

Report

Kent County
Water Authority

**New Office and Maintenance
Facility Study**

December 1999

CDM Camp Dresser & McKee Inc.

consulting
engineering
construction
operations

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December 14, 1999

Ms. Barbara Graham, Chairwoman
Kent County Water Authority
1072 Main Street
West Warwick, Rhode Island 02893

Subject: Study of New Office and Maintenance Facilities

Dear Ms. Graham:

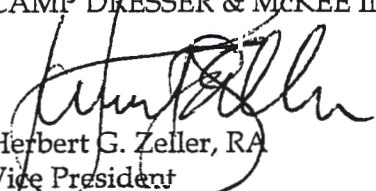
Camp Dresser & McKee Inc. is pleased to submit twenty (20) copies of our Final Report studying New Office and Maintenance Facilities for the Kent County Water Authority. Our report discusses the needs of the Authority for new building space, outdoor materials storage and parking. It describes several properties available for sale or lease within the Authority's service area, evaluates them, and identifies four with characteristics most favorable as a relocation site. Finally, it illustrates a conceptual building design and generic site plan incorporating the needs with potential for future expansion, and provides our Statement of Probable Construction Cost.

I want to thank KCWA General Manager Tim Brown, who carefully guided this effort, and members of his staff, who participated in compiling the data and offered valuable insight and many practical suggestions as we developed this study.

CDM would welcome the opportunity to offer our assistance as the Kent County Water Authority moves forward with implementation of this much-needed project.

Very truly yours,

CAMP DRESSER & MCKEE INC.


Herbert G. Zeller, RA
Vice President
Project Manager

Executive Summary

In June of 1999, Camp Dresser & McKee Inc. (CDM) was engaged by Kent County Water Authority (KCWA) to prepare a report to include a selection of sites within the area served by KCWA and schematic building design based on programmatic material assembled by CDM. The objective was to locate a number of available sites in the Coventry, West Greenwich locale and prepare a site plan based on one of the sites. In addition, a schematic floor plan would be assembled to assess the programmatic needs of KCWA and determine a building 'footprint' to be used as the basis for the required area of land suitable for the building.

The program was prepared from information supplied by KCWA and information ascertained by CDM from site visits to the existing facility, a questionnaire prepared by CDM and evaluated by KCWA and meetings with personnel at KCWA. The building spaces were determined from an evaluation of the existing operation and an understanding of the functional relationships of the components listed in the Program of Spaces. A square footage was assigned to each space based upon the intended use of the space and the furniture and personnel to be assigned to each space. A total floor area of roughly 26,500 sq.ft. was determined to be adequate. Projected construction cost of the facility with site preparation is expected to be \$3.6M. A complete estimate can be found under 3.4 Statement of Probable Construction Cost.

The site selection process, a process run concurrently with the assembling of programmatic information, required frequent visits to the towns of West Greenwich, West Warwick, East Greenwich and Coventry. Property was located by contacting local real estate agencies and requesting information relative to lot size, location, services available, price, wetlands, etc. A complete listing of criteria is in the Site Selection Sheets 2.4.1 through 2.4.10. A listing of abutters is contained on 2.4.11 and 2.4.12 for Coventry and West Greenwich.

Property on Hopkins Hill Road in West Greenwich (noted as Site No. 1) was selected for further development. The property is close to Exit 6A and of sufficient size to provide for the immediate needs of KCWA and provide for limited expansion in the future. There are flagged wetlands to the SW of the property. There appears to be approximately 6+ useable acres of the 9.2 available. A site plan was prepared with the information mentioned above and is contained in the report.

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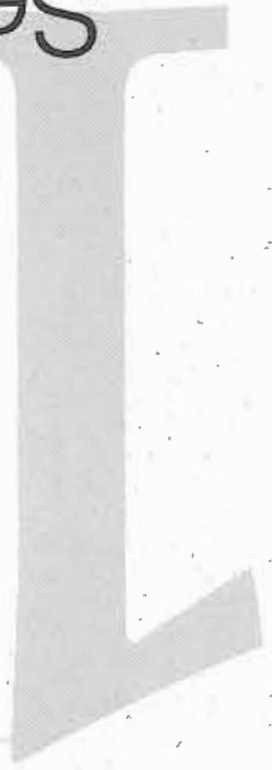
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Section One



Section 1

Programming

1.1 Introduction

Programming consists of evaluating the existing operations and understanding functional relationships, identifying needed improvements and anticipated future growth, and developing the required square footing area of each space. This process included discussions with Board Members during board meetings concerning the existing facility and future growth needs; meetings with Mr. Tim Brown, Executive Director, and discussions with John Duchesneau, Director of Technical Services, and Art Williams, Director of Finance and Administration. In addition, CDM could draw upon its experience in having done an evaluation of the existing facility in 1996.

1.2 Questionnaire

A Facilities Programming Questionnaire was prepared which requested information from each department within Kent County Water Authority. The four departments are; Technical Services, Finance and Administration, Facilities, and Systems. A modified questionnaire was returned by Mr. Brown and incorporated into a preliminary Program of Spaces was developed and returned to KCWA on August 12 for comments. The Program was then revised based on information received by Mr. Brown. Discussions were held with the above individuals concerning:

- Number of offices, space requirements and general relationship of the spaces.
- Personnel space requirements for offices, semi-enclosed workstations, or open work areas.
- Personnel support area requirements for public entry to pay bills, lobby area for display purposes, eating areas, toilet and locker rooms, and storage.
- Vehicle storage and bay sizes
- Shop and storage space requirements, including bay with lift, special shelving requirements, and equipment and parking.
- Outside yard storage area for bulk materials
- Vehicle wash area and vehicle fuel storage area

1.2.1 Organizational Chart

Tim Brown provided two organizational charts. The first chart identifies the present staff and present allocation while the second chart allows for future growth relative to staff positions and allocations. The present staff and current allocations are consistent and set at 32. Future staff allocations are based on a need of 43 personnel. (Please see 1.2.1.1 Current Staff and Allocation and 1.2.1.2 Future Staff Allocations)

1.3 Program Data

The above data was compiled and presented to the Board of Directors and Mr. Brown at Board Meetings in September and October.

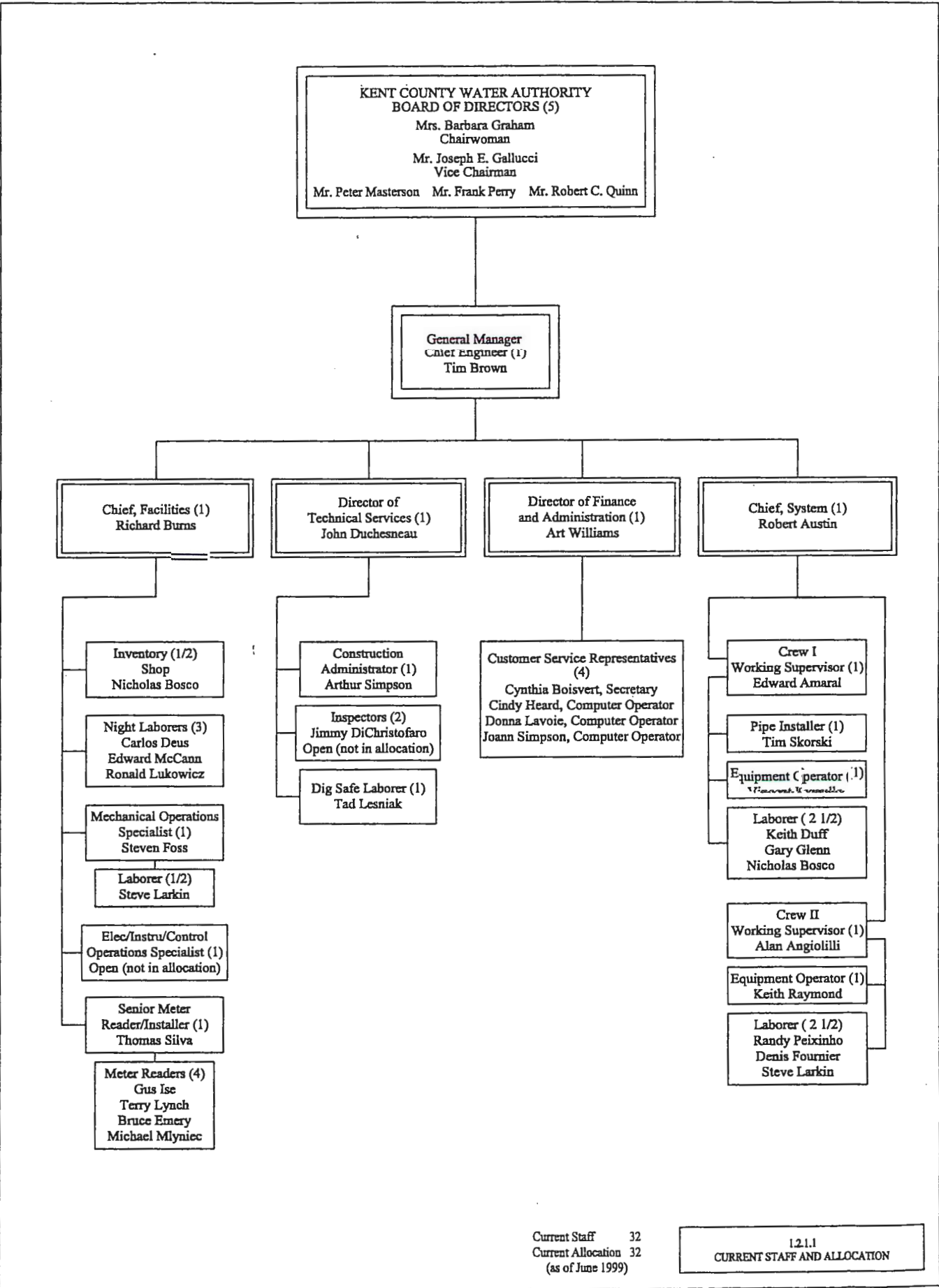
The preliminary results of the site selection process were presented to the Board in September. Site locations were discussed and commented upon regarding the ranking criteria as shown on the Site Matrix (2.3.1). The rankings were re-evaluated and changes were made which are reflected in this report.

1.3.1 Programming Scope and Issues

The Program of Spaces with Comments (1.3.1.1) and Program of Spaces without Comments (1.3.1.2) are similar; the latter being an abbreviated version of the former. A building plan was developed from the Program of Spaces and modified to suit the particular requirements of Site No. 1. The floor plan and site plan were presented at the October Board Meeting. The Board felt a more generic approach to both the building plan and site selection would be appropriate and requested that a Generic Floor Plan and Generic Site Plan be developed. Both plans are contained in this report.

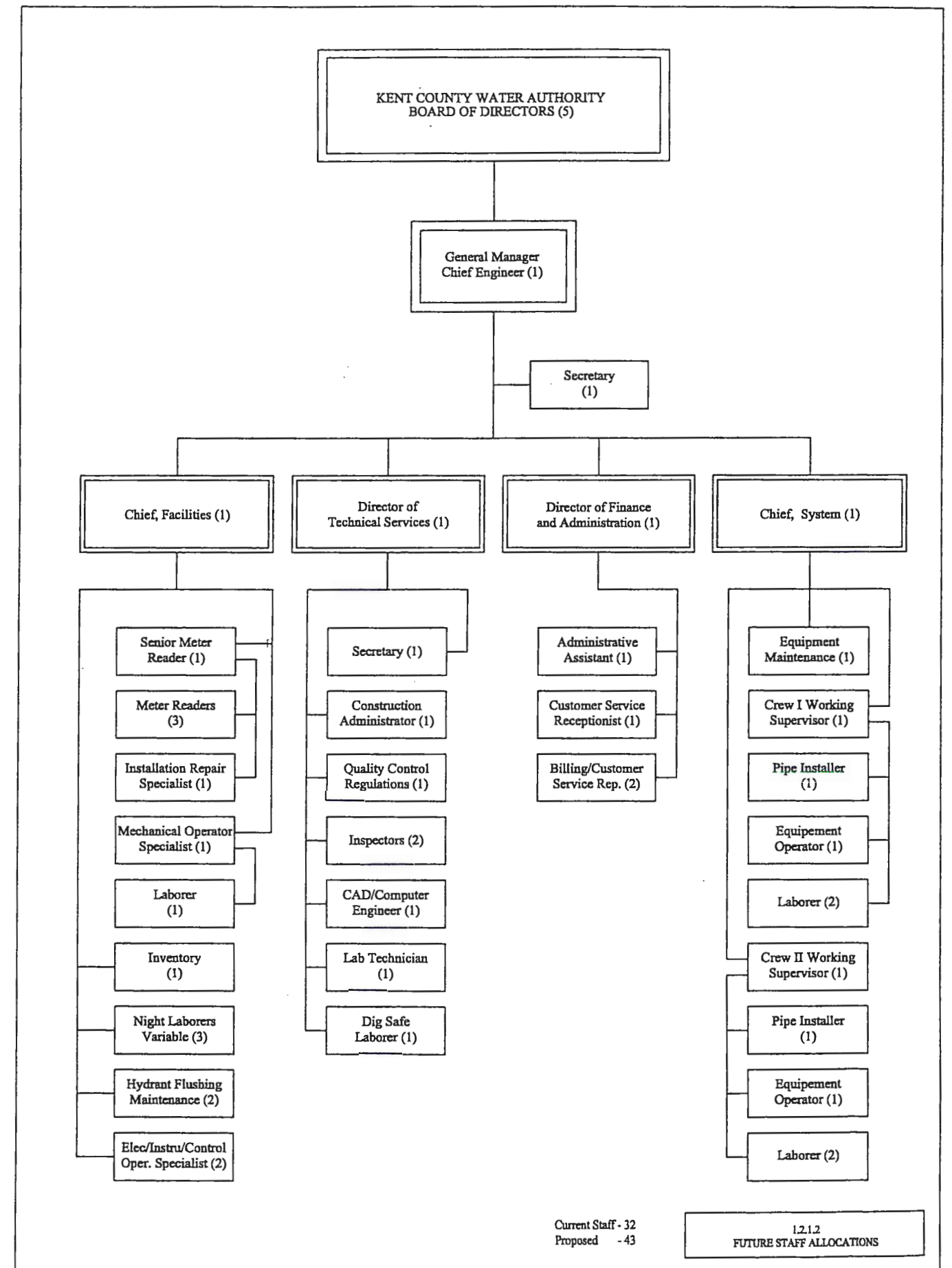
1.4 Program Summary

The generic floor and site plan are based on KCWA's present and future needs. The plan reflects a need to organize the facility into three distinct areas: administrative functions, vehicle storage and mechanical bays, and those spaces common to both of the above (locker/showers, kitchenette area, mechanical services and storage). The plan provides ample room for adequate space for the Board Room and associated functions, an attractive front lobby and areas to expand for future growth. Total square footage for the facility is projected to be 26,500 sq.ft. An estimate was prepared by CDM and is contained in 3.4 statement of probable construction costs.



Current Staff 32
 Current Allocation 32
 (as of June 1999)

1.2.1.1
 CURRENT STAFF AND ALLOCATION



Current Staff - 32
Proposed - 43

1.2.1.2
FUTURE STAFF ALLOCATIONS

1.3.1.1 Program of Spaces with Comments

<u>NAME</u>	<u>SIZE</u>	<u>COMMENTS</u>
1. Customer Foyer	15' X 20"	Security camera interior and exterior with recording capabilities. Monitor stations: engineering office, receptionist work station and night shift supervisor station. Fencing systems. Motorized gate Lock systems (key card, combination or standard key) Area for display of projects/system components center
2. Board Room	20' X 30'	Sized for open public meetings of up to 30 people plus 5 board members and 3 KCWA management. Voice and video recording system, cable TV (News and weather updates) Projection screen. Coat closet
3. Toilets (Male)	10' x 12'	1 water closet, 1 urinal, 1 lav, privacy screen
4. Toilets (Female)	10' x 12'	1 water closet, 2 lavs, privacy screen
5. Kitchenette		Kitchenette with counters (may be part of office employee lunch room), cabinets, sinks, microwave, stove, refrigerator (Dwyer Unit), coat closets. Note: toilets and kitchenette are to be used by office personnel
6. General Manager/Chief Engineer Tim Brown	20' X 25'	Sized for comfortable meeting of up to 6 people at table, furnished with an additional couch and chairs. Work station with SCADA access. Reference bookcases (36"W x 72"H), 2 filing cabinets (lateral file), and coat closet . A plan desk is not required. Wood furniture; large 36" x 72" (or larger) desk with 'L' for PC Counter or credenza large enough for video/cable TV hook-up Private toilet (water closet and sink only)
7. Accounting Office Art Williams	15' X 15'	Proximity to secretary and Engineering Department Office Sized for meeting of 4 persons around desk (a separate table is not required) Window a must, carpeting on floor, coat closet, two 3-drawer file cabinets Large desk (36" x 72") with PC typing 'L' and SCADA access Shelving for manuals and reference material – one 36"W x 72"H bookcase
8. Director of Technical Services John Duchesneau	15' X 15'	Proximity to secretary and Engineering Department Office Sized for meeting of 4 persons around desk (a separate table is not required) Window a must, carpeting on floor, coat closet, two 3-drawer file cabinets Large desk (36" x 72") with PC typing 'L' and SCADA access Shelving for manuals and reference material – one 36"W x 72"H bookcase

9. Engineering Department Office	15' X 20'	<p>Arthur Simpson (Contract Administrator) Richard Burns (Chief of Facilities)</p> <p>Robert Austin (Chief of System) Edward Amaral (Crew 1 Supervisor) Alan Angiolilli (Crew 2 Supervisor)</p>	<p>Proximity to secretary and Director of Technical Services Five full-time desks (30" x 66") with typing 'L' Sized to accommodate up to 6 personnel (shared desk) Plan size for expansion of two more desks Movable partitions for privacy Drafting table with plan files and/or hanging files (100 sets @ 36" x 48") Needs to accommodate workspace for the night crews SCADA command and GIS station/operator stations Emergency response command center arrangement, situation status board Weather information (Cable TV), remote radio dispatch capabilities and facilities security/surveillance system monitor Dig Safe Notification Unit</p>
10. Library Reference Area	15' X 15'		<p>Conference Table Storage for all technical reference materials, publications, books, machinery technical manuals, federal and state regulations. Workstation with GIS information system capabilities Bookshelves (6-8 units at 36" x 72" each)</p>
11. File Storage (Active)	15' X 15'		<p>Storage for subdivision and commercial service proposal submissions, annual correspondence, files, and working copy of easements Lateral files (4 drawer) 15 – 20 units required Plan Files (100 sets at 36" x 48")</p>
12. Computer Room	12' X 15'		<p>Proximity to Billing Room Computer network LAN configuration. Capable of supporting multiple workstation Outlets in each office (consider each office design and number of stations) SCADA monitoring and alarm acknowledgement available on workstations in key work area (Engineering, General Manager).</p>
13. Billing Room	12' X 12'	<p>Cindy Heard</p> <p>JoAnn Simpson</p>	<p>Proximity to Front Entrance Foyer Sized for 2 employees Movable partition system with half glass walls Multiple workstations. Shelving for reference materials Customer window, counter work area for opening mail, bill printing and handling station.</p>
14. Publishing Room	12' X 15'		<p>Print/plan reproduction, mass mailing brochures (CC, tip sheets, public education manuals, PUC rate case). Proximity to Computer Room</p>
15. Supply Room	15' X 15'		<p>General office supplies and billing materials, 12 months supply capacity.</p>

16. Supply Room Nicholas Bosco	15' X 25'	Caged garage bay for large items; valves, couplings, elbows, repair clamps, tap and sleeves, 6 months supply capacity. Stockroom with loading dock for small items; brass fittings, nuts, bolts, fasteners, valves replacement tools E.T. 6 months supply capacity.
17. Storage Area	15' X 15'	Equipment storage, garage bay; pumps, compressors, compactors, backhoes.
18. Storage Area	10' X 12'	Meter storage, various size meters, repair components, 6 months supply capacity.
19. Storage Area	10' X 12'	Laboratory supply and waste control, 6 months capacity.
20. Office Cubicles C.S.R. (Secretarial & Administrative Area)	3 @ 9' X 6'	Office landscaping, movable partitions, computer desk and reference area
21. Staff Cubicles (6)	6 @ 9' X 6'	Office landscaping, movable partitions, computer desk and reference area
22. Records Storage (Historical)	20' X 20'	Historic records storage, 3 years capacity to include sketch cards, work slips, billing, metering records. Historic plan storage "as-builts" Laboratory files; water quality testing data, letters of approval
23. Records Vault	12' X 15'	Fire proof and lockable (steel and concrete construction, insulated, fire proof. Vault on site is adequate for size comparison (single door, combination lock, dead bolt Lock in alarm. Climate controlled ventilation. Vault may be a fireproof and secure vault built on site rather than a 'bank' vault. Storage for deeds or record, money, purchase orders, meter books, computer back-up media. Capacity to contain existing records plus 50 year projection (Note: this comment comes from line 10.3.19.1 from information received from Tim Brown dated August 2, 1999.
24. Laboratory	12' X 20'	Lab design by CDM consultant Water testing equipment to meet requirements of Safe Drinking Water Act of State of Rhode Island. Immediate use lab materials/chemical storage
25. Lab Office	10' X 15'	Adjoining laboratory 2-3 person office/administration area with workstations.
26. Lavatories (Male)	10' X 15'	1 water closet, 2 urinals, 2 lavs, privacy screen
27. Lavatories (Female)	10' x 15'	2 water closets, 2 lavs, privacy screen
28. Public Lavatories	See BOARD ROOM above	

29. Kitchenette/Lunch Room	15' x 30'	Seating for 28 with Dwyer Unit and Vending Machines Secondary use as employee training room with Video/Cable TV
31. Mechanical Room	15' X 15'	Accommodate all main services, power distribution, water and telephone, Sewer (depending on site location) pump station or septic system. Heat/cooling main control
32. Fire Pump Room	15' X 15'	Requirements are based on local codes and water pressure. If this space is required, it must be on an outside wall for access by firemen.
33. Garage Wing:		
11 Double back-to-back bays	30' X 15' each	
2 Double back-to-back bays	30' X 15' each	
34. Mechanical Garage Bay with Lift	30' X 15'	
35. Crew Locker Rooms		
35 A. Male	20' X 20'	Proximity to Men's Toilet – Large lockers (24" square)
35 B. Female	20' X 20'	Proximity to Women's Toilet – Large lockers (24" square)
36. Showers		
36 A. Male	10' x 12'	Privacy showers (not gang showers)
36 B. Female	10' x 12'	Privacy showers (not gang showers)
37. Mechanical Shop Tool Room	15' X 30'	Central to garage bays Hand and power tool issue, special tool issue, replacement bits/cutters.
38. Instrument/Electrical Shop	15' X 30'	Accommodate one person to repair, calibrate instruments/gauges and small electrical components. Electrical test bench, dielectric floor covering, limited parts storage, work bench, tools and calibration equipment. Desk for administrative work.
39. Meter Test Room	20' X 30'	Proximity to Instrument/Electrical Shop
40. Meter Storage Room	(May vary)	Accommodate one person to test, calibrate and repair meters Limited parts storage, work bench, tools and calibration equipment.
41. Meter Storage Room	15' X 20'	Proximity to Instrument/Electrical Shop See SHOP STORAGE and SHOP AREA requirements above.

<p>42. Exterior Stock Caged Area</p>	<p>100' X 100'</p>	<p>Caged storage; hydrants, large valves, 6 months supply capacity. Hazardous materials storage area Heated flammables liquids storage Construction materials stock pile, process gravel 100 CY, patch 30 CY, trap rock 30 CY Pipe stock storage area, Sizes 6-30 inch. Concrete pads each area. 5000 psi compression strength. Video security system observations.</p>
<p>43. Fueling Station</p>		<p>Above ground vault, gasoline storage 1500 gallon capacity Above ground vault, diesel fuel storage 1000 gallon capacity Vapor recovering fueling station State of the Art electronic monitoring system with digital read out and data recording printout. Monitoring system capabilities; Level sensing indication, lead detection, keypad programmable, multi operator security codes, vehicle identification code, use code or fuel card. Covered fueling station with lighting and fire suppression system</p>
<p>44. Vehicle Wash Area</p>		<p>1000 psi water pressure washer, with hot water and soap injection. Hot Box enclosure Sewered drain or oil trap catch basin design Concrete pad 5000 psi compressive strength Vacuum cleaning accommodations Away from building – near Fuel Storage Area</p>

1.3.1.2 Program of Spaces w/o Comments

NAME	SIZE	AREA
1. Customer Foyer	15' X 20'	300 SF
2. Board Room	20' X 30'	600 SF
3. Toilets (Male)	10' x 12'	120 SF
4. Toilets (Female)	10' x 12'	120 SF
5. Kitchenette (Along one wall of Board Room only)		
6. General Manager's Office Tim Brown	20' X 25'	500 SF
7. Accounting Office Art Williams	15' X 15'	225 SF
8. Director of Technical Services John Duchesneau	15' X 15'	225 SF
9. Engineering Department Office Arthur Simpson (Contract Administrator) Richard Burns (Chief of Facilities) Robert Austin (Chief of System) Edward Amaral (Crew 1 Supervisor) Alan Angiolilli (Crew 2 Supervisor)	15' X 20'	300 SF
10. Library Reference Area	15' X 15'	225 SF
11. File Storage (Active)	15' X 15'	225 SF
12. Computer Room	12' X 15'	180 SF
13. Billing Room Cindy Heard JoAnn Simpson	12' X 12'	150 SF
14. Publishing Room	12' X 15'	180 SF
15. Supply Room	15' X 15'	225 SF
16. Supply Room Nicholas Bosco	15' X 25'	375 SF
17. Storage Area	15' X 15'	225 SF
18. Storage Area	10' X 12'	120 SF
19. Storage Area	10' X 12'	120 SF
20. Office Cubicles C.S.R. (3) (Secretarial & Administrative Area)	3 @ 9' X 6'	160 SF
21. Staff Cubicles (6)	6 @ 9' X 6'	320 SF
22. Records Storage (Historical)	20' X 20'	400 SF

23. Records Vault	12' X 15'	180 SF
24. Laboratory	12' X 20'	240 SF
25. Lab Office	10' X 15'	150 SF
26. Lavatories (Male)	10' x 15'	150 SF
27. Lavatories (Female)	10' x 15'	150 SF
28. Public Lavatories	See Board Room above	
29. Kitchen/Lunch Room (Both Crew and Administrative Staff)	15' x 30'	450 SF
31. Mechanical Room	15' X 15'	225 SF
32. Fire Pump Room	15' X 15'	225 SF
33. Garage Wing:		
33-A. 11 Double back-to-back bays	30' X 15' each	9900 SF
33-B. 2 Double back-to-back bays	30' X 15' each	1800 SF
34. Mechanical Garage Bay with Lift	30' X 15'	450 SF
35. Crew Locker Rooms		
35-A. Male	20' X 20'	400 SF
35-B. Female	20' X 20'	400 SF
36. Showers		
36-A. Male	10' x 12'	120 SF
36-B. Female	10' x 12'	120 SF
37. Mechanical Shop Tool Room	15' X 30'	450 SF
38. Instrument/Electrical Shop	15' X 30'	450 SF
39. Meter Test Room	20' X 30'	600 SF
40. Meter Storage Room	(May vary)	
41. Meter Storage Room	15' X 20'	300 SF
42. Exterior Stock Caged Area	10,000 SF	
44. Vehicle Equipment Wash Area	2000 SF	
BUILDING NET AREA.....		21,730 SF
BUILDING CIRCULATION AND CONSTRUCTION FACTOR @ 20%.....		4,346 SF
TOTAL BUILDING AREA (GROSS SF).....		26,500 SF

1.3.1.3 Vehicle Inventory as of April 30, 1999

Truck No.	Year	Make	Type	Gross Weight
1	91	GMC	JIMMY GMC	4,850 LBS
2	97	GMC	DUMP (DIESEL)	29,950 LBS
3	99	GMC	UTILITY BODY (DIESEL)	25,950 LBS
4	90	GMC	SAFARI VAN	5,000 LBS
5	88	GMC	UTILITY BODY	7,500 LBS
6	94	GMC	PICKUP ½ TON	5,600 LBS
7	87	GMC	DUMP	23,000 LBS
8	86	GMC	DUMP	19,000 LBS
9	97	FORD	PICKUP ½ TON	6,000 LBS
10	94	GMC	PICKUP ½ TON	5,600 LBS
11	94	GMC	PICKUP ½ TON	5,600 LBS
12	97	FORD	PICKUP ½ TON	6,000 LBS
13	93	GMC	PICKUP SONOMA	4,200 LBS
14	93	GMC	PICKUP ¾ TON (4 WD)	8,600 LBS
15	90	GMC	SAFARI VAN	5,000 LBS
16	92	GMC	SAFARI VAN	5,600 LBS
17	92	GMC	PICKUP SONOMA	4,200 LBS
18	97	CHEVY	VAN	6,100 LBS
#1	89	CASE	DIESEL HOE 680L	
#2	98	DEERE	DIESEL HOE 410E	
#3	88	CASE	DIESEL HOE 580K	
#1	83	ING	COMPRESSOR	2,500 LBS
#2	88	ING	COMPRESSOR	1,400 LBS
PIPE TRAILER	62		TRAILER	
HYDRO STOPS	95	HAUL 1	TRAILER	
GRASS CUT	93	INT	TRAILOR (LANDSCAPE)	410 LBS
	92	ING	LIGHT UNIT	

Section Two

2

Section 2



Section 2

Site Assessment

2.1 Site Location and Preferences

Kent County Water Authority, presently headquartered on Main Street in West Warwick, has outgrown their facility and would like to relocate in an area which they have identified for future growth potential. This area would be to the southwest of their present location towards to Coventry and West Greenwich.

Site selection criteria of importance to the Authority would be to locate the new facility in an area:

- Central to their present and future market and proximity to their well sites.
- Readily accessible to the major highways (primarily Rte. 95)
- Large enough to provide for present needs and future expansion
- Capable of combining administrative, vehicle storage and maintenance, and yard storage within one facility.
- Sufficient property to assure pleasant surroundings with landscaping and provide areas for screening of yard storage materials.

Twelve sites were selected for this report and are highlighted on 2.3.2 Site locations – General Map. Property was sought initially in and around Exit 6 (Nooseneck Hill Road) and Exit 6A (Hopkins Hill Road). Both locations are central to KWCA’s projected areas of future growth and provide immediate access to Rte 95. Also, sites were sought and located on Exit 5 (Victory Highway) and Exit 8 (South County Trail). The site at Exit 5 was not included in the report and the property on South County Trail, although contained in the report, is not considered to be suitable for KCWA.

2.2 Zoning Code Review

All property listed in this report is properly zoned for the proposed facility. West Greenwich has limited property available suitable for KCWA; the sites identified on Exits 6 and 6A are the exception. The property setbacks are reasonable and the governing authority will allow encroachment within the setbacks for such things as parking, access drives, and yard storage if required by other site limitations or restrictions.

2.3 Site Selection Criteria

A number of sites were initially located in Coventry but were later deemed unsuitable due to distance from I-95 interchanges. The primary consideration for site selection was proximity to interchanges 5, 6A, 6B, and 8. Exit 5, in West Greenwich, initially showed some promise on the zoning map but was not included in the final analysis due to lack of available land. West Greenwich does not have much suitable land available; most of the property is zoned either “Rural, Farming, Residential” or “Open Space Public Land”. What little property is available is located in the vicinity of Exit 6A and is zoned Industrial A (IA). In addition there is property available in the

vicinity of Exit 6B zoned as Highway Business (HB). Property was located on South County Trail in East Greenwich and is included in the report. Individual parcels were located at the site of the old Rocky Hills Fairground, two sites just south of the Fairgrounds, and one parcel well to the south of Frenchtown Road. These parcels were deemed to be too far south of the area of expansion envisioned by KCWA. Three parcels were also located in the West Warwick Industrial Park near Exit 8 and area included as well. The property is being marketed with tax incentives to prospective buyers. KCWA, being tax exempt, would not derive a benefit from these incentives.

2.4 Site Information

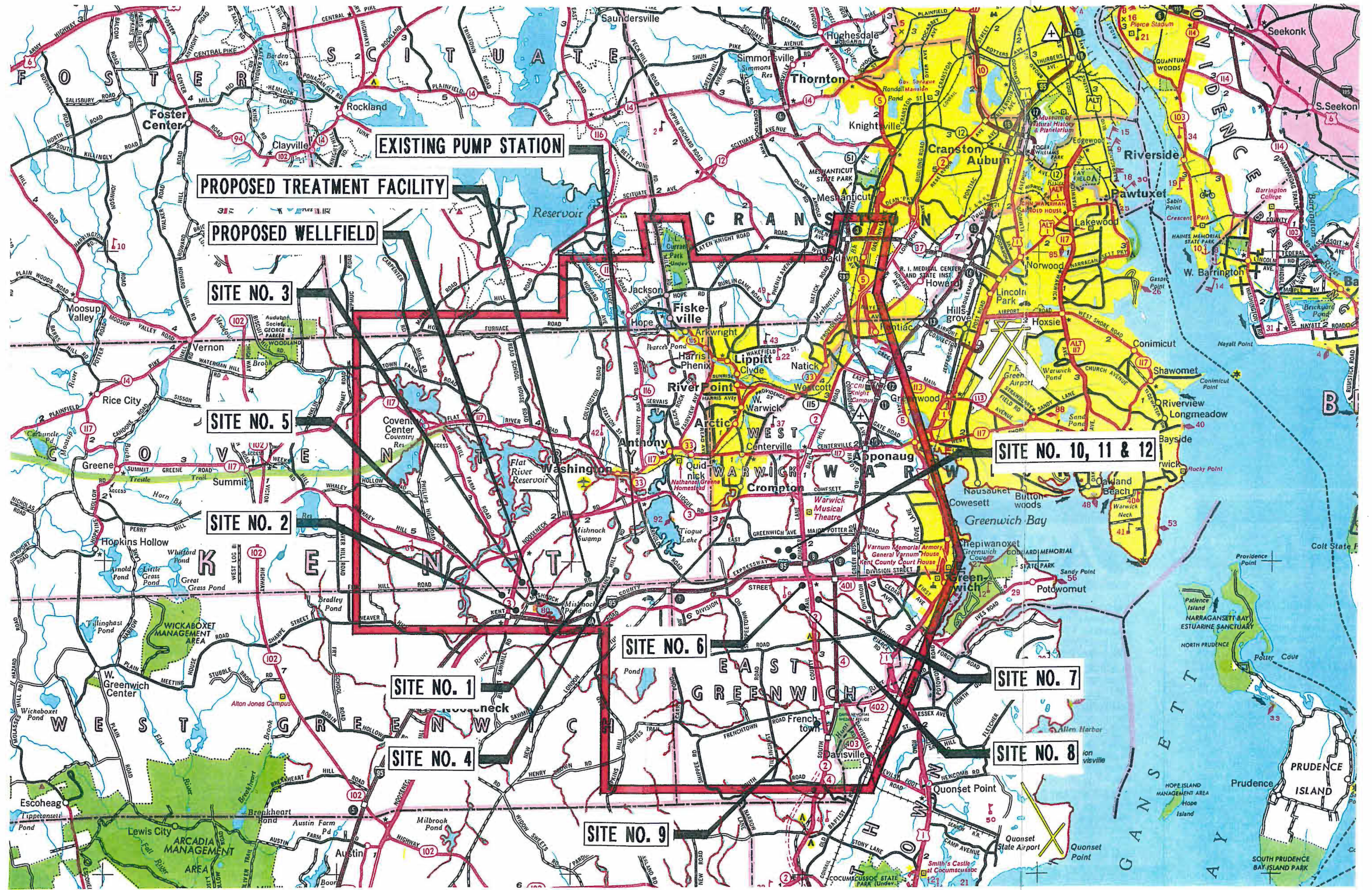
Detailed information on Sites 1 through 12 is contained within report. Relevant information was sought and obtained through the listing agents and the town halls, of Coventry, West Greenwich, and East Greenwich. All sites were visited and reviewed as to the following criteria:

Realtor
Listing Agent
Phone Numbers
Town
Street
Frontage
Asking Price
Plat No.
Lot No.
Area
Wetland
Water
Gas
Sewer
Proximity to I-95

The Site Matrix Chart (2.3.1) rates the sites selected on the following criteria:

- Proximity to I-95 - distance from Exits 6A, 6B and 8
- Size - shape - does property lend itself to the intended use by KCWA
- Topography - relative slope of land from flat to hilly
- Utilities - availability of gas, water, sewer, etc.
- Sale - lease - is property for sale only, lease only or base purchase
- Geotechnical - subsurface condition (ledge, rock, etc.)
- Environmental - wetlands
- Traffic congestion - proximity to I-95 and other intersections
- Location in KCWA System - proximity to existing and future KCWA property
- Price - relative price compared to other property and amenities

		PROXIMITY TO I-95	SIZE - SHAPE	TOPOGRAPHY	UTILITIES	SALE - LEASE	GEOTECHNICAL	ENVIRONMENTAL	TRAFFIC CONGESTION	LOCATION IN KCWA SYSTEM	PRICE
GROUP I	SITE NO. 1 HOPKINS HILL ROAD	E	G	G	E	SL	G	G	E	E	G
	SITE NO. 2 RTE 3 @ 95	E	G	G	F	S	G	G	E	E	E
	SITE NO. 3 NOOSENECK HILL ROAD	G	G	G	F	S	G	G	F	G	F
	SITE NO. 4 CENTER OF NEW ENGLAND	G	F	G	E	L	G	G	G	G	-
GROUP II	SITE NO. 5 NOOSENECK HILL ROAD	G	G	G	F	S	G	G	F	G	F
	SITE NO. 6 ROCKY HILL FAIR GROUNDS	F	G	G	E	S	G	G	F	F	G
	SITE NO. 7 SOUTH COUNTY TRAIL	F	F	P	G	S	P	F	F	P	G
	SITE NO. 8 SOUTH COUNTY TRAIL	F	F	P	G	S	P	F	F	P	F
GROUP III	SITE NO. 9 SOUTH COUNTY TRAIL	P	G	G	E	S	G	F	F	P	F
	SITE NO.'s 10, 11, & 12 W. WARWICK IND. PARK	F	G	G	E	S	G	G	F	G	P
E - EXCELLENT G - GOOD F - FAIR P - POOR											
2.3.1 SITE MATRIX											



EXISTING PUMP STATION

PROPOSED TREATMENT FACILITY

PROPOSED WELLFIELD

SITE NO. 3

SITE NO. 5

SITE NO. 2

SITE NO. 1

SITE NO. 4

SITE NO. 9

SITE NO. 6

SITE NO. 10, 11 & 12

SITE NO. 7

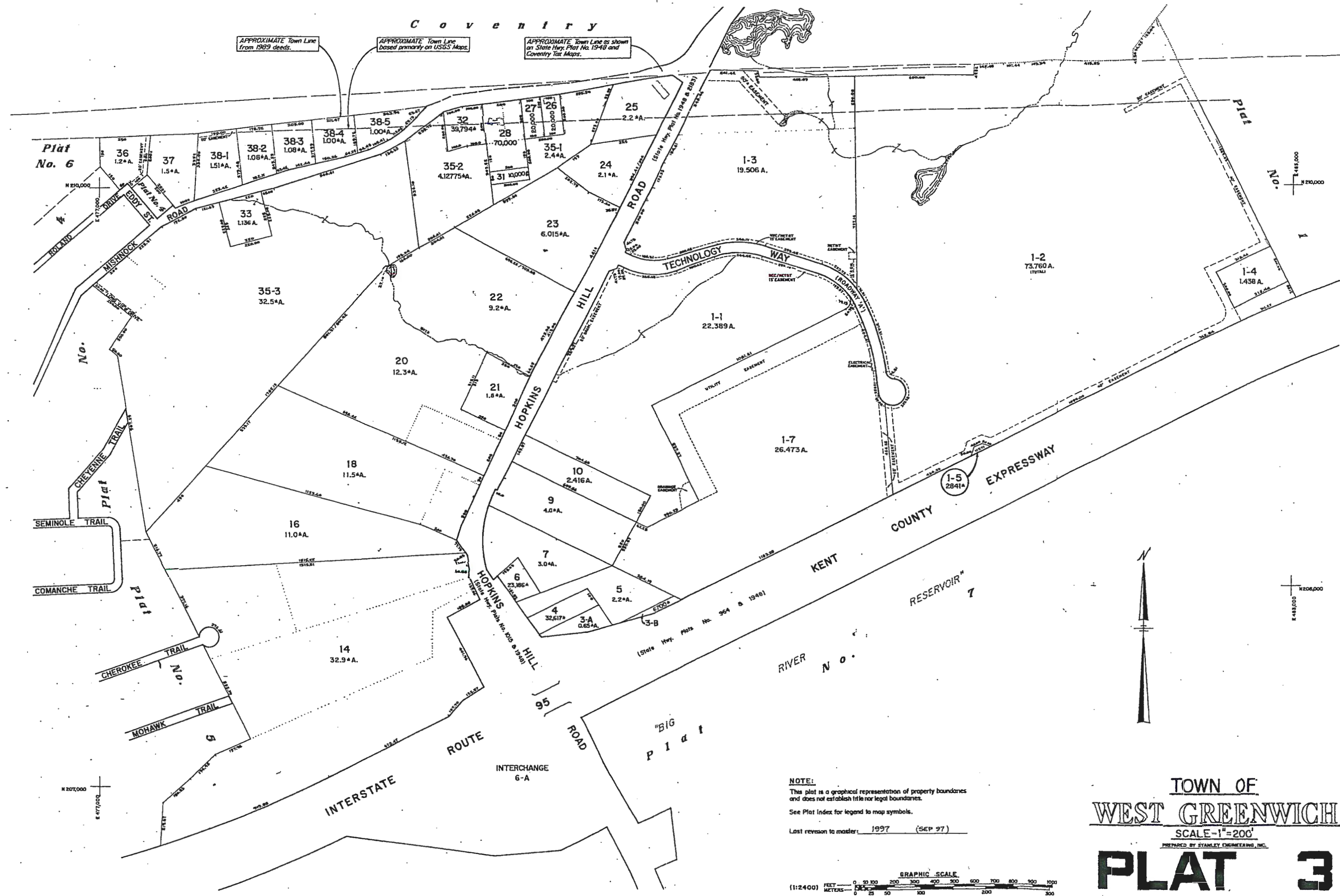
SITE NO. 8

C o v e n t r y

APPROXIMATE Town Line from 1989 deeds.

APPROXIMATE Town Line Based primarily on USGS Maps.

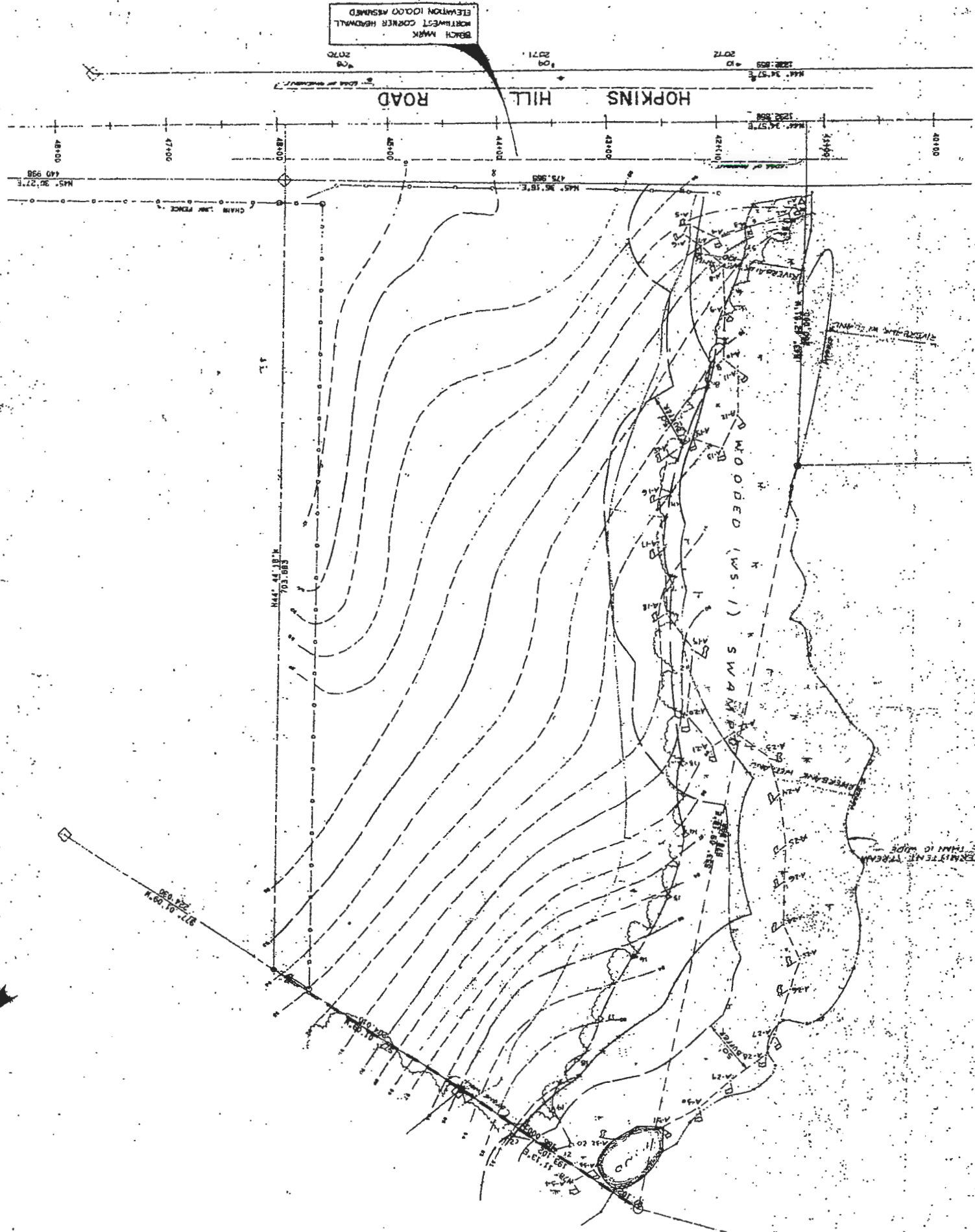
APPROXIMATE Town Line as shown on State Hwy. Plat No. 19-48 and Coventry Tax Maps.



NOTE:
 This plat is a graphical representation of property boundaries and does not establish title nor legal boundaries.
 See Plat Index for legend to map symbols.
 Last revision to master: 1997 (SEP 97)



TOWN OF
WEST GREENWICH
 SCALE - 1" = 200'
 PREPARED BY STANLEY ENGINEERING, INC.
PLAT 3



BEACH MARK
NORTHWEST CORNER HEADWALL
ELEVATION 100.00 ASSUMED

HOPKINS HILL ROAD

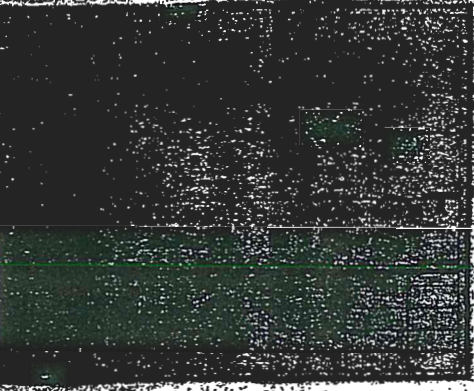
WOODED (WS 1) SWAMP



95.22' 27" E
S71°01' 30" W

S89°53' E
141.74 M

INTERMITTENT TRENS
LESS THAN 10 WIDE



NOTE:
PROPERTY LINE AND TOPOGRAPHY TAKEN
FROM SURVEY BY W.P. DOWELL,
ASSOCIATES,
WITH AERIAL PHOTOGRAPHS PROVIDED BY
LABORATORY ENVIRONMENTAL CONSULTANTS INC.,
SHOWN PARTIAL CORNER LOT 22
& SECTION OF LOT 20 ON PLAN.



**2.4.1 Site No. 1 - Hopkins Hill Road
West Greenwich**

Realtor	Rodman Realty
Listing Agent	Neil Amper
Phone Number(s)	401/273-2270
Town	West Greenwich
Street	Hopkins Hill Road
Frontage	475-ft
Asking price	\$750,000
Plat No.	3
Lot No.	22
Area	9.2 acres
Wetlands	Yes (Flagged)
Water	Yes
Gas	Yes
Sewer	No, but a tie-in can be made at the entrance to G-Tech
Proximity to I-95	Excellent, about 1/2 to 3/4 mile south unimpeded

General Comments

The lot size of 9.2 acres has 6 usable acres. The grade changes from HP of 101-ft at NE corner to LP of 82-ft at opposite corner (diagonal). Wetland flags run up the entire length of the SW property line. The property line described in the field by Sheldon Rodman and Neil Amper conflicts with what is shown on the survey. Both Amper and Rodman felt the property line was the fence -- pavement from the trucking company spilled under the fence to the adjoining property (Lot 22). The survey indicates the property line and the edge of the pavement are the same. Transfer of the parcel can be by direct sale or lease and build-to-suit with an option to buy.

2.4.2 Site No. 2 - Rte 3 @ I-95

West Greenwich

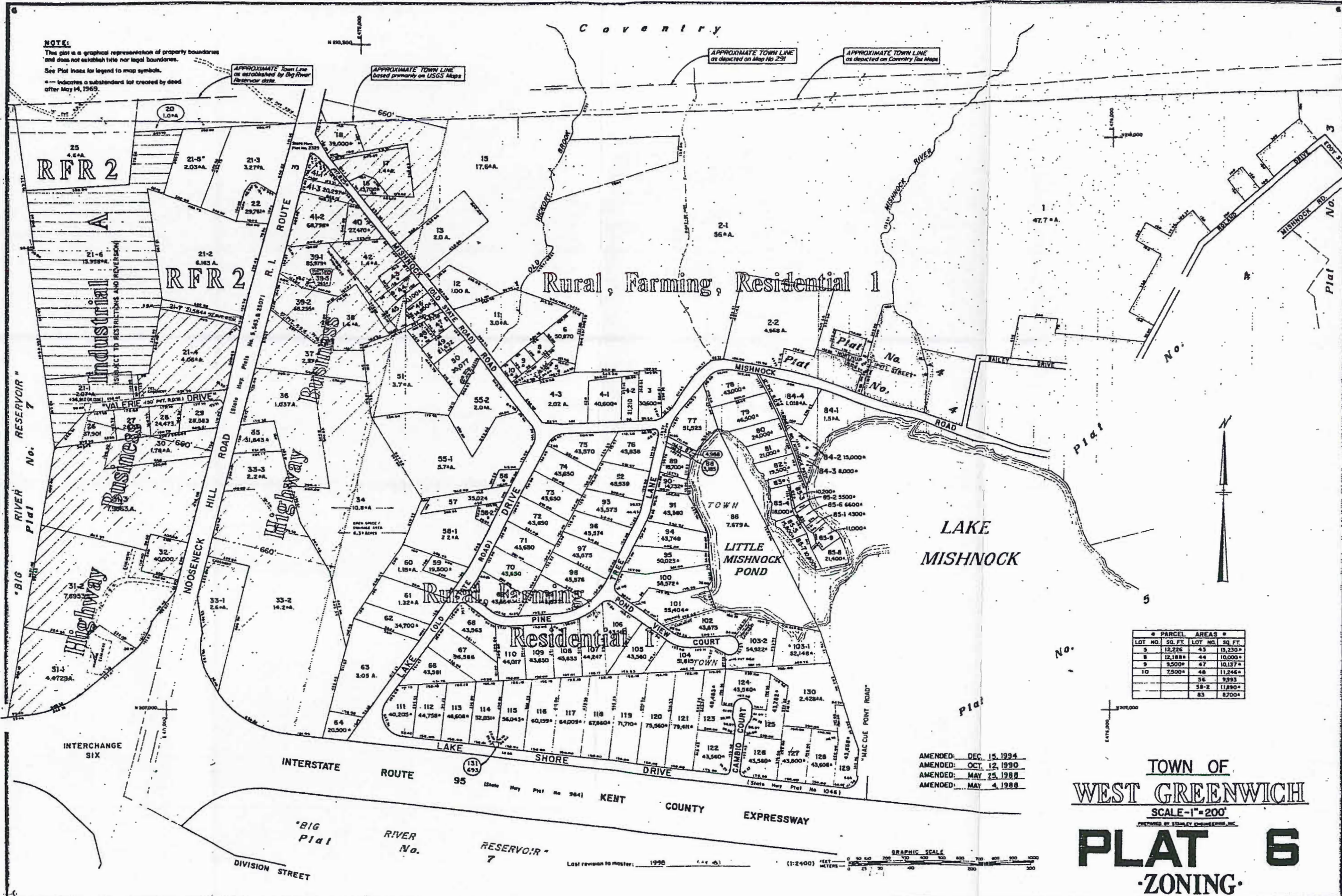
Realtor	Salisbury (not the prime)
Listing Agent	Arthur Yatsko
Phone Number(s)	401/781-6886 (office and car) 401/781-6924 (office only) 401/965-9414 (cell phone)
Town	West Greenwich
Street	Rte 3 And I-95 Intersection
Frontage	360-ft +- On Rte 3 -- 630-in +- On Rte 9
Zoning	Highway/Business
Asking price	\$695,000
Plat No.	6
Lot No.	33-1
Owner	Green Land Co. LLC (1/2 Interest)
Area:	14.2 acres
Wetlands	Yes (Flagged) 6 Acres Usable Plus Buffer
Water	Yes
Gas	No
Sewer	No
Proximity to I-95	Excellent

General Comments

The property, from outward appearances, should be high on the list of ideal sites. Its proximity to the I-95 interchange and location near KCWA's area of projected growth are ideal with regards to both present operational requirements and future expansion. The property has over half of the acres listed as wetlands and these are reflected in the asking price. This provides KCWA with a buffer space between neighbors at minimal cost. Property of this type may have a limited number of possible buyers.

NOTE:

This plat is a graphical representation of property boundaries and does not establish title nor legal boundaries. See Plat Index for legend to map symbols.
 * indicates a substandard lot created by deed after May 14, 1969.



* PARCEL AREAS *			
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
3	12,226	43	13,230
8	12,188	44	10,000
9	9,500	47	10,137
10	7,500	48	11,246
		56	9,993
		58-2	11,890
		83	8,700

AMENDED: DEC. 15, 1994
 AMENDED: OCT. 12, 1990
 AMENDED: MAY 25, 1988
 AMENDED: MAY 4, 1988

TOWN OF
WEST GREENWICH
 SCALE - 1" = 200'

PLAT 6
 ZONING



Last revision to master: 1996

2.4.3 Site No. 3 - Rte 3

Nooseneck Hill Road, Coventry

Realtor United
Listing Agent Sam Shapiro
Phone Number(s) 508/676-8247

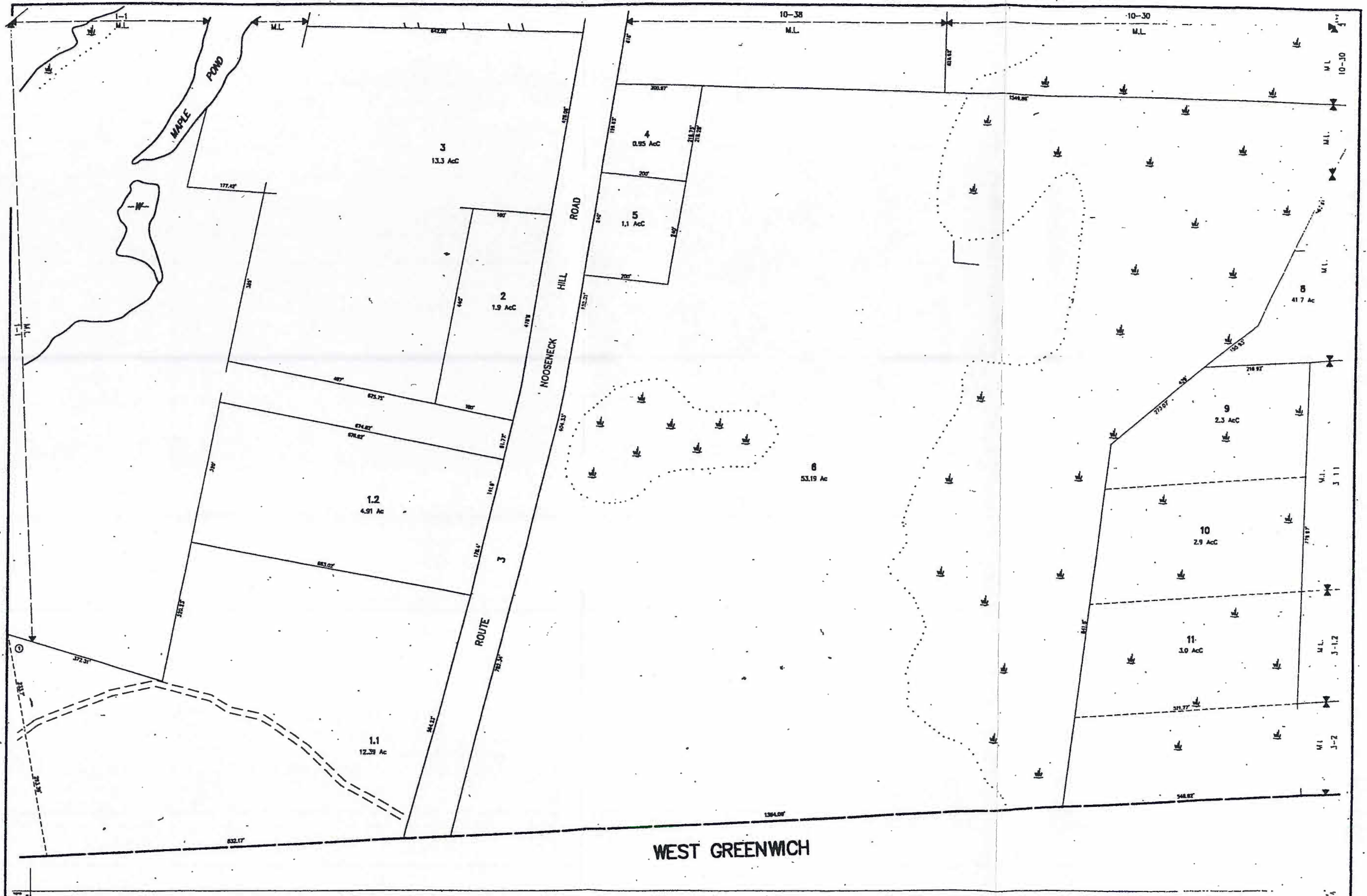
Town Coventry
Street Nooseneck Hill Road - Rte 3
Frontage 616-ft
Asking Price No price given (negotiable)
Plat No. 10
Lot No. 38 (portion of lot is on Plat 2)
Owner Sam and Suellen Shapiro

Area 11.8 acres
Wetlands None mentioned - property does abut property owned by KCWA which does have significant wetlands

Water Yes
Gas No - gas ends at shopping plaza north of property
Sewer No
Proximity to I-95 Good to excellent

General Comments

Property is in close proximity to the Coventry/West Greenwich town line, thus placing in near the I-95 Interchange. Wetlands could be an issue but a survey has not been produced to identify whether or not wetlands will be encountered.



WEST GREENWICH

<p>THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.</p> <p>THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM.</p> <p>PHOTOGRAPHY DATE: MARCH 30, 1986</p> <p>COMPLETION DATE: JULY 29, 1988</p>	<p>PRODUCED BY CARTOGRAPHIC ASSOCIATES, Inc.</p> <p>MUNICIPAL MAPPING CONSULTANTS P.O. BOX 287 LITTLETON, NH 03581</p>	<p>AREA CALCULATED Ac Ac OR EXEMPT PROPERTY MATCH LINE WATER</p> <p>LEGEND</p> <p>RECORD DIMENSION 100' RIGHT OF WAY R/W SCALED DIMENSION 100'S SUBDIVISION LOT NO. ②</p> <p>WETLANDS</p>	<p>SCALE 1" = 100'</p> <p>FEET 0 100 200 300</p> <p>METERS 0 30.48 60.96 91.44</p> <p>REVISED TO: January 1, 1999</p>	<p>PROPERTY MAPS COVENTRY RHODE ISLAND</p>	<p>INDEX DIAGRAM</p>	<p>MAP NO. 2</p>
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2.4.4 Site No. 4 - Center of New England

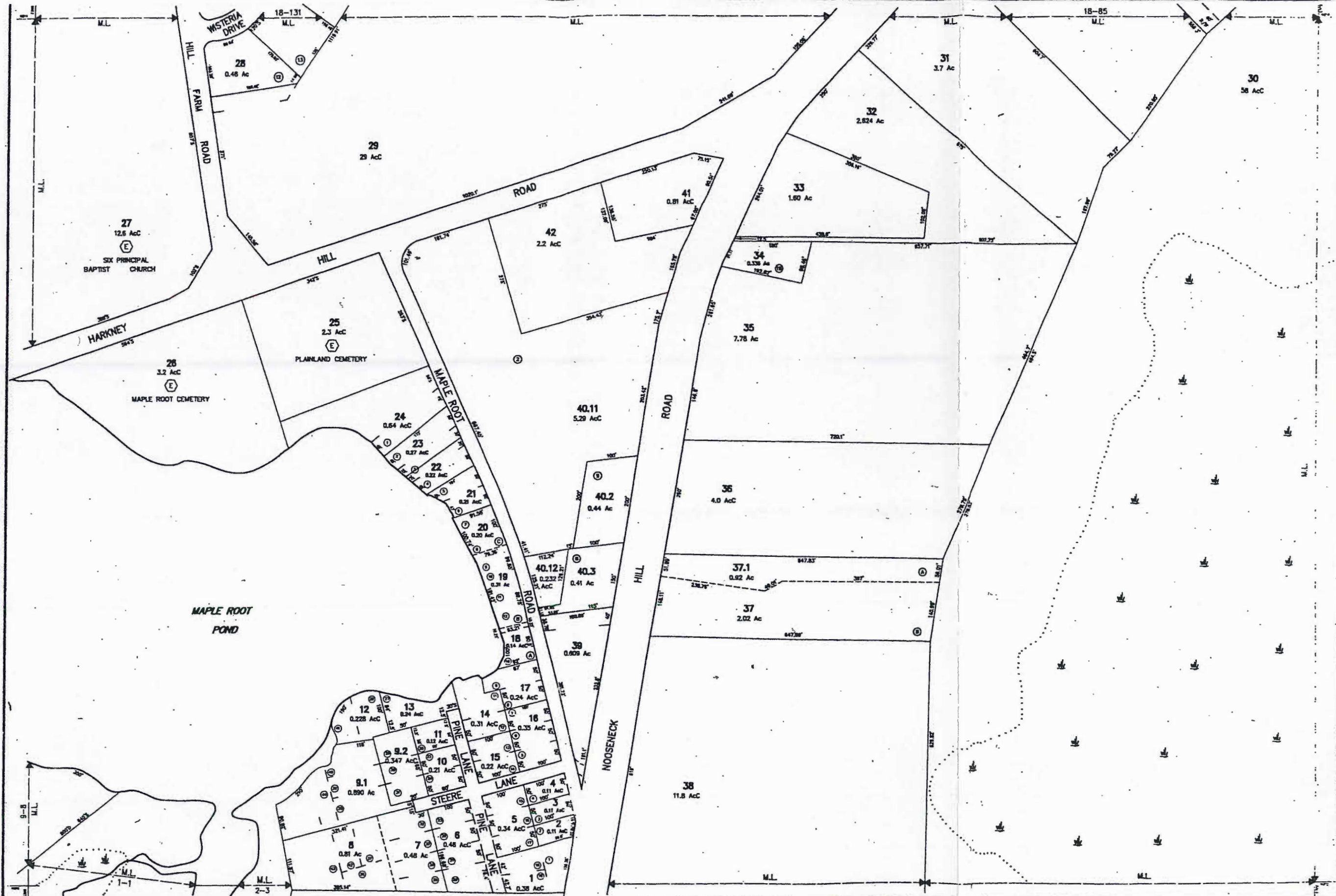
Coventry

Realtor	Universal Properties
Listing Agent	Anthony M. Traini
Phone Number(s)	401/828-3500
Town	Coventry
Street	Center of New England Boulevard off Hopkins Hill Road (across from the Mack Truck Facility)
Frontage	N/A
Asking Price	Not for sale (build to suit and lease only)
Plat No.	N/A
Lot No.	N/A
Area	3.6 acres
Wetlands	N/A
Water	Yes
Gas	Yes
Sewer	Yes
Proximity to I-95	Good

General Comments

The property, at 3.6 acres, appears to be small. Mr. Traini felt that more land could be made available at this location if needed.

Center of New England property is available on a lease basis only, although there may be a possibility to lease/purchase in the future. The property built to date is pleasant with perimeter landscaping. Due to the use of exposed concrete block as the finish material on most buildings, the parcel does have an industrial appearance in spite of the mix of tenants (trucking, day care, medical). Of concern is the amount of traffic, which will flow through the site getting to the shopping center, especially during the holiday season.



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.
 THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM.
 PHOTOGRAPHY DATE: MARCH 30, 1986
 COMPLETION DATE: JULY 29, 1986

PRODUCED BY
CARTOGRAPHIC ASSOCIATES, INC.
 MUNICIPAL MAPPING CONSULTANTS
 P.O. BOX 287 LITTLETON, NH 03561

LEGEND
 AREA CALCULATED Ac
 AREA SURVEYED Ac
 COMMON OWNERSHIP OR
 EXEMPT PROPERTY
 MATCH LINE
 WATER
 RECORD DIMENSION RIGHT OF WAY 100'
 SCALED DIMENSION 100'S
 SUBDIVISION LOT NO.
 WETLANDS

SCALE: 1" = 100'
 FEET 0 100 200 300
 METERS 0 30.48 60.96 91.44
 REVISED TO: January 1, 1999

PROPERTY MAPS
COVENTRY
 RHODE ISLAND

INDEX DIAGRAM

17	18	19
9	10	11
1	2	3

 V

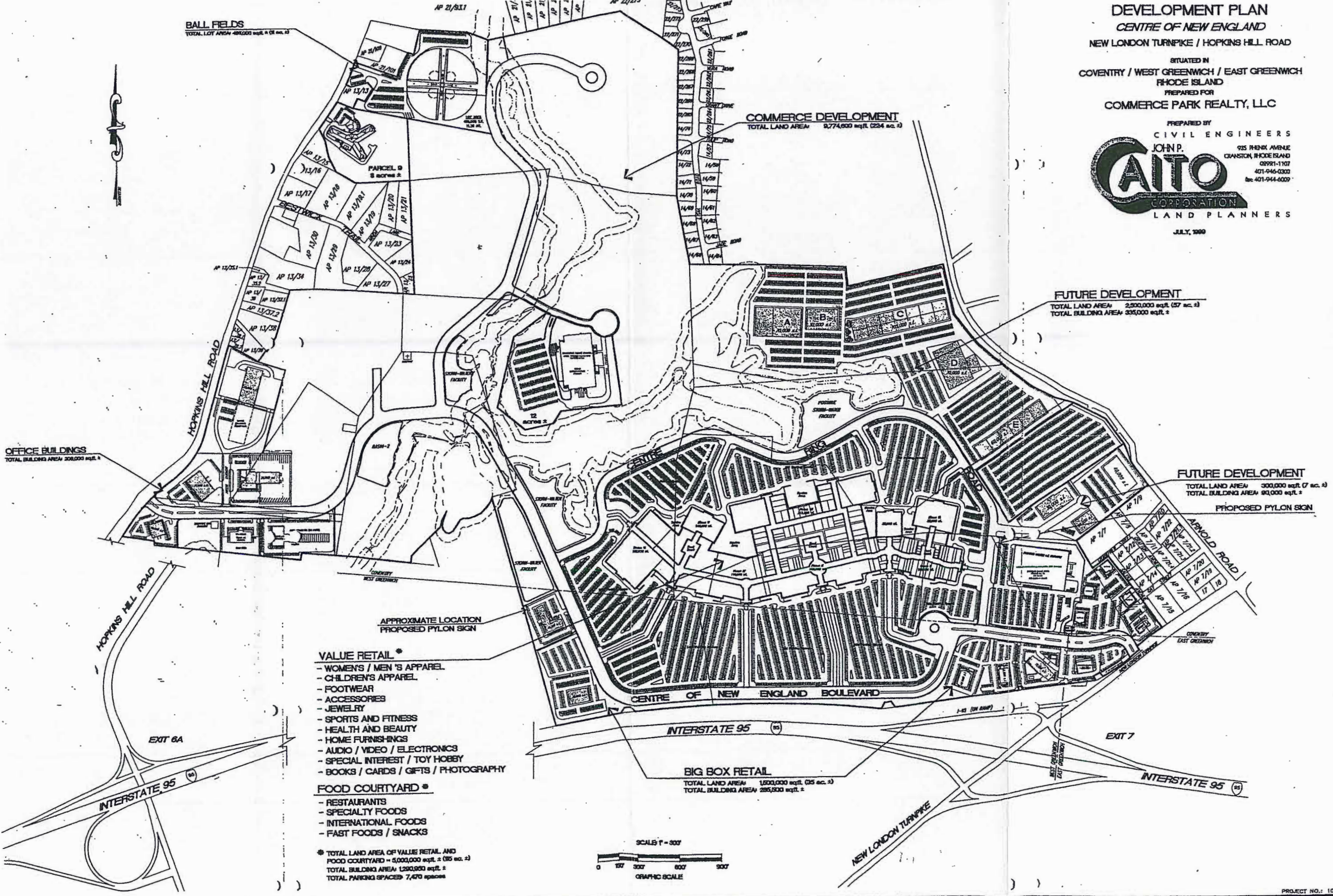
MAP NO.
10

DEVELOPMENT PLAN
CENTRE OF NEW ENGLAND
 NEW LONDON TURNPIKE / HOPKINS HILL ROAD

SITUATED IN
 COVENTRY / WEST GREENWICH / EAST GREENWICH
 RHODE ISLAND
 PREPARED FOR
COMMERCE PARK REALTY, LLC

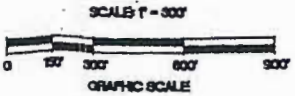
PREPARED BY
 CIVIL ENGINEERS
JOHN P. CAITO
 CORPORATION
 LAND PLANNERS

JULY, 1999



- VALUE RETAIL***
- WOMEN'S / MEN'S APPAREL
 - CHILDREN'S APPAREL
 - FOOTWEAR
 - ACCESSORIES
 - JEWELRY
 - SPORTS AND FITNESS
 - HEALTH AND BEAUTY
 - HOME FURNISHINGS
 - AUDIO / VIDEO / ELECTRONICS
 - SPECIAL INTEREST / TOY HOBBY
 - BOOKS / CARDS / GIFTS / PHOTOGRAPHY
- FOOD COURTYARD***
- RESTAURANTS
 - SPECIALTY FOODS
 - INTERNATIONAL FOODS
 - FAST FOODS / SNACKS

* TOTAL LAND AREA OF VALUE RETAIL AND FOOD COURTYARD = 5,000,000 sqft. ± (115 ac. ±)
 TOTAL BUILDING AREA = 1,200,000 sqft. ±
 TOTAL PARKING SPACES = 7,470 spaces



2.4.5 Site No. 5 - Nooseneck Hill Road

West Greenwich

Realtor	Exit 6 Plaza LLC
Listing Agent	Sam Shapiro
Phone Number(s)	508/676-8247
Town	West Greenwich
Street	Nooseneck Hill Road - Rte 3
Frontage	300-ft on Rte 3
Asking Price	No price given negotiable
Plat No.	6
Lot No.	Lots 21-4, 21-6, and 21-7.
Owner	Exit 6 Plaza LLC (John Asalone, Carmine Olivieri, and Sam Shapiro)
Area	20 Acres +/-
Wetlands	Abuts the Big River Reservoir to the west
Water	Yes
Gas	No
Sewer	No
Proximity to I-95	Excellent @ Interchange 6

General Comments

Property is zoned industrial 'A'. Information is not yet available on whether wetlands are to be encountered and if so to what extent. The owners are presently preparing an access road to the site (formerly shown as 'Valerie Drive' on Plat Map 6). Property can be subdivided but due to the shape of the two lots combined problems could be encountered in trying to make the best use possible of the acreage available.

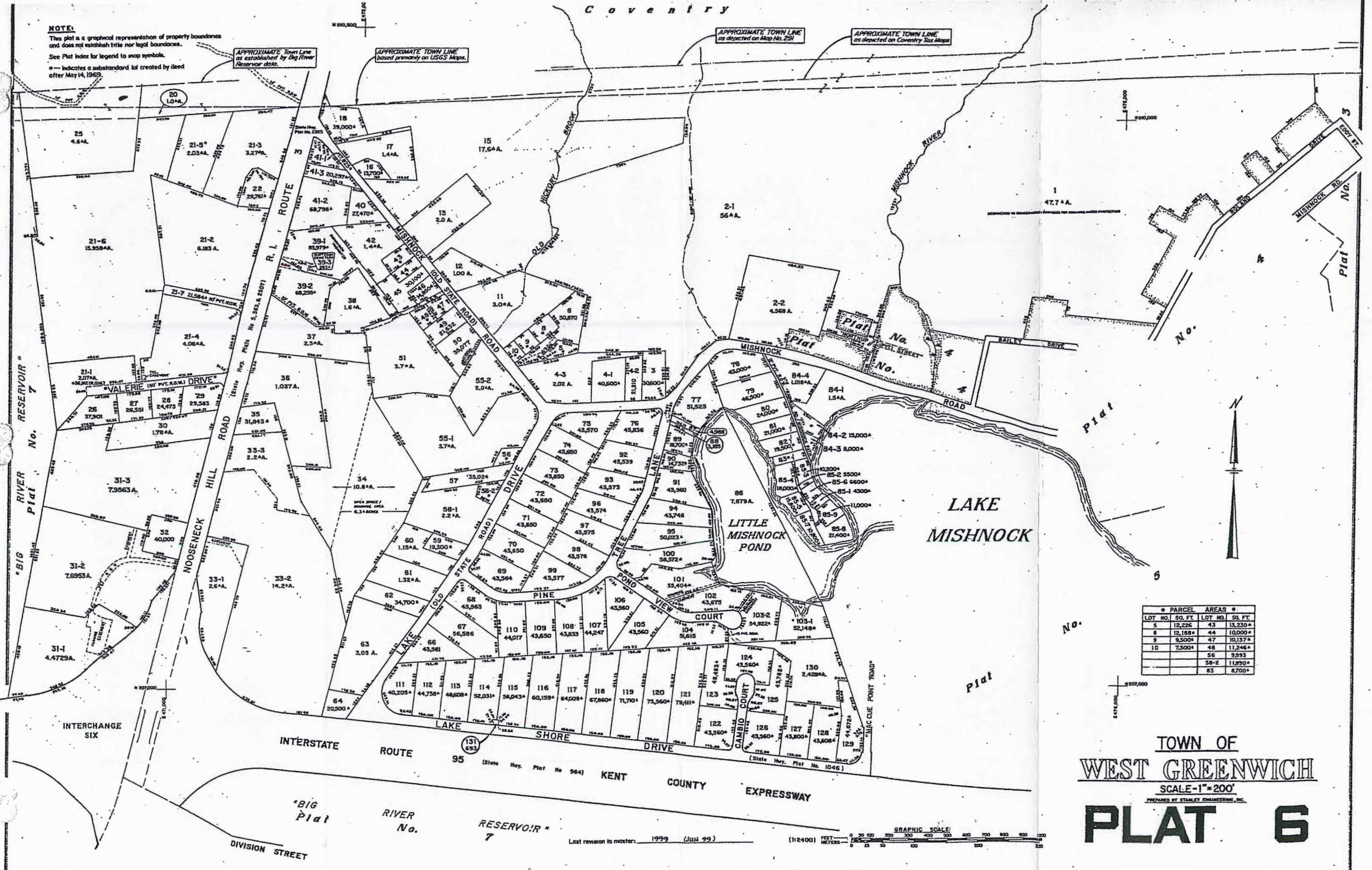
NOTE:
This plat is a graphical representation of property boundaries and does not establish title nor legal boundaries.
See Plat Index for legend to map symbols.
— indicates a substandard lot created by deed after May 14, 1969.

APPROXIMATE Town Line as established by Big River Reservoir dikes.

APPROXIMATE TOWN LINE based primarily on USGS Maps.

APPROXIMATE TOWN LINE as depicted on Map No. 251

APPROXIMATE TOWN LINE as depicted on Coventry Tax Maps



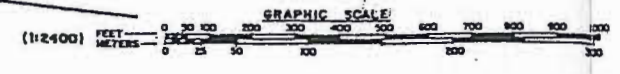
• PARCEL AREAS •

LOT NO.	SO. FT.	LOT NO.	SO. FT.
5	12,225	43	13,230
8	12,188	44	10,000
9	9,500	47	10,137
10	7,500	48	11,246
		56	9,993
		58-2	11,790
		83	8,700

TOWN OF
WEST GREENWICH
SCALE - 1" = 200'
PREPARED BY STANLEY ENGINEERING, INC.

PLAT 6

Last revision to master: 1999 (JUN 99)



INTERCHANGE SIX

INTERSTATE ROUTE 95

KENT COUNTY EXPRESSWAY

RESERVOIR 7
BIG RIVER No.
DIVISION STREET

LAKE MISHNOCK
LITTLE MISHNOCK POND



**2.4.6 Site No. 6 - South County Trail
East Greenwich
Rocky Hill Fairgrounds**

Realtor	Albert Realtors
Listing Agent	Al Scarelia
Phone Number(s)	401/738-6020 / 401-944-3377
Town	East Greenwich
Street	Major Frontage on Division Road Minor Frontage on South County Trail
Frontage	N/A
Asking Price	\$150,000/acre from 100 acre parcel Price negotiable
Plat No.	I2-A
Lot No.	Lot 75
Area	96.80 Acres
Wetlands	No (none mentioned on observed)
Water	Yes
Gas	Yes
Sewer	Yes
Proximity to I-95	Good (access to I-95 is not direct in certain directions)

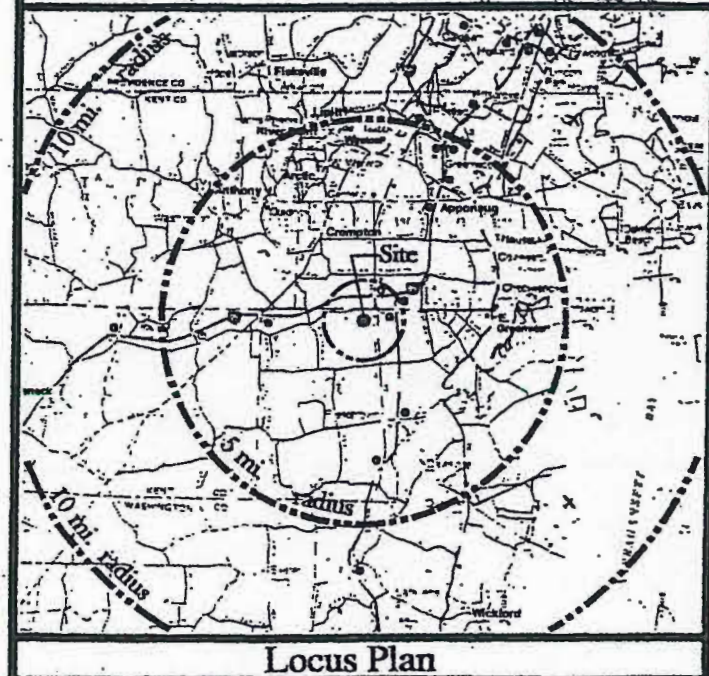
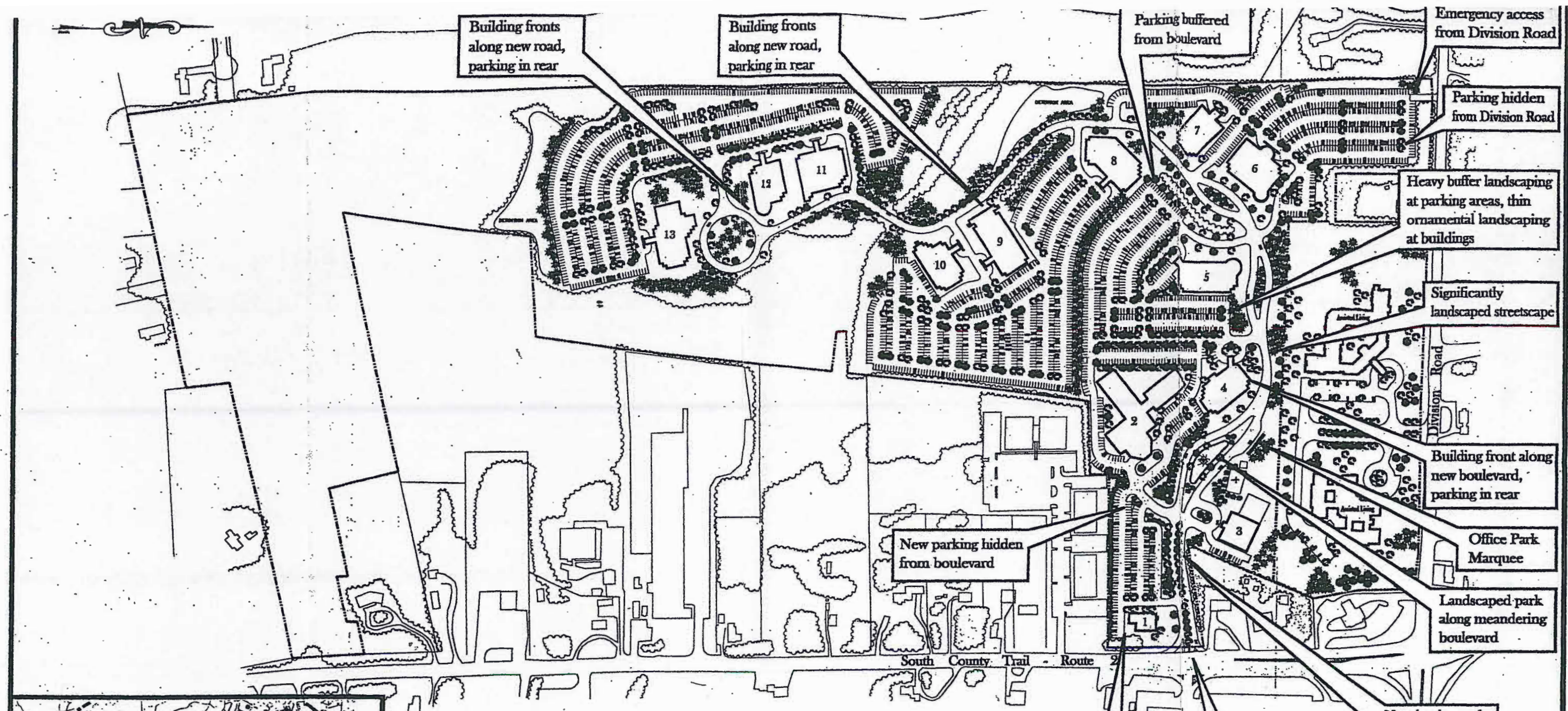
General Comments

This parcel of approximately 100 acres has a master plan encompassing the entire site. The developer has shelved the master plan for the time being and is marketing the property to individual buyers. The only commitment to date is for assisted living units on the part of the site fronting on division road. Ledge and rocks could be expected when excavating.

The property sits on top of a hill formerly known as Rocky Hill fair grounds and later as Rocky Hill flea market. The siting is picturesque with few trees and areas of relatively flat, level land. The neighbor to the north on the other side of Division Road is Amtrol Corporation with their headquarters situated in a park like setting.

The neighbors at the intersection of Division Road and South County Trail are a strip shopping plaza to the southeast, a movie theatre complex to the northeast, new Dunkin Donuts on the northwest and a medical building on the southwest corner. Traffic could be a problem during rush hours, when the theatres empty, and during holiday shopping.

Access to I-95 north from the property is not directly at the intersection. One has to travel east on Division Road, through two traffic lights, to find the entrance to I-95 north at the Junction of Rte 4. In addition, to get onto I-95 south from the fair grounds, the approach is from South County trail north with a left-hand turn into oncoming traffic just under the I-95 overpass.



Locus Plan

Design Concepts

1. Design a meandering, flowing boulevard with extensive parks and landscaping along and inside the boulevard.
2. Create pedestrian scale parks along the boulevard that corporate residents will want to use.
3. Locate the new building fronts along the roadway and put the parking in back and hidden from the street.
4. Create a development where there is an attractive street scape with design features.
5. Create a site where architectural design features can be built on the street side of the building.
6. Utilize shared parking where possible.
7. Create reverse curves in the roadway so that only small portions of development are visible from a single location.

SCALE: 1"=150'
 0 75' 150' 300'
 August 2, 1999

Design Concepts
East Greenwich Corporate Park

DiPrete Engineering Associates, Inc.
 Engineering, Surveying, and Planning Consultants
 75 Sockanosset Crossroad, Suite 300
 Cranston, Rhode Island 02920
 Tel: (401) 943-1000 Fax: (401) 464-6006

2.4.7 Site No. 7 - South County Trail

East Greenwich

Realtor	Butler Realty
Phone Number(s)	401/886-7800
Listing Agent	Jeff Butler
Town	East Greenwich
Street	South County Trail
Frontage	152-ft (panhandle)
Asking Price	\$750,000
Plat No.	10-D
Lot No.	378 also noted as Parcel 'C'
Area	17.05 acres
Wetlands	Yes (flagged) 7.02 plus wetlands buffer
Water	Yes
Gas	Yes
Sewer	Yes
Proximity to I-95	Fair to good

General Comments

The property is less than desirable due to ledge outcroppings midway into the site, wetlands just beyond the midpoint, and a minimal amount of usable acreage to the rear. The wetlands would have to be 'bridged' to gain access to the rear of the site. The site has a natural drop of approximately 20' - 30' from the front to the rear. The owner has begun to 'level' the site by pushing the gravel, dirt, and boulders from the front to the center essentially changing the configuration of the wetlands. The drop from the edge of the line of fill to the wetlands below is between 10' - 15'. All of the fill is laden with rocks from the ledge; engineering costs necessary to create a buildable area on site would have to be reflected in the sale price. Presently, it is not.

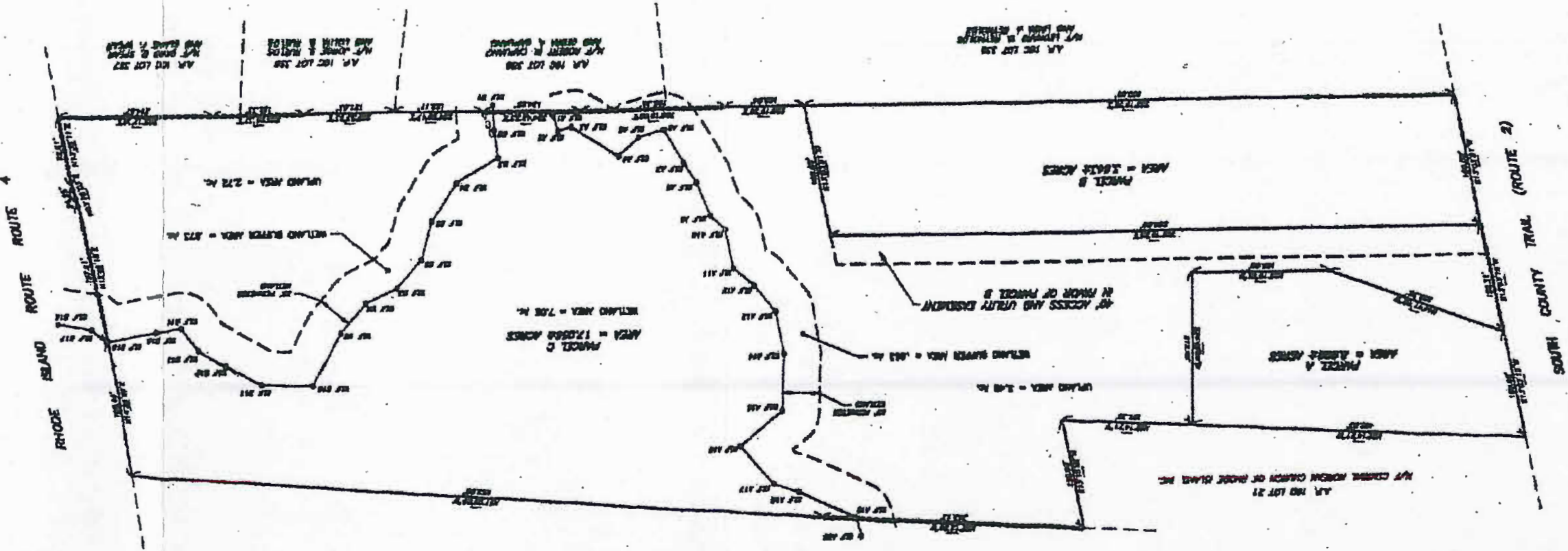
**Rocky Hill Commons**

1480 South County Trail, East Greenwich, Rhode Island, 02818

Land For Sale, or Build to Suit**PRIME ! Frontage on RT. 2 and Rt. 4, less than 1 mile south of Rt. 95 exit 8.****Parcel A – Not available, 2 acres. (lot 10) Reserved for future development.****Parcel B – (Lot 377) approx. 3.643 acres, \$600,000., Zoned Lt. Industrial/Office and approved for 22,000* sq. ft. office building, *(2 story on 11,000' footprint, lot is suitable for additional 20,000+')****Parcel C – (Lot 378) approx. 17 acres, \$750,000. 5.48 upland west of wetland, plus 2.72 upland east of wetland, Zoned Lt. Industrial/Office, Prime for zoned use, apartments, or senior housing by exception. This former farmland offers a campus setting, plenty of trees, walking paths, and brook.****Assessors Plat 10D Lots 377 & 378, 20.5 acres total land area, 11.843 acres upland for sale together at \$1,250,000. Topographic, wetland, and survey maps available. Other lot configurations may be considered****Sewers, city water, and natural gas available. This development is in preliminary planning stage and is still very flexible. Owner is considering proposals for sale, leasing, and co-development of site. Targets include medical and professional users, high tech or clean light industrial, a bank or credit union, government offices, and various senior-care and living concepts. No retail uses are currently allowed in this zone district.****State traffic maps show daily traffic count of approx. 23,000 on this area of Rt.2., 70,000 on Rt.4 (abutting the rear of subject property), and 80,000 on Rt.95 just south of the Rt.4 split.****Demographics for a 5 mile radius indicate a population of 100,000- 16% over age 65, 25% over age 55, 40,000 households, average family income of \$65-75,000.****Area information: Center of the State with regional access within minutes. This is currently one of the hottest areas in the suburbs. Site is opposite K-Feeders/Response Technologies and next to Roofing Concepts, 1/4 mile south from East Greenwich Square (Walgreens, Rojacks, several restaurants etc.) Showcase Cinemas, and bus line. Major employers like Bostich, Gulton Industries, Cherry Semiconductor, Amtrol, American Power Conversion, Metropolitan, Beacon Mutual, Meridian Printing are all within 2 miles of site. New 60,000'+ medical/office complex under construction on Rt.2, 1/4 mile northwest of subject. Former Rocky Hill Fairgrounds, 100 acres, slated for mixed-use development**

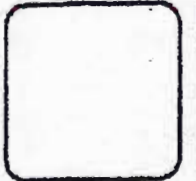
Changes to this offering may be made without prior notice. Seller hereby rejects any sub-agency.
For further details contact exclusive agent: Jeffrey A. Butler Phone #: 886-7800

NOTES
 PROPERTY LINE DETERMINED FROM A PLAN BY SCHWAB BRYANT, INC. ON FEBRUARY 8, 1988. THIS WORK IS A PART OF THE PROJECT.
 WETLAND DUE DETERMINED BY MANUAL INSPECTION SERVICES, INC. ON JANUARY 2, 1992.



WETLAND DELINEATION PLAN
 FOR A PARCEL OF LAND
 SOUTH COUNTY TRAIL (RT. 2) EAST GREENWICH, R.I.
 PREPARED FOR:
 RMG MANAGEMENT
 120 South Village Way, Jupiter, Florida 33458
 PROJECT NO.: 92-001 DATE: JANUARY, 1992 SCALE: 1"=50' SHEET 1 OF 1

CROSSMAN ENGINEERING, INC.
 Civil - Transportation - Environmental - Site Planning - Land Surveying
 181 Carterville Road
 Warwick, Rhode Island 02886
 Phone: (401) 798-4440 Fax: (401) 798-4157 E-mail: crossmaneng@aol.com



NO.	DATE	REVISION

2.4.8 Site No. 8 - South County Trail

East Greenwich

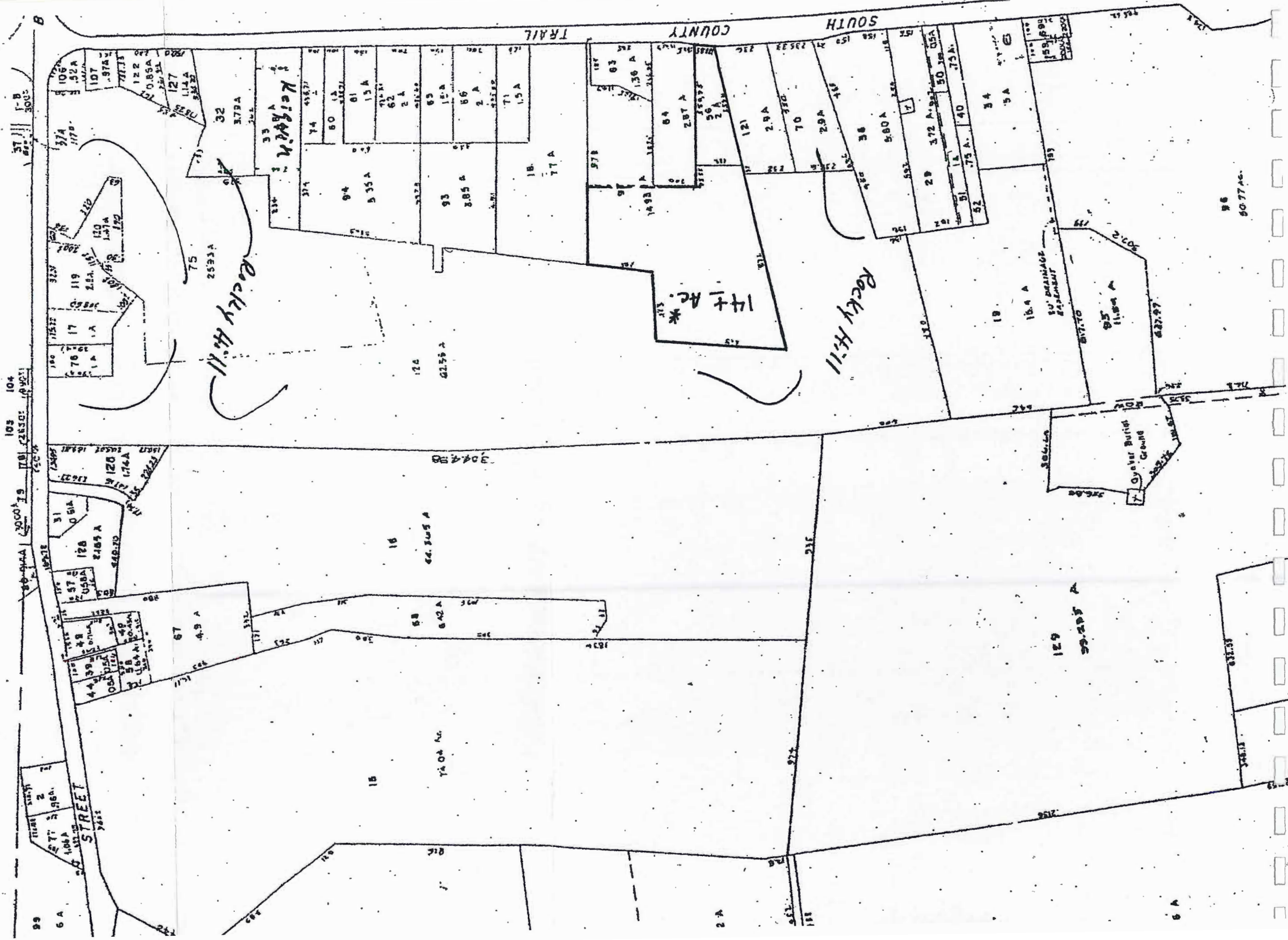
Realtor	Butler Realty
Listing Agent	Jeff Butler
Phone Number(s)	410/886-7800

Town	East Greenwich
Street	South County Trail
Frontage	100-ft (Panhandle)
Asking Price	N/A
Plat No.	12-A
Lot No.	97
Area	14 Acres +
Wetlands	No
Water	Yes
Gas	N/A
Sewer	N/A
Proximity to I-95	Fair to good

General Comments

This property has a number of the failings of Site Selection No. 6 but in reverse. Where Site Selection No. 6 drops in elevation to wetlands below, this site rises sharply and crests on top to an area of ledge outcroppings. It then runs for a distance at a fairly level distance and then drops sharply into the woods where it runs for a fairly level distance to the property line beyond. The parcel is irregular in shape creating areas of unusable land. Once again the engineering costs necessary to create a buildable area on site would have to be reflected in the sale price. Presently it is not.

RWICK



2.4.9 Site No. 9 - South County Trail

East Greenwich

Realtor	Rodman Realty
Listing agent	Neil Amper
Phone Number(s)	401/273-2270
Town	East Greenwich
Street	South County Trail South of Frenchtown Road
Frontage	252-ft
Asking Price	\$1,000,000
Plat No.	18-C
Lot No.	10
Area	9.75 acres
Wetlands	Yes (flagged)
Water	Yes
Gas	Yes
Sewer	No
Proximity to I-95	Poor

General Comments

This property is considered to be too far south of the KCWA District and not in the direction of expansion considered desirable by KCWA.

PROPERTY PROFILE
Land South County Trail
East Greenwich, Rhode Island

Plat/Lot:	18C/10
Land Area:	9.75
Frontage:	252.37'
Zoning:	Commercial-Highway-(200' Dcep) Industrial
Sewer:	No
Water:	Yes (city)
Gas:	Yes
Tax:	\$10,452.02
Sale Price:	\$1,000,000.

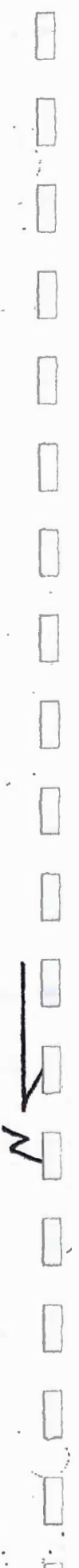
Additional Information: *Wetland Survey Available*

758 Eddy Street Providence, RI 02903 Tel (401) 273-2270 Fax (401) 273-2273

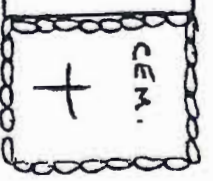
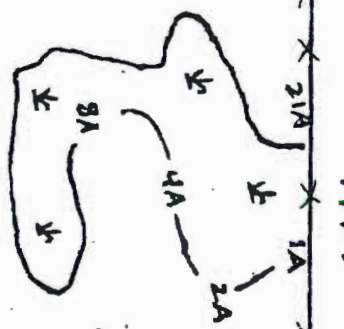
Individual Membership SOCIETY OF INDUSTRIAL AND OFFICE REALTORS

All information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy of same.

RECEIVED TIME AUG. 18. 2:57PM



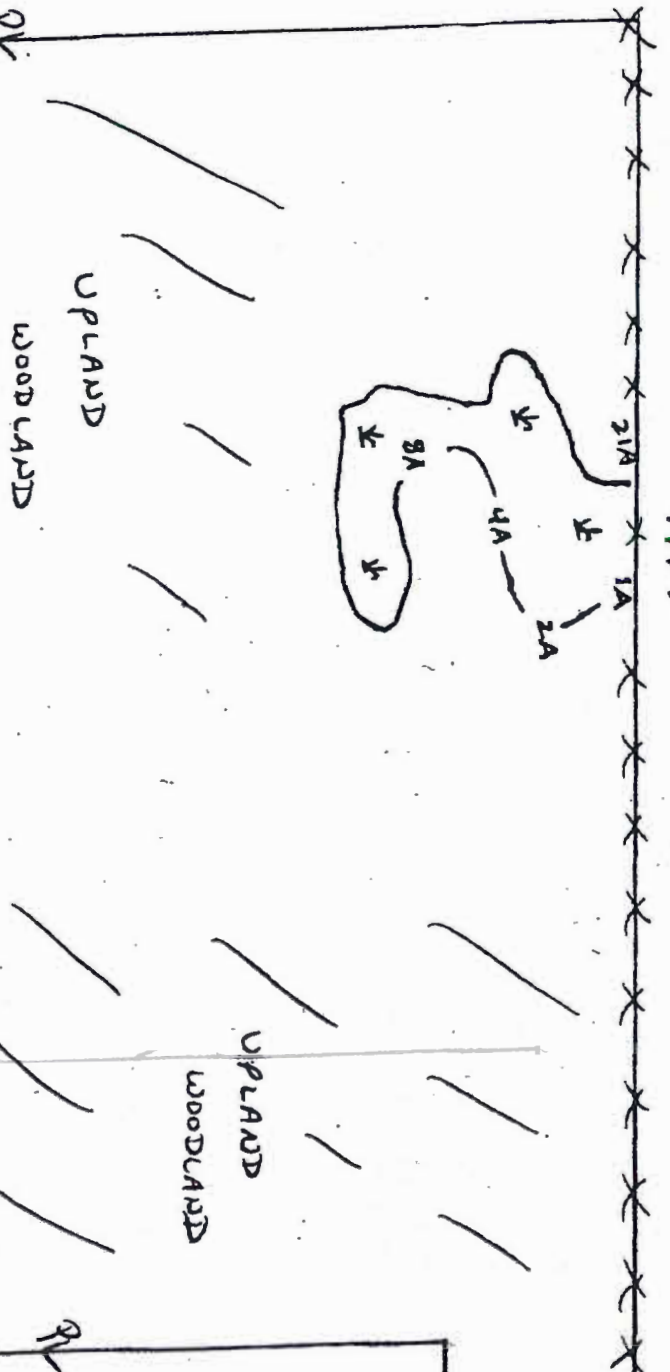
PARKING AREA
W/L (DRAINAGE)



RIVER 7-10' WIDE

* LOCATE
EDGE OF
CHANNEL :

DRAFT LIMITS
OF 200'
RIDEBACK DETAIL
ON LOT 10 -
MUST ALSO
DETERMINE 100 YR.
FLOODPLAIN
ELEVATION.



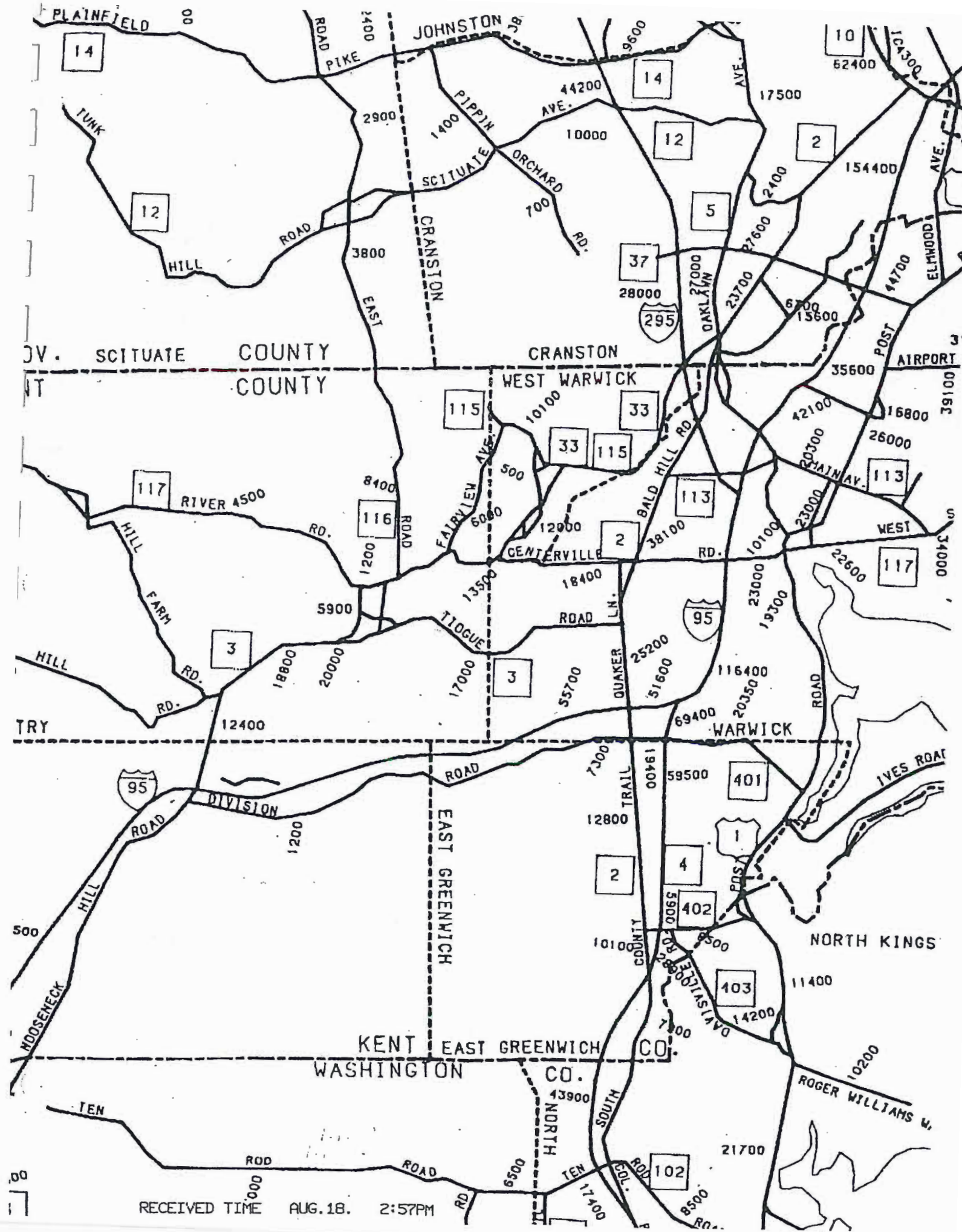
THOMPSON PROPERTY
A.P. 18, LOT 10
EAST GREENWICH, RI

(FARM AREA)

UPLAND
WOODLAND

SOUTH COUNTRY TRAIL

(NO
DETAIL)
CONVERT



PLAINFIELD

14

TUNK

12

SCITUATE COUNTY
CRANSTON

117 RIVER RD. 4500

HILL FARM RD.

HILL RD.

TRY

95

HILL RD.

MOOSENECK

TEN

ROAD

ROAD

ROAD

ROAD PIKE

2400

2900

3800

EAST

ROAD

CRANSTON

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

ROAD

JOHNSTON

14

10000

12

5

37

28000

CRANSTON

115

10100

33

115

113

2

38100

RD.

RD.

RD.

RD.

RD.

RD.

RD.

RD.

RD.

RD.

9600

44200

17500

2100

27000

23700

27000

23700

27000

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27000

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62400

154400

2

44700

41700

ELMHOOD

AVE.

35600

16800

39100

26000

113

117

34000

22600

10100

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19300

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62400

154400

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44700

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19300

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62400

154400

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44700

41700

ELMHOOD

AVE.

35600

16800

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19300

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19300

RECEIVED TIME AUG. 18. 2:57PM

2.4.10 Sites 10, 11 and 12

Three other sites were briefly looked at in addition to the previous nine sites just described. All three are in the West Warwick industrial park.

Site No. 10 – West Warwick Industrial Park

West Warwick

Salisbury Realty has a parcel listed in the industrial park between Arpin Van Lines and the KCWA water tower. Due to the tax incentives being offered by West Warwick, the property asking price is high. In addition, a large gaming casino is being proposed in the vicinity of the water tower to include its own on/off ramps from I-95. In order to avail themselves of the tax incentives, KCWA would have to lease the building from third party who would be eligible for the tax break. Since building and owning is the preferred way to go, we do not feel that further investigation into the West Warwick industrial park is warranted.

Site No. 11 – West Warwick Industrial Park

West Warwick

La Croix Realty has a 6-acre parcel listed for \$900,000 in the industrial park. Due to the tax incentives being offered by West Warwick, the property asking price is high. In addition, a large gaming casino is being proposed in the vicinity of the water tower to include its own on/off ramps from I-95. In order to avail themselves of the tax incentives, KCWA would have to lease the building from third party who would be eligible for the tax break. Since building and owning is the preferred way to go, we do not feel that further investigation into the West Warwick industrial park is warranted.

Site No. 12 – West Warwick Industrial Park

West Warwick

Silva Realty has a 5.95 acre parcel listed in the industrial park. Due to the tax incentives being offered by West Warwick, the property asking price is high. In addition, a large gaming casino is being proposed in the vicinity of the water tower to include its own on/off ramps from I-95. In order to avail themselves of the tax incentives, KCWA would have to lease the building from third party who would be eligible for the tax break. Since building and owning is the preferred way to go, we do not feel that further investigation into the West Warwick industrial park is warranted.

2.4.11 Lot Owners from Tax Assessor's Lists

Coventry

Plat Map No. 2

Lot 1.1	Ralph Albro, 2501 Nooseneck Hill Road, West Greenwich
Lot 1.2	same as above
Lot 2	Sam Shapiro
Lot 3	Mapleroot Corporation
Lot 4	Sam Shapiro
Lot 5	Waltonen,Thaylen H., 610 Weaver Hill Road, Coventry, RI
Lot 6	KCWA 53.19 Acres
Lot 9	KCWA 2.3 Acres
Lot 10	KCWA 2.9 Acres
Lot 11	KCWA 3.0 Acres

Plat Map No. 10

Lot 29	Koszela, John Sr. % John Koszela Jr., 1315 Victory Hgwy, Greene, RI
Lot 30	Leisure Village, Inc., ASCO Group (58 acres, wet, assessed at \$934,900)
Lot 31	Vaccaro, Daniel A & Peter P. Borghesani
Lot 32	Specific Properties
Lot 33	G Tech Corporation
Lot 34	
Lot 35	Durand (?), Michael, 2020 Nooseneck Hill Rd, Coventry
Lot 36	Rossi, David A & Paula E (4.0 acres valued At \$212,400)
Lots 37&37.1	Raptakis, Peter D and Evangelia (2.94 acres valued at \$184,800)
Lot 38	Shapiro, Samuel and Suellen, 35 Sharon Road, Coventry (11.8 acres valued at \$383,000)
Lot 39	Raptakis Revocable Living Trust and Demosthenes
Lot 40.11	St. Pierre, Elwin E. et.al, %Pete St. Pierre, 8712 North Johnn Miller Drive, Tucson AZ (5.29 acres)
Lot 40.3	Karen Guilfoyle
Lot 41	Leung, Kai & Yuk Kwai et.al.
Lot 42	Iannotti Funeral Home, Inc., 415 Washington, Coventry, RI

2.4.12 Property Owners from Tax Assessor's Lists

West Greenwich

Plat Map 6

Lot 1	KCWA
Lot 2.1	KCWA
Lot 2.2	St. Amand
Lot 3	Weaver
Lot 15	Waltonen, Thayden and Linda
Lot 55-1	Carpenter, Norman and Shelley N.
Lot 17	Marsocci, Loretta L
Lot 18	Pimental, Antoinette E
Lot 21-1	Exit 6 Plaza LLC
Lot 21-2	Gospel Temple Assembly of God
Lot 21-3	Izzi, Albert N Jr and Antonetta G
Lot 21-4	Exit 6 Plaza LLC
Lot 21-5	Izzi, Albert N and William O
Lot 21-6	Exit 6 Plaza LLC
Lot 21-7	Exit 6 Plaza LLC
Lot 30	Gary French
Lot 31-1	Congress Inn
Lot 31-2	Best Western West Greenwich Inn Corporation
Lot 31-3	Hungry Hill Development
Lot 32	Motiva Enterprises
Lot 33-1	Sun Oil Co Of PA
Lot 33-2	Green Land Co LLC ½ Int (From Depco)
Lot 33-3	Louis Gencarelli, Sr
Lot 34	Beaudoin, Wayne D and Robin
Lot 35	Pynnonen, Neil & Rose
Lot 36	Beaudoin, Wayne D and Robin Mishnock Trailer Park
Lot 37	Coventry West Greenwich Lodge BPOE #2285
Lot 38	Lerch, Robert N. & Theresa, Easement
Lot 39-1	Specific Properties LLC
Lot 39-2	Specific Properties LLC

Section
Three

3



Section 3 Facility Description

3.1 Architectural

The proposed structure is divided into three unequal areas - Administrative area, Mechanical area, and Vehicle Storage/Garage Bay areas.

3.1.1 Administrative

The proposed administrative area will be single story construction (height approximately 12' to under side of structure) with steel post and beam frame bearing on conventional concrete foundation walls and spread footings. Exterior walls will be brick veneer with horizontal wall reinforcing and wall ties, two inch cavity and 6" (16 gauge) galvanized steel studs at 16" o.c. for a nominal thickness of 12 inches. Exterior wall insulation will be 5 1/2" batt insulation with vapor barrier set in the stud cavity. Steel studs will have one half inch cement board sheathing on the cavity side and 5/8" gypsum board on the interior side. Foundation walls are assumed to be 12" thick by nominal 4' deep (as dictated by the Rhode Island Building Code) reinforced concrete bearing on 12" deep x 24" wide x continuous reinforced concrete footings. Floor slab is assumed to be 6" thick reinforced concrete slab on grade over vapor barrier on compacted gravel fill. Actual sizes of the above to be based on engineered design based on borings from locations as determined by a structural engineer. Roof consists of structural steel framing, metal deck, rigid roof insulation, and ballasted EPDM membrane pitched to interior drains. Windows are thermally broken aluminum with operable (awning) sections and insulating tinted glass, with stained hardwood interior sills and aprons and perforated vertical blinds in dark color. Exterior doors and sidelights to be aluminum storefront type.

Interior partitions 3 5/8" steel studs @ 16" o.c. w/ 5/8" gypsum board both sides. All fire rated partitions to have firecode gypsum board; thickness as per Underwriters Laboratories. Toilet rooms shall have ceramic tile walls and floors. Executive office areas to have vinyl wall covering, hardwood base and carpet flooring. Lobby shall have granite tile flooring and base, vinyl wall covering, coffered gypsum board and acoustical tile ceiling. Board room shall be same as lobby except carpet floor, recessed projection screen and white board. Other office spaces to have painted gypsum board walls, rubber base and carpet flooring. Storage areas, printing and reproduction rooms to have vinyl composition tile flooring. All areas to have suspended acoustical tile ceiling except toilet rooms which shall have suspended gypsum board painted. All doors shall be solid core wood (stained) set in hollow metal (galvanized) frames painted with best quality US26D finish locksets and hardware.

Built-in furniture and equipment shall include:

- Publishing Room -- built in plastic laminate counters with base and wall cabinets
- Computer Area -- built in plastic laminate counters with base and wall cabinets
- Library Reference -- hardwood wall shelving to 84" above floor
- Records Vault -- reinforced concrete floor, walls and ceiling with vault door, 16" deep x 84" high heavy duty steel shelving
- Supply Room -- heavy duty steel shelving on four walls 16" deep x 84" high
- Board Room -- five foot kitchenette unit on end wall, with sink, coffeemaker, refrigerator, base and wall cabinets
- Historical File Room and File Storage (active) -- 16" deep x 84" high heavy duty steel shelving
- Lab Storage -- epoxy shelving and lab chemical and glassware storage cabinets
- Laboratory -- fully equipped laboratory including base and wall cabinets, fume hood, glass washer, water purification unit, sterilizer, refrigerator, oven, titrator, incubators, spectrophotometer, turbidometer, settling cones, balances, and vacuum pump as designed by lab consultant based on specific needs of KCWA
- Kitchenette -- manufactured unit with sink, microwave oven, full height refrigerator, garbage disposal, coffee maker
- Toilet Rooms -- toilet room fixtures and stainless steel toilet accessories
- Locker Rooms -- lockers 50 - 15" w x 72" h x 18" deep lockers per locker room with benches. Showers for both male and female are to be privacy showers (not gang showers as shown)

The above areas to be fully air-conditioned and heated, natural gas fired glycol and/or forced air zoned systems.

3.1.2 Mechanical Areas

The floor area between the vehicle storage/ garage bay portion of the building and the administrative offices should house the Mechanical Room, Fire Pump Room, Janitors Room, Kitchenette, Toilet/Locker Rooms, Meter Test and Meter Storage Room, Meter Storage, General Storage, Supply Room, and Instrument and Electrical Shop. Height and general type of construction should be the same as the Administrative Area with the exception of the following: exterior walls will be brick veneer, 4" cavity with 2 1/2" rigid insulation, and 8" CMU backup for a nominal wall thickness of 16 inches. Exterior doors (insulated) and frames shall be hollow metal (galvanized and painted).

Interior partitions shall be 8" CMU with epoxy paint finish except for Toilet/Locker Rooms with ceramic tile wall finish. Ceilings shall be exposed structure painted

except for the Toilet/Locker Rooms which shall have suspended gypsum board painted and Kitchenette and Corridor/Entry which shall have suspended acoustical tile ceiling. Floors shall be exposed concrete with sealer and painted finish except for Toilet/Locker Rooms with ceramic tile floor finish, and Kitchenette and Corridor/Entry with rubber base and vinyl composition tile. Interior doors and frames shall be hollow metal galvanized and painted.

Built-in furniture and equipment shall include:

- Mechanical Tool Room -- 16 lf x 84" h x 16" deep heavy-duty steel shelving, tackboard and whiteboard
- Fire Pump Room -- fire pump to be determined by water pressure.
- Janitor's Room -- wall mounted service sink, wall mounted mop hooks, and wall mounted shelving.
- Kitchenette -- manufactured kitchenette unit with sink, microwave oven, full height refrigerator, garbage disposal, coffee maker, base and wall cabinets
- Meter Test and Meter Storage Room -- workbenches with 6-ft long stainless steel sink, plug moulding strip continuous at bench height. Heavy duty steel shelving with range of depths for optimum equipment storage. Compressed air service to room.
- Meter Storage Room and Storage Area -- heavy duty steel shelving
- Toilet Rooms -- toilet room fixtures and stainless steel toilet/shower accessories
- Supply Room -- heavy duty steel shelving, whiteboard and tackboard
- Instrument and Electrical Shop -- workbenches with plug moulding strip continuous at bench height. Steel shelving with range of depths for optimum equipment storage, white board and tackboard.

The above areas to be fully air-conditioned and heated, gas-fired glycol and/or forced air zoned system.

3.1.3 Vehicle Storage/Mechanical Bays

The proposed vehicle storage/mechanical bay area will be single story construction (height approximately 16' to under side of structure) with steel post and beam frame bearing on conventional concrete foundation walls and spread footings. Exterior walls will be 4" brick veneer, 4" cavity with 2 1/2" rigid insulation and 12" CMU backup for a nominal wall thickness of 20 inches. Foundations are assumed to be 20 inch thick by nominal 4' deep (as dictated by the Rhode Island Building Code) reinforced concrete bearing on 16" deep x 30" wide x continuous reinforced concrete footings. Floor slab is assumed to be 6" thick reinforced concrete slab on grade over vapor barrier on compacted gravel fill. Actual sizes of the above to be based on

engineered design based on borings from locations as determined by a structural engineer. Roof consists of structural steel framing, metal deck, rigid roof insulation, and ballasted EPDM membrane pitched to interior drains. Provide one 4x4 double dome skylight in each vehicle bay.

Interior partitions (where required) shall be 8" CMU epoxy painted. Sealer on garage floor slab. Ceiling shall be underside of exposed structure above painted. All exposed structural steel shall be painted. Windows thermally broken aluminum with operable (awning) sections and insulating tinted glass. Exterior doors and frames to be hollow metal galvanized and painted. Sectional overhead painted foam insulated steel service doors shall be motorized. Twenty-three two doors are required; eleven doors at 10' wide by 10' high and twelve doors at 10' wide by 12' high.

Built-in furniture and equipment shall include:

- Mechanical Tool Room -- steel shelving, whiteboard and tackboard
- Mechanical Bay with Lift -- vehicle lift (6K) and associated equipment. Tire changing equipment. Steel shelving, whiteboard and tackboard. Compressed air system.
- Gas fired unit heaters and air handling units for tempered ventilation air sufficient to remove vehicle exhaust fumes. Human comfort conditions except minimum 50 degrees (winter) in garage bays 3-22. Gas and oil separator tied to floor drains. Emergency eyewash and shower.
- A wet sprinkler system is to be included in the above areas.
- Exterior building mounted yard lighting.

3.1.4 Site Work

- Fence -- perimeter 6-foot black vinyl coated chain link fence with two gates as indicated on site plan.
- Pavement/landscaping -- bituminous concrete access roads and parking, concrete walkways, granite curbing of entrance road up to gates and adjoining building and visitor parking, 4 foot high x 8" concrete filled pipe bollards at overhead door jambs, building corners in paved areas. Loam/seed, low maintenance ground covers, perennials, shrubs, flowering trees, deciduous and coniferous trees for screening yard areas and shading outdoor areas adjoining office areas.
- Above Ground Concrete Fuel Storage Vaults -- gasoline (1500-gallon capacity) and diesel fuel (1000-gallon capacity) with vapor recovering capacity. State of the art electronic monitoring system with digital read-out and data recording printout. Monitoring system capabilities to include level sensing indicator, lead detection, keypad programmable, multi-operator security codes, vehicle identification code, use code for fuel card.

- Metal canopy 14 feet clear covering fueling station including lighting and fire suppression system.
- Vehicle/Equipment Wash Area – Hot Box enclosure with 1000 psi water pressure washer, with hot water and soap injection. Sewered drain or oil trap catch basin design. Concrete pad 5000 psi compressive strength. Vacuum cleaning accommodations. Away from building, near fuel storage area.
- Exterior Stock Caged Area: -- approximate size 100' x 100' for storage of construction material in separate stock piles process gravel 100 CY, cold patch 30 CY, trap rock CY. Pipe stock storage area (sizes 6-30 inch x 20 feet long) and hydrants, large valve storage area with concrete (5000 psi) pads. Separately fenced and gated area.
- CCTV/video security system covering all exterior yard and parking areas
- Site lighting of parking and stock storage areas
- Sewer, storm drainage, natural gas, telephone, cable, fiber optic communications, water and fire service to serve facility

3.2 Building Plan and Site Plan - Generic

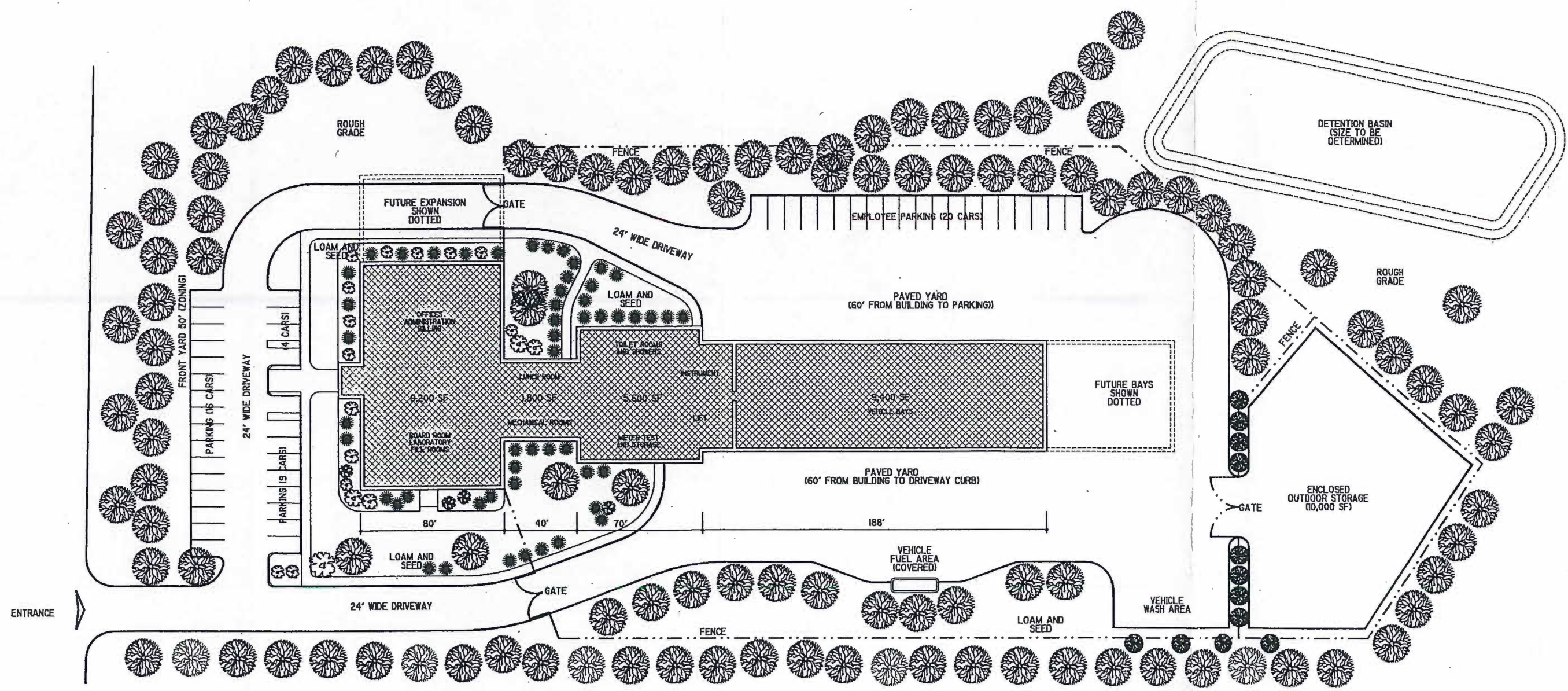
A floor plan of the proposed building was prepared to determine the size of the facility with site amenities. Please see attached Site Plan 3.2.1 and Floor Plan 3.2.2.

3.3 Building Plan and Site Plan – Site No. 1

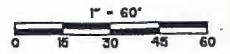
The proposed floor plan was placed on Site No. 2 with site amenities. Please see attached Site Plan 3.3.1 and Floor Plan 3.3.2.

3.4 Statement of Probable Construction Costs

A comprehensive estimate of construction costs, including site preparation, was prepared by CDM. The cost of building construction and site preparation is projected to be \$3.6M. Please see attached estimate.

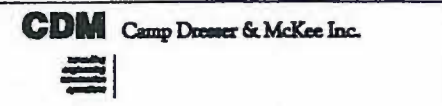


SITE PLAN
1" = 60'



REV. NO.	DATE	DRWN	CHKD	REMARKS

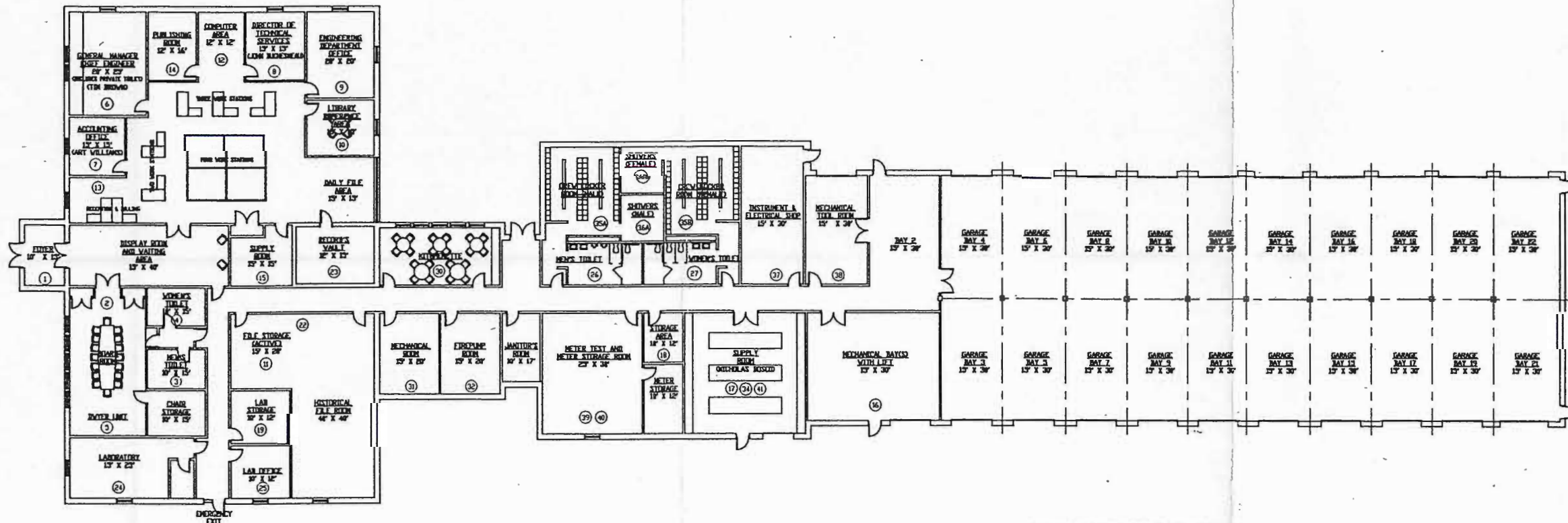
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 DRAWN BY: J. SCHLEYER
 SHEET CHECKED BY: H. ZELLER
 CROSS CHECKED BY: _____
 APPROVED BY: _____
 DATE: NOVEMBER 24, 1999



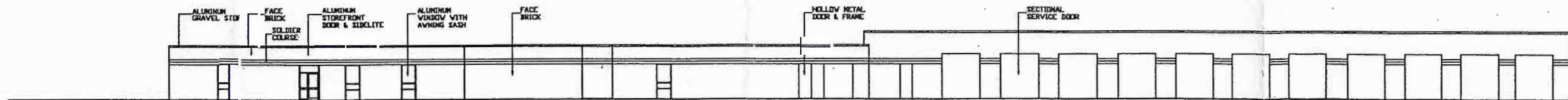
KENT COUNTY WATER AUTHORITY
 WEST WARWICK, RHODE ISLAND
 FACILITIES STUDY

ADMINISTRATION AND MAINTENANCE BUILDING
 GENERIC SITE PLAN

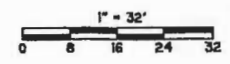
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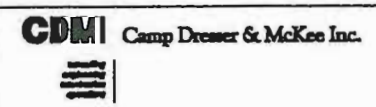
SCHEMATIC FLOOR PLAN
1/32" = 1'-0"



SCHEMATIC ELEVATION
1/32" = 1'-0"



DESIGNED BY:	J. SCHLEYER
DRAWN BY:	J. SCHLEYER
SHEET CK'D BY:	H. ZELLER
CROSS CK'D BY:	
APPROVED BY:	
DATE:	NOVEMBER 24, 1999

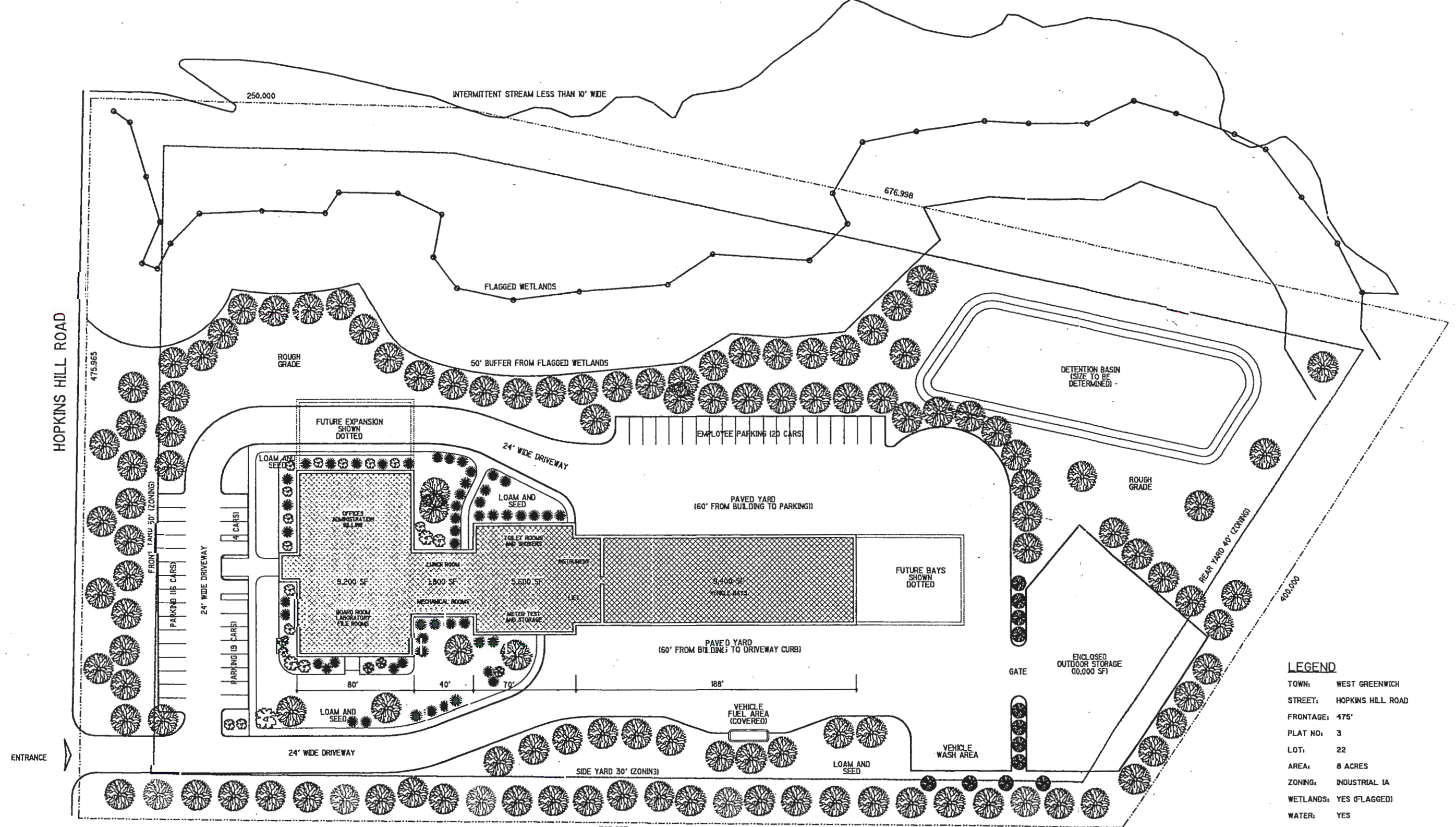


KENT COUNTY WATER AUTHORITY
WEST WARWICK, RHODE ISLAND
FACILITIES STUDY

ADMINISTRATION AND MAINTENANCE BUILDING
SCHEMATIC FLOOR PLAN

PROJECT NO.	
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SHEET NO.	3.2.2

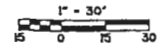
REV. NO.	DATE	DRWN	CHKD	REMARKS



- LEGEND**
- TOWN: WEST GREENWICH
 - STREET: HOPKINS HILL ROAD
 - FRONTAGE: 475'
 - PLAT NO.: 3
 - LOT: 22
 - AREA: 8 ACRES
 - ZONING: INDUSTRIAL 1A
 - WETLANDS: YES (FLAGGED)
 - WATER: YES
 - GAS: YES
 - SEWER: TIE-IN AVAILABLE AT G-TECH ENTRANCE

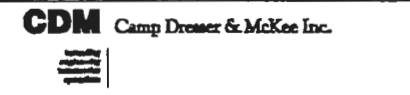
SITE PLAN
1" = 30'

THE ABOVE IS A TRUE COPY OF INFORMATION SUPPLIED BY RODMAN REALTY FROM A SURVEY PREPARED BY WATSHAM ENGINEERS, CIVIL ENGINEERS AND SURVEYORS, EAST PROVIDENCE, RHODE ISLAND, DATED JULY, 1986.



REV. NO.	DATE	DRWN	CHKD	REMARKS

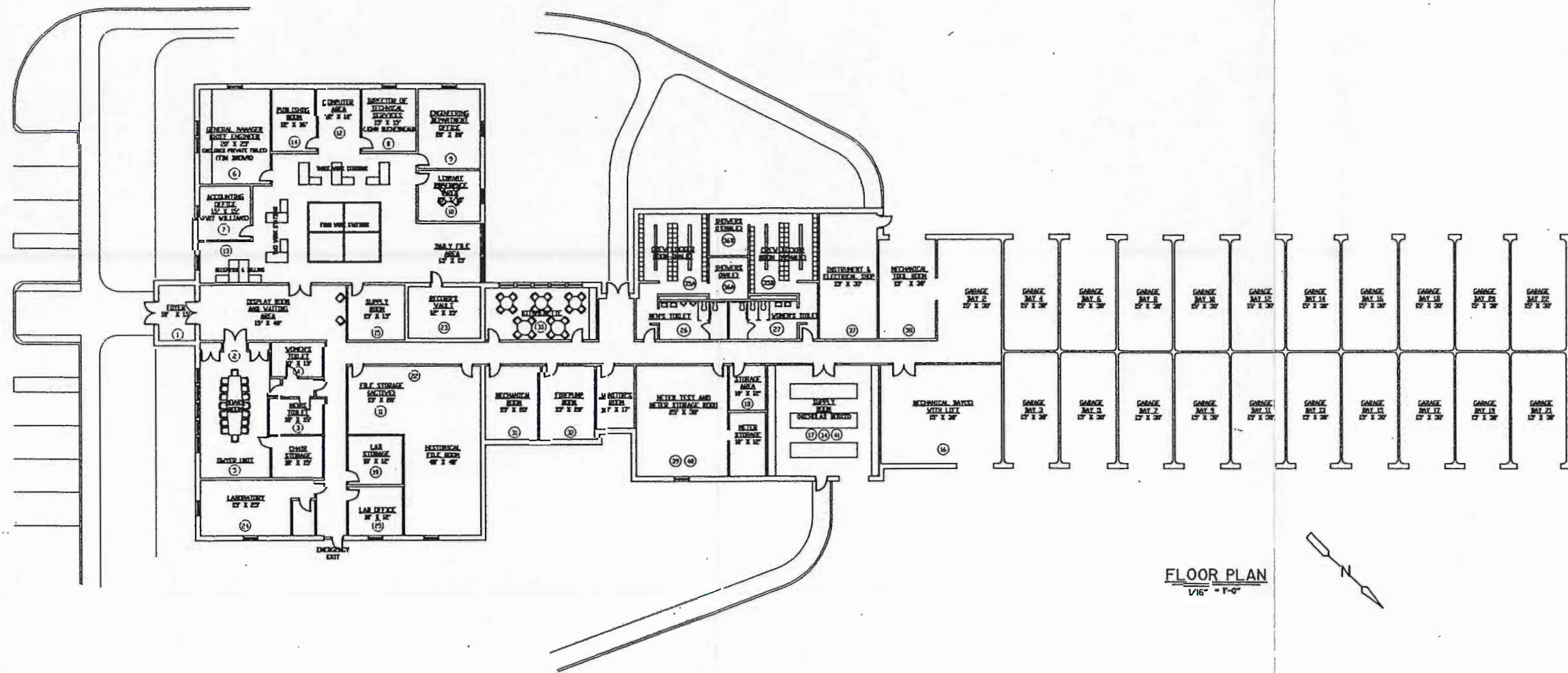
DESIGNED BY: J. SCHAEFER
 DRAWN BY: J. SCHAEFER
 SHEET CHECKED BY: M. ZELLER
 CHECKED DATE BY: _____
 APPROVED BY: _____
 DATE: NOVEMBER 3, 1992



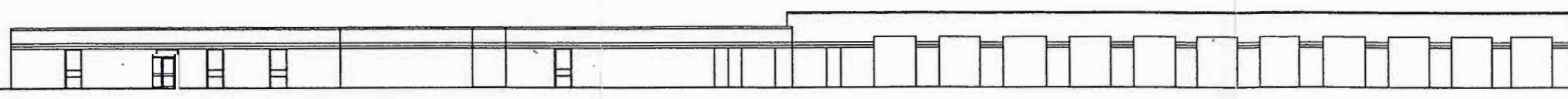
KENT COUNTY WATER AUTHORITY
 WEST WARWICK, RHODE ISLAND
FACILITIES STUDY

ADMINISTRATION AND MAINTENANCE BUILDING
SITE PLAN - SITE NO. 1

PROJECT NO.	altaplant.dwg
SHEET NO.	3.3.1



FLOOR PLAN
1/16" = 1'-0"



NORTHEAST ELEVATION (SCHEMATIC)
1/16" = 1'-0"

DESIGNED BY: J. SCHLEYER DRAWN BY: J. SCHLEYER SHEET CHECKED BY: H. ZELLER CROSS CHECKED BY: APPROVED BY: DATE: NOVEMBER 3, 1999				 Camp Dresser & McKee Inc.	KENT COUNTY WATER AUTHORITY WEST WARWICK, RHODE ISLAND FACILITIES STUDY	ADMINISTRATION AND MAINTENANCE BUILDING SCHEMATIC FLOOR PLAN - SITE NO. 1	PROJECT NO. FILE NAME: atlaplan.dwg
REV. NO. DATE DRWN CHKD REMARKS	SHEET NO. 3.3.2						

Project : FACILITIES STUDY
 CDM Job # : 1016-26865-RT, CONCEPT
 Date : 11-23-99

KENT COUNTY WATER AUTHORITY
 WEST WARWICK, RHODE ISLAND

Estimators : TONY FURIA
 Checked by:

Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
<u>SUMMARY</u>						PAGE REF.		\$	\$
DIV. NO. 2 - SITEWORK						5 OF 14			335,900
DIV. NO. 3 - CONCRETE						6 " "			428,100
DIV. NO. 4 - MASONRY						7 " "			251,400
DIV. NO. 5 - METALS						8 " "			605,500
DIV. NO. 7 - THERMAL & MOISTURE PROTECTION						9 " "			143,700
DIV. NO. 8 - DOORS & WINDOWS						10 " "			125,600
DIV. NO. 9 - FINISHES						12 " "			202,200
DIV. NO. 10 - SPECIALTIES						13 " "			37,700
DIV. NO. 15 - MECHANICAL						14 " "			260,200
DIV. NO. 16 - ELECTRICAL						14 " "			160,400
S/T - DIRECT COSTS								\$	2,550,700
<u>INDIRECT COSTS</u>									
• GENERAL CONDITIONS & GENERAL CONTRACTOR'S OH&P @ 15%								=	382,600
• CONTINGENCY @ 25% OF DIRECT COSTS								=	637,700
TOTAL PROBABLE CONSTR. COST - PRESENT DAY								\$	3,571,000
(NOTE: ASSUMED SALES TAX EXEMPT)								USE 2 →	\$ 3,600,000

Project : FACILITIES STUDY
 CDM Job # : 1016-26865-RT, CONCEPT
 Date : 11-18-99

KENT COUNTY WATER AUTHORITY
 WEST WARWICK, RHODE ISLAND

Estimators : TONY FURIA
 Checked by:

Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
P IV. NO. 2 - SITEWORK									
1. CLEAR & GRUB - LIGHT TREES } 6 USABLE ACRES	6	ACRE					3,100 ⁰⁰	18,600	18,600
2. EXCAVATION - SLAB-ON-GRADE 82'x128'x1'7"x1.10÷27 = 428 CY 80'x128'x1'7"x1.10÷27 = 417 CY 64'x175'x1.25'7"x1.10÷27=570 CY	1,415	CY					12 ⁵⁰	17,700	17,700
3. EXCAVATION - CONTINUOUS FOOTINGS & CONCRETE FOUNDATION WALLS 1085'L x 1' TH. x 2' W x 1.10 ÷ 27 = 88 CY 1,085'L x 1' TH. x 3' H x 1.10 ÷ 27 = 132 CY	220	CY					8 ⁵⁰	1,900	1,900
4. EXCAVATION - WATER, SEWER, DRAINAGE & GAS LINES 1,100'x 3' AV. WIDTH x 5' D x 1.10 ÷ 27 = 67.0 CY	67.0	CY					8 ⁵⁰	5,700	5,700
5. BACKFILL - COMPACTED	120	CY					10 ⁰⁰	1,200	1,200
6. GRAVEL FILL - COMPACTED 82'x128'x.67'7"x1.05÷27= 273 CY 80'x128'x.67'7"x1.05÷27= 267 CY 64'x175'x.67'7"x1.05÷27= 290 CY	830	CY					21 ⁰⁰	17,430	17,400
PAGE TOTAL								\$	62,500

Project : FACILITIES STUDY
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 Date : 11-18-99

KENT COUNTY WATER AUTHORITY
 WEST WARWICK, RHODE ISLAND

Estimators : TONY FURIA
 Checked by:

Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
DIV. NO. 2 - SITEWORK									
7. SITE UTILITIES									
• GAS SERVICE - TAR COATED & WRAPPED 4" Ø SCH. 40, CS	400	LF					30 ⁰⁰	12,000	12,000
• WATER SERVICE - 4" Ø D.I., MJ	300	LF					14 ⁵⁰	4,400	4,400
• SEWER - TIE-IN AT ENTRANCE TO G-TECH	1	LS						12,000	12,000
• DRAINAGE LINES & RETENTION BASIN	2	LS						20,000	20,000
• UNDERGROUND ELECTRICAL DUCT BANKS	1	LS						5,000	5,000
8. ASPHALTIC CONCRETE PAVEMENT - PAVED YARD AREA & DRIVEWAYS									
60' x 161' = 9660 SF ÷ 9	1073	SY							
24' x 340' = 8160" ÷ 9	907	SY							
24' x 340' = 8160" ÷ 9	907	SY							
60' x 263' = 15780" ÷ 9	1,753	SY							
60' x 206' = 12360" ÷ 9	1,373	SY							
101' x 154' = 15554" ÷ 9	1,728	SY							
	7741	SY							
X 1.05 =	8,100	SY					9 ⁵⁰	77,000	77,000
								\$	130,400

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			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
DIV. NO. 2 - SITEWORK									
9. PAVEMENT STRIPING	1,200	LF					1.25	1,500	1,500
10. GRAVEL PAVEMENT - ENCLOSED OUTDOOR STORAGE AREA 100'x100'x.67x1.05 ÷ 27 =	260	CY					21.00	5,500	5,500
11. LANDSCAPING									
• TREES - DECIDUOUS & CONIFERS (3" TO 3 1/2" CAL.)	120	EA					180.00 (AVG. COST)	21,600	21,600
• SHRUBS	90	EA					40.00 (AVG. COST)	3,600	3,600
• LOAM & SEED - AREA AROUND BUILDINGS EXCLUDING MAINT. BLDG	1	LS						8,000	8,000
• HYDRO SEEDING W/ MULCH & FERTIL. - AREA OF ROUGH GRADING	1	LS						15,000	15,000
• SPRENKLER IRRIGATION SYSTEM	760,000	SF					.85	51,000	51,000
PAGE TOTAL								\$	106,200

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			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
<u>DIV. NO. 2 -- SITEWORK</u>									
12. FENCING - CHAIN LINK 6 GA WIRE, GALV. STEEL 6'H W/O BARB WIRE	1,800	LF					19 ⁰⁰	34,200	34,200
13. DOUBLE SWING GATES INCL. POSTS & HARDWARE 6'H	2	EA					1,300 ⁰⁰	2,600	2,600
TOTAL - PAGE 5 OF 14								\$	36,800
" - " 4 " "									106,200
" - " 3 " "									130,400
" - " 2 " "									62,500
TOTAL DIV. NO. 2 - SITEWORK								\$	335,900

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Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
DIV. NO. 3 - CONCRETE									
1. CONTINUOUS WALL FOOTINGS 1,085' L X 2' W X 1' TH. x 1.05 + 27' =	84	CY					480 ⁰⁰	40,300	40,300
2. CONCRETE FOUNDATION WALLS 1,085' L X 1' TH. X 3' H x 1.05 + 27' =	127	CY					500 ⁰⁰	63,500	63,500
3. CONCRETE - SLAB-ON-GRADE									
• ADMINISTRATION AREA 4" TH. REINFORCED CONCRETE SLAB-ON- GRADE W/6x6 6/6 WWF.	215	CY					550 ⁰⁰	118,300	118,300
• VEHICLE MAINTENANCE BAYS - 6" TH. REINFORCED CONCRETE SLAB-ON- GRADE	185	CY					550 ⁰⁰	101,800	101,800
4. FLOOR HARDENER - EXPOSED CONCRETE	11,200	SF					1 ³⁰	14,600	14,600
5. ROOF DECK CONCRETE	320	CY					280 ⁰⁰	89,600	89,600
TOTAL DIV. NO. 3 - CONCRETE								\$	428,100
(NOTE : CONCRETE UNIT COST INCL. ALLO W. FOR FORMS & REBAR)									

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Description:	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
<u>DIV. NO. 4 - MASONRY</u>									
<u>1. EXTERIOR WALLS</u>									
• 4" BRICK VENEER	11,100	SF					10 ⁴⁰	115,400	115,400
• 2 1/2" RIGID CAVITY WALL INSULATION	11,100	SF					1 ⁶⁰	17,800	17,800
• 8" CMU BACKUP W/REINFORCING	11,100	SF					7 ²⁰	79,900	79,900
<u>2. INTERIOR WALLS</u>									
<u>MAINTENANCE AREAS</u>									
• 8" CMU	2,800	SF					5 ⁸⁰	16,200	16,200
3. ALUMINUM COPING	950	LF					20 ⁰⁰	19,000	19,000
4. CONCRETE BLOCK, LINTELS	250	LF					12 ⁵⁰	3,100	3,100
<u>TOTAL DIV. NO. 4 - MASONRY</u>									
								\$	251,400

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Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
IV. NO. 5 - METALS									
1. STRUCTURAL STEEL FRAMING									
• OFFICE, LUNCH ROOM, MECH. ROOMS, TOILET ROOMS & SHOWERS									
15#/SF X 16,600 SF ÷ 2,000 LBS =									
	125	TON					1,900 ⁰⁰		237,500
• VEHICLE BAYS									
20#/SF X 9,400 SF ÷ 2,000 LBS =									
	94	TON					1,800 ⁰⁰	169,200	169,200
2. OPEN WEB JOISTS	3,400	LF					12 ⁰⁰	40,800	40,800
3. METAL DECKING - CELLULAR UNITS - GALVANIZED	226,000	SF					5 ⁵⁰	1,43,000	1,43,000
4. MISC. METALS - ALLOW.		LS						15,000	15,000
TOTAL DIV. NO. 5 - METALS									
								\$	605,500

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			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
DIV. NO. 7 - THERMAL & MOISTURE PROTECTION									
1. SINGLE-PLY MEMBRANE ROOFING - EPDM 60 MILS - FULLY ADHERED W/ADHESIVE	27,300	SF					3 ²⁰	87,400	87,400
2. ROOF INSULATION - 3" TH. POLYISOCY-ANURATE R21.74	27,300	SF					1 ⁶⁰	43,700	43,700
3. FLASHING - ALUMINUM	2,800	SF					4 ⁵⁰	12,600	12,600
TOTAL DIV. NO. 7 - THERMAL & MOIST. PROTECTION								\$	143,700
DIV. NO. 8 - DOORS & WINDOWS									
1. EXTERIOR DOORS & FRAMES INCL. HARDWARE									
• ALUMINUM DOOR W/SIDELIGHTS 6'x10'	2	EA					1,800 ⁰⁰	3,600	3,600
• ALUMINUM DOOR - 3'x7'	3	EA					950 ⁰⁰	2,900	2,900
2. INTERIOR DOORS & FRAMES INCL. HARDWARE									
• ADMIN. AREA GALV. H.M. FRAMES W/SOLID CORE WOOD DOORS - 3'x7'	23	EA					650 ⁰⁰	15,000	15,000
PAGE TOTAL - DIV. NO. 8								\$	21,500

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Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
<u>DIV. NO. 8 - DOORS & WINDOWS</u>									
<u>2. INTERIOR DOORS & FRAMES INCL. HARDWARE (CONT.)</u>									
• MAINTENANCE AREA GALV. H.M. DOORS & FRAMES 3'x7'	2	EA					750 ⁰⁰	1,500	1,500
GALV. H.M. DOORS & FRAMES 6'x7'	2	EA					1,100 ⁰⁰	2,200	2,200
• GARAGE DOORS - STEEL INCL. FRAMES, HWWE & M.O. 10'x12'	22	EA					3,100 ⁰⁰	68,200	68,200
• ADMIN. AREA GALV. H.M. FRAMES W/ SOLID CORE WOOD DOORS - 6'x7'	4	EA					1,300 ⁰⁰	5,200	5,200
<u>3. WINDOWS - ALUMINUM INCL. GLAZING</u>									
• WINDOWS - ALUMINUM INCL. INSULATED GLAZING	900	SF.					30 ⁰⁰	27,000	27,000
TOTAL - PAGE 10 OF 14								\$	104,100
TOTAL - " 9 " "									21,500
TOTAL DIV. NO. 8 - DOORS & WINDOWS								\$	125,600

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Estimators : TONY FURIA
 Checked by:

Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
DIV. NO. 9 - FINISHES									
1. INTERIOR PARTITION WALLS									
ADMIN. AREA									
• 1/2" INTERIOR GYPSUM DRYWALL TAPED BOTH SIDES - INSTALLED ON 3 5/8" METAL STUDS @ 16" O.C.	18,400	SF					2 00	51,500	51,500
• VINYL WALL COVERING - OFFICES	5,100	SF					1 50	7,700	7,700
• RUBBER BASE - 6" HIGH	1,300	LF					2 00	2,600	2,600
• PAINTING - GYPSUM WALLS	13,300	SF					.90	12,000	12,000
2. MAINTENANCE AREA									
• PAINTING - 8" CMU	2,800	SF					.70	2,000	2,000
• PAINTING - H.M. GALV. DOORS & FRAMES	84	SF					1 20	100	100
3. CERAMIC TILE - TOILET AREAS									
• CERAMIC TILE - 4 1/4" x 4 1/4" THIN SET	1,200	SF					5 60	6,700	6,700
PAGE TOTAL								\$	82,600

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Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
<u>DIV. NO. 9 - FINISHES</u>									
4. CARPETING - ADMIN. AREA	700	SY					35 ⁰⁰	24,500	24,500
5. VINYL COMPOSITION TILE - KITCHEN & STORAGE AREAS	3,400	SF					1 ⁸⁰	6,100	6,100
6. CERAMIC FLOOR TILE - TOILET AREAS & LAB,	2,600	SF					8 ⁵⁰	22,100	22,100
<u>7. CEILINGS</u>									
• SUSPENDED ACOUSTICAL CEILINGS - ADMIN. AREA	16,600	SF					3 ⁸⁰	63,100	63,100
• PAINTING - EXPOSED STRUCTURE - VEHICLE BAYS	9,400	SF					.40	3,800	3,800
TOTAL - PAGE 12 OF 14								\$	119,600
TOTAL - " 11 " "									82,600
TOTAL DIV. 9 - FINISHES								\$	202,200

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Description	Quantity	Unit	Labor		Material		Sub-Contract		Total
			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
DIV. NO. 10 - SPECIALTIES									
1. TOILET PARTITIONS - WALL HUNG	10	EA					600 ⁰⁰	6,000	6,000
2. URINAL SCREEN - WALL HUNG	4	EA					380 ⁰⁰	1,500	1,500
3. LOUVERS - ALUMINUM W/ BIRD SCREEN	150	SF					25 ⁰⁰	3,800	3,800
4. FIRE EXTINGUISHERS - 20 LB	14	EA					310 ⁰⁰	4,300	4,300
5. LOCKERS	110	EA					190 ⁰⁰	20,900	20,900
6. DOOR SIGNAGE - ALLOW.	1	LS						1,200	1,200
TOTAL DIV. NO. 10 - SPECIALTIES								\$	37,700
DIV. NO. 15 - MECHANICAL									
• HVAC									
ADMIN. AREA	14,300	SF					6 ⁴⁰	91,500	91,500
MAINT. & VEHICLE BAYS	11,700	SF					4 ⁷⁰	55,000	55,000
• PLUMBING									
ADMIN. AREA	14,300	SF					3 ²⁰	45,800	45,800
MAINTENANCE & VEHICLE BAYS	11,700	SF					3 ⁷⁰	43,300	43,300
PAGE TOTAL - DIV. 15 MECHANICAL								\$	235,600

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			Unit Cost	Amount	Unit Cost	Amount	Unit Cost	Amount	
<u>DIV. NO. 15 - MECHANICAL</u>									
• FIRE PROTECTION									
MAINTENANCE & VEHICLE BAYS (SPRINKLER SYSTEM)	11,700	SF					2 ¹⁰	24,600	24,600
TOTAL - PAGE 14 OF 14								\$	24,600
TOTAL DIV. 15 - MECHANICAL								\$	235,600
<u>DIV. NO. 16 - ELECTRICAL</u>									
• LIGHTING & POWER									
ADMIN. AREA	14,300	SF					6 ⁸⁰	97,200	97,200
MAINTENANCE & VEHICLE BAYS	11,700	SF					5 ⁴⁰	63,200	63,200
								\$	160,400