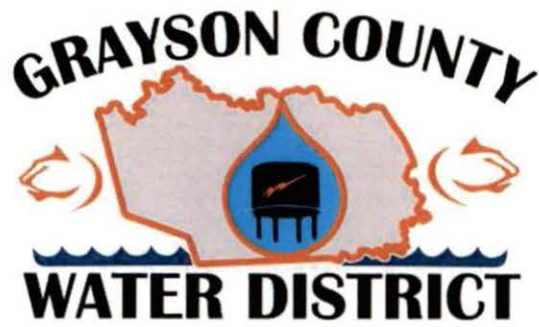


RECEIVED

JUN 20 2017

Public Service
Commission



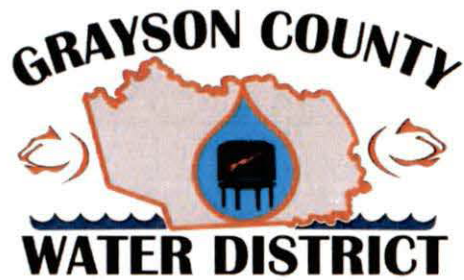
Grayson County Water District Study

(PRELIMINARY REPORT)

January, 2017



January 6, 2017



Executive Summary

The District is in need of new facilities for administrative offices and operations. Three options for property were reviewed for overall feasibility, financial and spatial, to assist the District Board and management in selecting the best property most suited to the needs of the District.

The first property reviewed was 115 Fountain View Drive. This building was of residential type construction and was formerly used as a daycare facility. It is located in a residential setting behind a funeral home. The building has been vacant for a short time but shows signs of weathering and general exterior maintenance needs. For example, it was noted the eaves and fascia appear to have visible signs of rot. Construction of an Operations Center would require the purchase of adjacent property and construction of a drive. Also, the grades rise several feet between the existing on-site building and the adjacent parcel where the Operations Center would be constructed. This would make physical connection between the two impossible.

The second property reviewed was located on Elizabethtown Road next to the Walter Kelley Beekeeping Company. This road is very highly traveled and offers some degree of traffic hazard. The property has a vacant house on it which would need to be razed. Both a new Administrative and Operations Facility would be constructed on this site under one roof.

The third and final property reviewed was located on Grayson Springs Road at Shull White Road. This property, similar to the Elizabethtown Road property, would be ready for a new building with Administration and Operations located under one roof. This property has a more industrial type feel with compatible adjacent uses.

A basic Building Program was written as an exercise in understanding and documenting the District Manager's needs. A concept plan outlining the basic needs expressed to the Consultant is included herein. Ultimately, it is believed this scenario would benefit staff by being co-located. Additionally, there would be no need to construct duplicative restrooms and breakroom facilities with all staff in one building. Cost Opinions for each site with a brief explanation of uses follows this summary with diagrams of each site.

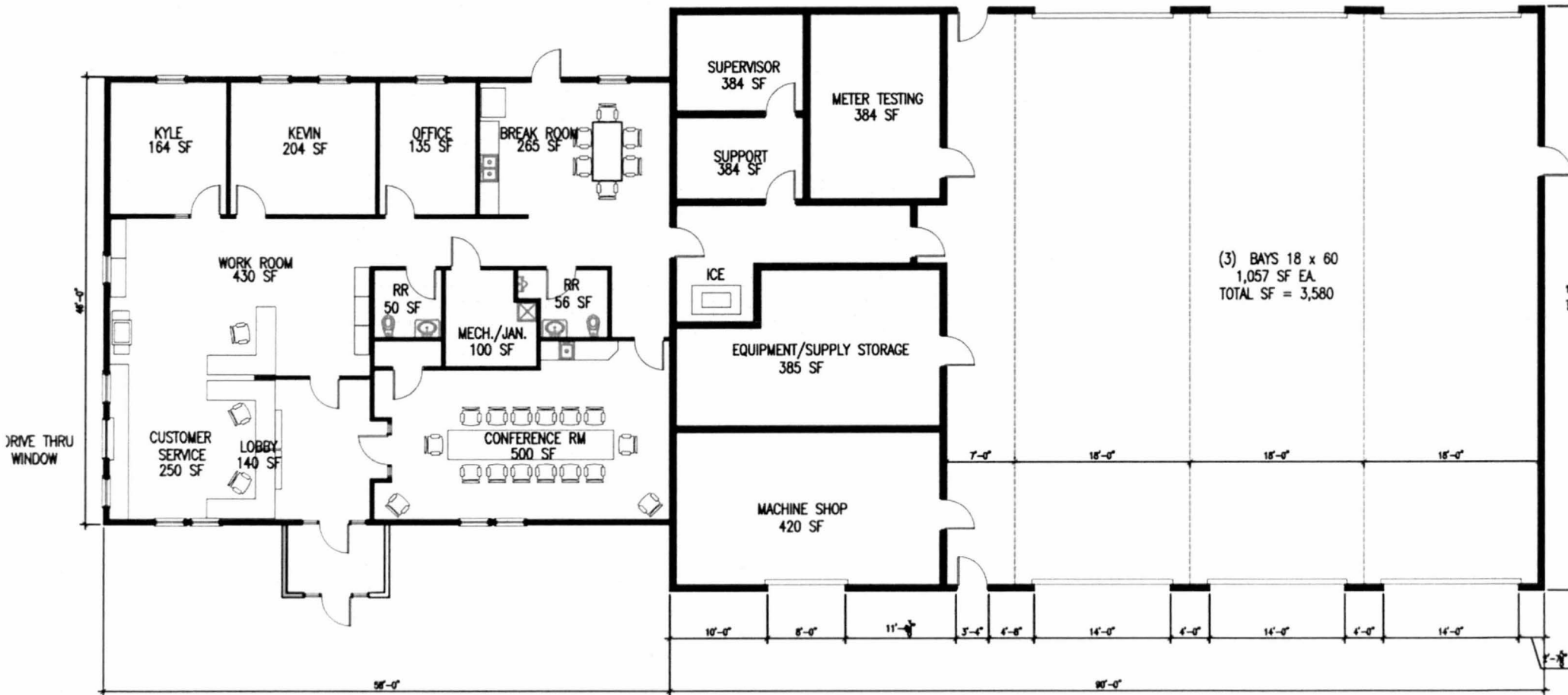
Recommendations

The residential environment of the Fountain View property does not seem to be acceptable and would challenge day-to-day operations. It is the recommendation of this consultant a stand-alone building be heavily considered, on either of the other two site locations, as it would allow the end user to be more satisfied with the work environment and therefore provide better service to customers.

Grayson County Water District Facilities Plan

Space Description	Notes	Qty.	Program Net Each	Program Total Net
1.00 Administrative Offices				
1.01 Director's Office (Kevin)	desk area and sm table, 4 guest chairs	1	200	200
1.02 Operation Director's Office (Kyle)	desk area + sm mtg table - open to others	1	170	170
1.03 Office	spare	1	120	120
1.04 Lobby		1	200	200
1.05 Customer Service	2 at counter + work space for 2 + copy	4	100	400
1.06 Storage	office supplies/Files	1	100	100
1.07 Meeting Room	table and chairs for 15 people	1	300	300
1.08 Restrooms	1 public, 2 staff	3	50	150
1.09 Break Room	kitchenette + 6-8 place table	1	240	240
1.10 Mechanical Room	furnace, water heater	1	80	80
Total Net Square Footage				1,960
2.00 Warehouse Facility				
2.01 Supervisor's Office	desk area, manuals, seats for 2 guests	1	120	120
2.02 Break Room	kitchenette, lunch tbls for 20, ice + vend	1	400	400
2.03 Men's Restroom	2 stalls, 1 shower, lockers/changing area	1	250	250
2.04 Women's Restroom	1 stall, 1 shower, lockers/changing area	1	120	120
2.05 Meter Test Room	test rack, storage, tools	1	280	280
2.06 Work Room	tools and Equipment		400	400
2.07 Bulk Storage	loft space??			
2.08 Vehicle Storage	14' wide, double bays (40')	3	560	1,680
Total Net Square Footage				3,250
Total Square Footage				5,210
12.00 Circulation/Wall Area Factor/Other				
12.01 Walls/Envelope @ 10%				521
12.02 Circulation @ 15%				782
Total Net Square Footage				1,303
			Building Cost Sub-Total	6,513

First Floor Plan



COST ANALYSIS
GRAYSON COUNTY WATER DISTRICT
LEITCHFIELD, KENTUCKY
PROJECT NO. 16123



December 20, 2016

Three sites were evaluated with respect to site layout and costs associated with developing each site. Each site is listed below with associated preliminary opinion of costs. Costs were applied to the best of the Consultant's knowledge.

115 Fountain View Drive – This project entails renovating the existing building currently on site (currently known as All About Kids Child Care Center) and constructing a new warehouse facility behind it. The buildings cannot be connected due to a significant change in grade which will cause the warehouse facility to be built on higher ground. Parking for the office building can be reused with the addition of a drive-thru lane for bill paying. Heavy duty roadway access and parking areas in conjunction with the warehouse facility will need to be developed. There is concern with the residential location of this property and for that reason, additional costs are shown for landscaping to create a buffer between the properties.

Purchase of Land	\$220,000
Additional Land Cost	57,000
Site Development Costs (landscaping, roads)	50,000
Existing Building Renovation	125,000
New Warehouse Facility - 5,400 sf @ \$80 psf	432,000
Subtotal	\$884,000
Construction Contingency @ 5%	\$44,200
Subtotal Construction	\$928,200
Architectural/Engineering Fees @ 9% per RDA	83,538
Miscellaneous (testing, legal, advertising)	50,000
Total Construction Project	\$1,061,738

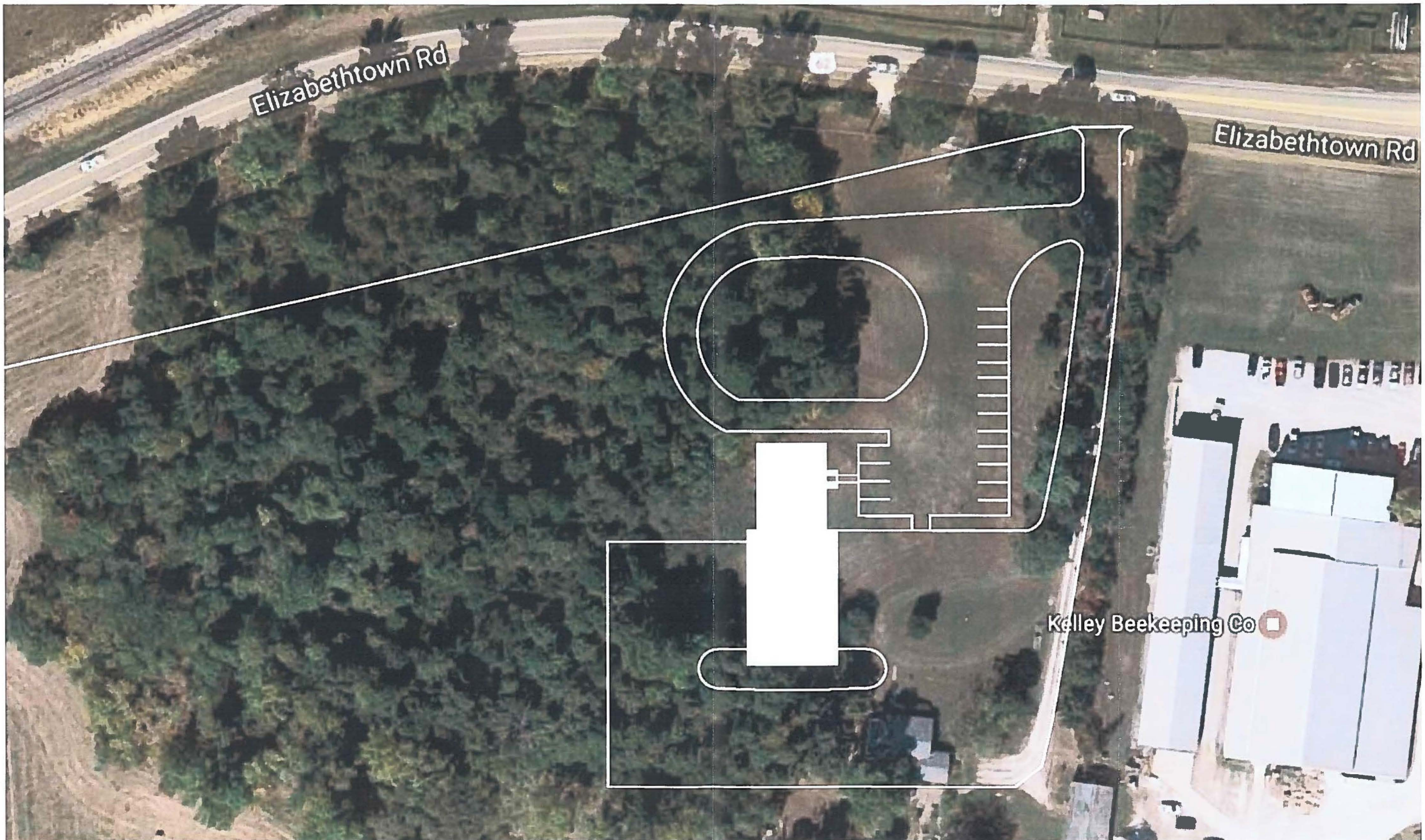
Shull White Road at Grayson Springs Road – This site is an undeveloped piece of land which would require all new construction. There are potential additional utility costs associated with this site. If vehicular access is desired off of Grayson Springs Road, water and sewer line work must occur. For this reason access is planned off of Shull White Road in the best conservative planning efforts. However, the costs are shown in the table below for the purposes of understanding potential comprehensive costs for this site.

Purchase of Land	\$80,000
Water/Sewer line work (may not be required)	10,000
Site Development Costs (landscaping, roads)	15,000
New Warehouse Facility - 5,400 sf @ \$80 psf	432,000
New Office Facility - 2,668 sf @ \$150 psf	400,200
Subtotal	\$937,200
Construction Contingency @ 5%	\$46,860
Subtotal Construction	\$984,060
Architectural/Engineering Fees @ 9%	88,565
Miscellaneous (testing, legal, advertising)	50,000
Total Construction Project	\$1,122,625

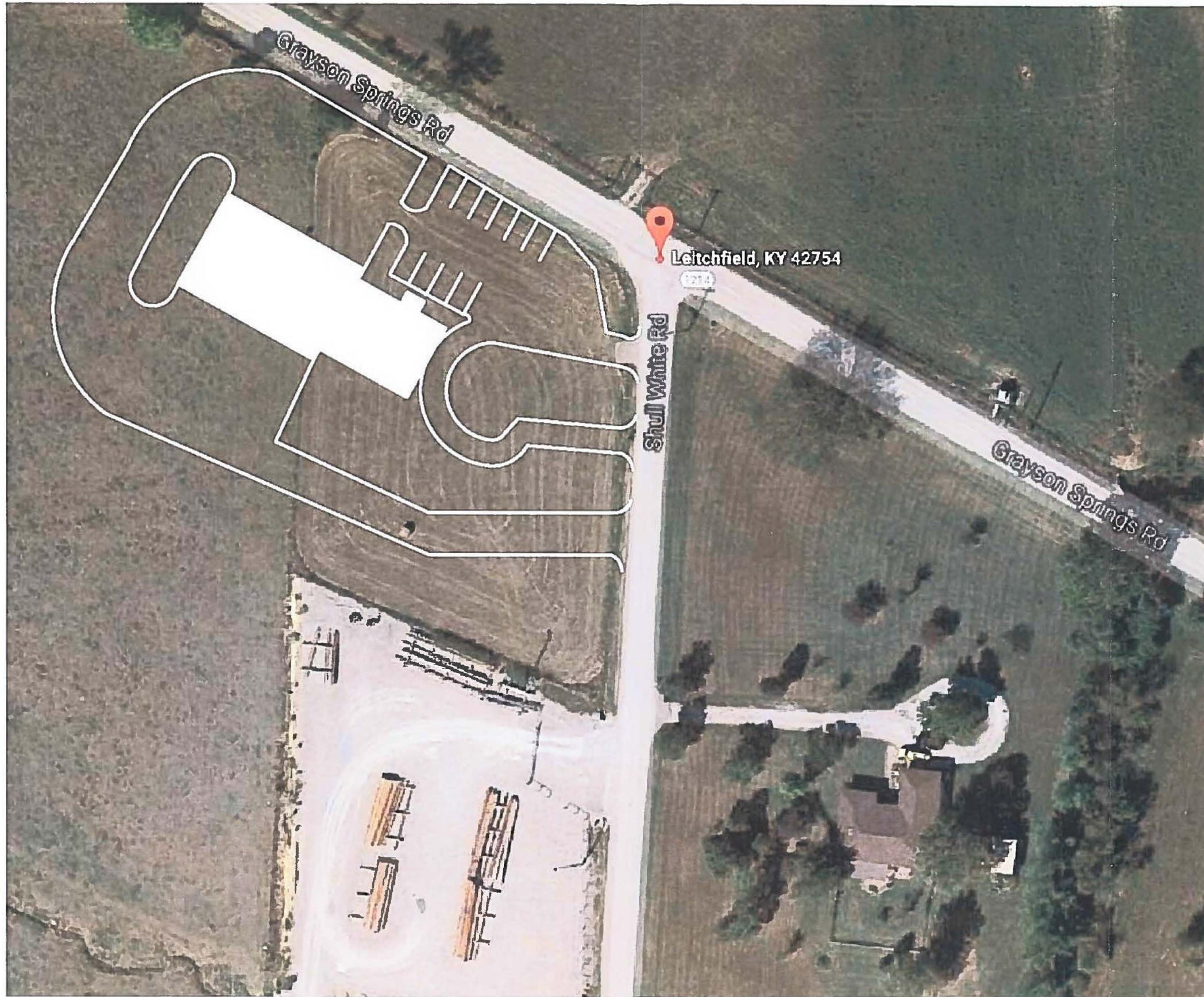
Elizabethtown Road (Hwy 62) – This site is located adjacent to the Walter P. Kelley Bee Company. The site has an old house on it which would need to be demolished. There is knowledge of a road improvement that will occur soon to straighten out a dangerous curve on 62. This will greatly improve the ability for vehicles to move on and off the site safely! Costs for this site are straight forward as it would require all new construction and site development.

Purchase of Land	\$80,000
Site Development Costs (landscaping, roads)	15,000
New Warehouse Facility - 5,400 sf @ \$80 psf	432,000
New Office Facility - 2,668 sf @ \$150 psf	400,200
Subtotal	\$927,200
Construction Contingency @ 5%	\$46,360
Subtotal Construction	\$973,560
Architectural/Engineering Fees @ 9%	87,620
Miscellaneous (testing, legal, advertising)	50,000
Total Construction Project	\$1,111,180

Please refer to site diagrams (attached) with this cost analysis for full understanding of the potential for each site. The building concept plan (attached) is for planning purposes only and does not necessarily reflect the final desired building concept plan.



12-20-16



12-20-16



12-20-16