

552 Academy Avenue Providence, RI 02908

401-521-6300

www.provwater.com

October 4, 2013

Mrs. Luly Massaro Commission Clerk

The Hon. Angel Taveras

Boyce Spinelli General Manager

RE: Dk 4406 BCWA; Set 4

89 Jefferson Boulevard Warwick, RI 02888

RI Public Utilities Commission

BOARD OF DIRECTORS

Brett P. Smiley Chairman

Joseph D. Cataldi Vice Chairman

Michael L. Pearis Ex-Officio

Michael A. Solomon City Council President

Michael J. Correia City Councilman

Andy M. Andujar Member

Joan S. Badway Member

Carlssa R. Richard Secretary

William E. O'Gara, Esq. Legal Advisor 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

Rhode Island Water Works Assn. New England Water Works Assn. American Water Works Assn. Water Research Foundation

An EPA WaterSense Partner

Only Tap Water Delivers

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 subcategorize 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

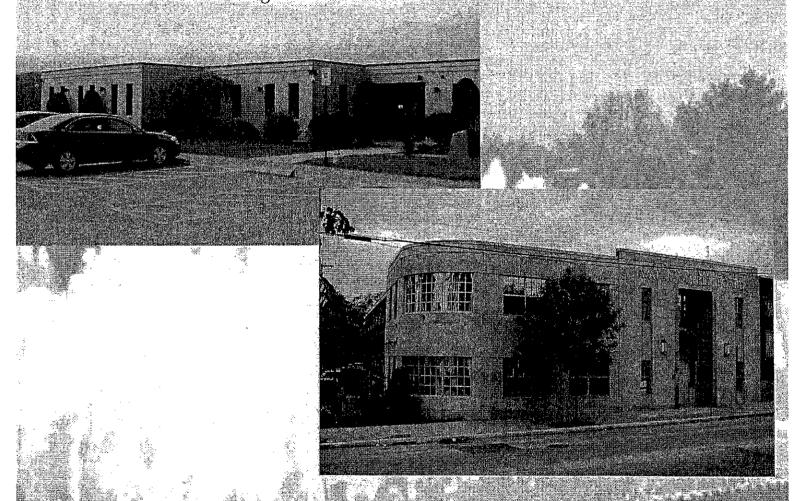
BCWA 4-3: Regarding Providence's response to KCWA 2-15, Please provide the full, complete and entire CDM Providence Water Supply Board Facility Assessment – Phase II August 2009 report, portions of which were provided in response to KCWA 2-15.

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

providence La foier

Providence Water Supply Board Facility Assessment - Phase II

August 2009



Einal Report





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

August 17, 2009

fax: 401 751-5499

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 Mead, P.E., BCEE

Principal

Camp Dresser & McKee Inc.

Contents

Executive Summary

Section	1 - Pro	ject Understanding and Approach
	1.1	Project Understanding1-1
	1.2	Project Approach 1-1 1.2.1 Phase I 1-1 1.2.2 Phase II 1-1
Section	2 – Eva	luation of Facilities Siting
	2.1	Existing Configuration2-1
	2.2	Challenges2-1
	2.3	Potential Configurations 2-1
Section	3 - M a	rket Evaluation
	3.1	Introduction3-1
	3.2	Market Data3-1
	3.3	PWSB Properties3-1
	3.4	Final Site Assessments
	3.5	Costs 3-3 3.5.1 Construction 3-4 3.5.2 Purchase/Lease 3-4 3.5.3 Cost Summary 3-5
Section	4 - Sur	nmary
	4.1 4.2	Implementation
Append	lices	
	Appen	dix A Updated Programming Tables A.1 Space Summary - Two Separate Sites A.2 Departmental Space Requirements for T&D Site A.3 Departmental Space Requirements for Administrative Site A.4 Shared Department Facilities A.5 Vehicle Parking
	Annen	dix B Final Haves and Sherry Market Data Summary



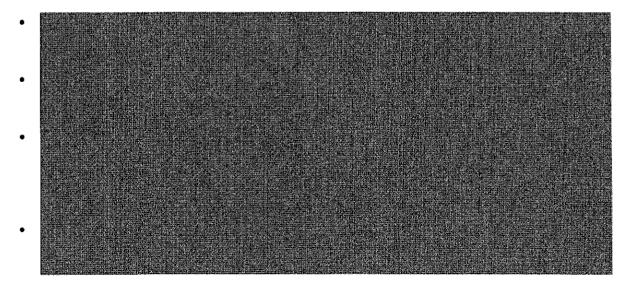
Executive Summary

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:

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

- 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.



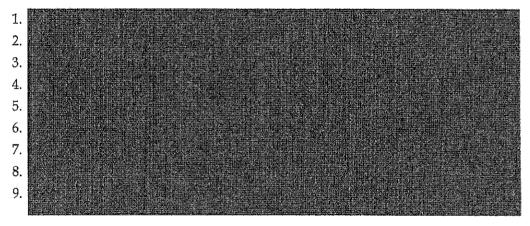
Section 3 Market Evaluation

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:



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.

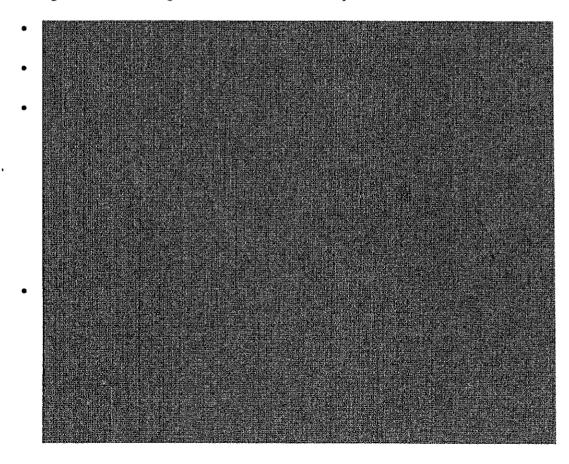


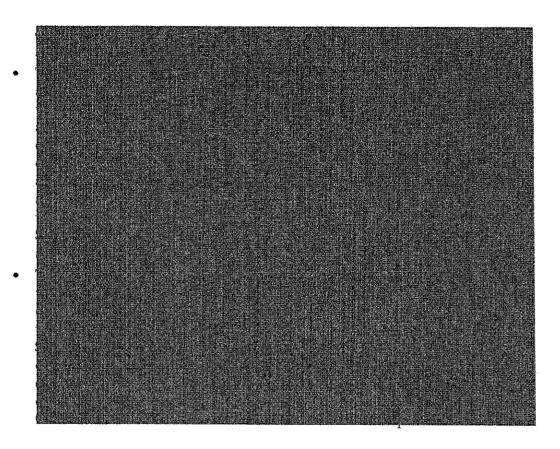
CDM and Hayes & Sherry met with Mr. Thomas Deller of the City of Providence Department of Planning and Development to review existing City of Providence properties in an effort to identify any possible options for either site option. Mr. Deller reviewed a GIS map of all City of Providence properties, 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

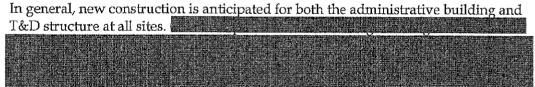
Representatives of PWSB, CDM, and Hayes & Sherry met on March 16, 2009 to visit the six sites and assess the feasibility of each for PWSB operations. Subsequent to the site visits a debrief meeting was held at the PWSB offices in Cranston, and the following assessments and general comments were compiled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



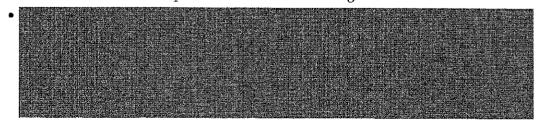


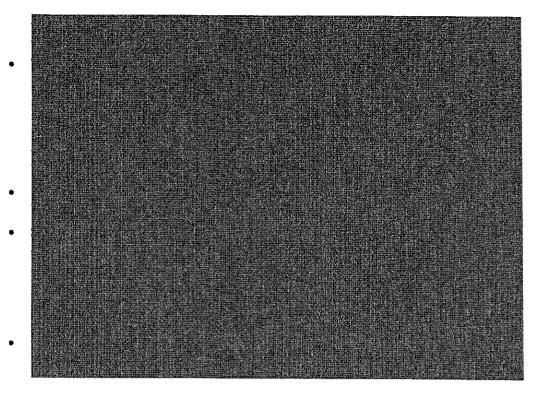
As a result of these visits, the list of feasible options has been refined further to include four sites. The final list as detailed by Hayes & Sherry is included in Appendix B, with a brief summary of pros, cons, and general comments for each, plus market rate cost estimates that are discussed in further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

3.5 Costs



- 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.





Planning level costs for facility construction and site procurement follow.

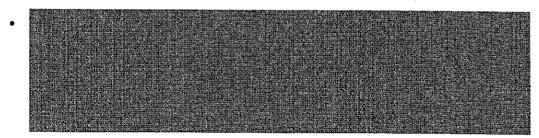
3.5.1 Construction

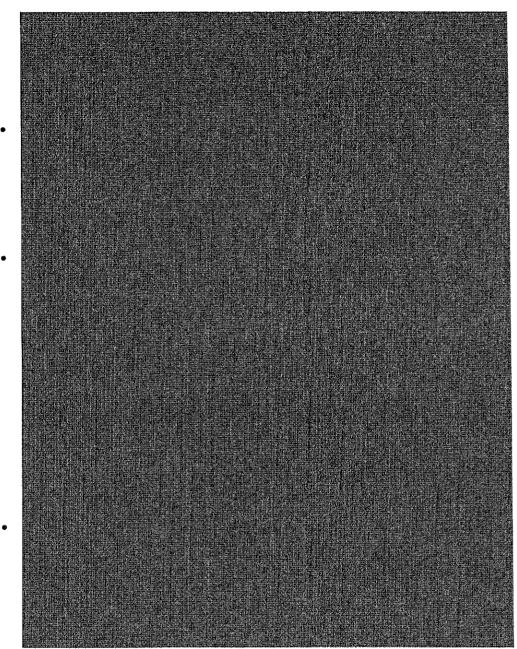
For the purposes of planning, the following cost ranges are suggested:

- 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:





3.5.3 Cost Summary

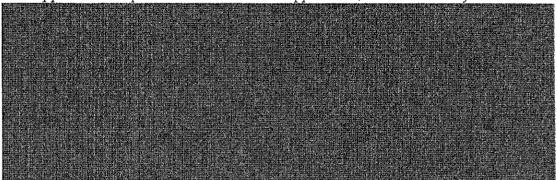
In conjunction with the unit costs from sections 3.5.1 and 3.5.2 and the updated space requirements detailed in the Appendix A tables, the range of costs for each of the possible properties is as follows:

LOCATION	COS	ST RANGE*
	LOW	<u>HIGH</u>
Land Purchase Price Multifamily Property Costs (5 lots) Bello Property Cost (1 lot, allowance) Site Costs (includes demolition) Paving Costs (low due to lot size) T & D Building Costs A/E Costs (20-25% site/bldg costs)	\$1,000,000.00 \$250,000.00 \$1,000,000.00 \$140,000.00 \$270,000.00 \$11,200,000.00 \$2,350,000.00 \$16,210,000.00	\$1,000,000.00 \$1,250,000.00 \$1,000,000.00 \$600,000.00 \$500,000.00 \$14,900,000.00 \$4,000,000.00 \$23,250,000.00
声声数数 的 数据 的 图 第二次 基础 的复数 等性的 的		
Land Purchase Price (T & D) Lease Buyout/Site Purchase (Admin) Site Costs (exclusive of environmental) Paving Costs (only needed for T & D) Admin Building Costs (refit existing) T & D Building Costs A/E Costs (20-25% site/bldg costs)	\$400,000.00 \$7,500,000.00 \$60,000.00 \$415,000.00 \$6,750,000.00 \$11,200,000.00 \$3,685,000.00 \$30,000,000.00	\$600,000.00 \$9,000,000.00 \$140,000.00 \$485,000.00 \$8,400,000.00 \$14,900,000.00 \$6,000,000.00 \$39,500,000.00
Site Costs (Admin) Paving Costs (Admin) Admin Building Costs A/E Costs (20-25% site/bldg costs)	\$52,500.00 \$500,000.00 \$7,200,000.00 \$1,600,000.00 \$9,400,000.00	\$52,500.00 \$590,000.00 \$9,000,000.00 \$2,000,000.00 \$11,700,000.00
Site Costs (T & D) Paving Costs (T & D) T & D Building Costs A/E Costs (20-25% site/bldg costs)	\$300,000.00 \$415,000.00 \$11,200,000.00 <u>\$2,400,000.00</u> \$14,350,000.00	\$300,000.00 \$485,000.00 \$14,900,000.00 <u>\$3,900,000.00</u> \$19,600,000.00
Site Costs (T & D) Paving Costs (T & D) T & D Building Costs A/E Costs (20-25% site/bldg costs)	\$262,500.00 \$415,000.00 \$11,200,000.00 <u>\$2,400,000.00</u> \$14,300,000.00	\$300,000.00 \$485,000.00 \$14,900,000.00 <u>\$3,900,000.00</u> \$19,600,000.00



*note - figures have been rounded

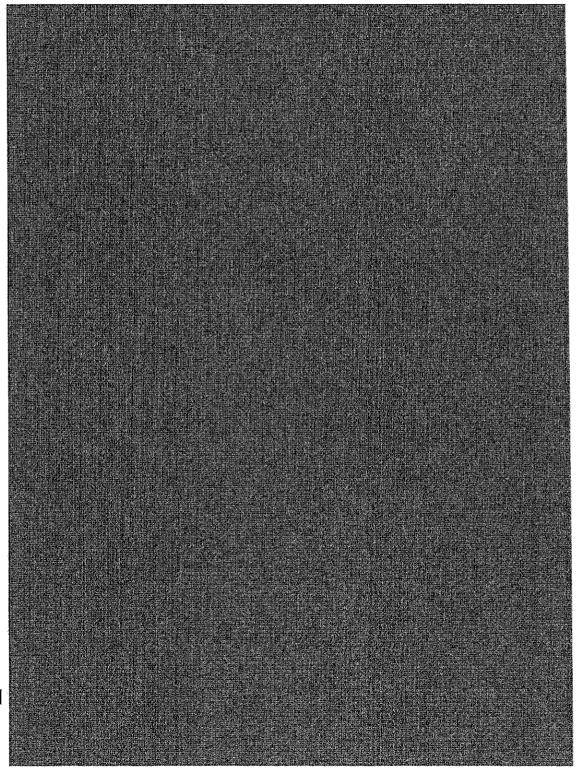
Land purchase and building lease costs were developed by Hayes & Sherry. For the purposes of developing the planning level cost estimates included in this summary table, the administration building size is 40,000 square feet (sf) and the T&D building is 74,500 sf (see Appendix A for more details.) Cost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



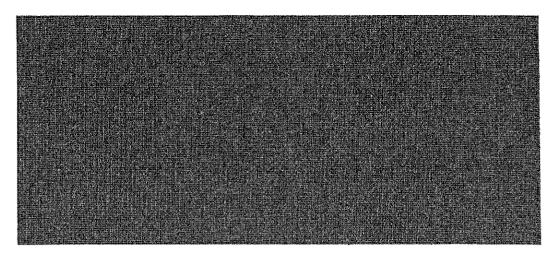
Section 4 Summary

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.



CDM



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

Facilities Programming Study

				paces progra					Services :	Negra 1 3 3 3 3	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Department			rea (gross)				door Area (s	q. fl.)		Total	Total	Total Site	Open Space	Minimum	Site Area
	Dept Personnel	Vehicle Drive-thru	Garage Access Alsles	10% Fulure Expansion	PWSB Vehicle Parking	Yard Storage Allowance	Employee Parking	Visitor Parking	10% Future Expansion	Building (gross sq. fL)	Useable Outdoor Space (sq. ft.)	Occupied (sq. ft.)	Allowance add 20% (sq. ft.)	Square Feet	Acres
Administration (Security)	≈×429	20,350/340	Astropedr.(2)	- MARKETON	or Coulin	digayis.	* **	And the	peccessions.	singlebed		SOURCE A	2590A-0204E	法数据的现在分	T24627.6460
Commercial Services	3,363	Par estas.	350-850-66	SQUEETES	**************************************	÷×4,500	-SERGE D. (C.E.)		aphoda (194)	र्गुटम् _{लिक्स} रका	श्रीकृष्टि निवय	F25: 414	500 X 3000	- S. S. C. S. C.	seedy was
MIS	429		-			<u> </u>	-			-			<u> </u>		
Transmission & Distribution	3,504	180511 A	100 0 0 0 0		00000000	10,000	493 400	2014 A	distribution of	20035592	FOR STATE	建制等	100 H	ECONOCE	全球集制管 点
Support Services	17,314	-	-			- 500		-			-	-		-	
Sharad Facilities	6-929	No. 14 112	White ME	350000000000000000000000000000000000000	至5万金公公司	10 10 EE 2004	**************************************	100000000000000000000000000000000000000	4275-05184-08	4.64/103	Marie A	Park Company	STATES OF THE SALE.	2000 SQL	型色形(**

Department		Bullding A	rea (gross)			Outo	loor Area (s	q, fL)		Total	Totai	Total Site	Open Space	Minimum	Site Area
	Dept Personnei		Garage Access Alsles	10% Future Vel	PWSB Vehicle Parking	Yard Storage Allowance	Employee Parking	Visitor Parking	10% Future Expansion	Building (gross sq. fl.)	Useable Ouldoor Space	Occupied (sq. ft.)	Allowance add 20% (sq. ft.)	Square Feet	Acres
Administration	:≝113991÷	www.	division (Fe	08.ma098.2	Facestan 4	miji moje jar	2340 365040	iditario esta	Carrier Carrier	biki milih (41.	(sq. fl.)	via et allette e No	7549-5459-3	Œ Zeot Landj	- Marinet
nance	2,191	-	-		-	-	-	-		-					
Commercial Services	1,651	446.74.7	4,7842		A Desired	440724	APPENDED.	過程時間を基	j dettorell)					displace.	gi ditwi
MIS	1,700	_	-			-			Ì		·	<u> </u>			
Engineering	##6,449		wich will	A CONTRACTOR	productor.	dynamici gaza	ngtig "tig palet	3 100-42	Hickory	7146 F. U	الإيمالية وغازاد	andreas a.c.	ugitali dingi cir.	Gaingar a-	. Azapi_al
Transmission & Distribution	_ ·				-			-				-	-		·
Support Services	6,056		·		-	<u> </u>		-	<u> </u>		<u> </u>		<u> </u>	_	<u> </u>
Shared Office Staff	6,229	10,8/137-1/20	मही संस्थान ः	, iznachu-'24	\$844.W	500	in posta	agis entrisie	i idadbai e (in the case	BENELLANDER	riii kadaa		i dilinimita	rajjanak ji ta
TOTALS	::::36:267:	وقي د ۱٫۲۱ ا	pourtani gi	6 3 627	: :#19 000	500	53.200	·#:::3 800	3 7,850	39 894	84.150	124 044	24,809	1 - 148.853	9:5-2:3.47

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

"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

CDM

Table A.1 Page 1 of 1

Providence Water Supply Board

Option 1

Facilities Programming Study

Part A				× 4			2			Si c	pilon 1 -	Two Se	parate S	lles 🤃 .	2.16	7 - Fra.		11.7				
7. Ha	DEPARTMENT	AL SPACES for	Jad sik	e (w/ Al	uto and partial Cu	stonier	Support.)= Y = 3		3.12				4 74 4	5-17			70.76	- 14.	Xe i		100 m 100 m
	These totals reflect only						,								V-12-12-12-12-1						and her had to see to come and an another and	
		I	No Emple			Office		. NO CONTROL CONTROL	Cubicle			Open Area	ı		Clotel	Storage Room			Small (ns/)	an province	Other Room	:RESERVES.
	Department Administration	Director	Men	Women	Position	Humber	Size (naf)	Total (gal)	Number	Size (DS)	Total (nef)	Number	Ste (nel)	Total (nsl)	Bray ea	Use	Large (nel)			Olal (msl)	Purpose	การอ (กรา
A1.0	ed thurstanon (2)	Detting the	7542.E			1.1,050.873	distant and	diamento Carre	Anthies:	.0267490	100000000000000000000000000000000000000		de attitute and	WEEDSON'S	199010636	itanifiyelika indi	25236025	hixacanan	DIMERGE CO.	2433248	Security Reom	200 Dept
A111		· · /· · · · · · ·	1		•								*		4.1						Opposite reacht	Total in
			L			61	ibiotal (nsf)	4E-11-260	SL	ubtatal (nsf)	31102000	EU	biotal (nsf)	ASSASTING.	THE PART				සර්ල් (ගුන්)	- ×0	(lan) felofdus	
	Commercial Syes	Ricky Caroulo		contain.	of and activities to the said	Act with	van Lande	in with	100	vale occord			15. 20.00	100	A MARKET		200 M	de wall.	and a	ris di	and the same of the contributional of	ALCO TO THE OWNER.
A5.7			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		Meler Shop Tech	1	72												-1-11.77 7-17	crndusiana.		
A3.8					Supervisor	1	73	2000 T					· · ·			Filetropplics			100	100 150		
A3.9 A3.10					Clerk		*			******		.,,		. T. 14190		New Meters Red Tag Maters		ļ		180		
A3.f1																Old Meters	·		360	360		with the site of
A3.12				1	1											Meters for Disposal			180	180		-transmission
A3.13				ļ						,				J							Bill Paying Lobby	375
A3.14				~~~				L													Public Unless Tolle	975 2 45
A3.15 A3.18							ļ			ļ			ļ <u>.</u>							*******	Copier Room Moter Roader Worksoom	100 140 Depi 400 Total (n
A3.17							·	t	·					ļ	·····	···	·	 			Moter Reader Worksoom Meter Test Shop	Depl
						54	ublotal (nst)	400		ubiotal (nsl)	1000000	51,	ibiolai (nei)	180	Mension 1		ļ		subtotal (neil)			060 15tar(
A4.0	MIS TO TOTAL	100000000000000000000000000000000000000	223.60	A Section	130154 (0.4001955)	0.1353	de la	A80.25	less a	40000	The state	104245	viini ile			30420014663956643	202,0860		200	15 15 15	102-14-14-12-13	amarage 4 r.A.
A4.7		* ** * * * * * * * * * * * * * * * * *			Staff	1	120	320												********		Depl
A4.8			 	⊢	ļ		<u> </u>	News Co. La	ļ	J	-30		<u></u>	Selection	0.1 SERVICE	<u> </u>		 	<u> </u>		Multi Purpose	180 Total in
A5.0	Support Services 🔆	Joe Spiemuli	J-20112	2 × 2000/4	Contestant in some of the	51	ubiotal (ned	120	5 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	ubicial (mil)	, tank 100		biotal inul			222 40 EX	27.12.64	2.434	(an) fefoldus	1104 5756 p		∰980 ·
A9.11	Subboir services	aou spiemus	JANEANA.	Surann	Automotive Clark	Alteria.	anzere.	ara et recession	LEORIUS.	Falcie Atte	.724(1)62	ACTIONS 1	45	all the same		SOME STREET STREET	Japan Landing	concylion.		side on	aman and an	3944 (400)
A6.12				1	Blocksoom Clerk					1		1	45	45		A.v		1	†			
A6,12					Mati Handling Clork							1	45	A1 16 45					1			
A6.14					Supervisors							3	45	135	,			ļ		235,3759245		
A6.29				<u> </u>					<u> </u>		-			-	<u> </u>	Stock Room	8000			6000		
A6.30 A6.31		ļ							ļ						ļ	Flamm/Comb Mail Tools, Parts, Equip		600	120	120 800		
A6.32				†						, , , , , , , , , , , , , , , , , , , ,		**********				1000 Lain Palais		† <u></u>		CONTRACTOR SAME	Vohicle Maintenance Boy (1)	3200
A6.33																· .					Vahicle Maintenance Bay (2)	1200
A6.34																			1	100000000	Vehicle Maintenance Bay (3)	\$200 30
A6.35															Ĺ			Ļ			All compresser	30
A6.37																		·			Carpentry Shop Mechanic's Repair Shop	1300 Dep
20.57		f		_	· ·		ubtotal (nsf)	F-9400-7		ubicini (nsf)	N/L V. D		ibiolal (nef)	270	1000		1	 	sublotal (nsf)			1200 Total 6
A7.0	Transmission &	Ronald Del Gallo	3,350	Jane 15	de Section .			200	3000			MPI VICE		Tickly in A	3 (Ex. Cas)	Park Carry	44.00		N. SEELVIE			321 11 1502 1
A7.1	Distribution	L			Director		200		3													
A7.2	-4	!: !			. <u>Моларег</u>		158	160	ļ						ļ			ļ				
A7.3		ļ	├	├	Dispatcher	1	200	20X)					}	!	1	-	 	ļ	~	ļ	
A7.4				ł	Supervisor (payroll) Supy (dip sale)					72	72			 	ļ 	ļ		+				
A7.6	evertroin.em		1	† 	Supy (road)	·				2 72	section of the			·	··	·		1			1+5-11bern - e	
0/4			1	1	Supy Engineer				1	72				l			L		1	<u> </u>	1	
			T		Engineer				1	72	12			ļ		I		I	1	1		
A7.9			ļ	ļ	Admir Avst									1122	ļ			ļ				
A7.10	_,		ļ.,	4,,	Road Report Clerks							3	5	792 W. 43	Ļ,							- marketine
A7.11			 	 	Equipment Mechanic Switchboard Clerk	 	-	 		 		ļ <u>-</u>	4		 	+	┼	├	┼──	 	Mechanic's Workshop	1000
A7.13					- THE PROPERTY OF THE PARTY OF		- >			******	***********			- skeekee	†··	Records, files	·		101	22200		
A7.14		L	1	1		L	l		1			[• · · ·	1	1	1		·}	1 *	1'"		Work area in open office	Total (

Processin Net Aven (sub) 1 - 277,223

Puter Essentian Movemen 1975 (set) 1,721

Subject Essentian 9,200

Net III (Gross Feature 9,200

Program Gross Aven (set) 27,543

CTW

Table A.2 Page 1 of 1

Providence Water Supply Board

Option 1

Facilities Programming Study

Time?	processor politicand professional Station	and the second of the second o		Settlement statement of the	Market Street,	in a second	CONTRACTOR OF THE PARTY OF THE	it a reduction	us compression				Suparete		A CONTRACTOR	Water Committee of the	The state of the s	1	40.00 O.000	007E	Commence of the State of State		****
71					Offices	71250	o Dates	7-4777	ma. 24m .:	**************************************	- B. B. B. B. B.	ristorus,	sala ases	elente lark.	45 741,77.6	Report of Sept.	all all control	- project (#1000)	den . ·	· `~	i. i. et f. Contribit, et.,	Portugal)	:5°
,	Those totals reflect only	those employees and s f	1						I		i			l E	o reassagers						i	1	
		1	No Emp			Office	1	and the second	Cubicle		199004506	Open Area	1	Verentren	Closes	Storage Room				adautaman.	Other Room	CATELON AND AND A	
	Department	Director	Men							Size (ns/)	Tetal (net)	Number	Şize (nsf)	Tobal (nei)	ne en	Use	Large (rsf)	Ned (nst)	Small (nst)	Total (nsn	Piurpose	Azen (est)	
	Administration	Parnota Marchand		1 2		بتكنيت		-240-9.77		الكشادت	and the	33.5	August.	140-30		Grad art is	25.4.20		0.004.80	197 A 100	Traditions receive		×
					Chief Engr	L1	400	400	l	l		i								L	Gril Mar Restroom	50	
					Mgr Security	1	72	72															
• •					Mgr Personnet	1	168	168			., .,												
			t		Supv Parsonnel			Philippine .		72	131 72									 			
		·	·						<u>-</u> '		JAPANIALE.			W 50			•——					~	
٠			·		Personnel Clark	****	******	March sphale						THE PARTY OF THE			\++++	-+					
	<u> </u>		ļ		Dop Chini	2		480															
	ļ				Comm			200															
					Spec Pri	1	150		<u>. </u>													L	
					Asst				1			1	166	198								1	
		/2.0		,					1			1					,		,,,,,		1	1	
 L			residence of a			·			1							File/supplies					Sacurity Reem	300	
	<u> </u>	· · · · · · ·	·							1						Board Ren		·	~~~~	561206	Permanent Records Storage	1111211110	
<u></u>				··												1654841381				and the second	P DI DESCRIPTO POCOTOS SIDIBOS	5000 700	
			!	<u> </u>					+							-		1		 	Board Room	700	
4		ļ					ļ	L	ļ	! -	L	\vdash	ļ					ļ		ļ	Board Mens Restroom	160	
5						**********														<u> </u>	Board Wemens Resisten	160 80	្តា
5									1	1									ĺ		Bd Rm Kitchenette	. 80	To
					1		ubtotal (nsf)	1,470	, i	aubtotal (nsf)	,520,000 pg	5	ubicial (nsi)	258	024	i			subtotal (nsf	1. Washing 20	subtotel (ned	26.450	-1
	Pinance Calministration	Jeanne Bondarevski -	CHILD:	667.4453	Radio Chillian Committe	-1.1	Thube.m.	100000000000000000000000000000000000000	-0.00	daniet.	illusti	-5.4		sink, tirk	AT ATTACA A	JOSEPH JORGANICA STATE	0,82943	a Constantin	Caracle Silvery	2000 8	Barrierick of Barren Barre	Contain on	
	I HARRIST THE THE PARTY OF	printing portonio (orii)				4	700														of tage in a graph graph		-0.5
				**********	Director			1000							CATALOGNES REAL							****	
					Manager	<u>2</u>		200	•	ļ	OCCUPATION OF					· '		1		ļ	1	Į	
	<u> </u>				Eupervisor		ļ		<u> </u>	72	100			Marco Carr							 	ļ	
					Payroll Clark	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					n : md - 1 } ~ and	3		45 - 1B0						ļ			
	I		1		AP Clark		J							150 160					İ	L	I	1	
5			T		Acct Clerk		1		1			2	60	120				1		1		1	34
7					Switchboard				1	72	7.		1			Fite Room		150		5.2.2.7.15	4		To
					· · · · ·	,	(lar) lefotdus	The diag	1	Subtotel (nsf)			ubtotal insfi	101001-0480	SHIP OF THE			1	subtotal (nst				
1	Commercial Svcs	for a contraction	10000		· ilgaliitia gilaidade, ka		publishers.	Fighiciani.	-44		a - 1-5-E			J. Fisher SER	JII Jane	e Netocka i Silvini se sinc	.dW.dAGe	A in Con-	Total Time	a common act		The state of the state of	
	Commercial Svcs	Ricky Carous		10000000	***************************************	.1700				. 400,000	5.5040	- January	31.14.35.65	- A 2000 - 10C	N. Vales		-u unit	A 22 MIN 2250			Tall, Latitude self, See, Tent, John	4.5.0560.00	-13
	ļ	ļ			Director		200	-3 .200	╣		<u> </u>				Contraction			·	<u></u>	·	·		
					Manager		168	12 96			***************************************									·			
	L		J		Sr. Supv	ļ	I			72	216							J	L				
	l		1	l	Supervisor	L		l	L	72	21				L	L	L		L	<u> </u>		.L	
	1	1	1 "		Sr Adm Assi	l		l	}	72	200				1 .			1					
	1		7	1	Cluek			I	1	7 60	420	5	1				I	1	T	T		i	Ē.
		,	1	1 "			1		1	· · ·													To
	 	 	 		 	· · ·	subtotal (net)	500	1	subtotal (ref)	in the		ubiotal (nsf	The Court of	660000	!	 	 	methodol (***		in latestuse		
_			1:		Section Contribute	<u> </u>	surjuial (IXI)	ar ai ki		audicial trai					3-44-3	ul assell Ann nem Ini	4.00		anotoisi (ve	2741 41 20 200			·
	MIS	Dava Delsorio	133				تتعتب	What wheel	فأعتانها	- Committee	- The	ata.	and the		1277000000	matter de desiration	7.4.27		ويجوجونه	4		4.44	184.
			ļ	ļ	Sr. Manager	ļ1	168	160			bentermon			ļ			l	.]				. l	
	<u> </u>	<u> </u>	L		System Techs	l.—	ļ	l	4	77		1				<u> </u>					1		
L		1	I		Tamp Tech	L	I		1	72	100	i				1				1	1	T .	
		· · · · · · · · · · · · · · · · · · ·	T''	T	Mary Mary Mary Mary Mary	I	1	I	1	1		1	F			Computers Incoming	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		12	1 12	é	1	
			· · · · · · · · · · · · · · · · · · ·	····		t		l	-1	1		1	1		******	Computers Outpoing				0 12			
			} · ·-						· · · · ·					************		Cemputers Clagoing			12	Unament 212		- Managangan	
	ļ	· · · · · · · · · · · · · · · · · · ·			 			ļ											ļ		Server Room		le e ca
			ļ			i	ļ	L	-	4		4	·	ļ	ļ		ļ		ļ		Tech Spec Workroom	900 100	
	1	1		l						subjetal (nsf			subtotal (rsf	<u> </u>	l	<u> </u>		l	<u> </u>	.1	Conference Room	(C)	Ţ
٠								200, 3-01EX												n 24		0 11111050	

CDM

Table A.3 Page 1 of 2

Providence Water Supply Board

Option 1

Facilities Programming Study

(he	DEPARTMENTA		and the last	ALLES NEEDEN	766				72							2 - 1 - 1 to 1 - 7					a Para Peranda	er water	
	These lotels reflect only								an man inc.	1000	1.4 [3 - 13 / 22 -											
			No Emp			Office	I	- 1	Cubicle			Open Area		į	Charles	Storage Room		1			Other Room	1	
	Department	Director		Woman	Position	Number	Size (nsi)	acal men		Size (naf)		Number	Siżn fosfi	Tobil Insi	B before	Use	Large (rest)	And (nsf)	Small fnsD	Total (nell)	Purpose	Area (mf)	
Œ.		Paul Gadotay						<i>i</i>	34,	14.70	Jan 1-2		11.5	-45A.A	1000	Tarrist Harrist Assista	F-1-19-7	450 44			NAME OF STREET OF STREET OF STREET	407.4 2004	725
	ECHTHERODO WITTEN	Lan is a good A			***************************************		200	200				.man.car			R	المراحد الشفاء والمحدث وودات الم	· · · · · · · · · · · · · · · · · · ·	and distribution			3.8520-1.5.c.15012-5,33-43-43-		and the state
					Director	!	188										/·····			-(==+			
					Mgr QIPHFR	!		168 168	٠.											·** · · · · · · · · · · · · · · · · · ·			
<u> </u>				-	Mgr Const Sycs		158																
4					Mgr Records	1	158	168									h				·		
Ş	**:	· 			Mgr Customer Svc		168	168 120	```								·					.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
6		<u></u>			Sr SupvIFR	1	120	120															
7			4	ļ	Supy Cross Cerin	1	120	rt -:120						l			<u> </u>				ļ	ļ	
8					Supv FH Records	1	120	120			THE PARTY OF LARTH			n.w.e			,.,						
9					YAC		******		1	96	96											L	
10			.)		Ros Estate				1		- PC												
11		L]	L	Statistich				1	96	95										l	L	
12			T		Backflow					96	96 90 90 400						L	.,.,		<u>[</u>			
.13	-1-1-01-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		T	1	UFR				5	96	480	L											
14			1	1	Engineer							. 1	96	. 96]						
.15			1	1	Inspector					I		6	64	284							I		
16	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	i			Clark						A 14.74	3	64	756								1	
17			1		CAD Tech		************					A	64	255			7	,				1	
.JB	······				Y 17771.											Field Equip		210		e 210			
			+-											· · · · · · · · · · · · · · · · · · ·		Valve & gate boxes		240		24		T	
5.19	~ (~ () + (~ () + () + () + () + () +	.,.,					*********	al bandated as beaute	-4.734-4412-					†	en terres a bit.	Records	.,	800		80			
5.20				 												Supplies		.000	100		J		
5.21												٠		 		oupues				1	GIS Server	100	D
5.22							,					ŧi			. 142 - 24 - 144 - 2			·	*********	·	Copy, Plot, Print, Fax	100	-100
5.23	ļ		 				l	232		ubtotal (msi)	864		(ten) latordu	800	Controls		}		chibial all forf	in Girigos			7.55
			4		destruction and the first		ubtolal (nsi)	2001234 2001-20	49 - 5	incitoral (Lex)	on in the little	Tona analogue	OUVOIRI (ILS)	rimi umulu	*10-1500	ininimatikali tersec	E 2650 3H	150 e 30	-Transfer	ووريشا	Standigat first		
	Support Services	Joe Spromuts	1.1.13	12:07:06				\$6.30 COT 15	188	1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				and built	2000 d		F 3557 N. 1	and the same	THE LEASE	3-7-6	2.70 milester anna ann ann	المتالية المالية	dinif
ä.L;,	,.,				Director		200					*******	-,		LEGITA WAR					·			
3,2				ļ	Mgr Ini Govt Rai	1 1	168	166				L		<u> </u>					ļ	.l			
					Mgr Facil & Equip	1 1																	
13	1						,748	168		ļ				<u> </u>									-
				J	Mgr Salety & Risk		,748 168	168		.,	coment state												
5,4				ļ	Aide to Chiel	1	168	168		74	7.17												
5.4 5.5 5.8							168	168	2	72	14												
5.4 5.5 6.8					Aide to Chiel		168	168 162, 168	2	77	77 144 174												
5.4 5.5 5.8					Aide to Chief Claims Administrator		168	150 168	2 1	72	74 77	1	4										
6.3 6.5 6.6 6.7 6.8					Aide to Chie(Claims Administrator Supv Parchasing		168	168 75368		77	77	1	4. 4.	Jan 1									-
5.4 5.5 5.7 5.8 5.9					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168	168	1	72	7	1	45										
5.4 5.5 6.7 5.8 5.9		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Aide to Chief Claima Administrator Supv Parchasing Purchasing Agent		168	168	1 2	72		1	41			Records	1000			100			
5.4 5.5 6.7 6.8 5.9 6.10		A continue of the continue of			Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168			72		1 1	41				1000		10	2000		**************************************	
1.5 1.5 1.7 1.8 1.19 1.16					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168			72		1	45			Personest Flies	1000		100	900			
.5 .5 .7 .8 .9 .10 .16					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168	169	1 2	72		1	4 4			Personnet Ples Copy paper	1000		10	O godinava il	G		
.10 .16 .16 .17 .18					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168		1 2	72	4	1	45			Personnet Ples Copy paper Jankor	1000	400	10	10	ġ		
5.4 5.5 6.7 6.8 5.9 6.10 6.16 6.16 6.17					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		, 1935 168		1 2	72			44			Personnet Piles Copy paper Jankor Yard Maint Eq			10	10	0		
5.4 5.5 5.8 5.7 5.8 5.9 5.10 6.16 6.17 6.18 6.19					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		158		1 2	72		1	44	343 343 343 343 343 343 343 343 343 343		Personnet Ples Copy paper Jankor	1000		10	10	0		
1.5 1.5 1.8 1.9 1.16 1.16 1.16 1.17 1.18 1.19					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168		2 1 2 2	To the second se		1	45			Personnet Piles Copy paper Jankor Yard Maint Eq			10	10	O O O Int Govi Rei L'Espary	168	
3.4 5.5 5.8 5.7 5.8 5.10 5.16 5.16 5.16 5.17 5.18 5.19 6.20 6.24 6.25					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168		2 1 2 2	72		1	45			Personnet Piles Copy paper Jankor Yard Maint Eq			10	10	G G G Int Govi Ref Library Copy	302 7144	Ĺ
34 555 568 57 568 559 5510 316 517 518 519 520 522 525 525					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		158		2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	77		1	44 44 45			Personnet Piles Copy paper Jankor Yard Maint Eq			10	10	0 0 0 0 Int Govi Rel Library Cerry Phone Equipment	200	
5.4 5.5 6.7 6.8 5.9 6.10 6.16 6.16 6.17					Aide to Chief Claims Administrator Supy Purchasing Purchasing Agent Purchasing Clerk		168		2 2 1 1 2 2	72		1	45			Personnet Piles Copy paper Jankor Yard Maint Eq			10	10	G G G Int Govi Ref Library Copy	302 7144	

CDM

Table A.3 Page 2 of 2

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	Allegations	Reception/Lobby		± 400	400	Building, with receptionist/switchboard
B.02	All	Copy Room	1	140	140	
B,03	Office Staff	Lunch Room	### 1	700	7.00	Seating 24 people, kitchenette, vending
B,04	All	Conference Rooms	3	240	720	
B.05	Office Staff	Men's Restroom	3 4	160	160	A CONTROL OF THE CONT
B.06	Office Staff	Men's Locker Room	1	60	60	6 lockers
B.07	Office Staff	Women's Restroom	1	160	160	The state of the s
B.08	Office Staff	Women's Locker Room	1	60	60	6 lockers
B.09 🧼	Road Staff	Men's Restroom	ara eracii	290	290	
B.10	Road Staff	Men's Locker Room	1	780	780	80 lockers, 6 showers
B,11	Road Staff	Women's Restroom		160	160	
B.12	Road Staff	Women's Locker Room	1	160	160	12 lockers, 2 showers
B.13	Alloway and a	Uniform Locker Room		100	100	60 - 6x12x36 lockers, dirty uniform hamper
	MINERS NAMED					provided by laundry vendor.
B.14	All	Deliveries/Recycle	1	160	160	
B.15	Road Staff	Ready Room / Training		800	800 B	Doubles as Lunch Room for Road Staff
			SI	ubtotal (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	HEALD COLLEGE	Reception/Lobby	李鹏明马来近	9-5-4-400	ana 400	Building with receptionist/switchboard
B.02		Copy Room	2	120		
B:03	PERFECT PRINCIPLE	Lunch Room	TENERAL TO	2 E 1,280	= 4,280	Seating 50 people, kitchenette, vending
B.04		Men's Restroom	1	200		
B.05		Men's Locker Room	1	160	160	12 lockers, 1 Shower,
B.06		Women's Restroom	1	200		
B.07		Women's Locker Room	70.6005551	####160	##### 160	12 lockers, 1 Shower And Advantage of the Association
B.08		Deliveries/Recycle	1	160		
B.8	ling transportation (1974)	Conference Rooms		160	160	Seating 6 at table
B.9		Conference Rooms	2	250		Seating 10 at table
B.10		Conference Rooms	3	300	900	Seating 12 at table
				11115	1.000	

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 Propo	sed for Ga	ıraging	voze pa distribuit Voca del acasto		al zenet ur turne. A se es es ez es		
		F	Parking Spa	ice Size (ns	f)	Total	Drive	Total w/
Vehicle Type	No. Vehicles	9 x 20	12 x 20	12 x 24	12 X 30	Drive Thru	Aisle (nsf)	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	P	roposed Pr	ogram Net A	Area (nsf)	22,680		32,130
				Net to Gro	ss Factor	0,90	_	0.90
		Pro	posed Prog	ram Gross /	Area (gsf)	25,200		35,700

	Outdoor Parkin	g at T&D Site 💮 🖺				
	_		Parking Space Size	(nsf)	Drive	Total w/
	No. Vehicles	9 x 20			Aisle (nsf)	Aisles (nsf)
Employee Parking	110	19,80	0		22,000	41,800
Spare Spaces	10	1,80	0		2,000	3,800
Visitor Parking	6	1,08	0		1,200	2,280
Total Vehicles	126			Program Ne	et 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 Propo	sed for Ga	raging 👑 📮					
		Parking Space Size (nsf)			Total	Drive	Total w/	
Vehicle Type	No. Vehicles	9 x 20	12 x 20	12 x 24	12 X 30	Drive Thru	Aisle (nsf)	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										
		Parking Space Size (nsf)			Total w/					
	No. Vehicles	9 x 20	,		Aisle (nsf)	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 Vehic	des	yldanga sacinaya sakabin		Program Ne	et Area (nsf)	### 76 ,000				

Appendix B

Final Hayes and Sherry Market Data Summary



PROVIDENCE WATER PROPERTY EVALUATION RHODE ISLAND

Prepared For:



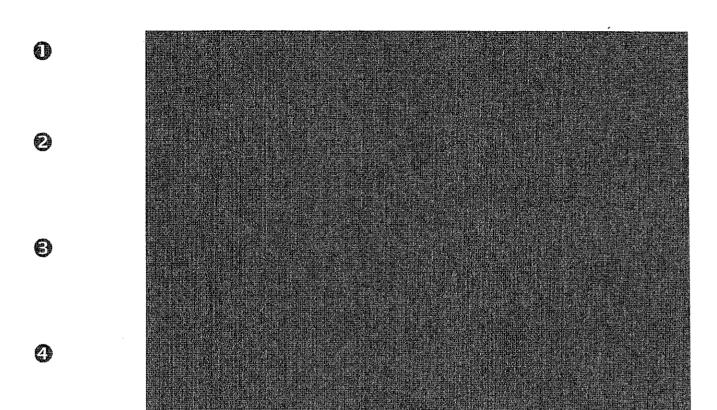
Prepared By:

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

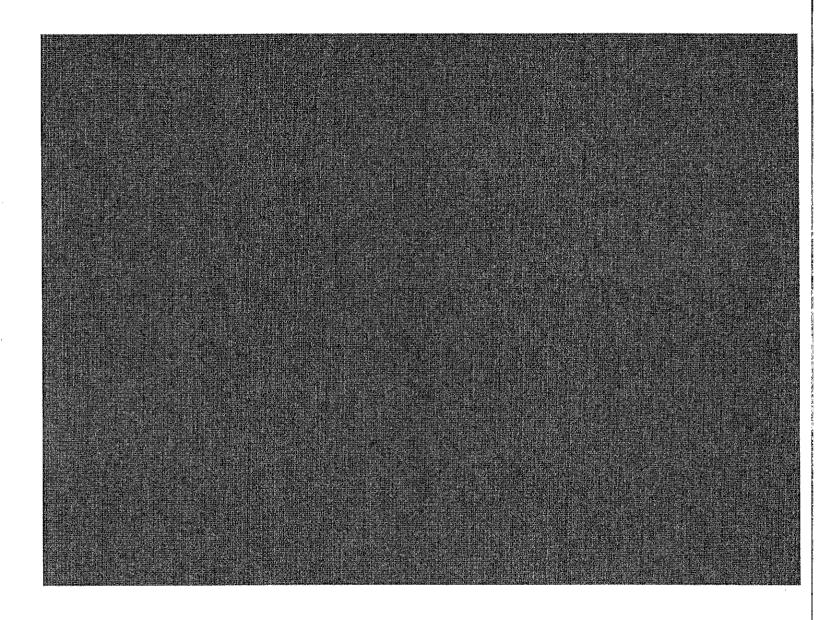


PROVIDENCE WATER PROPERTY EVALUATION RHODE ISLAND





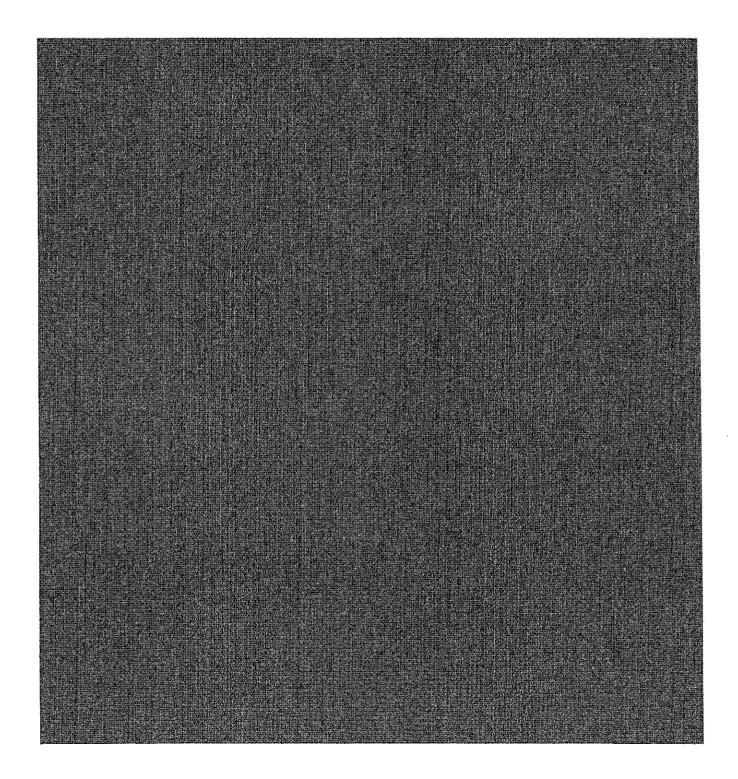
PROVIDENCE WATER PROPERTY EVALUATION SITE MAP





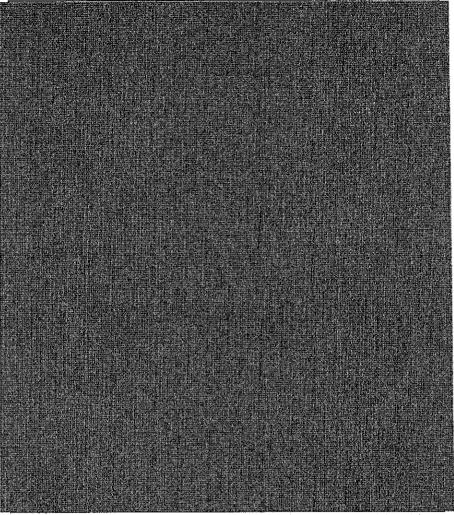


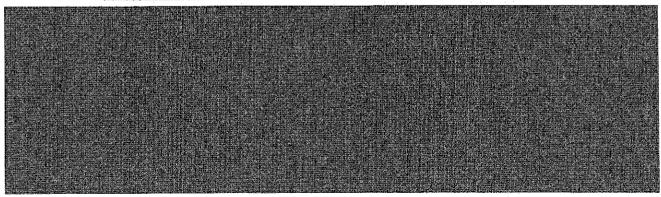
Map # 0





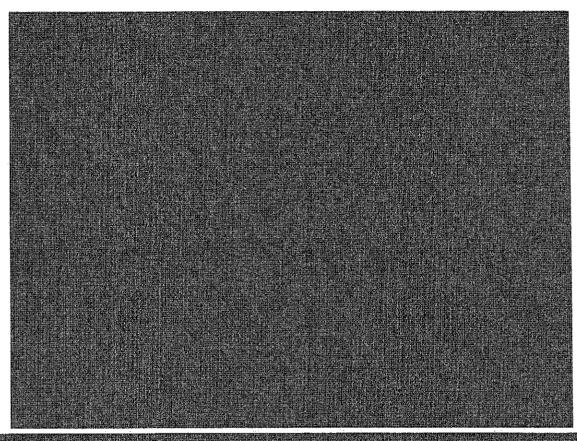
Map # @

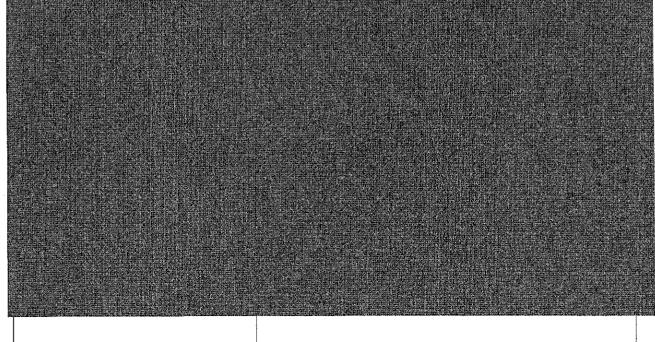






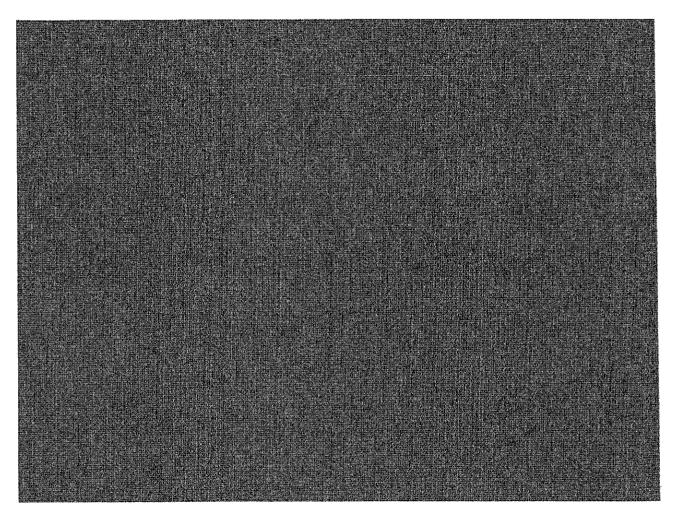
Map # **⑤**

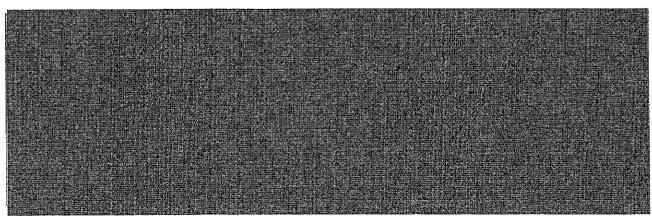


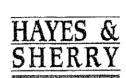




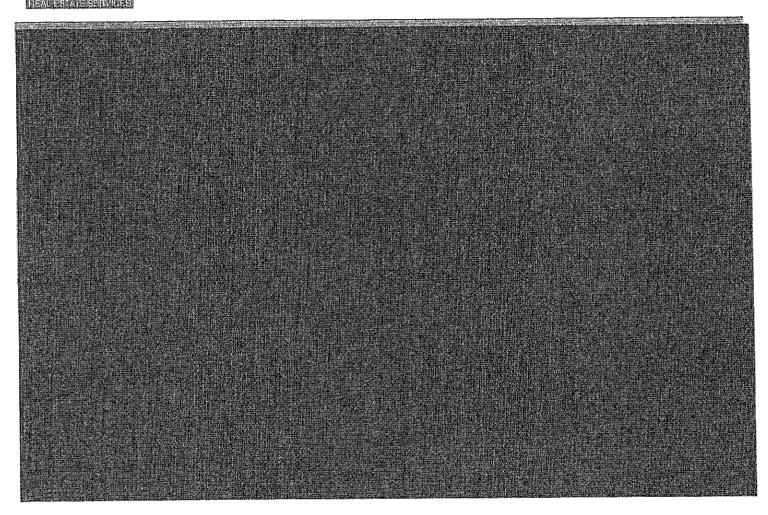
Map # @







PROVIDENCE WATER PROVIDENCE PROPERTY EVALUATION PROS AND CONS

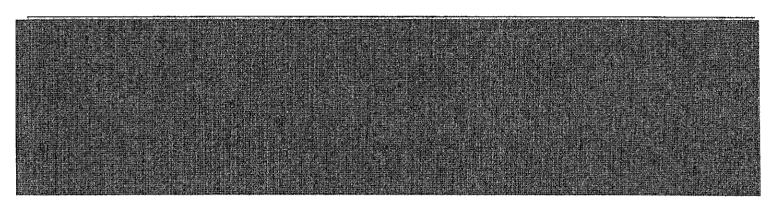




A control of the contro

PROVIDENCE WATER PROVIDENCE PROPERTY EVALUATION PROS AND CONS

 $\label{eq:continuous} || (-1)^{2} e^{i \phi} ||$



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

DIMEO

Estimator tfxs

Pad

DIMEO CONSTRUCTION COMPANY

Page 2

Providence Water Supply Board New Campus Budget Summary Totals

1 Admin Bldg		1 Admin Bidg 60,000 sf	TO SECURITION OF THE PERSON OF
	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
	1000.516	TEMPORARY UTILITIES	134,700
	1000,530	Barriers & enclosures	13,350
	1000.540	SECURITY & SAFETY	6,300
	1000.550	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	62,500
	2315,021	Earthwk: Excav Footblisc	42,450
	2315.024	Earthwk: Fine Grade	9,000
	2315.070	Backfilt: Foot Wall Misc	43,749
	2340,010	Soil Stabiza (Erosion Cti	7,700
	2620.010	Drainager, French Drains	20,000
	3210,050	Kepar, An Types	16,874
	3316.140	Conc. Footings	76,152
	3310.150		79,350
	3316.218	Constitution of the consti	204,428
	3210.320	CORC. Fill Pair States	3,770
	4000 040	Contact Selection of Selection	191,285
	4220.110	Division 4 and contractors	440 848
	£423 000	Strone Granite	25.250
	5000.010	Division 5 Subcontractors	1.436.250
	5505.010	Misc. Misc Metals	60,000
	5510,116	Stairs: Stair Parts	25,000
	6720.010	Omanentat; Rail & Fence	54,986
	6000.010	Division 6 Subcontractors	250,000
	6117.010	Blocking: Roof Natiers	30,938
	6117.020	Blocking: Misc.	45,893
	7111.010	Dampproofing: VaprBarrier	197,598
	7139,010	Waterproofing: Other	6,722
	7210.040	Insulation: Board	12,672
	7530,010	Membrane: Elastomerc EPDN	443,400
	7710,020	Sheetmetal: Gravel Stop	9,600
	7810,016	Fireproofing: Spray On	120,000
	7920,010	Sealant - Jt Filler Gaskt	50,000
	8160,000	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	Hardwate: Finishing	96,342
	8740.000	Hardware: Electromagnefic	4,050
	8900.010		135,000
	10400.040	Manufit & Control of C	7.00
	10480.030	Viscat Listing Desired	40 801
	10200.000	Louvers and Vents	4,799
	3(334) DOM	Harbailes	DESC. F.

Page 3

Providence Water Supply Board New Campus Budget Summary Totals

Bid han	aseuc	ialdisan with Total Cashuring Total Carolina	Talkeoff Quantity	Total Costubut	Total Amount
	10521.010	Fire Extinguíshers Etc			2,030
	10800.010	Misc Tollet/Bath Equip			12,001
	11160.010	Equip: Dock			11,419
	11450.010	Equip: Residental Food			7,561
	12490.010	Mindow 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
	16000.618	Electrical Complete			1,860,000
	16200.018	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			
ו	1000.103	PROJECT SUPERVISION			425,344
	1000 202	SHOWERS NOITCHEALSNOOTHE			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			203,560
	1000,580	PROJECT SIGNS			1,000
	1720.030	Layout			3,599
	2315.021	Earthwk: Excay FootiMisc			24,210
	2315.024	Earthwk: Fine Grade			9,480
	2315.070	Backfill; Foot Wall Misc			34,807
	2340.010	Soil Stabize (Erosion Cti			301,1
	2620.010	Brainage: French Drams			16,000
	3210.056	Rebar Alliypes			24,025 7.00 T.00
	3310.140	Cana: recangs			75 843
	3310.160	Conc. Walls			12007
	3310.210	Conc. Stabs On Grade			17,637
	3350.400	Finish: Floor Hardener			27,070
	5505.010	Misc. Misc Metals			41,450
	8117.020	Biocking: Misc.			20,100
	7210.040	Insulation: Board			181,23
	7810.010	Fireproofing: Spray On			55,200
	7920.010	Sealant - Jt Filler Gaskt			200,51
	8100.000	Doors: Metal With Frames			440 000
	8360.010	Doors: Overhead			000 fo
	8510.010	Windows: Metal			000,000
	8500.000	Skylights			126,600
	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
	16521.010	Fire Extinguishers Etc			119
	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			082,618
	13200.000	Storage Tanks			000,000

Page 4

Providence Water Supply Board New Campus Budget Summary Totals

Bid Item	Dhase	Bid Jenn. Phase Description Taxon Description	Takeoff Quantify	Total Costillrife	Total Amount
HELBOOK TOMBOOK WEIGHT AND AND THE WARRY LIKE OF TWO BE 144 FOR BUTTON	14400,010	Lifts			255,000
	14600.010	Holsts & Cranes			60,360
	15300,010	Sprinkler			142,200
	15400.000	Plumbing			112,180
	15700,000	HVAC Systems			126,400
	15900.060	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 12TH ITHER			5 800
	1000,310				9,000
	1000,530	BARRIERS & ENCLOSURES			267 's
	1000.560	THE FORANY CONTROLS			104,776
	1000.580	PROJECT SIGNS			1,000
	17.46.030	Layour			ກຸ່ວ
	2315.021	Earthwik: Excay Foothwise			9,500
	2315.024	Earthwk: Fine Grade			3,000
	2315.070	Backfill: Foot Wall Misc			12,723
	2340,010	Soil Stabize /Erosion Cd	-		4,400
	2520.010	Dramage; French Drains			6,000
	3210.050	Rebar: All Types			16,8/4
	3310.140	Conc. Footings			33,110
	3310.160	Conc. Walls			63,925
	3310.210	Conc. Slabs On Grade			65,528
	3316.328	Cone: Fili Pan Stairs			2,513
	3310.380	Cone: Stab On Corrutorm			62,251
	4000.010	Division 4 Subcontractors			389,508
	4220.110	Cone. 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
	6000.016	Division 6 Subcontractors			60,000
	6117.010	Blocking: Roof Natters			16,563
	6117.020	Blocking: Misc.			34,009
	7111.010	Dampproofing: VaprBarrier			87,055
	7210.040	Insulation: Board			4,752
	7530.010	Wembrane: Elastomerc EPDM			147,800
	7719.020	Sheetinetal: Gravel Stop			3,500
	7810.010	Fireproofing: Spray On			40,000
	7920.010	Sealant - Jt Filfer Gaskt			12,500
	8100,000	Doors: Metal With Frames			34,540
	8210.010	Doors: Wood			5,040
	8350.010	Boors: 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
	10180.010	Toilet Compartments			11,500
	10185.010	Shower/Dressing Compart			4,600
	10200.000	Louvers and Vents			\$5.7.4 \$100
	10430.016	Signs and Letters			4,500

DIMEO CONSTRUCTION COMPANY

Providence Water Supply Board New Campus Budget Summary Totals

SELECTION OF THE PROPERTY OF T
Fire Extinguishers Etc Partitions
Misc Tollet/Bath Equip
Equip: Dock
equip: Residental Food Mindow Treatments
Lightning Protection
Sprinkler
Plumbing
nvac systems Controls
Electrical Complete
3 Stock/Offices 20,000 sf
8,000 sf
PRECONSTRUCTION SERVICES
SUBMITTALS & CONSULTANTS
TEMPORARY UTILITIES
Barriers & Enclosures
SECURITY & SAFETY TEMPORARY CONTROL &
TRUJECT SIGN
cayou. Earthair Evray EartMiss
Earthwk: Excay room
Backfill: Foot Wall Misc
Soil Stablze /Erosion Ctl
Drainage: French Drains
Rebar: All Types
Cand: Footings
Const. Mains Const. Stabe On Grada
Finish: Floor Hardener
Division 4 Subconfractors
Corre, Block: 8"
Conc. Block: 6"
Division 5 Subcontractors
Misc: Misc Metals
Blocking: Roof Nailers
Blocking: Misc.
Dampproofing: Vaproafire
nstilation; board
Membrane; Elastomerc EPDM
Sheetmetal: Gravel Stop
Fireproofing: Spray On
Sealant - Jt Filler Gaskt
Doors: Wetal With Frames
Doors: Overhead
Windows: Metal
Skylights
Hardware: Finishing
Hardware: Electromagnetic
Division 9 Subconfractors
Fire Exfinguishers Etc

DIMEG CONSTRUCTION COMPANY

Providence Water Supply Board New Campus Budget Summary Totals

1100.000 1100.000	adipe	Phase	The new control of the control of th	A REOTH WUSING	iotal Gastionit	
13100.000 Lighthing Protection 14400.000 Lighthing Protection 14400.000 Lighthing Protection 14400.000 HAAC Systems 14500.000 HAAC HAAC HAAC HAAC HAAC HAAC HAAC HA		11010.030	Equip: Vacuum Systems			15,000
1400.010 Life 1500.001 Sprinkler 1500.000 Sprinkler		13100.000	Lightning Protection			8,000
1500.010 Sprinkler 1500.010 Selectical Complete 1500.010 Selectical Complete 1500.010 Selectical Complete 1720.021 Serflow: Excav Foothlisc 2316.021 Serflow: Selectical Complete 2316.021 Serflow: Selectical Complete 2316.021 Serflow: Selectical Complete 2316.020 Selectical Complete 2316.020 Selectical Complete 141,200 Selectical Complete 1500.010 Selectical Complete 1500.010 Selectical Complete 1500.010 Selectical Complete 2316.020 Selecti		14400 818	SE			170,000
15400.000 Piumbing 15400.000 Piumbing 15700.000 Piumbing 15700.000 Piumbing 15700.000 Piumbing 15000.000 Piumbing 15000.000 Piumbing Pi		15300.010	Sprinkler			36,000
16700.000 HVAC Systems 15900.000 Controls 16000.202 Controls 15,000 st		15400.000	Plumbing			54,000
1500.000 Electrical Complete 15,000 sf 15,000.00 sf 15,000.00 sf 15,000.00 sf 15,000.00 sf 15,000.00 sf 15,000.00 sf 12,000.202 PRECONSTRUCTION SERVICES 1720.02 Particus: Energian Ensign City Complete 12315.024 Earthwit: Excav FoothMac 13310.200 Earthwit: Foot Wall Misc 2340.006 Rehar: All Types 13310.200 Come: Plate 13310.200 Come: Plate 13310.200 Come: Plate 13310.200 Pre-Engineered Structures 1600.000 sf 14,200 sf 14,200 sf 15,000.00 sf 15,000.00 sf 17,20.300 Pre-Engineered Structures 1600.000 Pre-Engineered Structures 1500.000 sf 14,200 sf 14,200 sf 14,200 sf 14,200 sf 14,200.00 sf 14		15790,000	HVAC Systems			86,400
15,000.510 Electrical Complete 15,000.00 sf 15,000 se 1720.030 Layout 2315.024 Earthwat: Excav FootMisc 2315.076 Backfill: Foot Wall Misc 2340.010 Solis Stabbe REcoin Ctil 2340.005 Rabbar REcoin Ctil 2340.005 Rabbar REcoin Ctil 2340.005 Rabbar REcoin Ctil 2340.000 Rome: Slabs On Grade 2356.400 Rome: Slabs On Grade 15,000 sf 15,000.00 sf 17,20.030 Rathwat: Excav FootMisc 2315.024 Earthwat: Floor Hardenar 2316.020 Rathwat: Romediation 2316.020 Rathwat: Storage 11,200 sf 11,200.00 sf Granular Storage 11,200 sf Caranular Storage 12,000.00 Rathwat: Storage 11,200 sf Sathwat: Sathwat: Sathwat 2316.030 Parings: Site Structures 2316.030 Parings: Site Structures 2316.030 Parings: Caranular Storage 2316.030 Parings: Site Structures 2316.030 Parings: Caranular Storage 2316.030 Parings: Caranular Caranular Storage 2316.030 Parings: Caranular Cara		15900,000	Controls			8,000
15,000 sf		15000.010	Electrical Complete			158,000
15,000 sf 1000.202 PRECONSTRUCTION SERVICES 1720.035 Layout 2315.021 Earthwi: Excav FootMilac 2315.022 Earthwi: Pine Grade 2315.024 Earthwi: Pine Grade 2310.010 Soil Stablar (Erosion Cil 3240.010 Soil Stablar (Erosion Cil 3310.210 Conc: Slabs On Grade 3310.210 Conc: Slabs On Grade 3310.201 Pre-Engineered Storage 15,000 sf 11,200 sf 11			4 Auto Shop 8,000 sf	8,000.00 sf	236.98 /sf	1,895,845
1000.202	A Contornal Storage		15 DAN ef			
1720.022	o covered ocolage	1000 202	SECONSTRUCTOR SEGMENTS			3.080
1720.00		1709.202	recolled Indeption described			4 200
2315.027 Sarthwis: Excav Poorinisc 2340.010 Soil Stablze Ferosion Ctt 2340.010 Pre-Engineered Structures 1312.0.010 Pre-Engineered Structures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 15,000.00 sf 1720.020 PRECONSTRUCTION SERVICES 1720.020 PRECONSTRUCTION SERVICES 1720.020 Earthwir: Fine Grade 2316.020 Conc. Stabs On Grade 2316.020 Pre-Engineered Structures 1000.010 Pre-En		1720.030	Layout			007,1
2316.024 Earthwit: Fine Girade 2216.024 Earthwit: Fine Girade 2240.010 Backfill: Foot Wall Misc 2240.010 Backfill: Foot Wall Misc 2240.010 Conc.: Plers 330.210 Conc.: Slabs on Grade 3350.200 Conc.: Plers 13720.010 Pre-Engineered Structures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 15,000.00 sf 1720.030 Layout 2216.021 Earthwit: Fine Grade 2316.022 PRECONSTRUCTION SERVICES 1720.030 Layout 2216.021 Earthwit: Fine Grade 2316.020 Conc.: Flers 2310.200 Conc.: Flers 2310.200 Conc.: Flers 2310.200 Conc.: Flers 3310.200 Earthwit: General 3350.000 Site Remediation 2240.000 Site Remediation 2240.000 Site Remediation 2240.000 Site Remediation 2240.000 Utility Serv: Water 2310.000 Dawater: General 2310.000 Paring: Asphalt 2350.000 Dawater: General 2310.000 Paring: Concrete 2510.010 Dawater: General 2310.020 Daving: Asphalt 2770.000 Paring: Concrete 2770.000 Paring: Conc		2315.021	Earthwk; Excay Foothlisc			2,250
2340.010 Backfill: Foot Walf Misc 2340.010 Soil Stabbe ferosion Ctl 3240.010 Februaria All Types 3360.400 Finish: Floor Hardener 13120.010 Pre-Engineered Sturctures 16000.010 Ferosion Storage 15,000 sf 15,000.00 sf 1720.030 Earthwic Excav FootMisc 2315.024 Earthwic Eine Grade 2315.024 Earthwic Fine Grade 2315.024 Earthwic Fine Grade 2316.200 Conc. Slabs On Grade 2310.200 Conc. Slabs On Grade 3310.200 Conc. Slabs On Grade 3310.200 Conc. Slabs On Grade 3310.200 Fre-Engineered Structures 1320.000 Fre-Engineered Structures 1320.000 Site Remediation Complete 6 Granular Storage 11,200 sf 11,200.00 Site Remediation 2240.010 Devater. General 2310.020 Earthwic: Cut & Fill Etc 22510.020 Earthwic: Cut & Fill Etc 22510.020 Earthwic: Stabs On Grade 2310.030 Pre-Engineered Structures 530.030 Devater. General 2310.030 Farings: Serv: Water 22510.010 Devater. General 2310.030 Paving: Concrete 22510.010 Devater. General 2310.030 Paving: Concrete 2310.030 Paving: Concrete 2310.030 Paving: Concrete 2310.030 Paving: Cutps & Gutters 2750.030 Paving: Finish		2315.024	Earthwk: Fine Grade			4,500
2340.010 Soil Stabtze (Erosion Ctil 2340.010 Soil Stabtze (Erosion Ctil 2310.200 Conc. Pleas On Grade 2350.400 Finish: Floor Hardener 13120.010 Free-Engineered Sturctures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 15,000.00 sf 1720.030 Layout 2315.024 Earthwk: Excay FootMisc 2315.024 Earthwk: Excay FootMisc 2315.024 Earthwk: Fine Grade 2315.026 Earthwk: Excay FootMisc 2316.010 Soil Stabtze Erosion Ctil 2316.010 Pre-Engineered Structures 16000.010 Free-Engineered Structures 15000.010 Free-Engineered Structures 15000.010 Pre-Engineered Structures 15000.010 Utility Serv: Water 2240.010 Utility Serv: Water 2240.010 Utility Serv: Septic Tank 2250.000 Utility Serv: Septic Tank 2250.000 Praining: Concrete 2740.000 Paving: Asphalt 2750.000 Paving: Parking Lines 2776.000 Paving: Paving: Parking Lines 2776.000 Paving: Paving: Paving: Paving Pavi		2315.070	Backfill: Foot Wall Misc			14,696
3210.056 Rebar: All Types 3310.200 Conc.: Pleas 3310.200 Conc.: Slabs On Grade 3350.400 Finish: Floor Hardener 13120.010 Pre-Engineered Storage 15,000 sf 15,000.00 sf 1000.202 PRECONSTRUCTION SERVICES 1720.030 Layout 2315.024 Earthwk: Excav FootfMisc 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade 2316.030 Rebar: All Types 3310.200 Conc.: Plers 3310.200 Conc.: Plers 3310.200 Conc.: Plers 3310.000 Fre-Engineered Structures 15000.010 Pre-Engineered Structures 15000.010 Pre-Engineered Structures 15000.010 Pre-Engineered Structures 15000.010 Granular Storage 11,200 sf 17,200.00 sf 2310.020 Site Remediation 2240.010 Utility Serv: Water 2240.010 Utility Serv: Water 2250.020 Drainage: Site Structures 2510.010 Utility Serv: Septic Tank 2550.020 Drainage: Site Structures 2510.010 Pre-Engineered Structures 2770.030 Paving: Parking Lines 2770.030 Paving: Parking Lines 2770.030 Paving: Parking Lines		2340 010	Soil Stabize /Erosion Ctl			4,850
3310.200 Conc.: Piers 3310.200 Conc.: Slabs On Grade 3350.400 Finish: Floor Hardener 13120.010 Fre-Engineered Structures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 15,000.00 sf 1720.030 Layout 2315.022 PRECONSTRUCTION SERVICES 1720.030 Rebar: All Types 3310.200 Conc.: Piers 3310.200 Conc.: Piers 3310.200 Conc.: Piers 3310.200 Conc.: Slabs On Grade 3350.400 Frecast Concrete 15120.010 Pre-Engineered Structures 1600.010 Fre-Engineered Structures 1600.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 2240.010 Utility Serv: Water 2240.010 Utility Serv: Water 2240.010 Utility Serv: Spelit Tank 2250.020 Drainage: Site Structures 2740.030 Paving: Concrete 2750.030 Paving: Chark & Gutters 2750.030 Paving: Chark & Gutters 2750.030 Paving: Chark & Gutters 2750.030 Paving: Urbs & Gutters		3210.050	Rebar: All Types			2,925
3310.210 Conc. Slabs On Grade 3360.400 Finish: Ricor Hardener 13120.010 Pre-Engineered Structures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 15,000.00 sf 1720.530 Layout 2315.020 Earthwk: Excav FootMisc 2315.020 Earthwk: Excav FootMisc 2315.020 Earthwk: Fine Grade 2315.020 Soil Stabtze /Erosion Cd 2316.030 Rebar All Types 3310.200 Conc: Pleirs 3310.200 Conc: Pleirs 3310.200 Conc: Sleirs On Hardener 3400.100 Pre-Engineered Structures 15000.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 440,500 sf A40,500 sf Earthwk: Site Grading 2240.010 Dewater: General 2316.020 Earthwk: Site Grading 2316.020 Drainage: Ste Structures 2316.030 Drainage: Ste Structures 2750.030 Paving: Asphalt 2750.030 Paving: Cancrete 2760.030 Paving: Cancrete 2760.030 Paving: Cancrete 2770.010 Improvements: Indiation/Sys		3310,200	Conc. Piers			8,826
3350.400 Finish: Floor Hardener 13120.010 Pre-Engineered Structures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 16,000.00 sf 1720.020 Electrical Complete 5 Covered Storage 15,000 sf 1720.030 PRECONSTRUCTION SERVICES 1720.030 Earthwk: Excav FootMisc 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade Conc. Plens Conc. Plens Conc. Plens Conc. Plens Grade 53310.210 Pre-Engineered Structures 53310.210 Pre-Engineered Structures 6 Granular Storage 11,200 sf 11,200.00 Site Remediation 2240.010 Dewater: General 2316.010 Dewater: General 2316.010 Utility Serv: Water 2540.010 Utility Serv: Water 2540.010 Utility Serv: Water 2550.020 Drainage: Site Structures 2770.030 Paving: Asphalt 2770.010 Paving: Concrete 2770.030 Paving: Concrete 2770.010 Improvements: Infigation Sys		3310,210	Conc: Slabs On Grade			133,664
15120.010 Pre-Engineered Structures 16000.010 Electrical Complete 5 Covered Storage 15,000 sf 16,000.00 sf 11,200 sf 11,200 sf 1120.330 17		3350.400	Finish: Floor Hardener			13,062
16000.010 Electrical Complete 5 Covered Storage 15,000 sf 15,000.00 sf 11,200 sf 11,200 sf 11,200 sf 1720.30 1		13120.010	Pre-Engineered Structures			198,750
11,200 sf 11,200 sf 11,200 sf 11,200 sf 11,200 sf 11,200 sf 11,20.30 11,20.30 11,20.30 11,20.30 11,20.30 11,20.30 11,20.30 12,34.00 12,34.00 13,34.20 13,34.30 13,34.		16000.010	Electrical Complete			30,000
11,200 sf 1120.302 PRECONSTRUCTION SERVICES 11720.303 Leyout 2315.024 Earthwk: Excav Footffoliac 2315.026 Earthwk: Fine Grade 2315.026 Rebar. All Types 3310.200 Conc. Piers 3310.200 Finish: Floor Hardener 3310.000 Finish: Storetete 13120.010 Pre-cast Complete 6 Granular Storage 11,200 sf 440,500 sf 2240.010 Dewater General 2310.020 Earthwk: Site Grading 2310.020 Earthwk: Cut & Fill Etc 2510.010 Utility Serv: Septic Tank 2650.010 Utility Serv: Septic Tank 2650.020 Drainage: Site Structures 2720.030 Paving: Parking Lines 2770.030 Paving: Concrete 2770.030 Paving: Curbs & Gutters 2770.010 Paving: Curbs & Gutters			5 Covered Storage 15,000 sf	15,000.00 sf	28.05 /sf	420,803
11,200 sf 1100.202 PRECONSTRUCTION SERVICES 1720.302 Layout 2315.024 Earthwit: Excav FootMisc 2315.024 Earthwit: Fine Grade 2315.026 Earthwit: Fine Grade 2315.026 Earthwit: Fine Grade 2316.050 Rebar: All Types 3316.200 Conc: Stabte / Erosion Cd 3316.200 Conc: Stabs On Grade 3330.200 Conc: Stabs On Grade 3330.200 Pre-Engineered Structures 3400.010 Pre-Engineered Structures 15000.010 Electrical Complete 6 Granular Storage 11,200 sf 440,500 sf 440,500 sf 2316.020 Earthwit: Site Grading 2316.020 Earthwit: Cut & Fill Etc 2510.010 Utility Serv: Water 2540.010 Utility Serv: Water 2540.010 Utility Serv: Septic Tank 2630.020 Drainage: Site Structures 2740.030 Paving: Parking Lines 2776.035 Paving: Concrete 2776.030 Paving: Parking Lines 2776.030 Paving: Cutro & Gutters						
1000.202 PRECONSTRUCTION SERVICES 11720.030 Layout 2315.024 Earthwk: Excav FootMisc 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade 2315.026 Earthwk: Fine Grade 2316.050 Rebar: All Types 3316.200 Conc: Stabze / Forsion Cd 3316.200 Conc: Stabze On Grade 3330.200 Pre-Engineered Structures 3400.010 Pre-Engineered Structures 15000.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 file Electrical Complete Caranular Storage 11,200 sf 11,200.00 file Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 file Electrical Complete 7310.000 Earthwk: Site Grading 2316.000 Earthwk: Cut & Fill Etc 2510.010 Utility Serv: Septic Tank 2630.020 Drainage: Site Structures 2540.010 Utility Serv: Water 2540.010 Utility Serv: Water 2540.010 Utility Serv: Septic Tank 2630.020 Praving: Parking Lines 2770.030 Paving: Concrete 2770.030 Paving: Curbs & Gutters 2770.010 Paving: Curbs & Gutters 2770.010 Improvmnts: IrrigationSys	6 Granular Storage		11,200 sf			
1720.630 Leyout 2315.024 Earthwk: Excav Foot/Misc 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade 2315.076 Backfill: Foot Wall Misc 2340.010 Soil Stabtze (Erosion Cul 3210.200 Conc; Fiers 3310.200 Conc; Fiers 3310.200 Finish: Floor Hardener 3300.400 Finish: Floor Hardener 3300.400 Finish: Floor Mardener 3300.400 Finish: Floor Mardener 3300.400 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 440,500 sf 2240.010 Dewater: General 2310.020 Earthwk: Site Grading 2315.020 Earthwk: Site Structures 2510.010 Utility Serv: Septic Tank 2550.010 Utility Serv: Septic Tank 2550.020 Drainage: Site Structures 2740.030 Paving: Asphalt 2750.035 Paving: Concrete 2770.030 Paving: Parking Lines 2770.030 Paving: Parking Lines 2770.030 Paving: Curbs & Gutters 2770.010 Improvmnts: IrrigationSys		1000.202	PRECONSTRUCTION SERVICES			3,080
2315.024 Earthwk: Excav FootMisc 2315.024 Earthwk: Fine Grade 2315.024 Earthwk: Fine Grade 2315.026 Backfill: Foot Wall Misc 2340.010 Soil Stabtze (Frosion Cd 3210.050 Conc.: Flers 3310.210 Conc.: Stabs On Grade 3350.400 Friests Concrete 3350.400 Fre-Engineered Structures 13120.010 Pre-Engineered Structures 13120.010 Electrical Complete 6 Granular Storage 11,200 sf 440,500 sf 2240.010 Dewater: General 2315.020 Earthwk: Site Grading 2315.020 Earthwk: Site Structures 2540.010 Utility Serv: Water 2550.020 Drainage: Site Structures 2750.035 Paving: Asphalt 2770.010 Paving: Parking Lines 2770.010 Paving: Curbs & Gutters 2770.010 Improvmnts: Prigation Sys		1720.030	Layout			1,200
2315.024 Earthwk: Fine Grade 2315.026 BackEll: Foot Wall Misc 2340.010 Soil Stabte Ærosion Cdl 3240.010 Conc.: Sirabs On Grade 3340.200 Conc.: Sirabs On Grade 3350.400 Frecast Contreste 3300.100 Pre-Engineered Structures 15120.010 Pre-Engineered Structures 1500.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 2240.010 Site Remediation 2240.010 Dewater: General 2316.020 Earthwk: Site Grading 2316.020 Earthwk: Site Grading 2316.020 Drahnage: Site Structures 2540.010 Utility Serv: Water 2540.020 Drahnage: Site Structures 2740.030 Paving: Concrete 2760.035 Paving: Concrete 2770.010 Paving: Curbs & Gorters 2770.010 Improvemnts: IrrigationSys		2315.021	Earthwk: Excay FootMisc			5,250
2315.070 BacksIII: Foot Wall Misc 2340.010 Soil Stabtze / Erosion Cul 3240.020 Conc: Piers 3310.200 Conc: Piers 3310.200 Finish: Floor Hardener 3300.000 Finish: Floor Hardener 3400.000 Pre-Engineered Structures 15000.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 2240.010 Site Remediation 2240.010 Dewater: General 2310.020 Earthwix: Site Grading 2310.020 Earthwix: Site Grading 2310.020 Earthwix: Site Structures 2540.010 Utility Serv: Septic Tank 2550.020 Drainage: Site Structures 2740.030 Paving: Asphalt 2770.010 Paving: Curbs & Gutters 2770.010 Improvemnts: Irrigation Sys		2315.024	Earthwk: Fine Grade			3,360
2340.010 Soil Stabize /Erosion Ctf 3210.050 Rebar: All Types 3310.200 Conc: Pleirs 3310.210 Conc: Slabs On Grade 3350.400 Finish: Florither Fardener 3400.010 Pre-Engineered Structures 1500.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 440,500 sf A40,500 sf Earthwix: Site Grading 2310.020 Earthwix: Site Grading 2310.020 Earthwix: Site Grading 2310.020 Earthwix: Cut & Fill Etc 2510.010 Utility Serv: Water 2540.010 Utility Serv: Water 2540.010 Utility Serv: Septic Tank 2630.020 Drainage: Site Structures 2740.030 Paving: Parking Lines 2776.035 Paving: Cancrete 2776.030 Paving: Curbs & Gutters 2776.030 Paving: Curbs & Gutters 2770.010 Improvemts: PridgatonSys		2315.070	Backfill: Foot Wall Misc			10,270
3210.050 3310.200 Conc: Pters 3310.200 Conc: Stabs On Grade 3380.400 Finish: Floor Hardener 3400.100 Pre-cast Concrete 13120.010 Fre-spinered Structures 16000.010 Electrical Complete 6 Granular Storage 11,200 sf 440,500 sf 2240.010 Dewater: General 2310.020 Earthwix: Site Grading 2315.020 Earthwix: Site Grading 2315.020 Earthwix: Site Structures 2510.010 Utility Serv: Septic Tank 2650.020 Drainage: Site Structures 2740.030 Paving: Asphalt 2750.035 Paving: Concrete 2770.040 Paving: Curbs & Guiters 2770.010 Paving: Curbs & Guiters		2340,010	Soil Stablze /Erosion Ctl			4,850
3310.210 3310.210 Conce: Stabs On Grade 3360.400 Freusst Concrete 13120.010		3240.050	Rehar All Tyres			2,475
3310,200 3310,200 Frecast Concrete 3360,400 Frecast Concrete 13120,010 Frecast Concrete 13120,010 Frecast Complete 6 Granular Storage 11,200 sf 11,200,00 sf 2100,000 Site Remediation 2240,010 Dewater: General 2316,020 Earthwik: Site Grading 2316,020 Earthwik: Site Grading 2316,020 Drainage: Site Structures 2540,010 Utility Serv: Water 2540,010 Utility Serv: Septic Tank 2550,020 Drainage: Site Structures 2740,030 Paving: Concrete 2760,035 Paving: Concrete 2770,010 Paving: Curbs & Gutters 2770,010 Improvemnts: IrrigationSys		3310,330	Cont. Diere			8,825
3350,010 Precast Concrete 13120,010 Pre-Engineered Structures 1500,010 Pre-Engineered Structures 1500,010 Pre-Engineered Structures 1500,010 Electrical Complete 6 Granular Storage 11,200 sf 11,200,00 sf 2100,000 Site Remediation 2240,010 Dewater, General 2316,020 Earthwit: Site Grading 2315,020 Earthwit: Cut & Fill Etc 2510,010 Utility Serv: Water 2540,010 Utility Serv: Septic Tank 2830,020 Drainage: Site Structures 2540,010 Utility Parking Lines 2740,030 Paving: Parking Lines 2776,030 Paving: Curbs & Gutters 2376,030 Paving: Curbs & Gutters 2810,010 Improvmnts: PridgatonSys		3340.740	Conc. Mahe On Grade	•		101,555
3400.100 Pre-east Concrete 13120.010 Pre-Engineered Structures 15000.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 2160.000 Site Remediation 2240.010 Dewater, General 2316.020 Earthwit. Site Grading 2315.020 Earthwit. Cut & Fill Etc 2510.010 Utility Serv: Water 2540.010 Utility Serv: Septic Tank 2830.020 Drainage: Site Structures 2540.010 Utility Serv: Septic Tank 2830.020 Drainage: Site Structures 2740.030 Paving: Parking Lines 2760.035 Paving: Parking Lines 2776.030 Paving: Curbs & Gorfers 2776.010 Improvmnts: PridgationSys		3350 400	Finish: Floor Hardener			9,753
13120.010 15000.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 2100.000 Site Remediation 2240.010 Earthwit: Site Grading 2316.020 Earthwit: Site Grading 2316.020 Earthwit: Site Structures 2510.010 Utility Serv: Water 2540.010 Utility Serv: Septic Tank 2630.020 Drainage: Site Structures 2740.030 Paving: Asphalt 2750.035 Paving: Concrete 2770.030 Paving: Curbs & Gutters 2770.010 Paving: Curbs & Gutters 2770.010 Improvmnts: PridgationSys		3400 100	Breezet Concrete			25,000
16000.010 Electrical Complete 6 Granular Storage 11,200 sf 11,200.00 sf 2100.000 Site Remediation 2240.010 Dewater: General 2310.020 Earthwit: Site Grading 2315.020 Earthwit: Site Grading 2315.020 Earthwit: Sorv. Septic Tank 2550.010 Utility Serv. Yaptor 2550.020 Drainage: Site Structures 2750.035 Paving: Asphalt 2750.035 Paving: Concrete 2770.010 Paving: Parking Lines 2770.010 Paving: Curbs & Gutters 2310.010 improvemts: PridgationSys		13120.010	Pra-Fnoinsered Structures			148,400
440,500 sf 2100,000 sf 871,200 sf 11,200,00 sf 2100,000 sf 878 Remediation 2240,010 bewater General 2316,020 Earthwit: Site Grading 2316,020 Earthwit: Site Grading 2316,010 Utility Serv: Water 2540,010 Utility Serv: Water 2550,020 Drainage: Site Structures 2740,030 Paving: Asphalt 2776,035 Paving: Concrete 2760,035 Paving: Concrete 2776,030 Paving: Concrete 2776,040 Paving: Concr		15000 010	Electrical Complete			22,400
2160.000 2240.010 2316.020 2316.020 2519.010 2540.010 2530.020 2740.030 27760.010 2810.010			6 Granular Storage 11,200 sf	11,200.00 sf	30.93 /sf	346,419
2160.000 2240.010 2310.020 2315.020 2510.010 2540.010 2550.020 2740.030 2750.030 27750.010	7 Site Desiredant		440 500 sf			
	r one Developinent	מונים מסורה	Sta Bemadiation			
		2240.010	Dewater: General			
		2310.020	Earthwk: Site Grading			342,685
		2315.020	Earthwk: Cut & Fill Etc			130,400
		2510,010	Utility Serv: Water			252,450
		2540.010	Utility Serv: Septic Tank			71,400
		2630.020	Drainage: Site Structures			750,000
		2740,030	Paving: Asphalt			835,350
		2750,035	Paving: Concrete			52,500
		2760,030	Paving: Parking Lines			2,993
-		2770.010	Paving: Curbs & Gutters			43,200
		2810.010	improvmnts: InigationSys			

Providence Water Supply Board New Campus Budget Summary Totals

Total Amount	112,875	19,200	100,000	60,000	2,772,979
Total Cost/Unit					6.30 /sf
Takeoff Quantity					440,500.00 sf
n Description	mprovmnts; Fencing	improvmnts: Bollard/Rails	Improvmats: Parking Items	Landscape: General	7 Site Development 440,500 sf 440,500.00 sf
	Improvi	Improvi	Improvi	Landsc	7 Site
Phase	2826.010	2840,050	2840,080	2900,010	

marpig /

DIMEO

Estimate Totals

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

Page 7

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:

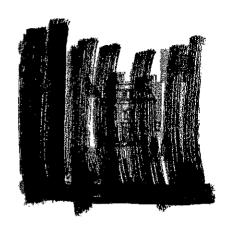
- In response to KCWA 2-15, Providence provided the executive summary from an August 2009 CDM Report entitled "Providence Water Supply Board Facility Assessment-Phase II." In its report, CDM set forth a number of recommendations and cost ranges (from \$9.4 million to \$39.5 million) for a new Central 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.



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

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. 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:



Tenant/Lessee:

Providence Water Supply Board

2. Leased Premises

+/- 53.000 Tenant usable/occupiable sq ft of office space on $1^{\rm st}$ and $2^{\rm nd}$ floors in

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



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, 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 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,

	Date		
Acknowledged and Agreed: Providence Water Supply Board		44.	
Boyce Spinelli Acting General Manager	Date		

Attachment A Letter of Intent September 3, 2013

Administrative Office Space / Progran

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
 - o Departments housed: Administration, Finance, MIS, Engineering, Support Services, Forestry, and Watershed Security with Shared/Support Facilities (see below).
 - o 10% future expansion included.
 - o 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
- 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



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 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. 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: or other entity created by 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

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 a 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. 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,

	Date	
Acknowledged and Agreed: Providence Water Supply Board		
Boyce Spinelli Acting General Manager	Date	

Attachment A Letter of Intent September 3, 2013

T & D site a

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

- 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; Men's Restroom - Road Staff; Men's Room - Road Staff; Women's Restroom - Road Staff; Women's Locker Room - Road Staff; Women's Locker Room - 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
 - o Parking for 34 large vehicles and 35 pickup trucks on ground (covered) floor of garage.
 - o 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 <u>financing</u> 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).

Α.	Booster Pump Station	Asset Value	

year warmen trees.	I Greenville Avenue	12,000	Donated 1994, Improvements
2	2 Dean Estates	-	Donated 1982
***************************************	3 Cranston Commons *	-	Part of or Western Cranston takeover
Z	4 Alpine Estates *	1	Part of or Western Cranston takeover
	Atwood Avenue	-	Donated 2010
(5 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

CANADA IN COMMENDO NO COMMO	k Antoning mangang mengang bang bang bang bang bang bang bang	
D	Emergency Power Systems	
υ.	cineigency Fower 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.