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RECEIVED

June 5, 2009

JUN 08 2009

PUBLIC SERVICE
COMMISSION

Mr. Jeff Derouen:
Executive Director
Kentucky Public Service Commission
211 Sowder Blvd.
P.O. Box 615
Frankfort, KY 40602-0615

Hand Delivered

Dear Mr. Derouen:

2008 00371

Enclosed is the information requested at the Informal Conference held on May 26, 2009.
We have enclosed one (1) original and five (5) copies.

If I can be of any further assistance, please contact me at 606-678-4121.

Sincerely,

A handwritten signature in cursive script that reads 'Stephen Johnson'.

Stephen Johnson
Vice President of Finance
South KY RECC

jb Enclosures

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Facility
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Service Facility and District Branch
Design Program
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and Requirements for Construction
of a new Headquarter Facility
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through 1794
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SOMERSET FACILITY COMPARISON

Existing Conventional Office Space

New Conventional Office Space

Office	25,986	38,767
Community Room	2,850	5,040
Meter Shop Offices	480	0 (Pre-Engineered)
Board Room & Kitchen	569	2,253
Subtotal	29,885	46,060

Existing Pre-Engineered Office Space

New Pre-Engineered Office Space

Buildings & Grounds Offices 100		870
Construction/ROW Offices	1,500	3,330
Meter Shop Offices (See Conventional office space)	0	751
Safety Offices	600	848
Garage Offices & RR	325	608
Other (Mechanical/Electrical/Restrooms, Showers, Corridors)	0	3,387
Subtotal	2,525	9,794

Residential House Converted to Office Space

Subtotal	2,504	0
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**TOTAL EXISTING
Office Gross Area**

34,914

**TOTAL NEW
Office Gross Area 55,854**

Existing Warehouse/Storage

New Warehouse Storage

Enclosed Warehouse/Offices	17,105		21,914
Meter Shop/Storage	1,224		1,941
Safety Storage (Rubber Goods/Safety Trailer)	1,684		3,148
Buildings & Grounds Storage/ Equipment	1,496		892
3 Portable Storage Buildings	1,072		0
Subtotal	22,581	Subtotal	27,895
Existing Garage (Single 3 Bays with Wash Bay)	5,320	New Garage (Double 4 Bays with Double Wash Bay)	9,920
Transformer Docks (Non-Covered)	11,780	(Covered)	15,053
TOTAL GROSS AREA ALL COMBINED	<u>74,595</u>		<u>108,722</u>

PARKING

<u>Existing Parking</u>		<u>New Facility Parking</u>
30	Covered	50 Covered
173	Marked for outside parking A lot of vehicles are currently parked in non-marked areas or open gravel lot	180 Employees, company vehicles, various trailers, chippers, visitors handicap
	No spare spaces available	151 Community Room
		20 Spare spaces
		8 Spaces in warehouse
		1 Space in Buildings & Grounds
TOTAL	203	410

June 4, 2009

South Kentucky RECC
925-929 North Main Street/ PO Box 910
Somerset, KY 42502

Tate·Hill·Jacobs: Architects

346 East Main Street • Lexington • Kentucky • 40507
Telephone 859.252.5994 Facsimile 859.253.1607

Dear Ruby,

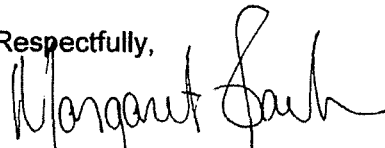
Thanks for confirming receipt of revised Building Area Analysis Documents.

Gross Areas have been prepared by calculating the total area contained within a polygon drawn around the outside face of the exterior wall of each building &/or floor level. Overhangs, canopies, exterior decks and teller drive-through are not included in this total.

Net Areas have been prepared by calculating the total area contained within individual interior spaces by drawing a polygon around the "exposed face" of the interior wall finish. The "intent" of the net area calculation document is to "account" for every exposed square foot of floor area. Therefore, the sum of all Net Areas is equal to the exposed floor area. The difference between the Gross and Net Areas is equal to the area "covered up" by exterior and interior wall construction assemblies. Full values have been assigned to Stairs and Elevators on each level.

Please do not hesitate to call if you have questions or if I can provide additional assistance.

Respectfully,



Margaret Jacobs, Principal

C: Doug Wilburn, file

DEPARTMENT TOTAL NET AREA	ROOM	Office First Floor	Office Second Floor	Current Employees	Future Employees
3,960	COMMUNITY ROOM				
	Community Room 147	2,152			
	AV Storage 146	180			
	Table/Chair Storage 148	184			
	Pre-Function 138	933			
	Cater 144	310			
	Storage 141	134			
	Supply Storage 142	67			
	TOTAL NET AREA / TOTAL EMPLOYEES	3,960		N/A	N/A
9,945	MEMBER SERVICES & PUBLIC RELATIONS (see Warehouse for additional areas)				
	VP & Assistant				
	VP 136	261		1	
	VP Assistant 135	351		1	
	Storage 137	88			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	700		2	
	Customer Service Representatives				
	Representatives 103	779		5	0
	Reception/Waiting/Circulation 102 (partial)	1,472		1	
	Group Service Center Leader 122	128		1	
	Collections Coordinator 121	137		1	
	Service Center Team Leader 120	181		1	
	Vault 105	277			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	2,974		9	0
	Call Center				
	Call Center 106	484		4	1
	Call Center Leader 107	137		1	
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	621		5	1
	Cashiers				
	Cashiers 108	940		4	2
	Cashier Leader 109	113		1	
	Cashier Vault 110	152			
	Reception	877			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	2,082		5	2
	Energy Advisors				
	Meeting 119	223			
	Energy Advisor 118	135		1	
	Energy Advisor 117	132		1	
	Energy Advisor 116	131			1
	Energy/Marketing Workroom 111	627			
	Team Leader 115	180		1	
	Market Record Coordinator 114	134		1	
	Business Accounts 113	136		1	
	Marketing Storage 112	206			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	1,904		5	1
	Corporate Communications				
			305	1	

DEPARTMENT	ROOM	Office First Floor	Office Second Floor	Current Employees	Future Employees
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Human Resources					
	Reception 129	210			
	Benefits 133	130		1	
	Benefits 132	129			1
	Benefit Leader 131	178		1	
	Files 130	60			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	707		2	1
Meter Readers					
		364		3	
Building & Grounds (see warehouse for main offices)					
	Custodial 154	70			
	Custodial Storage 155	122			
	Custodial 143	54			
	Custodial 211		42		
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	246	42		

7,447	ENGINEERING & OPERATIONS				
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VP & Assistant					
	VPEO 173	250		1	
	Assistant 174	210		1	
	Closet 173A	15			
	Closet 174A	19			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	494		2	
Dispatch					
	Dispatch 176 - 3 workstations / shifts	1,034		5	
	Leader	181		1	
	War Room	272		2	2
	Restroom	48			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	1,535		8	2
Inspection					
	Inspection 123	514		4	1
	Leader Office 124	181		1	
	Storage 125	58			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	753		5	1
Engineering					
	Engineering Leader 187	186		1	
	Open Offices 181	2,605		7	1
	Systems Engineer 185	133			1
	Design Engineer 184	133		1	
	Workroom 186	288			
	Meeting 183	272			
	Map Room 188	618			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	4,235		9	2
Surveying					
	Survey Team Leader 182	180		1	
	Survey Open Offices	250		4	
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	430		5	

DEPARTMENT TOTAL NET AREA	ROOM	Office First Floor	Office Second Floor	Current Employees	Future Employees
6,917	FINANCE				
	VP & Assistant				
	VP Finance 223	232		1	
	VPF Assistant 225	138			1
	Closet 223A	16			
	Closet 225A	16			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	402		1	1
	Finance and Accounting				
	Finance Assistant 222	186		1	
	Break 221	90			
	Records Coord. 220	179		1	
	Account Team Leader 219	180		1	
	Accounting Workroom 562	746		1	1
	Account Assist. 216	141		1	
	Payroll 212	177		1	
	Meeting 210	180			
	Print / Shred 217	134			
	Finance Vault 215	274			
	Storage 213	134			
	Corridor 205	826			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	3,247		6	1
	Information Management				
	Server 164	475			
	Server 162	61			
	Communications 163	298			
	Open Offices 161	950		2	2
	Set-Up 165	244			1
	Print 166	213			
	IM Leader 167	180		1	
	Paper Storage 168	134			
	General Storage 169	157			
	Training 170	379			
	IT 150	43			
	IDF 214	134			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	3,134	134	3	3
1,084	PRESIDENT & CEO				
	CEO 200 / Meeting Area	438		1	
	Executive Assistant 201	340		1	
	Workroom/Storage 203	306			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES	1,084		2	

DEPARTMENT	ROOM	Office First Floor	Office Second Floor
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2,049	CONFERENCE CENTER		
	Reception		680
	Board Room 202		1,023
	Cater Kitchen 204		306
	Closet 201A		20
	Closet 201B		20
	TOTAL NET AREA		2,049

10,488	OTHER		
	Mechanical / Electrical		
	Mechanical / Electrical 145	104	
	Mechanical 158	809	
	Electrical 159	384	
	Elevator Machine Room	66	
	Electrical 224		42
	Mechanical 207		617
	SUBTOTAL NET AREA	1,363	659
	Restrooms		
	Women 140	241	
	Men 139	225	
	Women 128	44	
	Men 127	44	
	Women 153	217	
	Men 156	151	
	Women 206		228
	Men 208		228
	SUBTOTAL NET AREA	922	456
	Circulation		
	Corridor 126	549	
	Vestibule 100	103	
	Museum Exhibit 101	1,175	
	Corridor 149	1,543	
	Corridor 160	416	
	Corridor 180	243	
	Corrdor 205		665
	Elevator	48	48
	Stair A	260	166
	Stair B	203	154
	SUBTOTAL NET AREA	4,540	1,033
	Mail 152	277	
	Office Supplies 151	258	
	Break Room 171	726	
	Kitchen 172	254	

TOTAL NET AREA FIRST FLOOR	32,479
TOTAL GROSS AREA FIRST FLOOR - 91%	35,500

TOTAL CURRENT EMPLOYEES	TOTAL FUTURE EMPLOYEES
73	15

73

15

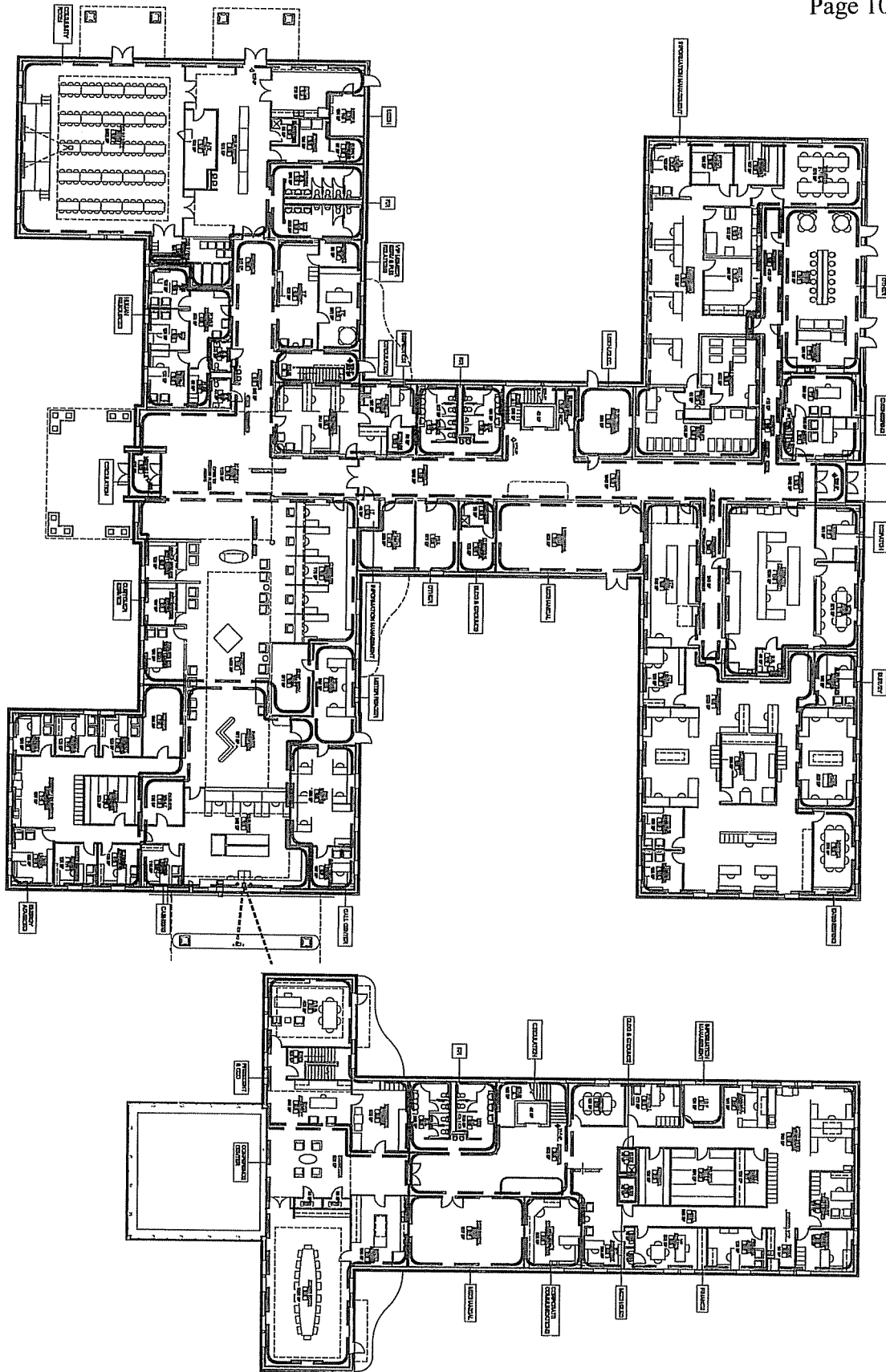
June 3, 2009

SKRECC Office Building Area Analysis

Attachment 1

Page 9 of 26

TOTAL NET AREA SECOND FLOOR	9,411
TOTAL GROSS AREA SECOND FLOOR - 89%	10,560



FO



OFFICE BUILDING - FURNISHINGS PLANS
CORPORATE OFFICE FACILITIES
SOUTH KENTUCKY
RURAL ELECTRIC COOPERATIVE CORPORATION
SOMERSET, KENTUCKY

D.W. Wilbur, Inc.
General Contractors & Construction Managers
1400 W. MARKET STREET, SUITE 100
SOMERSET, KY 40387
Rate Hill Jacobs Architecture

CARMAN
Landscaping & Construction
1400 W. MARKET STREET, SUITE 100
SOMERSET, KY 40387

CDP ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
1400 W. MARKET STREET, SUITE 100
SOMERSET, KY 40387

EROWIN + EDDELCOCK
REGISTERED PROFESSIONAL ENGINEERS
1400 W. MARKET STREET, SUITE 100
SOMERSET, KY 40387

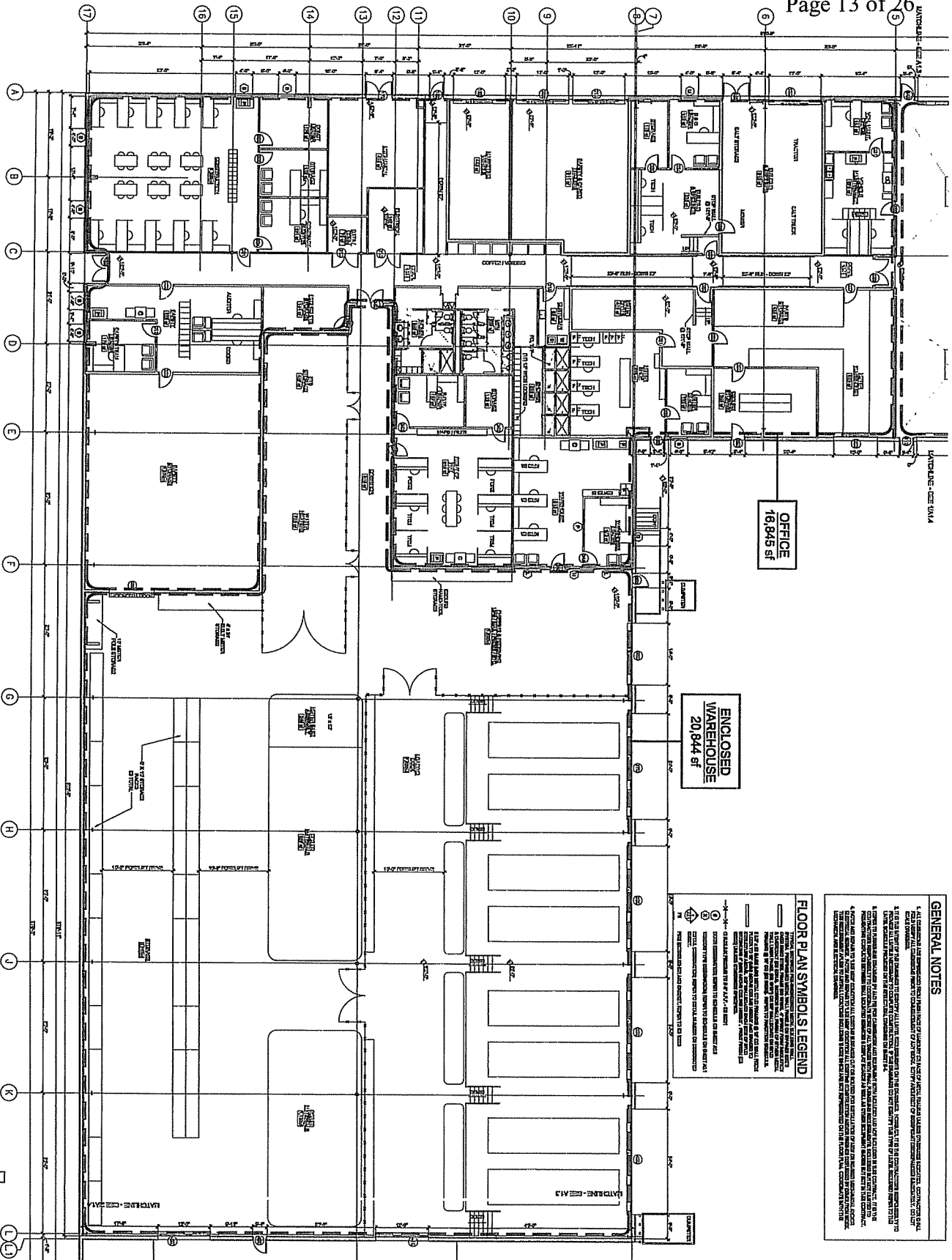
Total Department Net Area	ROOM	Wrhse Covered Dock	Wrhse Enclosed	Wrhse Offices	Wrhse Garage	Current Employees	Future Employees
35,553	WAREHOUSE						
	Outside Transformer Storage	4,710					
	Covered Storage	1,898					
	Forklift Circulation	8,355					
	TOTAL NET AREA DOCK / TOTAL EMPL	14,963					
	TOTAL GROSS AREA - 99%	15,053					
	ETS Storage		487				
	Water Heaters		722				
	Shipping & Receiving		1,892				
	Loading Dock		7,523				
	Meter Base Assembly		258				
	Coiled Materials		2,065				
	Storage		6,055				
	Corridor		609				
	TOTAL NET AREA ENCL WRHSE / TOTAL EMPL		19,611				
	TOTAL GROSS AREA - 94%		20,844				
	Warehouse Leader			173		1	
	Warehouse Office			615		3	
	Secure ETS Storage			191			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			979		4	
1,893	CONSTRUCTION						
	Construction Open Offices			1,359		23	8
	Construction Leader			178		1	
	Storage			165			
	Contract Auditor			191		1	
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			1,893		25	8
2,458	METERING						
	Meter Warehouse			580			
	Parts Storage			424			
	Secure Storage			366			
	Meter Parts			400			
	Meter Leader			180		1	
	Meter Shop			508		2	2
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			2,458		3	2
3,658	SAFETY						
	Safety Open Office			598		1	1
	Safety Leader			179		1	
	Safety Storage			1,970			
	Safety/Cargo Trailers			911			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			3,658		2	1
1,155	RIGHT OF WAY						
	Right of Way Leader			187		1	
	Right of Way Open Office			845		6	2
	Storage			123			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			1,155		7	2

Total Department Net Area	ROOM	Wrhse Covered Dock	Wrhse Enclosed	Wrhse Offices	Wrhse Garage	Current Employees	Future Employees
1,613	BUILDINGS AND GROUNDS						
	B&G Leader Office			180		1	
	B&G Open Office			392		1	2
	B&G Storage			133			
	Tractor and Salt			816			
	Warehouse Custodial Closet			92			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			1,613		2	2
3,102	OTHER						
	MECHANICAL & ELECTRICAL			750			
	RESTROOMS / SHOWERS			811			
	CORRIDOR			1,541			
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			3,102			
10,090	VEHICLE MAINTENANCE						
	Leader Office			184		1	
	Open Office			373		2	2
	Vehicle Maintenance				5,336		
	Restroom/shower				86		
	Parts Storage				1,458		
	Liquid Storage				147		
	Wash Room				255		
	Air Compressor				154		
	Wash Bay				2,097		
	SUBTOTAL NET AREA / TOTAL EMPLOYEES			557	9,533	3	2
	TOTAL NET AREA WAREHOUSE GARAGE				9,533		
	TOTAL GROSS AREA GARAGE - 96%				9,920		

TOTAL CURRENT EMPLOYEES	TOTAL FUTURE EMPLOYEES
46	17

TOTAL NET AREA WAREHOUSE OFFICE	15,415
TOTAL GROSS AREA WAREHOUSE OFFICE - 92%	16,845

1 WAREHOUSE - FLOOR PLAN
A13 SOUTH KENTUCKY



OFFICE
16,845 sf

ENCLOSED
WAREHOUSE
20,844 sf

GENERAL NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL MATERIALS SHALL BE AS SHOWN ON THE MATERIAL SCHEDULE.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL EXAMINERS' ASSOCIATION (IMCA) AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
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FLOOR PLAN SYMBOLS LEGEND

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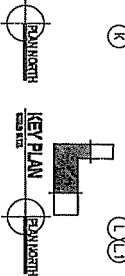
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WAREHOUSE - FLOOR PLAN

CORPORATE OFFICE FACILITIES

SOUTH KENTUCKY

RURAL ELECTRIC COOPERATIVE CORPORATION

SOMERSET, KENTUCKY

D.W. Wilburn, Inc.
General Contractors & Construction Managers

Rate-Hill-Jacobs Architects

CARMAN
Landscaping, Architecture & Real Estate

DRUMMOND + KORTICAN
STRUCTURAL ENGINEERS

cdpengineers

SK RECC
South Kentucky Regional Economic Council

A13

**SOUTH KENTUCKY
RURAL ELECTRIC
CO-OPERATIVE CORPORATION
OFFICE, SERVICE FACILITY AND
DISTRICT BRANCH DESIGN PROGRAM**

November 10, 2003

CDS
engineers
architects
planners
surveyors

CDS Associates, Inc.
12414 CDS ASSOC.COM

11120 Kenwood Road
Cincinnati, Ohio 45242-1818
513.791.1700
513.791.1936 FAX

7000 Dixie Highway
Florence, Kentucky 41042
859.525.0544
859.525.0561 FAX

SPACE SUMMARY

SOMERSET HEADQUARTERS

	CONVENTIONAL OFFICE
ACCOUNTING AND FINANCE	1,012
SERVICE CENTER	2,380
EXECUTIVE	4,564
MEMBER SERVICES	1,352
INSPECTIONS	808
HUMAN RESOURCES	912
SECRETARIAL	1,308
CONSUMER FINANCE	260
TECHNICAL SERVICES	1,344
ENGINEERING	1,490
RIGHT-OF-WAY	896
SURVEYING	1,216
MAINTENANCE	504
CONSTRUCTION	472
MANAGEMENT INFORM SYS	2,064
SUPPORT	13,955
<hr/>	
SUB-TOTAL (NET SQ FT)	34,537
CIRCULATION / EFFICIENCY	12,088
<hr/>	
TOTAL GROSS SQ FT	46,625
	PRE-ENGINEERED OFFICE
	<hr/>
SAFETY	756
METERING	704
BUILDING-GRNDS	1,184

SUMMARY

LOGISTICS	864
TRANSPORTATION	768
<hr/>	
SUB-TOTAL (NET SQ FT)	4,276
CIRCULATION / EFFICIENCY	1,283
<hr/>	
TOTAL GROSS SQ FT	5,559

**PRE-ENGINEERED
WRHSE / STOR**

SAFETY	2,000
METERING	1,050
BUILDING-GRNDS	1,152
LOGISTICS	31,400
TRANSPORTATION	33,744

SUB-TOTAL (NET SQ FT)	69,346
CIRCULATION / EFFICIENCY	6,935

TOTAL GROSS SQ FT 76,281

**COVERED UNHEATED
STORAGE**

LOGISTICS	2,880
TRANSPORTATION	34,080

SUB-TOTAL (NET SQ FT)	36,960
CIRCULATION / EFFICIENCY	3,696

TOTAL GROSS SQ FT 40,656

**PCB CONTAINMENT
BLDG**

LOGISTICS	840
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SUB-TOTAL (NET SQ FT)	840
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CIRCULATION / EFFICIENCY 84

TOTAL GROSS SQ FT 924

PROTOTYPE DISTRICT OFFICE

**CONVENTIONAL
OFFICE**

OFFICE	6,854
CIRCULATION / EFFICIENCY	685.4

TOTAL GROSS SQ FT	7,539
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**PRE-ENGINEERED
WRSE / STOR**

LOGISTICS	12839
CIRCULATION / EFFICIENCY	1,284

TOTAL GROSS SQ FT	14,123
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**COVERED UNHEATED
STORAGE**

LOGISTICS	1,440
CIRCULATION / EFFICIENCY	144

TOTAL GROSS SQ FT	1,584
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MEMORANDUM

DATE: July 9, 2003

TO: Jeffery Greer, Chief Financial Officer

FROM: Darrell L. Saunders

SUBJECT: RUS guidelines and requirements for construction of a new headquarters facility embodied generally in 7 CFR 1724 through 1794

As regards South Kentucky's proposed construction of a headquarters building I note the following:

1. A qualified architect and a qualified person to perform engineering services involved in the planning, design and construction management are required. The architect and engineer can be of your own choosing and no restrictions are placed on selection other than they be "qualified" per RUS guidelines.
2. Competitive procurement. 7 CFR Section 1726.19 provides that for construction projects as you contemplate, since borrowers receive the benefit of federal financial assistance through the RUS loan guaranty, borrowers must use competitive procurement for obtaining all goods or services related to the project with the only exception applicable to our situation being whether a waiver is granted. 7 CFR Section 1726.13 provides that the Administrator may waive, for good cause, on a case by case basis, certain requirements and procedures including competitive procurement. Absent a waiver from the Administrator, it is my opinion that all goods and services for the construction project must be obtained through competitive procurement or bidding.
3. RUS approval. 7 CFR 1726.150(c) provides that contracts for headquarter construction are not subject to RUS approval and need not be submitted to RUS unless specifically requested by RUS on a case by case basis. Therefore, as a general rule, RUS approval will not be required. However, with no apparent standard stated, RUS may compel approval "on a case by case basis".
4. Regional offices. It should be noted that contracts may be awarded up to a cumulative total of \$250,000.00 or 1% on UP (not to exceed \$1,000,000.00) without formal competitive bidding. Although not applicable to the headquarters facility, this provision may or may not be applicable to the regional offices.

Miller,
Jeff

**RURAL UTILITIES SERVICE (RUS) GUIDELINES FOR
SERVICE AND WAREHOUSE TYPE FACILITIES**

January 2000

I. REQUIREMENTS FOR FACILITIES FINANCED BY RUS

- Inform RUS General Field Representative (GFR) and the Regional Division Engineering Branch Office of proposed plans and need for service and warehouse facilities.
- Refer to RUS Bulletin 42-1, for assistance in the process of hiring an Architect. Obtain Board approval of the selection of an Architect and obtain Board approval of the Architectural Services Contract (RUS Form 220). The Architectural Services Contract should be executed **ONLY** on RUS Form 220, not on an AIA or other form of Contract.
- Refer to 7 CFR Part 1788, Subpart C, for information on insurance requirements of the Architect.
- Provide the Architect with the following publications: 7 CFR Part 1724, RUS Bulletin 1724E-400, 7 CFR Part 1726, 7 CFR Part 1788, Bulletin 1792C-1, 7 CFR Part 1794, and Form 257 (2/95). The publications may be obtained from the Regional Division, or from the RUS web site at www.usda.gov/rus/home/home.htm
- Send the title documents for the land on which the building is to be constructed to the RUS Regional Office for review and approval. **RUS APPROVAL OF THE TITLE DOCUMENTS IS A PREREQUISITE TO THE APPROVAL OF THE ADVANCE OF RUS LOAN FUNDS FOR THE PROJECT.**
- Prepare and submit for RUS approval, the required environmental documents, prior to construction on the building site. Refer to 7 CFR Part 1794.21(4), 7 CFR Part 1794.22(4) and 7 CFR Part 1794.23(7) regarding environmental requirements related to new building construction. Questions related to these requirements should be addressed to the RUS GFR or to the Regional Division Engineering Branch. Factors affecting whether the proposed project will require a Project Description, an Environmental Report (ER) or Environmental Assessment (EA) are present use of the land, whether previously disturbed and land area to be occupied by the building.

- Include the proposed project in an RUS approved Construction Work Plan (CWP) or CWP Amendment. The following should accompany the CWP or the CWP Amendment and be sent to the Regional Division Engineering Branch:
 - a) executed RUS Form 740G (copy available from RUS GFR or RUS website)
 - b) plot plan showing the elevation view
 - c) one-line drawing with dimensions, showing the floor plan layout and, if applicable, include an estimated cost breakdown between office building space and space for service/warehouse facilities
 - d) indicate type of exterior finish(masonry, concrete, pre-fab, steel, wood, etc)

- Determine the appropriate method of constructing the building. RUS recommends one single contract over separate contracts covering General, Electrical, Mechanical, etc. for administrative simplicity and for single contractor control.

- RUS is no longer approving the Plans and Specifications (P&S) for buildings, unless specifically requested. However, before issuing the P&S for bid, a statement is required to be sent to the Regional Division Engineering Branch, signed by the Architect or Engineer, that the building design meets the Uniform Federal Accessibility Standards. Also, a certification is required to be submitted, regarding Seismic Safety of New Building Construction, as per 7 CFR Part 1792.104.

- Include RUS Form 257 with the P&S and not AIA or other non-standard forms of contracts. A blank copy of the “Lobbying Certificate” and “Lower-tier Debarment/Suspension Certificate” should also be included with the P&S.

- Refer to 7 CFR Parts 1726.150, 1726.201 and 1726.205 for contract construction requirements pertaining to service/warehouse facilities.

- Refer to 7 CFR Part 1726.403 for the closeout procedures covering RUS Form 257.

II. REQUIREMENTS FOR NON-RUS FINANCED FACILITIES

- Meet seismic requirements in accordance with 7 CFR Part 1792C-1, if an RUS Lien Accommodation is involved.
- Meet the Uniform Federal Accessibility Standards for buildings, regardless of whether financed with RUS loan funds.
- Project is not subject to RUS bidding and contracting requirements in 7 CFR Part 1726. However, if a portion of the facilities included in a headquarters building contract is to be RUS financed, then RUS contracting and bidding requirements must be followed for the entire contract project. The RUS financed portion of the project must meet the other requirements listed in Part I above.

Most Recent RUS CFRs, Bulletins and Forms

<u>Document</u>	<u>Effective Date</u>
7 CFR Part 1724	7/29/98
7 CFR Part 1726	3/27/95
7 CFR Part 1788	1/04/99
7 CFR Part 1794	12/11/98
Bulletin 1724E-400	8/16/95
Bulletin 1792C-1	6/10/93 & 6/10/94
Form 220	6/98
Form 257	2/95
Debarment/suspension certificate	6/98
Lobbying certificate	2/26/90

INSTRUCTIONS

See RUS Bulletin 86-3 (Electric) for RUS policy and procedure for obtaining headquarters facilities, and the methods of financing.

Submit to RUS an original and four (4) copies of this form and applicable supporting data, as set forth below.

The cost of items 2(b) and (d) may be determined by multiplying the number of square feet by an appropriate cost per square foot. Include the cost of all mechanical work except air conditioning.

The cost of other construction (except fence) is to be estimated on a lump-sum basis.

Describe any exceptions to the compliance with Public Law 90-480 (42 U.S.C. 4151).

SUPPORTING DATA REQUIRED FOR ELECTRIC BORROWERS

A. If New Construction, furnish:

1. A justification for the need of the proposed facilities. Include a brief description of all presently used facilities. Show the approximate number of square feet of space used for office, garage, and warehouse purposes in the main building and at each branch. State whether they are owned or rented and their present adequacy. Make known also any plans for future additions, adequacy. Make known also any plans for future additions, relocations, replacements, disposal or abandonment of any of the facilities.
2. A description of the site, including:
 - (a) A summary statement, indicating general location of site and information on its availability, adequacy, accessibility, desirability, etc.
 - (b) A plot plan showing size, streets, roads, alleys, existing and proposed structures, distance to nearest town, and other pertinent information.
 - (c) A legal description of the property.
 - (d) Information as to cost of land and evidence of title clearance in accordance with RUS Bulletin 20-8.
3. A floor plan. Show dimensions and identify the rooms.
4. A brief outline of the specifications.
5. An estimate of the annual taxes and insurance costs.

B. If Purchase, furnish:

Same as 1, 2, and 5 of paragraph A.

A floor plan of the facilities to be purchased; inside and outside photographs; and a description of the general condition and type of construction of walls, floors, roof, ceiling, and plumbing, electric and heating systems.

C. If Remodeling, furnish:

A description of the proposed alterations. Where extensive remodeling is planned, furnish plans and specifications similar to 3 and 4, of paragraph A.

June 2, 2009

D.W. Wilburn, Inc
153 Blue Sky Parkway
Lexington, KY 40509

RE: SKRECC Corporate Offices

Tate·Hill·Jacobs: Architects

346 East Main Street · Lexington · Kentucky · 40507
Telephone 859 252 5994 Facsimile 859 253 1607

Dear Doug,

This letter is sent in response to your request for my comments regarding Value Engineering proposals submitted by Tri-State dated May 15, 2008 for the above referenced project.

If it is correct that you have received a second more competitive quote (regardless of potential VE savings suggested by Tri-State) I agree with your response.

Tri-State VE option #1: Two options are suggested.

1. Lower the W16 x 26 beam. If the beam is lowered the ceiling will need to be lowered – we are working with minimum tolerances at this location.
2. OR raise the heel height. Raising the heel height requires raising the exterior masonry wall – possibly more costly than the savings realized from raising the heel height.

Tri-State VE option #2: The issue they address is the “flatness” or “low slope” of the roof in these areas. This issue was carefully addressed during the design. We (the design team) are aware that “not all truss mfrs” may be equipped to meet the design requirements, however we determined there are sufficient number of mfr’s who “can” meet the design requirements (as evidenced by your other quote) AND:

1. Adding bearing points will simply “add costs” to other areas of the design (addition of interior steel framing – footings, etc.)
2. Raising the heel height increases exterior masonry wall costs – possibly MORE than savings on the trusses.
3. Increasing the roof pitch would result in the loss of a significant surface area of windows on the second floor in these areas. We could “maintain” exterior windows AND increase roof pitch IF THE ENTIRE FLOOR TO FLOOR height is increased.....this option is BY FAR the MOST COSTLY!

Thanks for giving me an opportunity to comment on this issue. In my opinion, none of the options suggested by Tri-State are truly “cost effective” – most of their suggestions simply move costs from roof trusses to another area of construction (masonry or steel framing).

Respectfully,



Margaret Jacobs, Principal

C: SKRECC, file