parks, cemeteries, fire or police stations, or other existing City facilities. The only option he

3.4 Final Site Assessments

Representatives of PWSB, CDM, and Hayes & Sherry met on March 16, 2009 to visit the six sites and assess the feasibility of each for PWSB operations. Subsequent to the site visits a debrief meeting was held at the PWSB offices in Cranston, and the following assessments and general comments were compiled for each site:



- [redacted]
- [redacted]

As a result of these visits, the list of feasible options has been refined further to include four sites. The final list as detailed by Hayes & Sherry is included in Appendix B, with a brief summary of pros, cons, and general comments for each, plus market rate cost estimates that are discussed in further detail below.

3.5 Costs

In general, new construction is anticipated for both the administrative building and T&D structure at all sites. [redacted]

- A new combined facility would feature a two story administrative building;
- The façade of the administrative building is likely to be brick or block veneer with metal stud back-up and a steel framed building.
- [redacted]

- [redacted]

Planning level costs for facility construction and site procurement follow.

3.5.1 Construction

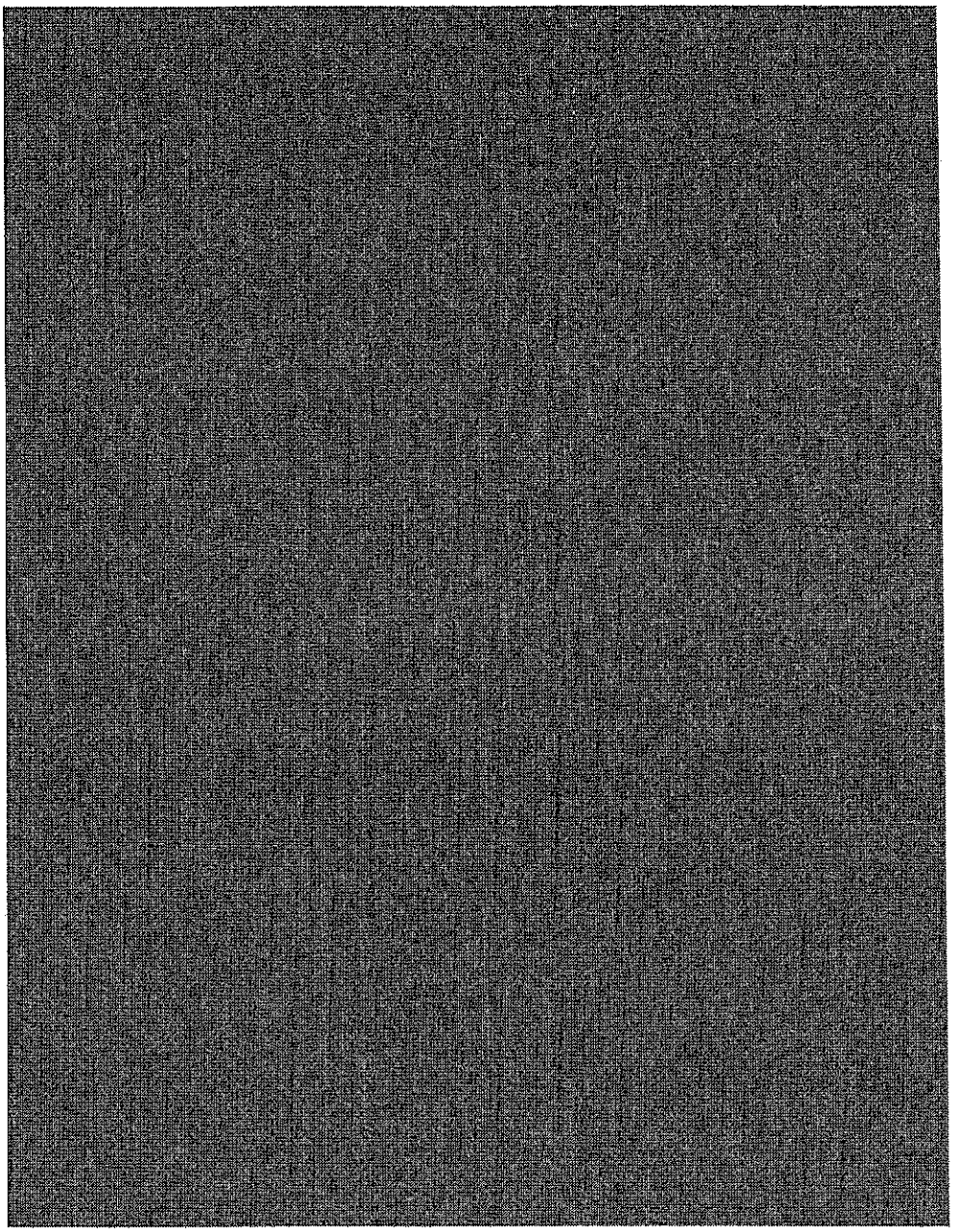
For the purposes of planning, the following cost ranges are suggested:

- New administrative building - $180-225/sf
- New garage (T&D) building - $150-200/sf
- Interior refit of existing building MEP and finishes - $120-150/sf (assumes roof is good; MEP is mechanical, electrical, and plumbing)
- Demolition of existing structures - $100,000 to $200,000 allowance
- New site paving - $6-7/sf (includes excavation, 12" gravel base, 4" binder, 2" wearing)
- Site development - $15,000 to 75,000/acre
- Architectural/Engineering fees – 20 to 25% of construction costs

3.5.2 Purchase/Lease

The following details have been compiled relative to purchase and lease of properties:

- [redacted]



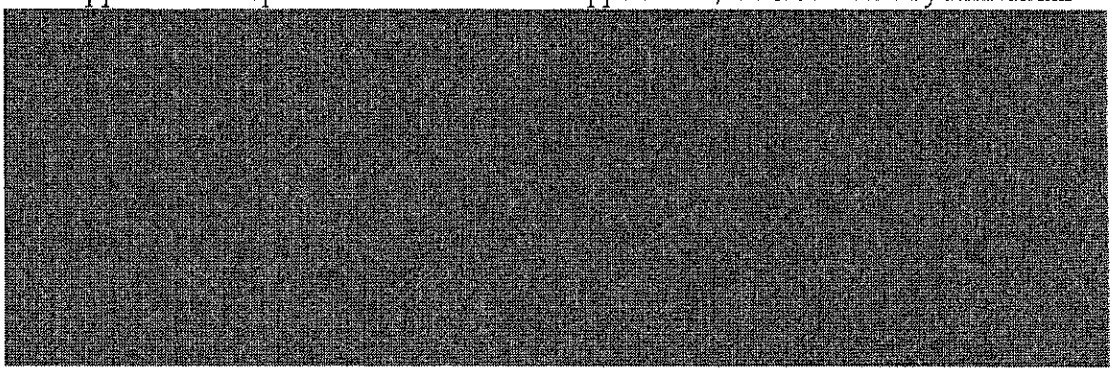
3.5.3 Cost Summary

In conjunction with the unit costs from sections 3.5.1 and 3.5.2 and the updated space requirements detailed in the Appendix A tables, the range of costs for each of the possible properties is as follows:

LOCATION	COST RANGE* LOW	HIGH
[redacted]		
Land Purchase Price	$1,000,000.00	$1,000,000.00
Multifamily Property Costs (5 lots)	$250,000.00	$1,250,000.00
Bello Property Cost (1 lot, allowance)	$1,000,000.00	$1,000,000.00
Site Costs (includes demolition)	$140,000.00	$600,000.00
Paving Costs (low due to lot size)	$270,000.00	$500,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$2,350,000.00	$4,000,000.00
	$16,210,000.00	$23,250,000.00
[redacted]		
Land Purchase Price (T & D)	$400,000.00	$600,000.00
Lease Buyout/Site Purchase (Admin)	$7,500,000.00	$9,000,000.00
Site Costs (exclusive of environmental)	$60,000.00	$140,000.00
Paving Costs (only needed for T & D)	$415,000.00	$485,000.00
Admin Building Costs (refit existing)	$6,750,000.00	$8,400,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$3,685,000.00	$6,000,000.00
	$30,000,000.00	$39,500,000.00
[redacted]		
Site Costs (Admin)	$52,500.00	$52,500.00
Paving Costs (Admin)	$500,000.00	$590,000.00
Admin Building Costs	$7,200,000.00	$9,000,000.00
A/E Costs (20-25% site/bldg costs)	$1,600,000.00	$2,000,000.00
	$9,400,000.00	$11,700,000.00
[redacted]		
Site Costs (T & D)	$300,000.00	$300,000.00
Paving Costs (T & D)	$415,000.00	$485,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$2,400,000.00	$3,900,000.00
	$14,350,000.00	$19,600,000.00
[redacted]		
Site Costs (T & D)	$262,500.00	$300,000.00
Paving Costs (T & D)	$415,000.00	$485,000.00
T & D Building Costs	$11,200,000.00	$14,900,000.00
A/E Costs (20-25% site/bldg costs)	$2,400,000.00	$3,900,000.00
	$14,300,000.00	$19,600,000.00

*note - figures have been rounded

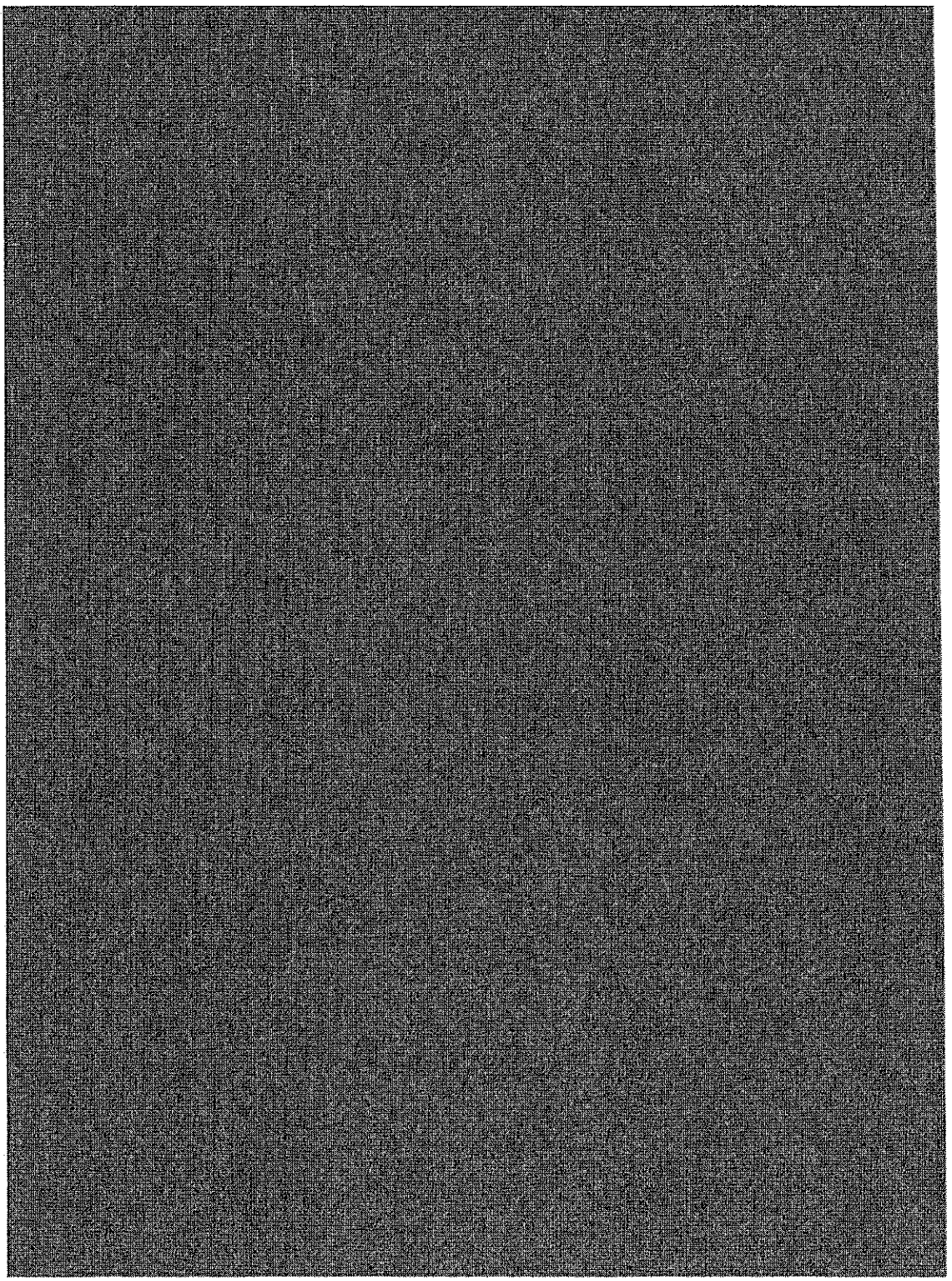
Land purchase and building lease costs were developed by Hayes & Sherry. For the purposes of developing the planning level cost estimates included in this summary table, the administration building size is 40,000 square feet (sf) and the T&D building is 74,500 sf (see Appendix A for more details.) Cost ranges for land and paving costs are applied to the space needs as defined in Appendix A, unless limited by individual

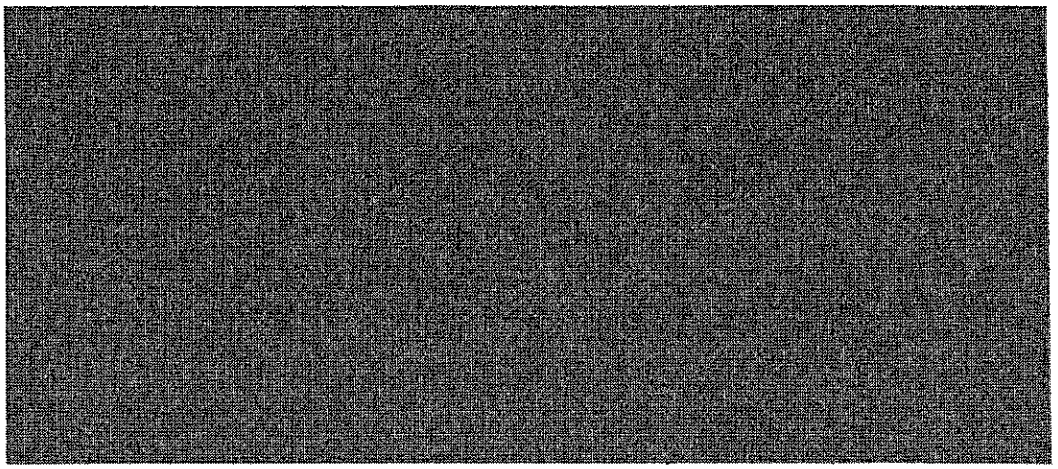


Section 4
Summary

4.1 Implementation

The PWSB has proactively evaluated its existing facilities and identified several options for relocation of staff and operations. Each of the four site options is summarized below, with supporting documentation listed in Appendix A.





4.2 Closing

The PWSB has proactively evaluated its existing facilities and identified several options The PWSB must decide which option best suits the long term operations of the enterprise. Negotiations with existing property owners for lease or purchase can then be initiated in earnest, as applicable. This report summarizes the site options along with construction or retrofit costs. Other considerations, such as political and organizational, may impact the PWSB's decision regarding relocation of staff and operations.

Appendix A

Updated Programming Tables

Option 1 - Two Separate Sites

Summary — *Transmission & Distribution w/ Support Services Auto Repair and Commercial Services Inventory*

These totals include only those spaces programmed for this location

Department	Building Area (gross)				Outdoor Area (sq. ft.)					Total Building (gross sq. ft.)	Total Useable Outdoor Space (sq. ft.)	Total Site Occupied (sq. ft.)	Open Space Allowance add 20% (sq. ft.)	Minimum Site Area	
	Dept Personnel	Vehicle Garage		10% Future Expansion	PWSB Vehicle Parking	Yard Storage Allowance	Employee Parking	Visitor Parking	10% Future Expansion					Square Feet	Acres
		Drive-thru	Access Aisles												
Administration (Security)	429	-	-		-	-	-	-		-	-	-	-	-	-
Commercial Services	3,363	-	-		-	4,500	-	-		-	-	-	-	-	-
MIS	429	-	-		-	-	-	-		-	-	-	-	-	-
Transmission & Distribution	3,504	-	-		-	10,000	-	-		-	-	-	-	-	-
Support Services	17,314	-	-		-	500	-	-		-	-	-	-	-	-
Shared Facilities	6,929	-	-		-	-	-	-		-	-	-	-	-	-
TOTALS	31,957	25,200	10,500	6,767	15,000	45,600	2,280	6,288		74,434	69,168	143,602	28,720	172,322	3.96
Recommended Minimum Site Size (acres)															*4.00*

Summary — *Administration Offices*

These totals include only those spaces programmed for this location

Department	Building Area (gross)				Outdoor Area (sq. ft.)					Total Building (gross sq. ft.)	Total Useable Outdoor Space (sq. ft.)	Total Site Occupied (sq. ft.)	Open Space Allowance add 20% (sq. ft.)	Minimum Site Area	
	Dept Personnel	Vehicle Garage		10% Future Expansion	PWSB Vehicle Parking	Yard Storage Allowance	Employee Parking	Visitor Parking	10% Future Expansion					Square Feet	Acres
		Drive-thru	Access Aisles												
Administration	11,991	-	-		-	-	-	-		-	-	-	-	-	-
Finance	2,191	-	-		-	-	-	-		-	-	-	-	-	-
Commercial Services	1,651	-	-		-	-	-	-		-	-	-	-	-	-
MIS	1,700	-	-		-	-	-	-		-	-	-	-	-	-
Engineering	6,449	-	-		-	-	-	-		-	-	-	-	-	-
Transmission & Distribution	-	-	-		-	-	-	-		-	-	-	-	-	-
Support Services	6,056	-	-		-	-	-	-		-	-	-	-	-	-
Shared Office Staff	6,229	-	-		-	500	-	-		-	-	-	-	-	-
TOTALS	36,267	-	-	3,627	19,000	500	53,200	3,800	7,650	39,894	84,150	124,044	24,809	148,853	3.42
Recommended Minimum Site Size (acres)															*3.50*

Pros at T&D

- Separates "heavy construction" operations from other office functions
- Improved vehicular access, movement and safety.
- One building type required; Garage w/ warehouse and smaller "office" sections
- Better yard layout for materials storage and handling
- Visitor access limited to deliveries, improves safety and security
- All PWSB vehicles garaged on site

Pros at "Offices"

- "Office" functions can be in less industrial area
- Improved safety for employees and visitors with no heavy equipment
- Improved efficiency with all departments centralized
- Support Services Auto mechanics at T&D, quicker response
- Reduces heavy traffic thru neighborhood

Part A — Option 1 - Two Separate Sites

DEPARTMENTAL SPACES for T&D Site (w/ Auto and partial Customer Support)

These totals reflect only those employees and spaces proposed at this location

ID	Department	Director	No Employees Men	Women	Position	Office Number	Size (nsf)	Total (nsf)	Cubicle Number	Size (nsf)	Total (nsf)	Open Area Number	Size (nsf)	Total (nsf)	Closet S.F. per Size	Storage Room Use	Large (nsf)	Med (nsf)	Small (nsf)	Total (nsf)	Other Room Purpose	Area (nsf)	
A1.0	Administration																						
A1.10																					Security Room	300	Dept
A1.11																							Total (nsf)
							subtotal (nsf)	0		subtotal (nsf)	0		subtotal (nsf)	0	0			subtotal (nsf)	0		subtotal (nsf)	300	300
A3.0	Commercial Svcs	Ricky Carullo	21	5																			
A3.7					Meter Shop Tech	1	72	72															
A3.8					Supervisor	1	72	72								File/supplies			100	100			
A3.9					Clerk							3	90	90		New Meters			150	150			
A3.10																Red Tag Meters			180	180			
A3.11																Old Meters			360	360			
A3.12																Meters for Disposal			180	180			
A3.13																					Bill Paying Lobby	375	
A3.14																					Public Unisex Toilet	45	
A3.15																					Copier Room	100	
A3.16																					Meter Reader Workroom	140	Dept
A3.17																					Meter Test Shop	400	Total (nsf)
							subtotal (nsf)	144		subtotal (nsf)	0		subtotal (nsf)	180	0			subtotal (nsf)	970		subtotal (nsf)	1,060	2,554
A4.0	MIS																						
A4.7					Staff	1	120	120															Dept
A4.8																					Multi Purpose	180	Total (nsf)
							subtotal (nsf)	120		subtotal (nsf)	0		subtotal (nsf)	0	0			subtotal (nsf)	0		subtotal (nsf)	180	300
A6.0	Support Services	Joe Szemraj	12	5																			
A6.11					Automotive Clerk							1	45	45									
A6.12					Stockroom Clerk							1	45	45									
A6.13					Mail Handling Clerk							1	45	45									
A6.14					Supervisors							3	45	135									
A6.29																Stock Room	6000			6000			
A6.30																Flamm/Comb Mat'l			120	120			
A6.31																Tools, Parts, Equip		600		600			
A6.32																					Vehicle Maintenance Bay (1)	3200	
A6.33																					Vehicle Maintenance Bay (2)	3200	
A6.34																					Vehicle Maintenance Bay (3)	3200	
A6.35																					Air compressor	30	
A6.36																					Carpentry Shop	300	Dept
A6.37																					Mechanic's Repair Shop	2000	Total (nsf)
							subtotal (nsf)	0		subtotal (nsf)	0		subtotal (nsf)	270	0			subtotal (nsf)	6,720		subtotal (net)	8,130	12,120
A7.0	Transmission &	Ronald Del Sesto	40	7																			
A7.1	Distribution				Director	1	200	200															
A7.2		++			Manager	1	168	168															
A7.3					Dispatcher	1	200	200															
A7.4					Supervisor (payroll)				1	72	72												
A7.5					Supv (dig safe)				1	72	72												
A7.6					Supv (road)				2	72	144												
					Supv Engineer				1	72	72												
					Engineer				1	72	72												
A7.8					Admin Asst							1	45	45									
A7.10					Road Report Clerks							2	45	90									
A7.11					Equipment Mechanic							1	45	45							Mechanic's Workshop	900	
A7.12					Switchboard Clerk							1	45	45									
A7.13																Records, files			100	100			Dept
A7.14																					Work area in open office	120	Total (nsf)
			68	10			subtotal (nsf)	568		subtotal (nsf)	432		subtotal (nsf)	225	8			subtotal (nsf)	100		subtotal (net)	1,120	2,453

Program Net Area (nsf)	17,527
Future Expansion Allowance 10% (nsf)	1,753
Subtotal (nsf)	19,280
Net to Gross Factor	0.70
Program Gross Area (gsf)	27,542

Part A — Option 1 - Two Separate Sites

DEPARTMENTAL SPACES for Administrative Offices

Those totals reflect only those employees and spaces proposed at this location

ID	Department	Director	No Employees Men	No Employees Women	Position	Office Number	Office Size (nsf)	Office Total (nsf)	Cubicle Number	Cubicle Size (nsf)	Cubicle Total (nsf)	Open Area Number	Open Area Size (nsf)	Open Area Total (nsf)	Closet 6 nsf ea	Storage Room Use	Storage Room Large (nsf)	Storage Room Med (nsf)	Storage Room Small (nsf)	Storage Room Total (nsf)	Other Room Purpose	Other Room Area (nsf)	
A1.0	Administration	Pamela Marchand	4	5																			
A1.1					Chief Engr	1	400	400							6						Grl Mgr Restroom	150	
A1.2					Mgr Security	1	72	72															
A1.3					Mgr Personnel	1	168	168															
A1.4					Supv Personnel				1	72	72												
A1.5					Personnel Clerk							2	45	90									
A1.6					Dep Chief	2	240	480							6								
A1.7					Comm	1	200	200															
A1.8					Spec Pd	1	150	150															
A1.9					Asst							1	168	168									
A1.10																							
A1.11																Filelsupplies			40	40	Security Room	300	
A1.12																Board Rm			80	80	Permanent Records Storage	1000	
A1.13																					Board Room	700	
A1.14																					Board Mens Restroom	168	
A1.15																					Board Womens Restroom	180	Dept.
A1.16																					Bd Rm Kitchenette	80	Total (nsf)
							subtotal (nsf)	1,470		subtotal (nsf)	72		subtotal (nsf)	258	24				subtotal (nsf)	120	subtotal (nsf)	6,450	8,394
A2.0	Finance	Jeanne Bonderevski	9	13																			
A2.1					Director	1	200	200							6								
A2.2					Manager	2	168	336															
A2.3					Supervisor				4	72	288												
A2.4					Payroll Clerk							3	50	150									
A2.5					AP Clerk							3	60	180									
A2.6					Acct Clerk							2	60	120									Dept.
A2.7					Switchboard				1	72	72					File Room		150		150			Total (nsf)
							subtotal (nsf)	536		subtotal (nsf)	360		subtotal (nsf)	450	6			subtotal (nsf)	150	subtotal (nsf)	0	1,534
A3.0	Commercial Svcs	Ricky Carcuio	6	9																			
A3.1					Director	1	200	200							6								
A3.2					Manager	1	168	168															
A3.3					Sr. Supv				3	72	216												
A3.4					Supervisor				1	72	72												
A3.5					Sr Adm Asst				1	72	72												
					Clerk				7	60	420												Dept.
																							Total (nsf)
							subtotal (nsf)	368		subtotal (nsf)	780		subtotal (nsf)	0	6			subtotal (nsf)	0	subtotal (nsf)	0	1,154
A4.0	MIS	Dave Delsesto	10	0																			
A4.1					Sr. Manager	1	168	168															
A4.2					System Techn				5	72	360												
A4.3					Telmn Tech				1	72	72												
A4.4																Computers Incoming			120	120			
A4.5																Computers Outgoing			120	120			
A4.6																					Server Room	50	
A4.7																					Tech Spec Workroom	100	Dept.
A4.8																					Conference Room	100	Total (nsf)
							subtotal (nsf)	168		subtotal (nsf)	432		subtotal (nsf)	0	0			subtotal (nsf)	240	subtotal (nsf)	350	1,190

Part A — Option 1 - Two Separate Sites

DEPARTMENTAL SPACES for Administrative Offices

These totals reflect only those employees and spaces proposed at this location

ID	Department	Director	No Employees Men	No Employees Women	Position	Office Number	Office Size (nsf)	Office Total (nsf)	Cubicle Number	Cubicle Size (nsf)	Cubicle Total (nsf)	Open Area Number	Open Area Size (nsf)	Open Area Total (nsf)	Closet # sq. ft.	Storage Room Use	Storage Room Large (nsf)	Storage Room Med (nsf)	Storage Room Small (nsf)	Storage Room Total (nsf)	Other Room Purpose	Other Room Area (nsf)
A5.0	Engineering	Paul Gadoury	25	4																		
A5.1					Director	1	200	200							9							
A5.2					Mgr CIP/FR	1	168	168														
A5.3					Mgr Const Svcs	1	168	168														
A5.4					Mgr Records	1	168	168														
A5.5					Mgr Customer Svc	1	168	168														
A5.6					Sr Supv/ER	1	120	120														
A5.7					Supv Cross Conn	1	120	120														
A5.8					Supv FH Records	1	120	120														
A5.9					VAC				1	96	96											
A5.10					Real Estate				1	96	96											
A5.11					Stallation				1	96	96											
A5.12					Backflow				1	96	96											
A5.13					ER				5	96	480											
A5.14					Engineer							1	96	96								
A5.15					Inspector							5	84	384								
A5.16					Clerk							1	64	64								
A5.17					CAD Tech							4	64	256								
A5.18																Field Equip		210		210		
A5.19																Valve & gate boxes		240		240		
A5.20																Records		600		600		
A5.21																Supplies			100	100		
A5.22																					GIS Server	100 Dept.
A5.23																					Copy, Plot, Print, Fax	180 Total (nsf)
							subtotal (nsf)	1,232		subtotal (nsf)	864		subtotal (nsf)	800	9			subtotal (nsf)	1,350		subtotal (nsf) 280 4,514
A6.0	Support Services	Joe Spromulo	9	8																		
A6.1					Director	1	200	200							9							
A6.2					Mgr Int Govt Rel	1	168	168														
A6.3					Mgr Facil & Equip	1	168	168														
A6.4					Mgr Safety & Risk	1	168	168														
A6.5					Aide to Chief				2	72	144											
A6.6					Claims Administrator				1	72	72											
A6.7					Supv Purchasing				2	72	144											
A6.8					Purchasing Agent							1	45	45								
A6.9					Purchasing Clerk							1	45	45								
A6.10					Switchboard Clerk							1	45	45								
A6.15																Records	1000			1000		
A6.16																Personnel Files			100	100		
A6.17																Copy paper			100	100		
A6.18																Janitor			100	100		
A6.19																Yard Maint Eq		400		400		
A6.20																Furniture/Off Equip	600			600		
A6.24																					Int Govt Rel Library	168
A6.25																					Copy	144
A6.26																					Prtng Equipment	200
A6.27																					Mailroom	100 Dept.
A6.28																					Switchboard Room	120 Total (nsf)
							subtotal (nsf)	704		subtotal (nsf)	360		subtotal (nsf)	135	9			subtotal (nsf)	2,300		subtotal (nsf) 732 4,239

Program Net Area (nsf)	21,027
Future Expansion Allowance 10% (nsf)	2,103
Subtotal (nsf)	23,130
Net to Gross Factor	0.70
Program Gross Area (gsf)	33,043

Part B | Option 1 - Two Separate Sites

SHARED FACILITIES at the T&D Site

Programmed spaces that would be located at this location

ID	Department	Space	No Rooms	Size (nsf)	Area (nsf)	Comment:
B.01	All	Reception/Lobby	1	400	400	Building, with receptionist/switchboard
B.02	All	Copy Room	1	140	140	
B.03	Office Staff	Lunch Room	1	700	700	Seating 24 people, kitchenette, vending
B.04	All	Conference Rooms	3	240	720	
B.05	Office Staff	Men's Restroom	1	160	160	
B.06	Office Staff	Men's Locker Room	1	60	60	6 lockers
B.07	Office Staff	Women's Restroom	1	160	160	
B.08	Office Staff	Women's Locker Room	1	60	60	6 lockers
B.09	Road Staff	Men's Restroom	1	290	290	
B.10	Road Staff	Men's Locker Room	1	780	780	80 lockers, 6 showers
B.11	Road Staff	Women's Restroom	1	160	160	
B.12	Road Staff	Women's Locker Room	1	160	160	12 lockers, 2 showers
B.13	All	Uniform Locker Room	1	100	100	60 - 6x12x36 lockers, dirty uniform hamper provided by laundry vendor
B.14	All	Deliveries/Recycle	1	160	160	
B.15	Road Staff	Ready Room / Training	1	800	800	Doubles as Lunch Room for Road Staff
				subtotal (nsf)	4,850	
				Net to Gross Factor	0.70	
				Program Gross Area (gsf)	6,929	

SHARED FACILITIES at the Administration Offices Site

Programmed spaces that would be located at this location

ID	Department	Space	No Rooms	Size (nsf)	Area (nsf)	Comment:
B.01		Reception/Lobby	1	400	400	Building, with receptionist/switchboard
B.02		Copy Room	2	120	240	
B.03		Lunch Room	1	1,280	1,280	Seating 50 people, kitchenette, vending
B.04		Men's Restroom	1	200	200	
B.05		Men's Locker Room	1	160	160	12 lockers, 1 Shower
B.06		Women's Restroom	1	200	200	
B.07		Women's Locker Room	1	160	160	12 lockers, 1 Shower
B.08		Deliveries/Recycle	1	160	160	
B.8		Conference Rooms	1	160	160	Seating 6 at table
B.9		Conference Rooms	2	250	500	Seating 10 at table
B.10		Conference Rooms	3	300	900	Seating 12 at table
				subtotal (nsf)	4,360	
				Net to Gross Factor	0.70	
				Program Gross Area (gsf)	6,229	

Part C | **Option 1 - Two Separate Sites**

VEHICLE PARKING at the T&D Site

These totals reflect only those vehicles that will be housed at this location

Vehicles Proposed for Garaging

Vehicle Type	No. Vehicles	Parking Space Size (nsf) 9 x 20	12 x 20	12 x 24	12 X 30	Total Drive Thru	Drive Aisle (nsf)	Total w/ Aisles
Large Vehicle	35				12,600	12,600	5,250	17,850
Pickup or Similar	35			10,080		10,080	4,200	14,280
Total Vehicles	70	Proposed Program Net Area (nsf)				22,680		32,130
					Net to Gross Factor	0.90		0.90
					Proposed Program Gross Area (gsf)	25,200		35,700

Outdoor Parking at T&D Site

	No. Vehicles	Parking Space Size (nsf) 9 x 20	Drive Aisle (nsf)	Total w/ Aisles (nsf)
Employee Parking	110	19,800	22,000	41,800
Spare Spaces	10	1,800	2,000	3,800
Visitor Parking	6	1,080	1,200	2,280
Total Vehicles	126	Program Net Area (nsf)		47,880

VEHICLE PARKING at the Administration Building Site

These totals reflect only those vehicles that will be housed at this location

Vehicles Proposed for Garaging

Vehicle Type	No. Vehicles	Parking Space Size (nsf) 9 x 20	12 x 20	12 x 24	12 X 30	Total Drive Thru	Drive Aisle (nsf)	Total w/ Aisles
Large Vehicle	-	0	0	0	0	0	0	0
Pickup or Similar	-	0	0	0	0	0	0	0
Total Vehicles	-	Proposed Program Net Area (nsf)				0		0
					Net to Gross Factor	0.90		0.90
					Proposed Program Gross Area (gsf)	0		0

Outdoor Parking at T&D Site

	No. Vehicles	Parking Space Size (nsf) 9 x 20	Drive Aisle (nsf)	Total w/ Aisles (nsf)
Employee Parking	130	23,400	26,000	49,400
Staff Vehicles	50	9,000	10,000	19,000
Spare Spaces	10	1,800	2,000	3,800
Visitor Parking	10	1,800	2,000	3,800
Total Vehicles	200	Program Net Area (nsf)		76,000

Appendix B

Final Hayes and Sherry Market Data Summary

HAYES & SHERRY
REAL ESTATE SERVICES

PROVIDENCE WATER PROPERTY EVALUATION RHODE ISLAND

Prepared For:

Prepared By:

Peter C. Hayes, *Partner*
&
Matthew T. Fair

HAYES & SHERRY
THE WESTMINSTER SQUARE BUILDING
10 DORRANCE STREET, SUITE 650
PROVIDENCE, RHODE ISLAND 02903
(401) 273-1980

HAYES & SHERRY
REAL ESTATE SERVICES

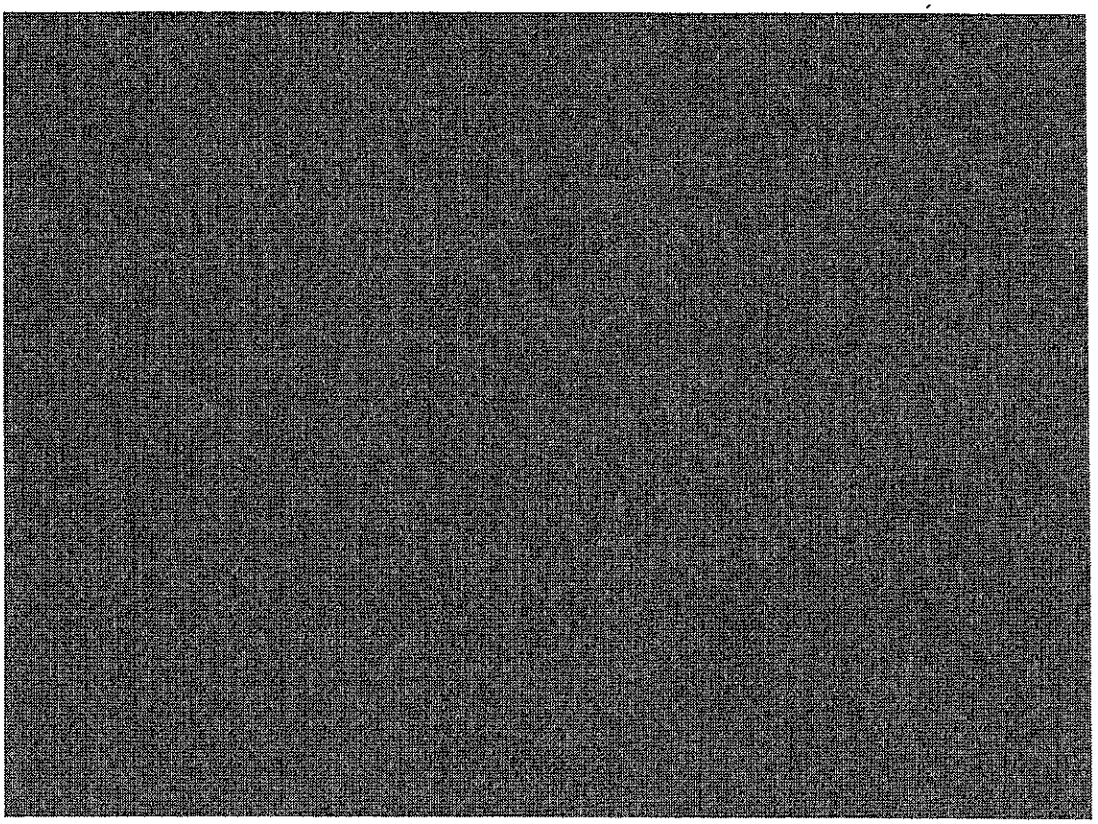
PROVIDENCE WATER
PROPERTY EVALUATION
RHODE ISLAND

1

2

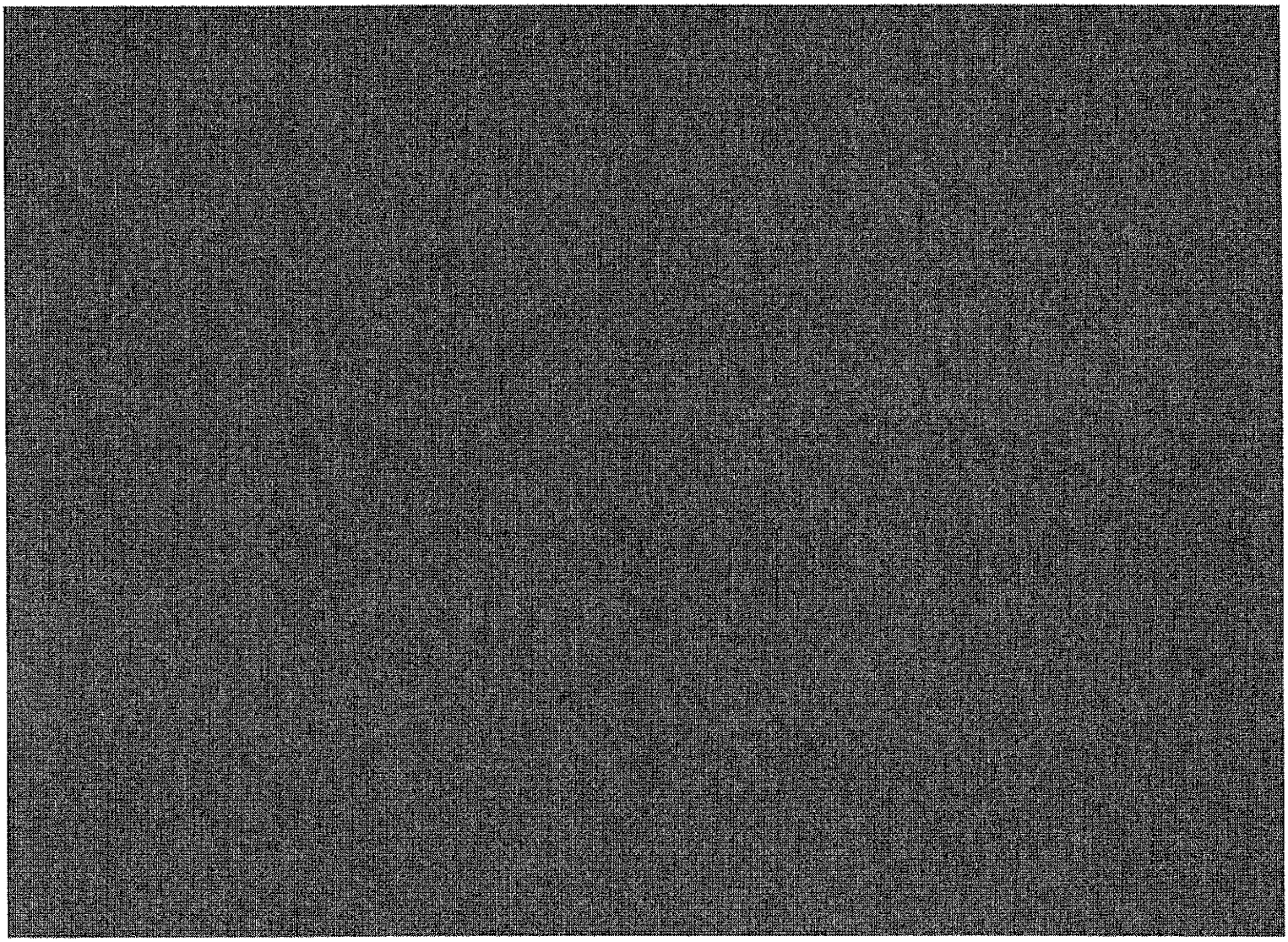
3

4



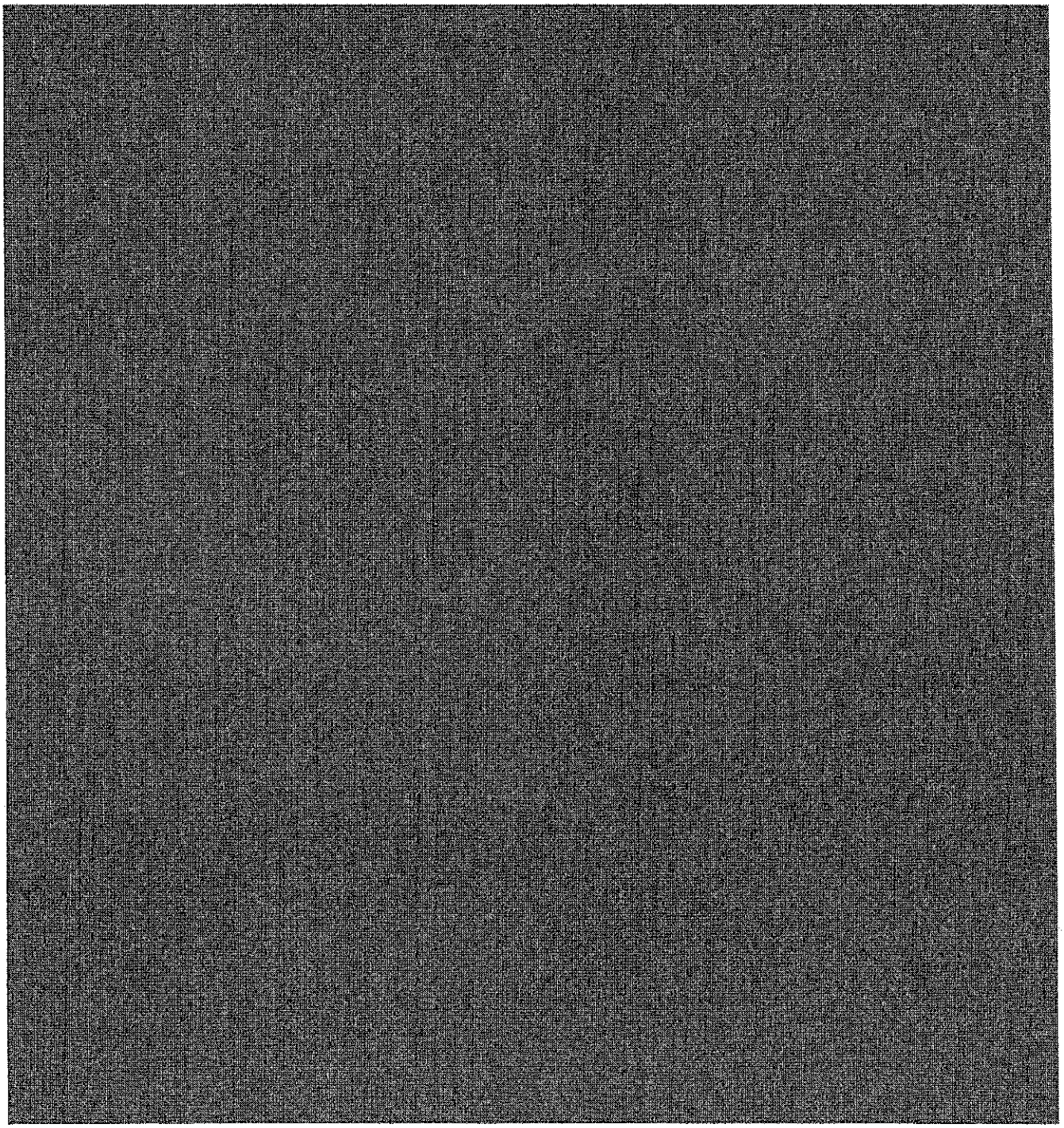
HAYES & SHERRY
REAL ESTATE SERVICES

PROVIDENCE WATER
PROPERTY EVALUATION
SITE MAP



HAYES & SHERRY
REAL ESTATE SERVICES

Map # ❶

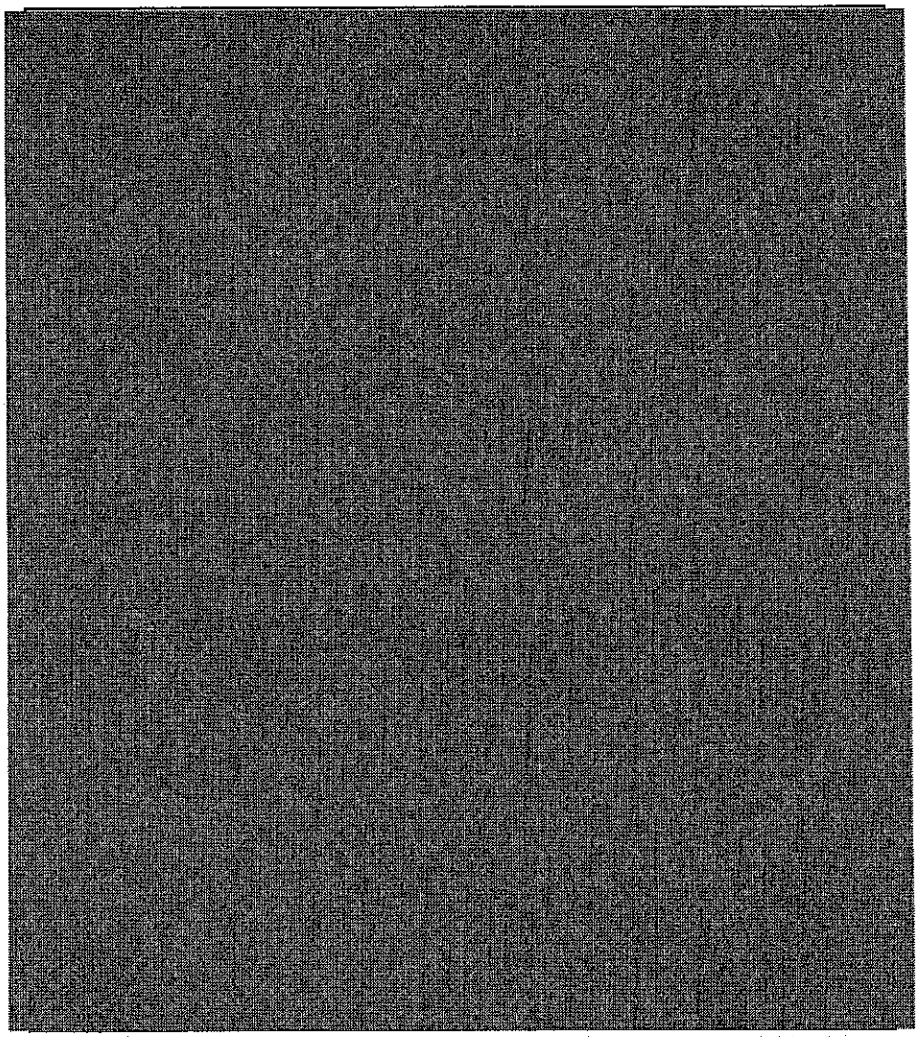


HAYES & SHERRY

REAL ESTATE SERVICES

[redacted]

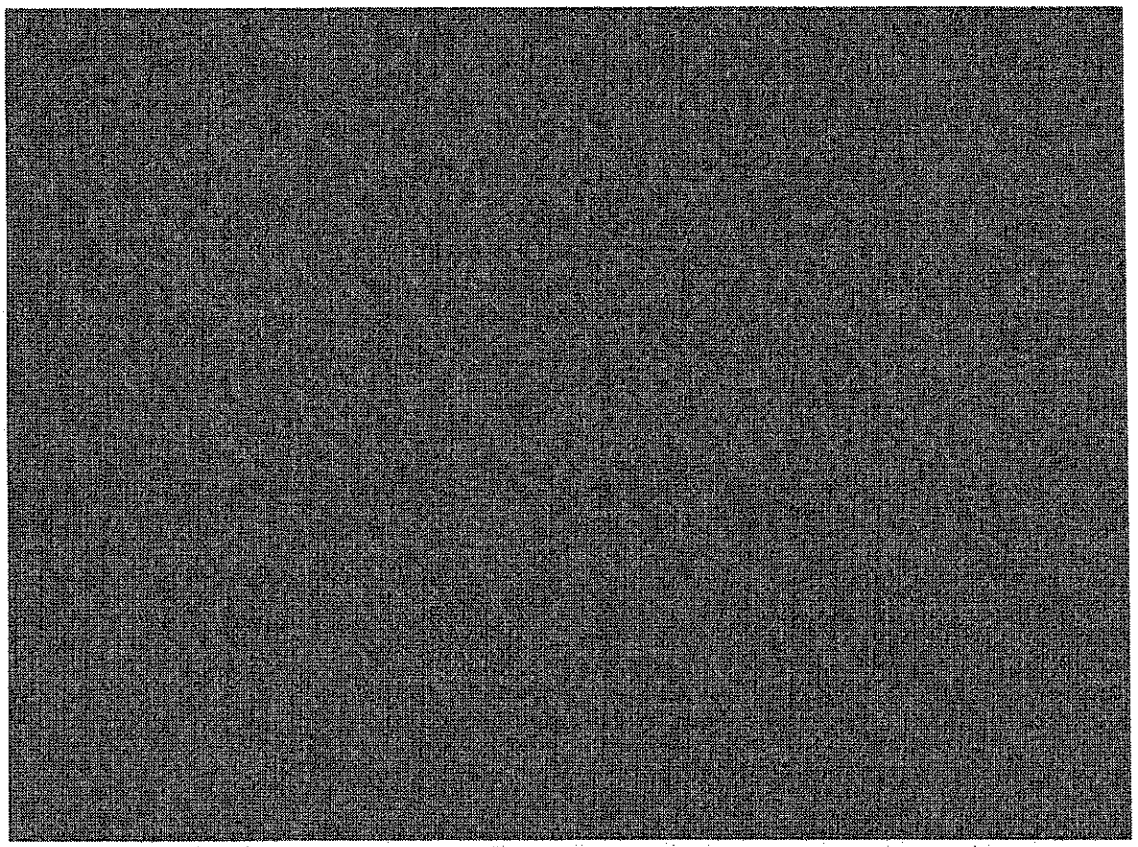
Map # ❷

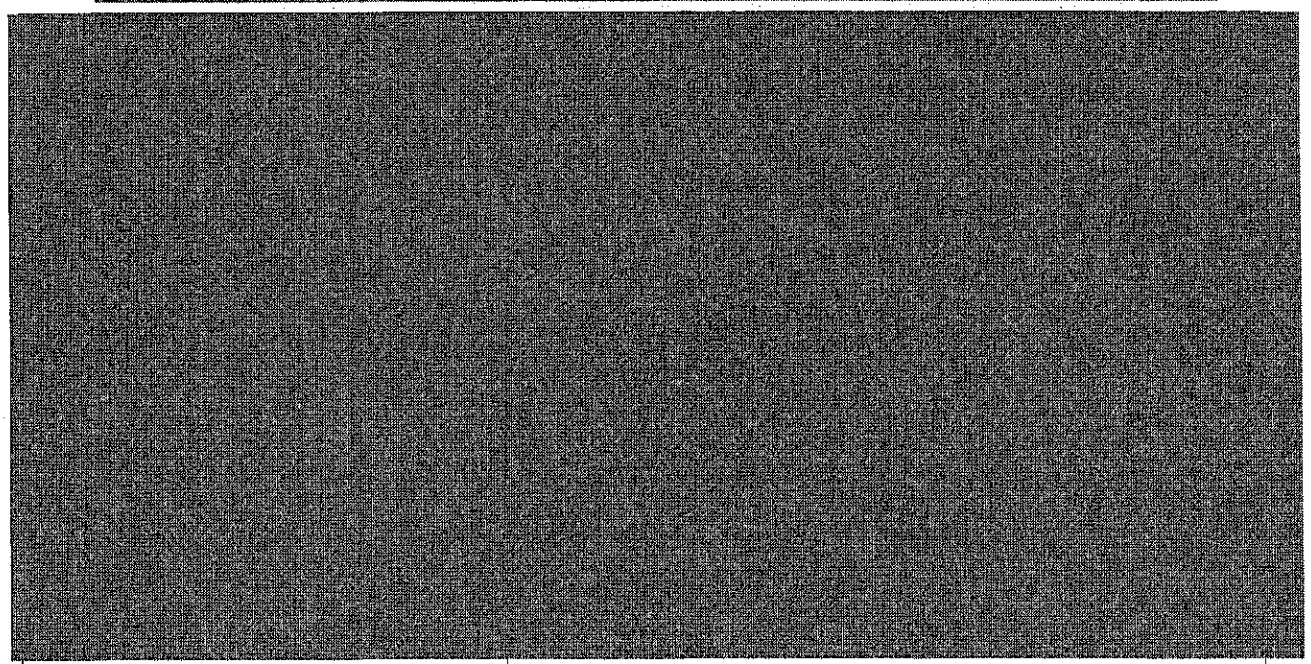


[redacted]

HAYES & SHERRY
REAL ESTATE SERVICES

Map # ❸

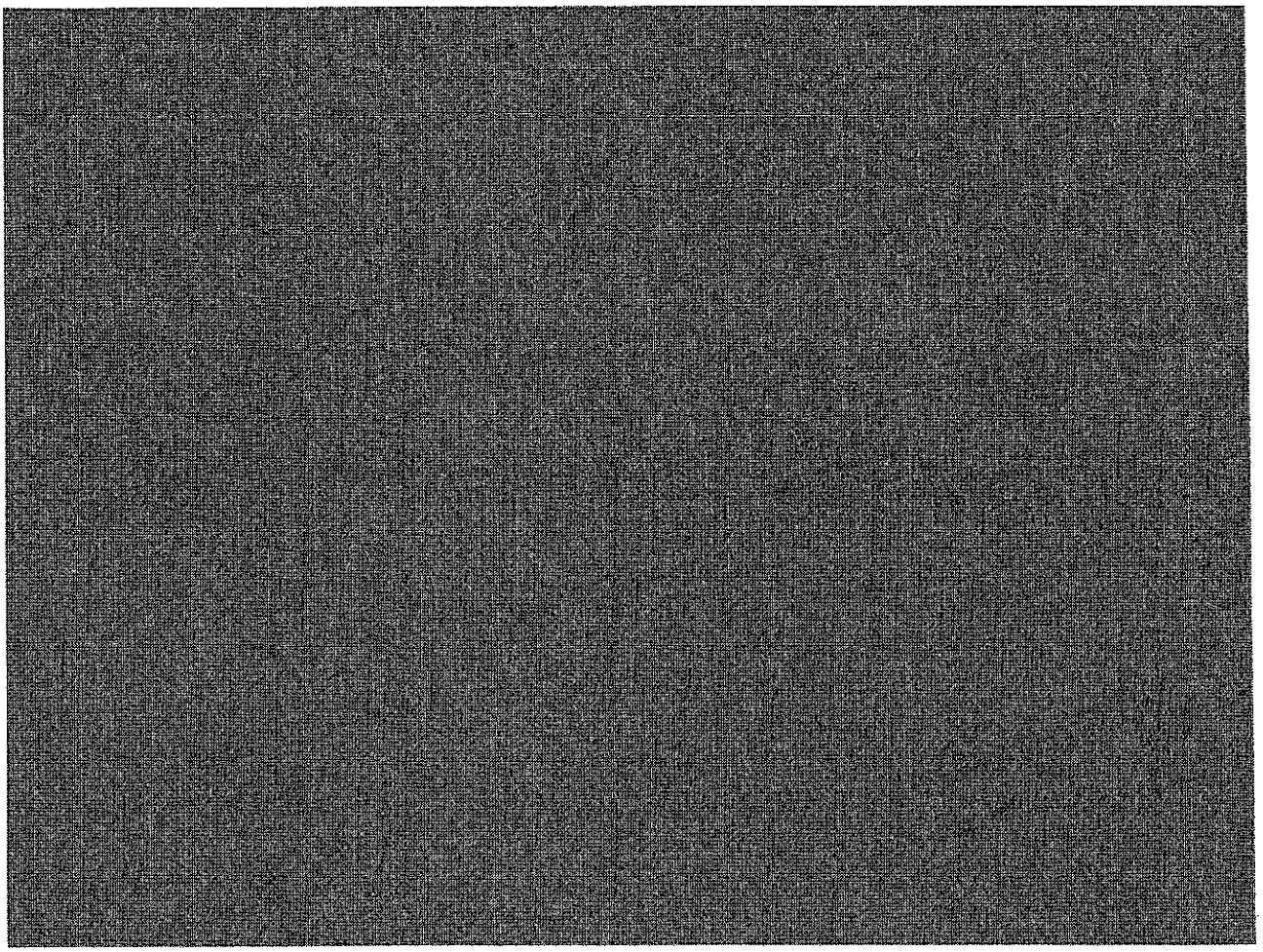


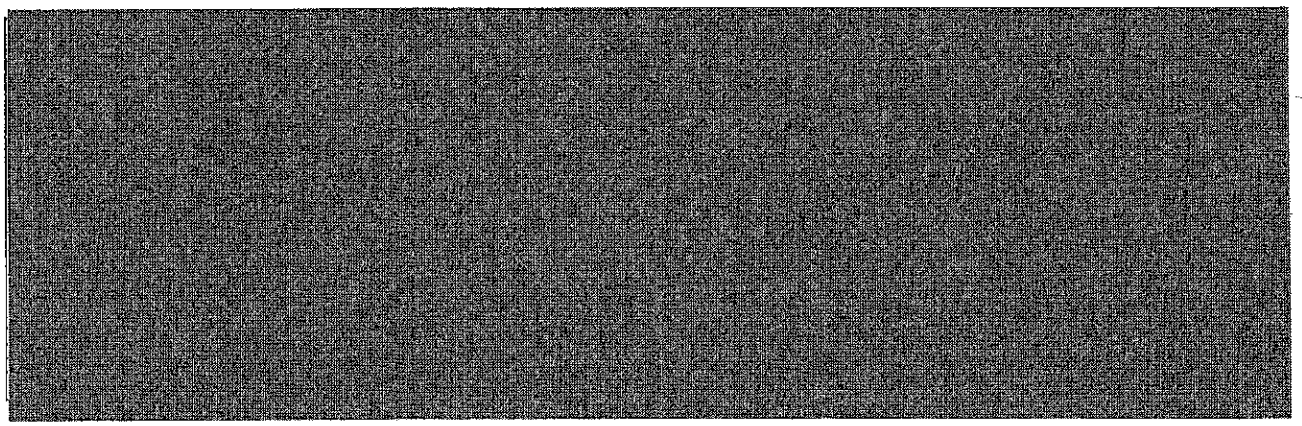


HAYES & SHERRY
REAL ESTATE SERVICES

[redacted]

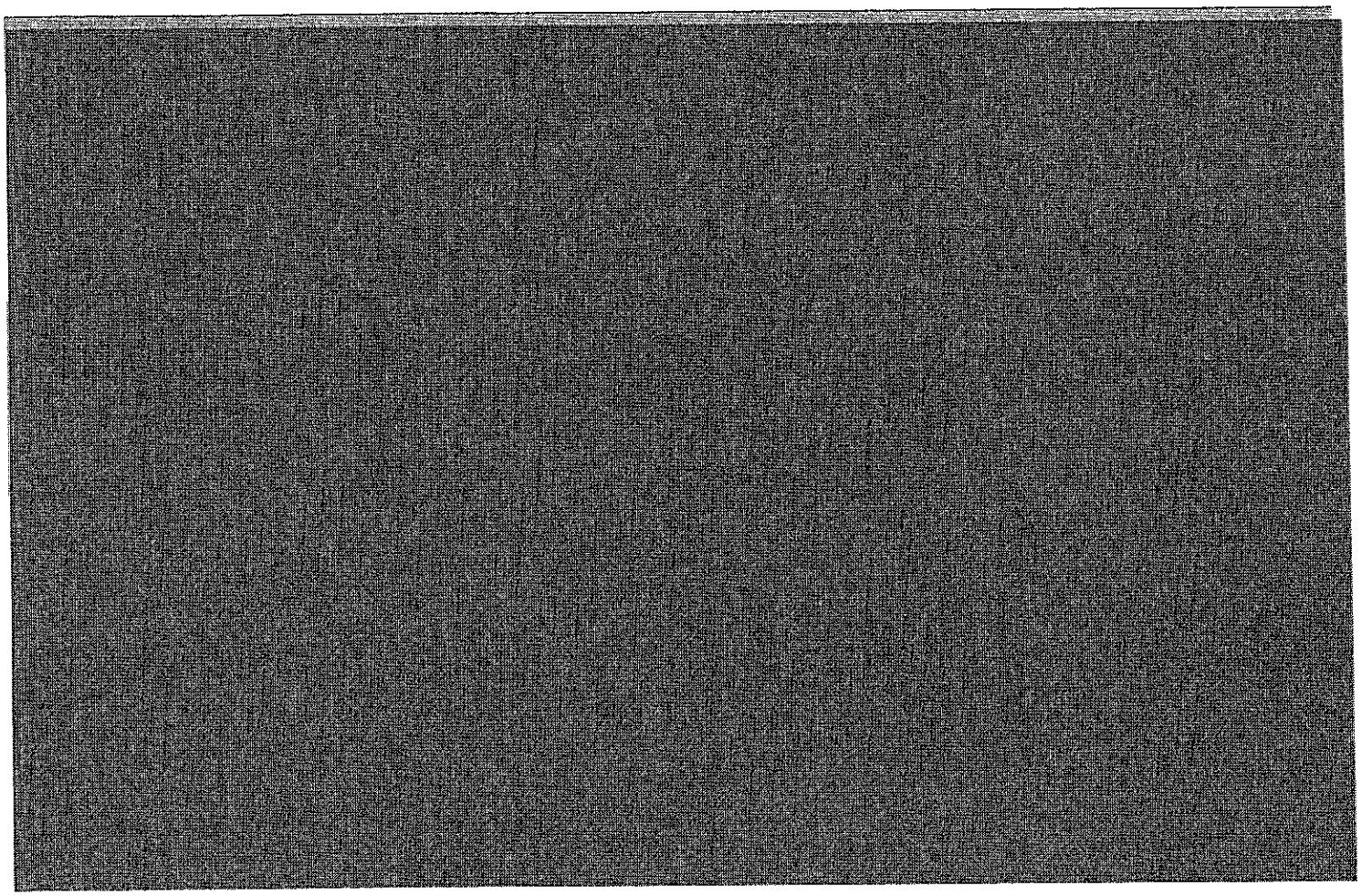
Map # ❹





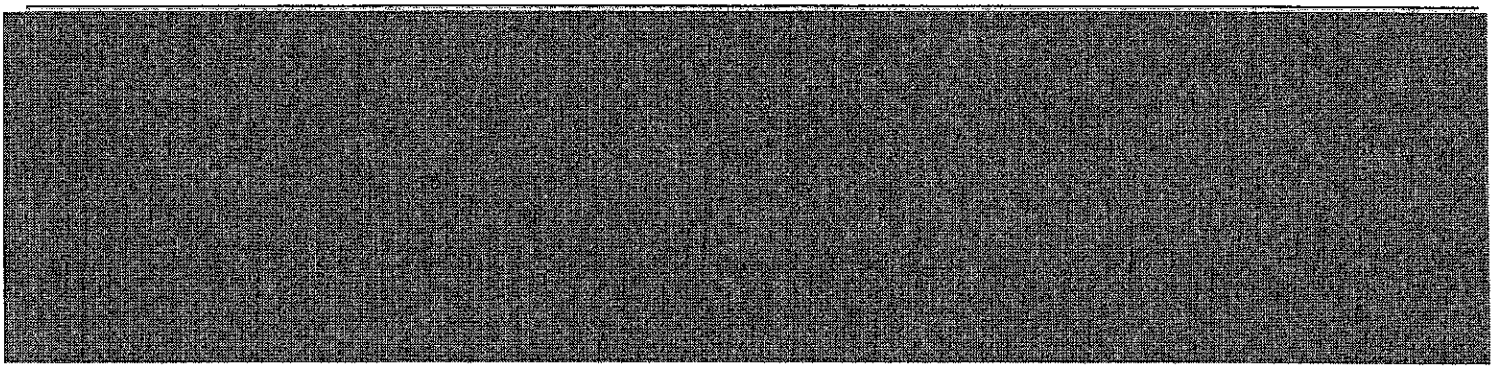
HAYES & SHERRY
REAL ESTATE SERVICES

PROVIDENCE WATER
PROVIDENCE PROPERTY EVALUATION
PROS AND CONS



HAYES & SHERRY
REAL ESTATE SERVICES

PROVIDENCE WATER
PROVIDENCE PROPERTY EVALUATION
PROS AND CONS



Data Requests of the
Bristol County Water Authority
Set 4

BCWA 4-4: Regarding Providence's response to BCWA 2-3, Please provide any and all reports or analysis prepared by DiMeo Construction that analyze Providence's current and future operations and any analysis of probable construction costs for the Central Operations Facility.

Response: Please see the attached Dimeo opinion of probable construction cost

Estimator tfxs

Bid Item	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
1 Admin Bldg		60,000 sf			
	1000.103	PROJECT SUPERVISION			715,480
	1000.107	MISC GENERAL EXPENSES			9,600
	1000.202	PRECONSTRUCTION SERVICES			52,590
	1000.300	SUBMITTALS & CONSULTANTS			28,112
	1000.400	QUALITY CONTROL			32,500
	1000.510	TEMPORARY UTILITIES			134,700
	1000.530	BARRIERS & ENCLOSURES			13,350
	1000.540	SECURITY & SAFETY			6,300
	1000.560	TEMPORARY CONTROLS			227,690
	1000.580	PROJECT SIGNS			2,500
	1000.590	FIELD OFFICES & STORAGE			28,850
	1720.030	Layout			3,599
	2315.020	Earthwk: Cut & Fill Etc			52,500
	2315.021	Earthwk: Excav Foot/Misc			42,450
	2315.024	Earthwk: Fine Grade			9,000
	2315.070	Backfill: Foot Wall Misc			43,749
	2340.010	Soil Stabize /Erosion Ctl			7,700
	2620.010	Drainage: French Drains			20,000
	3210.050	Rebar: All Types			16,874
	3310.140	Conc: Footings			76,152
	3310.160	Conc: Walls			79,350
	3310.210	Conc: Slabs On Grade			204,428
	3310.320	Conc: Fill Pan Stairs			3,770
	3310.380	Conc: Slab On Corruform			191,286
	4000.010	Division 4 Subcontractors			793,055
	4220.110	Conc. Block: 8"			118,818
	4423.000	Stone Granite			26,250
	5000.010	Division 5 Subcontractors			1,436,250
	5505.010	Misc: Misc Metals			60,000
	5510.110	Stairs: Stair Parts			25,000
	5720.010	Ornamental: Rail & Fence			54,986
	6000.010	Division 6 Subcontractors			250,000
	6117.010	Blocking: Roof Nailers			30,938
	6117.020	Blocking: Misc.			45,893
	7111.010	Dampproofing: VaprBarrier			197,598
	7139.010	Waterproofng: Other			6,722
	7210.040	Insulation: Board			12,672
	7530.010	Membrane: Elastomerc EPDM			443,400
	7710.020	Sheetmetal: Gravel Stop			9,600
	7810.010	Fireproofing: Spray On			120,000
	7920.010	Sealant - Jt Filler Gaskt			50,000
	8100.000	Doors: Metal With Frames			57,925
	8210.010	Doors: Wood			63,000
	8360.010	Doors: Overhead			8,700
	8510.010	Windows: Metal			495,000
	8700.000	Hardware: Finishing			96,342
	8740.000	Hardware: Electromagnetic			4,050
	8900.010	Glazed Curtain Walls			115,000
	9000.010	Division 9 Subcontractors			1,081,628
	10100.010	Visual Display Boards			4,799
	10160.010	Toilet Compartments			40,601
	10200.000	Louvers and Vents			4,799
	10350.000	Flagpoles			1,500
	10430.010	Signs and Letters			17,875

Bid Item	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	10521.010	Fire Extinguishers Etc			2,030
	10800.010	Misc Toilet/Bath Equip			12,001
	11160.010	Equip: Dock			11,419
	11450.010	Equip: Residental Food			7,661
	12490.010	Window Treatments			66,000
	13100.000	Lightning Protection			35,000
	14200.010	Elevators			205,000
	15300.010	Sprinkler			282,000
	15400.000	Plumbing			1,080,000
	15700.000	HVAC Systems			2,400,000
	15900.000	Controls			510,000
	16000.010	Electrical Complete			1,860,000
	16200.010	Power Generation			75,000
		1 Admin Bldg 60,000 sf	60,000.00 sf	237.02 /sf	14,221,043
2 Vehicles Garage		31,600 sf			
	1000.103	PROJECT SUPERVISION			426,344
	1000.202	PRECONSTRUCTION SERVICES			49,390
	1000.300	SUBMITTALS & CONSULTANTS			27,536
	1000.510	TEMPORARY UTILITIES			102,050
	1000.530	BARRIERS & ENCLOSURES			9,600
	1000.540	SECURITY & SAFETY			6,300
	1000.560	TEMPORARY CONTROLS			203,660
	1000.580	PROJECT SIGNS			1,000
	1720.030	Layout			3,599
	2315.021	Earthwk: Excav Foot/Misc			24,210
	2315.024	Earthwk: Fine Grade			9,480
	2315.070	Backfill: Foot Wall Misc			34,807
	2340.010	Soil Stablze /Erosion Ctl			7,700
	2620.010	Drainage: French Drains			16,000
	3210.050	Rebar: All Types			34,873
	3310.140	Conc: Footings			67,865
	3310.160	Conc: Walls			75,613
	3310.210	Conc: Slabs On Grade			217,651
	3350.400	Finish: Floor Hardener			27,076
	5505.010	Misc: Misc Metals			47,400
	6117.020	Blocking: Misc.			36,180
	7210.040	Insulation: Board			12,197
	7810.010	Fireproofing: Spray On			63,200
	7920.010	Sealant - Jt Filler Gaskt			15,000
	8100.000	Doors: Metal With Frames			6,043
	8360.010	Doors: Overhead			110,999
	8510.010	Windows: Metal			63,000
	8600.000	Skylights			120,000
	8700.000	Hardware: Finishing			13,843
	8740.000	Hardware: Electromagnetic			2,430
	9000.010	Division 9 Subcontractors			450
	9910.020	Painting: Int Detailed			16,200
	10521.010	Fire Extinguishers Etc			577
	11010.030	Equip: Vacuum Systems			40,000
	11140.010	Equip: Vehicle Service			75,000
	11150.010	Equip: Parking Control			25,000
	13100.000	Lightning Protection			35,000
	13120.010	Pre-Engineered Structures			815,280
	13200.000	Storage Tanks			250,000

Bid Item	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	14400.010	Lifts			255,000
	14600.010	Hoists & Cranes			60,360
	15300.010	Sprinkler			142,200
	15400.000	Plumbing			112,180
	15700.000	HVAC Systems			126,400
	15900.000	Controls			31,600
	16000.010	Electrical Complete			624,100
	16200.010	Power Generation			75,000
		2 Vehicles Garage 31,600 sf	31,600.00 sf	143.02 /sf	4,519,393
3 Stock/Offices		20,000 sf			
	1000.510	TEMPORARY UTILITIES			6,600
	1000.530	BARRIERS & ENCLOSURES			9,700
	1000.560	TEMPORARY CONTROLS			104,776
	1000.580	PROJECT SIGNS			1,000
	1720.030	Layout			3,599
	2315.021	Earthwk: Excav Foot/Misc			9,600
	2315.024	Earthwk: Fine Grade			3,000
	2315.070	Backfill: Foot Wall Misc			12,723
	2340.010	Soil Stabize /Erosion Ctl			4,200
	2520.010	Drainage: French Drains			6,000
	3210.050	Rebar: All Types			15,874
	3310.140	Conc: Footings			33,110
	3310.160	Conc: Walls			63,925
	3310.210	Conc: Slabs On Grade			66,528
	3310.320	Conc: Fill Pan Stairs			2,513
	3310.380	Conc: Slab On Corruform			62,251
	4000.010	Division 4 Subcontractors			389,508
	4220.110	Conc. Block: 8"			165,958
	4220.120	Conc. Block: 6"			117,572
	5000.010	Division 5 Subcontractors			478,750
	5505.010	Misc: Misc Metals			30,000
	5510.110	Stairs: Stair Parts			25,000
	6000.010	Division 6 Subcontractors			60,000
	6117.010	Blocking: Roof Nailers			16,563
	6117.020	Blocking: Misc.			34,009
	7111.010	Dampproofing: VaprBarrier			87,055
	7210.040	Insulation: Board			4,752
	7530.010	Membrane: Elastomerc EPDM			147,800
	7710.020	Sheetmetal: Gravel Stop			3,600
	7810.010	Fireproofing: Spray On			40,000
	7920.010	Sealant - Jt Filler Gaskt			12,500
	8100.000	Doors: Metal With Frames			34,540
	8210.010	Doors: Wood			5,040
	8360.010	Doors: Overhead			8,700
	8510.010	Windows: Metal			121,500
	8700.000	Hardware: Finishing			31,936
	8740.000	Hardware: Electromagnetic			1,620
	8900.010	Glazed Curtain Walls			16,100
	9000.010	Division 9 Subcontractors			275,095
	10100.010	Visual Display Boards			1,560
	10160.010	Toilet Compartments			11,500
	10185.010	Shower/Dressing Compart			4,600
	10200.000	Louvers and Vents			4,799
	10430.010	Signs and Letters			4,500

Big Item	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	10500.010	Lockers			6,750
	10521.010	Fire Extinguishers Etc			1,218
	10600.000	Partitions			32,200
	10800.010	Misc Toilet/Bath Equip			9,001
	11160.010	Equip: Dock			9,510
	11450.010	Equip: Residental Food			5,459
	12490.010	Window Treatments			16,200
	13100.000	Lightning Protection			12,000
	15300.010	Sprinkler			90,000
	15400.000	Plumbing			320,000
	15700.000	HVAC Systems			800,000
	15900.000	Controls			170,000
	16000.010	Electrical Complete			520,000
		3 Stock/Offices 20,000 sf	20,000.00 sf	226.68 /sf	4,533,494
4 Auto Shop		8,000 sf			
	1000.202	PRECONSTRUCTION SERVICES			13,570
	1000.300	SUBMITTALS & CONSULTANTS			21,784
	1000.510	TEMPORARY UTILITIES			49,100
	1000.530	BARRIERS & ENCLOSURES			9,600
	1000.540	SECURITY & SAFETY			4,200
	1000.560	TEMPORARY CONTROLS			156,800
	1000.580	PROJECT SIGNS			240
	1720.030	Layout			2,300
	2315.021	Earthwk: Excav Foot/Misc			11,700
	2315.024	Earthwk: Fine Grade			2,400
	2315.070	Backfill: Foot Wall Misc			11,512
	2340.010	Soil Stablze /Erosion Ctl			4,850
	2620.010	Drainage: French Drains			8,000
	3210.050	Rebar: All Types			5,405
	3310.140	Conc: Footings			23,730
	3310.160	Conc: Walls			33,224
	3310.210	Conc: Slabs On Grade			56,000
	3350.400	Finish: Floor Hardener			6,966
	4000.010	Division 4 Subcontractors			227,879
	4220.110	Conc. Block: 8"			143,841
	4220.120	Conc. Block: 6"			48,438
	5000.010	Division 5 Subcontractors			142,360
	5505.010	Misc: Misc Metals			12,000
	6117.010	Blocking: Roof Nailers			10,694
	6117.020	Blocking: Misc.			7,236
	7111.010	Dampproofing: VaprBarrier			63,519
	7210.040	Insulation: Board			6,178
	7530.010	Membrane: Elastomerc EPDM			118,240
	7710.020	Sheetmetal: Gravel Stop			4,680
	7810.010	Fireproofing: Spray On			16,000
	7920.010	Sealant - Jt Filler Gaskt			2,500
	8100.000	Doors: Metal With Frames			8,978
	8360.010	Doors: Overhead			55,500
	8510.010	Windows: Metal			21,600
	8600.000	Skylights			24,000
	8700.000	Hardware: Finishing			11,212
	8740.000	Hardware: Electromagnetic			1,620
	9000.010	Division 9 Subcontractors			11,299
	10521.010	Fire Extinguishers Etc			192

Bid Item	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	11010.030	Equip: Vacuum Systems			15,000
	13100.000	Lightning Protection			8,000
	14400.010	Lifts			170,000
	15300.010	Sprinkler			36,000
	15400.000	Plumbing			54,000
	15700.000	HVAC Systems			86,400
	15900.000	Controls			8,000
	16000.010	Electrical Complete			158,000
		4 Auto Shop 8,000 sf	8,000.00 sf	236.98 /sf	1,895,845
5 Covered Storage		15,000 sf			
	1000.202	PRECONSTRUCTION SERVICES			3,080
	1720.030	Layout			1,200
	2315.021	Earthwk: Excav Foot/Misc			5,250
	2315.024	Earthwk: Fine Grade			4,500
	2315.070	Backfill: Foot Wall Misc			14,696
	2340.010	Soil Stablze /Erosion Ctl			4,850
	3210.050	Rebar: All Types			2,925
	3310.200	Conc: Piers			8,826
	3310.210	Conc: Slabs On Grade			133,664
	3350.400	Finish: Floor Hardener			13,062
	13120.010	Pre-Engineered Structures			198,750
	16000.010	Electrical Complete			30,000
		5 Covered Storage 15,000 sf	15,000.00 sf	28.05 /sf	420,803
6 Granular Storage		11,200 sf			
	1000.202	PRECONSTRUCTION SERVICES			3,080
	1720.030	Layout			1,200
	2315.021	Earthwk: Excav Foot/Misc			5,250
	2315.024	Earthwk: Fine Grade			3,360
	2315.070	Backfill: Foot Wall Misc			10,270
	2340.010	Soil Stablze /Erosion Ctl			4,850
	3210.050	Rebar: All Types			2,475
	3310.200	Conc: Piers			8,826
	3310.210	Conc: Slabs On Grade			101,556
	3350.400	Finish: Floor Hardener			9,753
	3400.100	Precast Concrete			25,000
	13120.010	Pre-Engineered Structures			148,400
	16000.010	Electrical Complete			22,400
		6 Granular Storage 11,200 sf	11,200.00 sf	30.93 /sf	346,419
7 Site Development		440,500 sf			
	2100.000	Site Remediation			342,605
	2240.010	Dewater: General			130,400
	2310.020	Earthwk: Site Grading			252,450
	2315.020	Earthwk: Cut & Fill Etc			71,400
	2510.010	Utility Serv: Water			750,000
	2540.010	Utility Serv: Septic Tank			835,350
	2630.020	Drainage: Site Structures			52,500
	2740.030	Paving: Asphalt			2,999
	2750.035	Paving: Concrete			43,200
	2760.030	Paving: Parking Lines			
	2770.010	Paving: Curbs & Gutters			
	2810.010	Improvmnts: IrrigationSys			

Bid Item	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	2820.010	Improvmnts: Fencing			112,875
	2840.050	Improvmnts: Bollard/Rails			19,200
	2840.060	Improvmnts: Parking Items			100,000
	2900.010	Landscape: General			60,000
		7 Site Development 440,500 sf	**440,500.00 sf**	**6.30 /sf**	**2,772,979**

Estimate Totals

Description	Amount	Totals	Rate	
		28,709,975		
FF&E Allowance	1,000,000			
	1,000,000	29,709,975		
Estimating Contingency	2,228,248		7.50 %	
	2,228,248	31,938,223		
Building Permit	479,073		1.50 %	
	479,073	32,417,296		
G & L Insurance	275,547		8.50 $ /	1,000
	275,547	32,692,843		
C.M. Fee (2.85%)	931,746		2.85 %	
	931,746	33,624,589		
P&P Bond	260,406		0.73 %	
	260,406	33,884,995		
Architects & Engineers Fees	2,033,100		6.00 %	
Total		***35,918,095***		

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-5: Regarding Providence's response to KCWA 2-5 and 2-15:

- In response to KCWA 2-15, Providence provided the executive summary from an August 2009 CDM Report entitled "Providence Water Supply Board Facility Assessment-Phase II." In its report, CDM set forth a number of recommendations and cost ranges (from $9.4 million to $39.5 million) for a new Central Operations Facility ("COF").
- Providence also provided a November 15, 2010 memorandum from Jean Bondarevskis, Director of Finance, in which she sought approval to borrow funds for a COF.
- Ms. Bondarevskis' memorandum noted that the highest estimated cost for the COF "could be $39 million dollars."
- On November 17, 2010 the Providence Water Supply Board passed a Resolution authorizing a $39 million borrowing for the COF. (See Exhibit C)

Please answer the following:

a. Please explain why the Providence Water Supply authorized a borrowing in the amount of $39 million.
b. Please explain whether the $39 million amount is based on any of the recommendations set forth in the CDM report.
c. Please provide all documentation the Board relied on to reach its decision to authorize borrowing in the amount of $39 million.
d. Please provide any additional documentation on cost estimates for construction or leasing of a COF prepared since 2010.

Answer:

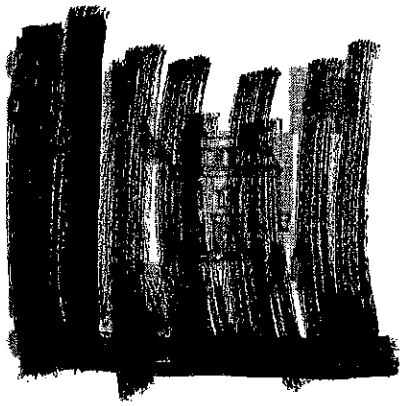
a. To the best of my recollection, then Chief Engineer, Pamela Marchand, requested that the memo to the Board approve that amount. She wanted a "not to exceed" amount that provided Providence Water with a cap and flexibility. We could always borrow less, but not more than the Board approved.

b. I believe it was based in part on the study and in part on the amount that the $2.45 million annual revenue in CIP could support for 30 years at 4.5% interest. See the Capital Improvement Fund Sources and Uses that was provided to the Board and is attached to the response to KCWA2-15.

c. According to the Board minutes, the Board relied on the November 15, 2010 memo that was provided and the information verbally provided by then Chief Engineer, Pamela Marchand.

d. I have prepared none, however, attached are redacted copies of documents Providence Water has received regarding the leasing/purchase of facilities.

BCWA 4-5(d)



September 3, 2013

Mr. Boyce Spinelli
Acting General Manager
Providence Water Supply Board
552 Academy Avenue
Providence RI 02908

Re: Letter of Intent: Providence Water Supply Board Lease at [redacted]
Providence, RI

Dear Mr. Spinelli:

This letter of intent sets forth the terms of our proposed agreement for lease of the above-referenced facilities. The parties shall work together in good faith to consummate lease, purchase and sale, and related financial arrangements based on the general parameters set forth herein. [redacted] welcomes the opportunity to work further with PWSB to fine-tune program, design, and cost and finalize terms for lease that conform to the requirements of our financing sources and are acceptable to PWSB and, if required, the Public Utilities Commission.

1. **Parties to Transaction**

   Landlord/Lessor: [redacted]

   Tenant/Lessee: Providence Water Supply Board

2. **Leased Premises**

   [redacted]

   +/- 53,000 Tenant usable/occupiable sq ft of office space on 1st and 2nd floors in [redacted]

   180 surface parking spaces with 18 stacked spaces.

3. **Schedule**

   Occupancy – between Summer 2015 and Winter 2016.

   12–18 month construction period to commence upon securing financing est. Summer 2014

[redacted]

4. **Transaction Structure and Financial Terms**

20 year lease OR 30 year lease if purchase option is desired (see Item 7 below).

Base Rent of $1,059,231 in the first year of operation, rising thereafter at an annual escalation rate of 1% (one percent).

PWSB shall also be responsible for a Tenant Expense Reimbursement for proportional operating costs incurred by building owner. Such operating expenses include repair and maintenance, grounds maintenance, snow removal, water and sewer, insurance, management, estimated at $101,682 in first year of operation.

Tenant will be responsible for its separately metered Heat and Electric and its own Janitorial needs.

5. **Brokerage Fees**

None

7. **Purchase Option**

If desired, [redacted] prepared to offer Providence Water Supply Board a purchase option should its Board of Directors deem it advantageous to own the space through a condominium process at the conclusion of its lease. Should PWSB wish to reserve this option, the lease term shall be 30 years with the option to purchase [redacted] covered by this LOI and subsequent lease at fair market value (FMV) to be determined at the time of purchase. It is understood that a purchase at FMV is required by the provisions of the federal New Markets Tax Credit program.

6. **Miscellaneous**

It is expressly understood by both parties that this letter of intent is not a binding contract between the parties but it outlines the terms and conditions for discussions regarding a possible lease of the Premises. Neither party shall have any obligation with respect to the other party (except that, after mutual execution and delivery hereof, Lessee shall have the obligation to negotiate in good faith to consummate a lease including the terms set forth herein) until such time as the parties execute and deliver a definitive lease agreement. It is further understood that these terms may be subject to the review and approval or disapproval by officers, committees, and/or boards of the tenant, landlord and of landlord's financing sources and the Public Utilities Commission.

Please evidence your acknowledgement and agreement to the foregoing terms by executing and delivering this letter of intent to us.

Sincerely,

[redacted]

_____ _____

[redacted] Date

Acknowledged and Agreed:
Providence Water Supply Board

_____ _____

Boyce Spinelli Date
Acting General Manager

Attachment A
Letter of Intent September 3, 2013
[redacted]

Administrative Office Space / Progra[redacted]

53,000 sq. ft. of administrative office space in an historically rehabilitated, former textile mill complex built in accordance with May 23, 2013 building program, further confirmed on June 5, 2013.

- Space will be built-out with finishes similar to comparable historically rehabbed mill complexes in the [redacted]
    - Departments housed: Administration, Finance, MIS, Engineering, Support Services, Forestry, and Watershed Security with Shared/Support Facilities (see below).
    - 10% future expansion included.
    - Projected distribution as follows:
        86 8x10 cubes
        27 10x10 offices
        21 10x15 offices
        10 15x15 offices

Additional support facilities including: Reception/Lobby; Dedicated Elevator; Lunch / Training Room; Copy Room; Board Room and supportive facilities; Conference Room(s); Men's Restroom, Men's Locker Room, Women's Restroom, Women's Locker Room, Recycling Room, Trash Room, Generator.

Parking

Total of 180 vehicle parking spaces. Of which:

- 18 are Stacked / Tandem for employees within a 60-space lot reserved for PWSB located adjacent to main PWSB entrance
- 69 are located in a dedicated PWSB lot acros[redacted]m main entrance
- 18 are located in a dedicated PWSB lot adjacent to Boiler House
- Remaining 33 spots are reserved for PWSB in lot areas closest to the building
- Security features shall be consistent with those found at other historically rehabbed office properties in [redacted]

September 3, 2013

Mr. Boyce Spinelli
Acting General Manager
Providence Water Supply Board
552 Academy Avenue
Providence RI 02908

Re: Letter of Intent: Providence Water Supply Board Development/Purchase Agreement for [redacted] Providence, RI

Dear Mr. Spinelli:

This letter of intent sets forth the terms of our proposed turn-key build/sale of the above-referenced facilities. The parties shall work together in good faith to consummate the purchase / sale, and related financial arrangements based on the general parameters set forth herein. [redacted] welcomes the opportunity to work further with PWSB to fine-tune program, design, and cost and finalize terms for lease and sale/purchase that conform to the requirements of our financing sources and are acceptable to PWSB and, if required, the Public Utilities Commission.

1. Parties to Transaction

Developer/Seller: [redacted] or other entity created by [redacted] to develop and (as necessary) own the property(ies) prior to turn-key transfer to PWSB

Purchaser: Providence Water Supply Board

2. Developed/Sold Premises

29,000± gross sq. ft. Admin Office; 7,000± gross sq. ft. Automotive Repair Facility; 46,000± gross sq. ft. Truck Garage; 8,400± gross sq. ft. Stock Facility; 12,000± gross sq. ft. Covered Storage.

217 parking spaces (15 visitor spaces; enclosed parking for 69 PWSB vehicles, 124 employee garage spaces and at least 9 additional parking spaces at the automotive facility).

3. Schedule

Occupancy – between Summer 2015 and Winter 2016

12 month construction period to commence upon completion of site acquisition and PWSB bond financing

[redacted]

Notice of occupancy date for each project will be given upon closing of financing/construction start.

4. **Nature of Transaction Structure and Financial Terms**

   PWSB will use bond financing to finance cost of the T&D facility at [redacted] will act as development manager on a fee basis to implement site acquisition and development.

   Development cost prior to bond financing costs, i.e. acquisition, hard and soft costs (including development fee and contingency) is estimated at $21,371,000.

   The terms of PWSB's bond financing will determine capital bond financing costs and annual costs. [redacted] subject to your refinement are as follows:

   Estimated bond financing costs (capitalized interest assuming 1.5 years), one year debt service reserve, and issuance costs), are estimated at $3,727,000, yielding a total development cost of $25,098,000.

   At a 4.5% interest rate and 30 year amortization, and a flat debt service payment, the annual debt service cost would be $1,540,805 over the first 29 years of operation with the last year funded by the debt service reserve.

5. **Brokerage Fees**

   None

6. **Miscellaneous**

   It is expressly understood by both parties that this letter of intent is not a binding contract between the parties but it outlines the terms and conditions for discussions regarding a possible purchase of the Premises. Neither party shall have any obligation with respect to the other party (except that, after mutual execution and delivery hereof, Purchaser shall have the obligation to negotiate in good faith to consummate a turn-key development agreement including the terms set forth herein) until such time as the parties execute and deliver a definitive development agreement. It is further understood that these terms may be subject to the review and approval or disapproval by officers, committees, and/or boards of either party, their respective financing sources, and the Public Utilities Commission.

Please evidence your acknowledgement and agreement to the foregoing terms by executing and delivering this letter of intent to us.

Sincerely,

[redacted]

_____ _____

[redacted] Date

Acknowledged and Agreed:
Providence Water Supply Board

_____ _____

Boyce Spinelli Date
Acting General Manager

Attachment A
Letter of Intent September 3, 2013
[redacted]

T & D site a[redacted]

Property to be built out on 239,000 sq. ft. site (see June 5, 2013 site plan) in accordance with May 23, 2013 building program, further confirmed on June 5. 2013.

Administrative Office Building

29,000 sq. ft. of administrative office in newly constructed three story building.

Build out with comparable finishes as[redacted]

- Department's housed: Administrative; Commercial Services; MIS; Support Services; Transmission & Distribution with Shared/Support Facilities.
- 10% future expansion included.
  - 48 8x10 cubes
  - 6 10x10 offices
  - 6 10x15 offices
  - 3 15x15 offices

Additional support facilities including: Reception / Lobby; Customer Service Room; Computer Training Room; Copy Room; Lunch Room; Conference Room; Men's Restroom - Office Staff; Men's Locker Room - Office Staff; Women's Restroom - Office Staff; Women's Locker Room - Office Staff; Men's Restroom - Road Staff; Men's Locker Room - Road Staff; Women's Restroom - Road Staff; Women's Locker Room - Road Staff.

Stock Building

8,400 sq. ft. building with high bay loading dock access. Forklift accessible.

Automotive Repair Facility

7,000 sq. ft. automotive repair facility.

Three bay with 12x24 lifts.

"Jiffy Lube" type set up with fluid storage and tall overhead storage.

Storage

- 12,000 covered storage building. High bay access; three sided metal shed structure.
- Covered Yard Storage—12 bays of 375 sq. ft. each.

Parking

Total of at least 217 vehicle parking spaces:

- 46,000 square foot, two story garage with
  - Parking for 34 large vehicles and 35 pickup trucks on ground (covered) floor of garage.
  - Parking for 124 employees on upper level of garage.
- 15 visitor spaces at Administration Building.
- At least 9 additional vehicles at automotive repair facility.

Data Requests of the
Bristol County Water Authority
Set 4

BCWA 4-6: In response to BCWA 2-3, Providence indicated that Dimeo Construction has opined that the "probable construction cost" for the COF is "$36 million (in 2013 dollars)." Providence also acknowledges that "this cost does not include yearly operational costs, land purchase or lease costs and any site remediation costs that may be required."

a. Please provide the breakdown of the estimated yearly operational costs, land purchase, lease costs and site remediation costs referenced in Providence's answer.

b. Please provide any provide all source data, assumptions, calculations, documentation and work papers used to derive the estimates in subsection a.

Response: a. Yearly operational, land purchase, lease, and site remediation costs are site specific. Since Providence Water has not chosen a final location for the new Central Operations Facility, these costs have not been developed.

b. See response to subsection a.

Data Requests of the
Bristol County Water Authority
Set 4

BCWA 4-7: Providence's response to KCWA 2-5 indicate that the funds it seeks for the COF will also be used to "accommodate" its "particular needs, office furniture, and fixtures and any other equipment needed…"

a. Please provide a breakdown of all office furniture, fixture and equipment costs referenced in Providence's response.

b. Please provide any provide all source data, assumptions, calculations, documentation and work papers used to derive the costs listed in subsection a.

Response: a. This information is contained within the Dimeo report provided with the response to Data Request BCWA 4-4

b. See response to subsection a.

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-8: Ms. Bondarevskis' November 15, 2010 memoranda indicates that "staff has now determined that the best way to proceed is to move forward with the acquisition of land and construction of a new building, or the purchase or long term lease of an existing building."

a. Please identify all long term lease options examined by Providence as of November 10, 2010.
b. Please provide any documentation that evidences, memorializes or documents the lease options examined by Providence as of November 10, 2010.
c. Please identify all long term lease options examined by Providence after November 10, 2010.
d. Please provide any documentation that evidences, memorializes or documents any long term lease options examined by Providence after November 10, 2010.

Answer:

a. None.

b. None.

c. Please see attachment to BCWA 4-5 (d).

d. Please see attachment to BCWA 4-5 (d).

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-9: Regarding Providence's response to KCWA 2-5 and 2-15:

- The August 2009 CDM report seems to indicate that Providence would finance the COF through debt.
- Ms. Bondarevskis' November 15, 2010 memorandum also indicates that Providence would fund the COF through debt.
- However, she proposed to service the debt from the Capital Improvement (CIP) Fund rather than its restricted Debt Service Account.
- On November 17, 2010 the Board approved the borrowing for the COF with funding from the CIP.
- In its response to KCWA 2-5 Providence states "depending on the site selected, Providence Water could use accumulated funds for the purchase of land. Any site work and/or revisions necessary to accommodate our particulars needs, office furniture and fixtures and any other equipment needed could also be purchased with accumulated funds, *not require borrowing*, resulting in reduced costs to our rate payers." (See Exhibit B, emphasis added)
- In the same response Providence also indicated that "any funds collected in advance of the acquisition of the new facility can be utilized as a cash down payment and subsequently reduce the amount of *financing* required, also resulting in reduced future costs to our ratepayers."

Please answer the following:

a. Please explain whether the Providence Water Supply proposes to pay for the COF through debt or cash.
b. If Providence proposes to fund a percentage of the total COF costs through debt and a percentage through cash, please provide these percentages, and how Providence determined which percentage would be funded through cash and which percentage would be funded through debt.
c. Please identify how much funding has been collected to date to fund the new facility.
d. Please state whether Providence ever sought Commission approval to service the $39 million debt from its Capital Improvement Fund.

Answer:a. Combination of both, primarily debt financed.

b. Not known at this time. It would depend on when the COF was acquired and built. Available cash on hand **at the time** would be used for expenses, thus lowering the amount to be financed, and lowering the ultimate cost to our ratepayers.

c. There is currently $6 million in cash in the Capital fund.

d. Yes, in this Docket 4406. Providence Water will also seek Division approval of any borrowing at the appropriate time.

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-10: Regarding Providence's response to BCWA 1-7:

a) Please provide the asset values of the six booster pumping stations discussed in the response to BCWA 1-7(b) and indicate which category or line item they are included in on the response to KCWA 1-4 (updated asset listing).

b) Please provide the asset values of the four emergency generators discussed in the response to BCWA 1-7(c) and indicate which category or line item they are included in on the response to KCWA 1-4 (updated asset listing).

Answer: To the best of our knowledge, if a pump station was improved/ rehabilitated it would be booked to SOS & Pumping Structures and Improvements see KCWA 1-4 (updated asset listing).

A.	Booster Pump Station	Asset Value	
1	Greenville Avenue	12,000	Donated 1994, Improvements
2	Dean Estates	-	Donated 1982
3	Cranston Commons *	-	Part of or Western Cranston takeover
4	Alpine Estates *	-	Part of or Western Cranston takeover
5	Atwood Avenue	-	Donated 2010
6	Ashby Street	202,000	Built construction costs.

Note:*
The above booster stations 3-4 were part of the Western Cranston Water System acquisition in 1997. In Division filing D-97-11 a breakdown of values was not provided and therefore the asset value of the system at the time of purchase was booked to T&D other T&D plant. Please note these amounts are fully depreciated

B.	Emergency Power Systems

Any emergency power systems (generators) would be included in Pump Station values.

Data Requests of the
Bristol County Water Authority
Set 4 Issued September 3, 2013)

BCWA 4-11: Regarding Providence's response to Div 6-1: For each land acquisition identified in the response, indicate the source of funding (i.e., IFR Fund, Capital Fund, State Surcharge Land Acquisition Funds, etc.)

Answer: All of this information was provided in Providence Water's response to DIV 6-1.