

DW 19-131
OMNI MOUNT WASHINGTON, LLC. COMPLAINT AGAINST
ABENAKI WATER COMPANY, INC.
STAFF DATA REQUESTS TO OMNI – SET 2

Date Request Received: 3/6/20
Staff to OMNI 2-1:

Date of Response: 3/23/20
Douglas Brogan

REQUEST:

Page 1 of the Complaint Filing identifies a break that occurred in an 8-inch water main serving the Mount Washington Hotel (Hotel). The 8-inch main was identified as running approximately 1,600 feet southeasterly from Base Road terminating at the Hotel. How many linear feet of 8-inch water main identified in the complaint as 1,600 feet is on Hotel property? Is any additional footage of this main located on Omni Mount Washington, LLC (Omni) property that is not located on Hotel property? If so, please describe the total footage on Omni property.

RESPONSE:

The 8-inch water main identified in the Omni Complaint runs approximately 1,600 feet on Omni property from Base Road to the Hotel. However, as shown on the attachment to this response (a portion of 1995 Provan & Lorber plans of the water system), that 8-inch main (blue) actually begins at the intersection of Base Road and Hannah Loop (entrance to Mt. Washington Place); travels along Base Road for some 2,050 feet to a gate valve near the 6-inch branch to the Bretton Arms Hotel (green); and continues an additional 270 feet within the Base Road right-of-way before crossing onto Omni property for the final 1,600 feet to the Hotel. See response to Omni 2-3 for further clarification of the 1,600 foot length.

The total length of 8-inch main is approximately 3,920 feet. The total length of 6-inch main shown on the plans is approximately 1,040 feet. These lengths are slightly less than those in the 1985 accounting entry referenced in Staff's Data Request to Abenaki 2-3 (4,450 feet of 8-inch and 1,300 feet of 6-inch main). The latter numbers may have included other extraneous lengths in the totals. The 1995 plans show two 8-inch gate valves and one 6-inch gate valve on the respective mains, again in agreement with the accounting entry.

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STAFF DATA REQUESTS TO OMNI – SET 2

Date Request Received: 3/6/20
Staff to OMNI 2-2:

Date of Response: 3/23/20
Christopher Ellms

REQUEST:

Please identify the owners of the Hotel in 1985.

RESPONSE:

To the best of my understanding, the Hotel was owned in 1985 by an entity called the Bretton Woods Acquisition Company.

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Date Request Received: 3/6/20
Staff to OMNI 2-3:

Date of Response: 3/23/20
Douglas Brogan

REQUEST:

A portion of Abenaki Water Company, Inc.'s (Abenaki) response to ABENAKI 1-20 states, "The Provan & Lorber, Inc. system mapping, dated January of 1995, shows the 8" line entering the building." Would Omni Mount Washington, LLC. (Omni) agree that the 8-inch main discussed in the response to ABENAKI 1-20 is the same 8-inch main identified in Filing Attachment A? If not, please explain, and identify the 8-inch main that document describes.

RESPONSE:

The 8-inch water main discussed in the response to ABENAKI 1-20 is essentially the same as the 8-inch water main identified in Attachment A to the Complaint, but the Provan & Lorber plans dated January 1995 are not entirely accurate. The 1995 plans show the water main continuing to an eastern wing of the Hotel. However, what is not shown on those plans is the "Dorm Wing" that extends northerly generally in line with the main body of the Hotel and in between the Hotel's two 'V' (easterly and westerly) wings, as shown on Attachment A to the Complaint. The "Carpenter Shop" denoted as the main's point of entry on the eastern wing on the 1995 plans (see Attachment to Staff to Omni 2-1, p. 3) is in fact located at the northern end of the Dorm Wing.

The Dorm Wing existed before the 8-inch main was installed, and the main has always terminated there, not in the eastern wing as shown on the 1995 plans. The Hotel did not relocate the main, nor does the 8-inch water main go underneath the Hotel, as suggested by Abenaki at the January 6, 2020 hearing (transcript pp. 39-41). The 1,600 feet referenced in the Complaint is measured from the Base Road/ Omni property boundary to the actual point of termination at the Hotel, not to the erroneous point of termination shown on the 1995 plans.

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STAFF DATA REQUESTS TO OMNI – SET 2

Date Request Received: 3/6/20
Staff to OMNI 2-4:

Date of Response: 3/23/20
Christopher Ellms

REQUEST:

Please provide a copy of all documentation regarding installation, contribution, maintenance, or any other current or historic documentation related to the 8-inch pipe, except for documentation which has already been provided. If none is available, please explain why Omni does not have access to those records.

RESPONSE:

Omni has provided all documentation that it is aware of regarding the 8-inch water main.

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STAFF DATA REQUESTS TO OMNI – SET 2

Date Request Received: 3/6/20
Staff to OMNI 2-5:

Date of Response: 3/23/20
Christopher Ellms

REQUEST:

Please provide procedural documentation for the process used by Omni to maintain the drinking water infrastructure at its properties. If these services are provided by a subcontractor, please provide a copy of the maintenance contract and any information that the subcontractor has done work related to the 8-inch pipe.

RESPONSE:

Omni does not maintain the drinking water infrastructure that serves its properties and therefore has no procedural documentation for any process. Consequently, no services have been provided by a subcontractor for Omni related to the 8-inch water main. The extent of Omni's involvement in any maintenance or repair activities has been to assist Abenaki or its subcontractors by providing access and related support as necessary.





