

State of Rhode Island and Providence Plantations
RHODE ISLAND BOARD OF EDUCATION
80 Washington Street
Providence, Rhode Island 02903-3400

March 26, 2015

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Chair

**Council on Elementary and
Secondary Education**

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Chair

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The Honorable Thomas Izzo

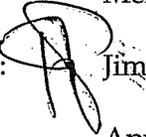
Judy Ouellette

Kerry I. Rafanelli, Esq.

John J. Smith, Jr.

Dr. Jeffery A. Williams

TO: Members of the Council on Postsecondary Education

FROM:  Jim Purcell, Ed.D., Commissioner, Postsecondary Education

RE: Approval of the National Grid Master Meter Replacement
Project – Phase I on the Kingston Campus.

The University is requesting the Council's approval to enter into two Commercial Gas Service/Main Agreements with National Grid. These agreements are the first phase of improvements to the natural gas building service connections on the University's properties, starting on the Kingston Campus.

Per the attached documents, National Grid will perform capital improvements to building interconnection. They will also install meters that will provide better tracking of data for the University. The University will be required to make a single payment of \$42,927 for the initial two agreements and, upon completion of the work, National Grid will assume responsibility for the ongoing condition monitoring, maintenance, and repair of the gas mains and the building interconnections.

The University believes that the long term benefits of advancing these first and future agreements pertaining to the upgrade of University-owned gas service main lines and interconnections far outweigh the cost sharing obligations anticipated under this National Grid Program. The attached letter from Dr. Dooley provides additional detail related to this agreement as well as the agreement itself.

Therefore, I recommend:

THAT the Council on Postsecondary Education approves the attached Agreement related to the National Grid Master Meter Replacement Project – Phase I on the Kingston Campus.

Attachment.

THE
UNIVERSITY
OF RHODE ISLAND
OFFICE OF THE
PRESIDENT

THINK BIG  WE DO™

Green Hall, 35 Campus Avenue, Kingston, RI 02881 USA p: 401.874.4462 f: 401.874.7149 uri.edu/president

David M. Dooley, Ph.D.
President

TO: James Purcell, Commissioner, RI Postsecondary Education

FROM: David M. Dooley, President, University of Rhode Island



DATE: March 16, 2015

**SUBJECT: UNIVERSITY OF RHODE ISLAND REQUEST FOR APPROVAL OF NATIONAL GRID
MASTER METER REPLACEMENT PROJECT – PHASE I ON THE KINGSTON CAMPUS**

The University of Rhode Island is seeking the Council's authorization to enter into two Commercial Gas Service/Main Agreements that will constitute a first phase of improvements to the natural gas building service connections on the University's properties, starting with the Kingston Campus. Under these initial two Agreements, National Grid will perform capital improvements to building interconnection and the removal of two visible master meters, on two gas mains located within the bounds of University land. National Grid will also install individual building meters and between those mains and multiple buildings and facilities serviced from those gas mains that will provide better tracking data for the University. The University is required to provide a one-time payment of \$42,927 collectively for the initial two Agreements as a condition of National Grid carrying out the identified capital improvements. Upon completion of the work, National Grid agrees to assume responsibility for the ongoing condition monitoring, maintenance, and repair of the gas mains and the building interconnections from that time forward.

The development of the University's Campuses in Kingston and Narragansett resulted in natural gas main lines that were installed progressively as required to supply various buildings as they were constructed over the years. The ownership and maintenance responsibility for these lines and the building interconnections has remained with the University until the present time. One exception to this case is the gas main that services the Kingston Campus Central steam plant that is fed directly from a main that is already owned and maintained by National Grid.

The University is unique in having such responsibility and there are limited private firms that are qualified and able to work on natural gas service lines that are not otherwise owned and repaired by National Grid's contractors. Clearly, there is upcoming capital investment needed

The two gas mains that are the subject of this Phase I Master Meter Replacement program include the Upper College Road to Greenhouse Road Line, which serves the Greenhouses and the Kingston – based Coastal Institute Building, and the Campus Avenue Line, which serves the President’s House, Morrill and Fogarty Halls, Hillside Residence Hall, and several feeds to the Memorial Union. Remaining Phases that could be similarly placed under Commercial Gas Service/Master Meter contracts include the gas main that extends through Fraternity Circle to the Athletic Complex, mains serving East Farm, as well as the mains serving the Narragansett Bay Campus.

Enclosed is a transmittal from National Grid, dated November 20, 2014 that speaks to the highlights of the Phase I projects and the mutual obligations of the parties, with the details spelled out in the two Commercial Gas Service/Master Meter Agreements. While both Agreements speak to a payment obligation of \$42,927, National Grid’s transmittal letter and subsequent communications by phone confirm that only one payment at that value is required to complete the Phase I work and commence the transfer of maintenance responsibilities. Some additional costs could accrue to the University if required including Coastal Zone Management Council Permits, (not applicable) the removal of ledge, the removal of encountered hazardous materials, an obligation in any case, and the cost of restoring the ground surfaces following subsurface installations by National Grid, which will be limited to soil disturbance near building interconnections in Phase I.

The University believes that the long term benefits of advancing these and future Agreements pertaining to the upgrade of University-owned gas service main lines and interconnections far outweigh the cost sharing obligations anticipated under this National Grid Program. The University therefore seeks the Council’s authorization to proceed with these first Phase Agreements with National Grid.

Cc: Christina L. Valentino
J. Vernon Wyman
Jerome Sidio
David Lamb
Linda Barrett
Susan LaPanne

nationalgrid

November 20, 2014

David Lamb
University of Rhode Island
45 Upper College Rd
Kingston, RI 02881

Re: Master Meter Replacement – Phase I

Dear Dave:

I am pleased to inform you that your request for National Grid to take over Phase I (Greenhouse & Campus St) of your existing Master Meter distribution system has been approved.

Final approval constituting an agreement by National Grid to proceed with the requested installation will require you to complete and return the attached Commercial Gas Service Agreement. Once executed by National Grid, the accepted Agreements shall become the agreements governing the proposed installation.

To adequately supply natural gas to this project will require installation of;

Greenhouse Master Meter

National Grid will up rate approximately 400 feet of 6" wrapped steel main at the Greenhouse distribution system between Upper College Rd and Greenhouse Lane from 5 psig to 35 psig. We will also bypass and abandon the master meter. We will also install excess flow valves on all services tied into this main. National Grid will also install new risers and regulators at each building.

Greenhouse – Rate 21 – 500 CFH – 630 Meter – 7" w.c. meter outlet pressure.
Coastal Institute – Rate 33 – 5475 CFH – 7M Meter – 7" w.c. meter outlet pressure

Campus St

National Grid will up rate approximately 800 feet of 6" wrapped steel and 750 feet of 6" PE main at the Campus St distribution system from Upper College Rd to Bairdhill Rd from 5 psig to 35 psig. We will also abandon the master meter and approximately 270' of 6" wrapped steel main on Briar Lane. We will also install excess flow valves on all services tied into this main and install new risers and regulators at each building.

President House – Rate 12 – 250 CFH – 250 Meter – 7" w.c. outlet pressure
Morrill Hall – Rate 21 – 250 CFH – 250 Meter – 7" w.c. outlet pressure
Fogarty Bldg – Rate 21 – 250 CFH – 250 Meter – 7" w.c. outlet pressure
New Dorm – Rate 22 – 3200 CFH – 5M Meter – 7" w.c. outlet pressure
Student Union – Rate 22 – 4113 CFH – 5M Meter – 7" w.c. outlet pressure
Student Union – Rate 22 – 1000 CFH – AL 1000 Meter – 7" w.c. outlet pressure
Rams Den (?) – Rate 21 – 250 CFH – 250 Meter – 7" w.c. outlet pressure
Rams Den (?) – Rate 21 – 250 CFH – 250 Meter – 7" w.c. outlet pressure

This project will require a Contribution in aid of Construction (CIAC), in the amount of \$42,927.00 with the completed and signed Application. Please be advised that the contribution in aid of construction is subject to change at any time

Please do not send a check at this time. National Grid will invoice you by email.

This agreement is subject to the following:

- 1) All outlet piping after the meter is the sole responsibility of the owner.**
- 2) All equipment (if needed) must be properly regulated to operate correctly and safely at the above stated delivery pressure.**
- 3) All equipment must be installed according to any national, state or local codes.**
- 4) Final meter location must have a minimum 3 foot clearance on all sides from operable windows, doors, vents and sources of ignition (electrical)**
- 5) Normal meter configuration from the riser is left to right.**
- 6) Any final restoration on private property must be supplied by others at owners expense.**
- 7) Approval is contingent upon being able to obtain any needed state or local permits by National Grid.**
- 8) Price does not include any occurrences causing a delay in installation such as ledge or unmarked utilities on private property**
- 9) If a CRMC (Coastal Resource) permit is required, it shall be procured by and at the cost of the customer.**

Please mail a signed copy of the enclosed agreement to my attention at

**Thomas Dion
National Grid
280 Melrose St
Providence RI 02907**

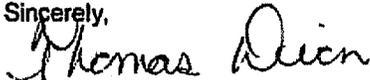
Your application will be processed upon receipt of the contract. If the enclosed application is not signed and received within three (3) months from the date of this letter, this provisional approval will have to be reconsidered.

The above agreement assumes that you will utilize natural gas as your sole fuel source for heating for a period of 5 years.

Once your contract has been processed further information regarding meter install can be obtained from the Project Manager, Mr. Bernard Leby. He can be reached at 401-784-7133.

If I can be of further assistance, please contact me direct at (401) 784-7153.

Sincerely,



**Thomas Dion
National Grid**

Enclosure(s)

<p>Contact Information</p> <p>Business Name: <u>University of Rhode Island</u></p> <p>Premise Address: <u>45 Upper College Rd</u></p> <p>City, State, Zip: <u>Kingston, RI 02881</u></p> <p>Business Phone: _____</p> <p>Fax Number: _____</p> <p>Mailing/Billing: <u>45 Upper College Rd</u></p> <p>City, State, Zip: <u>Kingston, RI 02881</u></p> <p>Contact Name: <u>Dave Lamb</u></p> <p>Contact Phone: <u>401-874-7896</u></p> <p>Contact Email: <u>dlamb@mail.uri.edu</u></p> <p>Contractor Name: _____</p> <p>Contractor Phone: _____</p> <p>Contractor Email: _____</p>	<p>CHECK ALL THAT APPLY</p> <p>Surrounding Area Description:</p> <p><input type="checkbox"/> Wetlands/Water <input type="checkbox"/> Historic <input type="checkbox"/> Nature Preserve</p> <p><input type="checkbox"/> Undeveloped <input checked="" type="checkbox"/> Urban <input type="checkbox"/> N/A</p> <p>Site Information: (on private property along service route)</p> <p><input type="checkbox"/> Sprinkler <input type="checkbox"/> Septic <input type="checkbox"/> Trees <input type="checkbox"/> Ledge/Rock</p> <p><input checked="" type="checkbox"/> Side Walk <input checked="" type="checkbox"/> Drive Way <input checked="" type="checkbox"/> Parking Lot</p> <p>Underground Utilities:</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Phone <input type="checkbox"/> Cable <input type="checkbox"/> Underground Oil Tank</p> <p>Customer Installation Expectations:</p> <p>Planned Natural Gas Equipment Installation Date: _____</p> <p>Requested Service-Main Installation Date: _____</p> <p>Estimated Meter Turn on Date: _____</p>
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This agreement is subject to the **Terms and Conditions on the back of this agreement**. The Narragansett Electric Company d/b/a National Grid (National Grid) agrees to install a gas service to the above location (Premises). I understand that I may cancel this agreement, without obligation, at anytime prior to the installation of the gas service line. I hereby authorize National Grid to install a natural gas service line to the address noted above.

PAYMENT INFORMATION: Please do not send payment along with this contract. An invoice will be generated upon receipt of this application with the option to pay by check. Please note: all invoices must be paid within sixty days.

Customer Contribution Towards Construction Cost: \$ 42,927.00 Customer to dig & provide backfill (EBBO) Yes No

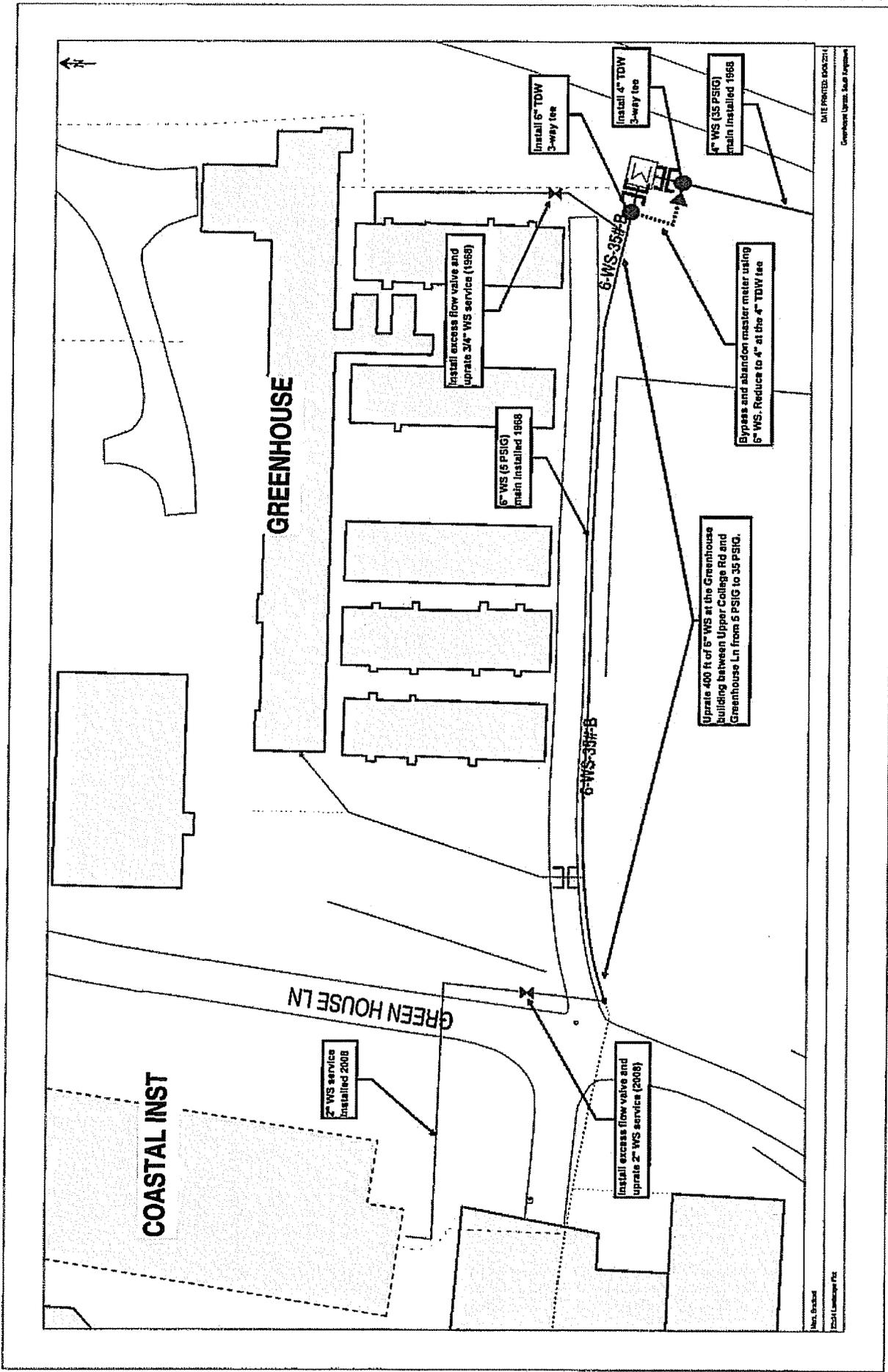
Owner/Applicant Signature: _____ Date: _____

National Grid Rep Signature: _____ Date: _____

<p>National Grid Use Only: Public Bldg: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Trench Paving: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Estimated Length <u>n/a</u></p> <p>Number of Services: <u>8</u> Average Service Length <u>10'</u></p> <p>Total Estimated Length: Service <u>80'</u> Main <u>n/a</u></p> <p>Intersecting Street: _____</p> <table border="1" style="width:100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>Suite or Unit #</th> <th>Rate</th> <th>CFH</th> <th>ADTH</th> <th>Meter Size</th> <th>Delivery Pressure</th> <th>Margin</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr> <td>TOTAL</td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>Target Date: _____ Onyx Cust. ID#: _____</p> <p>Work Order: Service _____ Main _____</p> <p>Easement Required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Permits: <input type="checkbox"/> Town <input type="checkbox"/> State <input type="checkbox"/> Conservation <input type="checkbox"/> Private Way</p> <p>Existing Service Information (if applicable)</p> <p>Acct. #: _____ / _____ Rate: _____</p> <p>CFH: _____ Service Size: _____ Meter Size: _____</p> <p>Notes: National Grid is taking over the existing URI Master Meter System Phase I. System will be up rated from 5 psig to 35 psig</p>	Suite or Unit #	Rate	CFH	ADTH	Meter Size	Delivery Pressure	Margin																																																																TOTAL							<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:33%; vertical-align: top;"> <p>Sales Type:</p> <p><input type="checkbox"/> New Construction <input type="checkbox"/> Rehab</p> <p><input type="checkbox"/> Added Load <input type="checkbox"/> Off-1-Year</p> <p><input type="checkbox"/> Rate Change</p> </td> <td style="width:33%; vertical-align: top;"> <p>Sales Type:</p> <p><input type="checkbox"/> Conversion <input type="checkbox"/> Low Use</p> <p><input type="checkbox"/> Oil <input type="checkbox"/> Propane</p> <p><input type="checkbox"/> Electricity</p> </td> <td style="width:33%; vertical-align: top;"> <p>Work Required:</p> <p><input checked="" type="checkbox"/> Add Meter</p> <p><input checked="" type="checkbox"/> Fitting Work</p> <p><input type="checkbox"/> Main/Svc</p> <p><input type="checkbox"/> New Svc</p> <p><input type="checkbox"/> Relay Svc</p> </td> </tr> <tr> <td colspan="2" style="vertical-align: top;"> <p>Multifamily: _____ #Apts.</p> <p><input type="checkbox"/> Bldg. Mtr. <input type="checkbox"/> House Mtr.</p> <p><input type="checkbox"/> Individual Mtr. <input type="checkbox"/> Master Mtr.</p> </td> <td style="vertical-align: top;"> <p>Activity Request:</p> <p><input type="checkbox"/> Heat <input type="checkbox"/> Hot Water</p> <p><input type="checkbox"/> Cooking <input type="checkbox"/> Drying</p> <p><input type="checkbox"/> Fireplace</p> <p><input type="checkbox"/> Eng Analysis</p> <p><input type="checkbox"/> Construction Est.</p> <p><input type="checkbox"/> Sold</p> <p><input checked="" type="checkbox"/> Project Managed</p> </td> </tr> <tr> <td colspan="3" style="vertical-align: top;"> <p>____ LP ____ IP ____ HP Pre-Marked: _____</p> </td> </tr> </table>	<p>Sales Type:</p> <p><input type="checkbox"/> New Construction <input type="checkbox"/> Rehab</p> <p><input type="checkbox"/> Added Load <input type="checkbox"/> Off-1-Year</p> <p><input type="checkbox"/> Rate Change</p>	<p>Sales Type:</p> <p><input type="checkbox"/> Conversion <input type="checkbox"/> Low Use</p> <p><input type="checkbox"/> Oil <input type="checkbox"/> Propane</p> <p><input type="checkbox"/> Electricity</p>	<p>Work Required:</p> <p><input checked="" type="checkbox"/> Add Meter</p> <p><input checked="" type="checkbox"/> Fitting Work</p> <p><input type="checkbox"/> Main/Svc</p> <p><input type="checkbox"/> New Svc</p> <p><input type="checkbox"/> Relay Svc</p>	<p>Multifamily: _____ #Apts.</p> <p><input type="checkbox"/> Bldg. Mtr. <input type="checkbox"/> House Mtr.</p> <p><input type="checkbox"/> Individual Mtr. <input type="checkbox"/> Master Mtr.</p>		<p>Activity Request:</p> <p><input type="checkbox"/> Heat <input type="checkbox"/> Hot Water</p> <p><input type="checkbox"/> Cooking <input type="checkbox"/> Drying</p> <p><input type="checkbox"/> Fireplace</p> <p><input type="checkbox"/> Eng Analysis</p> <p><input type="checkbox"/> Construction Est.</p> <p><input type="checkbox"/> Sold</p> <p><input checked="" type="checkbox"/> Project Managed</p>	<p>____ LP ____ IP ____ HP Pre-Marked: _____</p>		
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Terms and Conditions of Commercial Gas Service Agreement

1. Applicant agrees to pay National Grid to aid in the construction of the natural gas service line and associated main work required to provide service to the Premises. In the event that the actual service line length exceeds the estimated footage, National Grid may bill the property owner at a rate of (Excess Footage Fee) over the estimated service line length.
2. Once the meter is set, the Applicant becomes the customer of record and National Grid will commence billing the Applicant. The Applicant agrees to pay for gas service pursuant to the applicable rate classification and in accordance with National Grid's Terms and Conditions, as filed from time to time with the Rhode Island Public Utilities Commission.
3. National Grid will take reasonable measures to minimize damage to Applicant's property. National Grid will not be responsible for private property restoration.
4. National Grid will install the necessary natural gas distribution system to the site, subject to weather conditions and all federal, state and local codes and permit requirements.
5. Notwithstanding the foregoing, National Grid may, at any time, terminate this Agreement without any further obligations, in the event of one of the following "Triggering Conditions": (a) it discovers that there is no active natural gas main in close proximity to Applicant's property for which a service connection can be made in a reasonably cost effective manner (b) it discovers conditions (including, without limitation, ledge, steep grades, and retaining walls), that would, in National Grid's judgment, materially increase the cost of installation, or (c) the fees for the required permits are significantly in excess of what is typical for such work (d) National Grid is unable to obtain the necessary permits to install the gas service line. In the event of a Triggering Condition, National Grid shall consider any Applicant proposals for an adjustment of price.
6. National Grid will not be responsible for delays or damages associated with the installation of a gas service line due to weather or the issuance of permits, nor will it be responsible for damages attributable to unforeseen conditions beyond its control.
7. (New Construction Only) Applicant shall construct, or cause the construction of all necessary water lines, sewer lines, roads and electrical lines, and will perform other necessary work required to prepare the site for the installation.
8. Applicant shall provide all easements and rights-of-way necessary for National Grid to install natural gas distribution lines required to provide service to the Premises.
9. National Grid will accept or modify the meter location shown on the front of this form based upon its installation requirements.
10. Applicant assumes full and complete responsibility for any and all costs associated with any environmental contamination encountered by National Grid during the installation, including but not limited to the costs to clean up or remediate such contamination.
11. In the event that environmental contamination is encountered during the installation, all work shall cease and National Grid shall provide oral and written notice to the Applicant within a reasonable time. Thereafter, National Grid shall have no further obligations under this agreement.
12. Applicant shall, to the fullest extent permitted by law, indemnify, hold harmless and release National Grid, its parent company, affiliates and subsidiaries and their respective directors, officers, employees, agents, servants, representatives, successors and assigns from and against all claims, demands, liabilities or expenses related to environmental contamination at or in the vicinity of the Premises. This indemnity and release provision survives the expiration or termination of the Agreement and extends to the respective successors and assigns of National Grid and Applicant.
13. National Grid shall own the natural gas distribution system up to the outlet side of each individual customer meter.
14. All installations where excavating and back filling are to be performed by Applicant or his/her designee will be performed in compliance with National Grid's specifications, and the installation shall not commence until said trench is inspected and accepted by a representative of National Grid.
15. In the event that the gas equipment identified on the front of this agreement is not installed and in use within six months of the date of installation of the service line, the Applicant agrees to pay National Grid for the cost of installing all gas lines necessary to serve Premises, minus any prior contribution in aid of construction made to National Grid.
16. Prior to the start of the work described on the front of this agreement, Applicant is responsible for marking out any underground facilities on their property that are not marked out as a result of National Grid's notification of the Dig Safe system.
17. This Agreement may be modified only by a writing signed by National Grid and Applicant; any verbal representations or modifications by National Grid employees or others shall be null and void.
18. The laws of the State of Rhode Island shall govern this Agreement.
19. If Applicant changes the primary fuel from natural gas to an alternate fuel source during the first five (5) years after billing commences, National Grid reserves the right to reevaluate the financial impact of this change and bill Applicant for a portion of its original investment.
20. If any terms of this Agreement or portions thereof are declared or become invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect.



GREENHOUSE

COASTAL INST

GREENHOUSE LN

Install excess flow valve and
upgrade 3/4" WS service (1988)

6" WS (5 PSIG)
main installed 1988

Upgrade 400 ft of 6" WS at the Greenhouse
building between Upper College Rd and
Greenhouse Ln from 5 PSIG to 35 PSIG.

Bypass and abandon master meter using
6" WS. Reduce to 4" at the 4" TDW tee

Install 6" TDW
3-way tee

Install 4" TDW
3-way tee

4" WS (35 PSIG)
main installed 1988

6-WS-30#B

6-WS-35#B

2" WS service
installed 2008

Install excess flow valve and
upgrade 2" WS service (2008)

DATE PLOTTED: 10/27/11
Greenhouse Upgrade, 3rd Floor

12/31/11
12/31/11



GREEN HOUSE

COASTAL INSTITUTE
7M

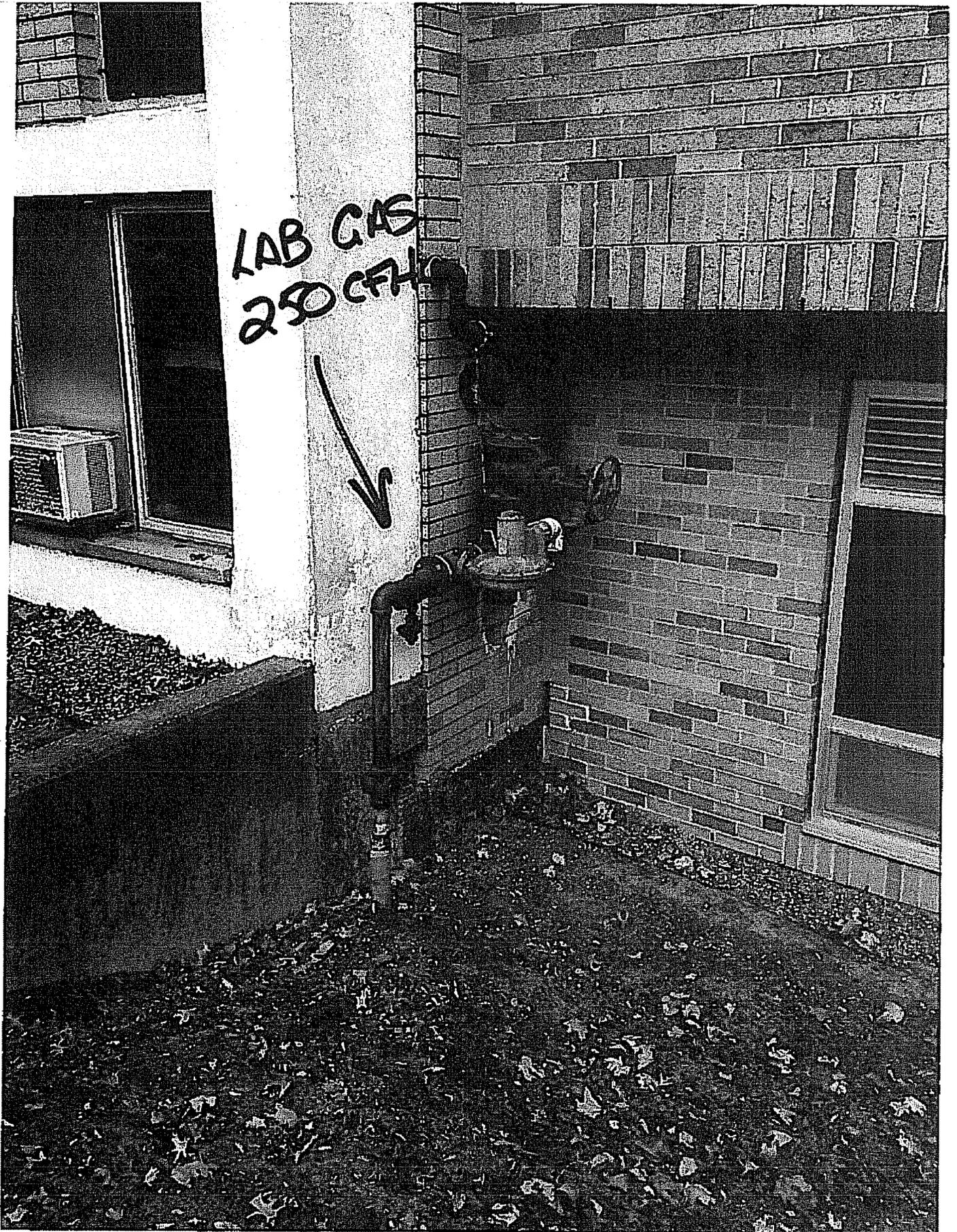




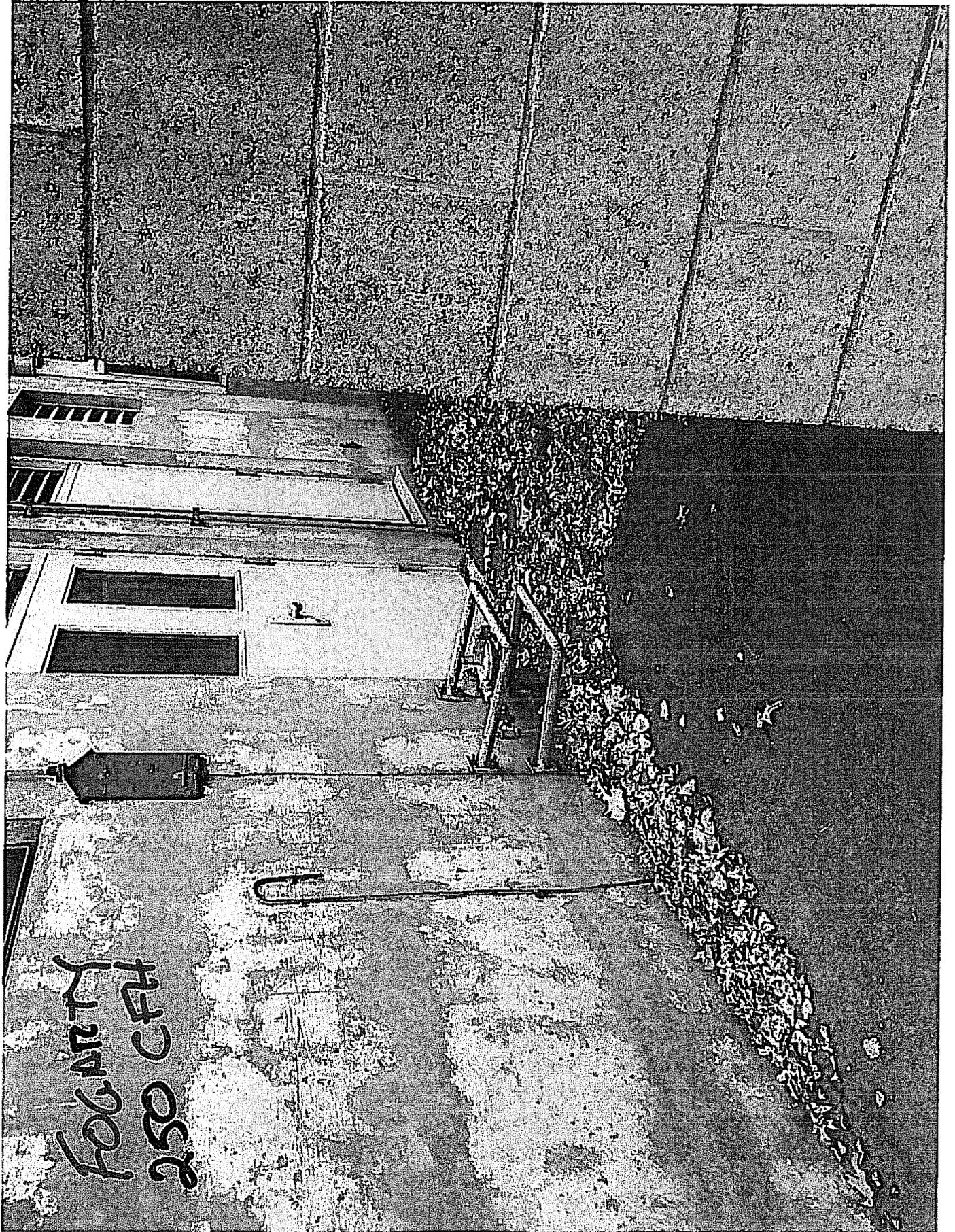
250 CFH

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PRESIDENT HOUSE



MORRILL HALL



FOGARTY
250 CFT

NEW DORM



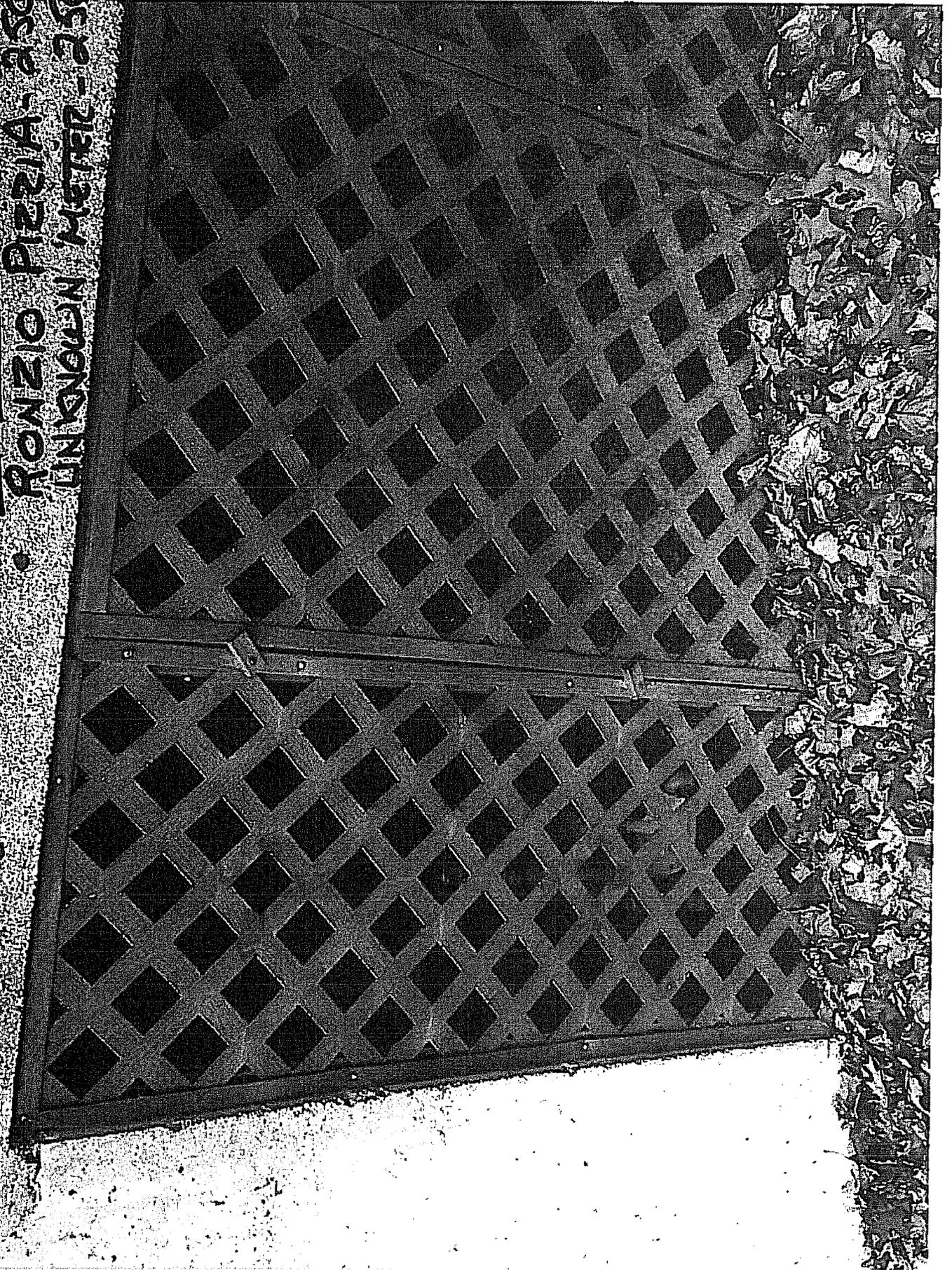


STUDENT UNION
AT 1000
SM

KAMS LEM

• RONZIO PIZZIA - 250000

• LINDON METER - 250000



RAMS DEN

ROU ZIO
UNKNOWN

