

**COMMONWEALTH OF KENTUCKY
BEFORE THE
KENTUCKY PUBLIC SERVICE COMMISSION**

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)	
COUNTY RURAL ELECTRIC)	
COOPERATIVE CORPORATION FOR A)	Case No. 2026-00098
CERTIFICATE OF PUBLIC CONVENIENCE)	
FOR CONSTRUCTION OF ITS NEW)	
HEADQUARTERS FACILITY)	

VERIFIED APPLICATION

Comes now, Taylor County Rural Electric Cooperative Corporation (“Taylor County RECC”) pursuant to KRS 278.020, 807 KAR 5:001, and other applicable law, and hereby respectfully requests from the Kentucky Public Service Commission (“Commission”) an Order granting Taylor County RECC a Certificate of Public Convenience and Necessity (“CPCN”) to complete construction of its new headquarters facility.

INTRODUCTION

1. Taylor County is a not-for-profit, member-owned, rural electric distribution cooperative organized under KRS Chapter 279. Taylor County is engaged in the business of distributing retail electric power to approximately 28,000 members in the Kentucky counties of Adair, Casey, Cumberland, Green, Hart, Marion, Metcalfe, Russell, and Taylor. It owns approximately 3,300 circuit miles of distribution line connecting 16 substations in its service territory, and purchases its power requirements from East Kentucky Power Cooperative, Inc. pursuant to a Wholesale Power Contract dated October 1, 1964, and subsequent amendments, the

most recent being in 2025. Taylor County, RECC is a “utility” as that term is defined in KRS 278.010(3)(b) and subject to the rates and service jurisdiction of the Commission.

FILING REQUIREMENTS

2. Pursuant to 807 KAR 5:001, Section 14(1), Taylor County RECC’s mailing address is 625 West Main Street, P.O. Box 100, Campbellsville, Kentucky 42719-0100 and its electronic mailing address is lmarcum@tcrecc.com. Taylor County RECC’s telephone number is (844) 970-2739; its fax number is (270) 849-3452.

3. Taylor County RECC requests the following individuals be included on the service list:

Jeff Williams, Taylor County RECC’s Chief Executive Officer

jwilliams@tcrecc.com

Patsy Walters, Taylor County RECC’s Vice President of Finance & Customer Service

pwalters@tcrecc.com

L. Allyson Honaker, Honaker Law Office

allyson@hloky.com

Heather S. Temple, Honaker Law Office

heather@hloky.com

Meredith L. Cave, Honaker Law Office

meredith@hloky.com

4. This Application, including the Exhibits attached hereto and incorporated herein, contain fully the facts on which Taylor County RECC’s request for relief is based, and an Order from the Commission granting the CPCN is requested, consistent with KRS 278.020 and other applicable law.

5. Taylor County RECC's current headquarters was constructed in 1953. Over time, there have been additions to the structures. However, given the 73 year use of the building, it is no longer meeting the needs of Taylor County RECC nor allowing Taylor County RECC to provide adequate support for members.

6. Taylor County RECC was able to locate a property in the center of its service territory that is suitable for a new headquarters complex. Taylor County RECC previously requested, and was granted, Commission approval pursuant to KRS 278.300 for a Purchase and Sale Agreement for this property.¹ Taylor County RECC is now requesting the Commission grant a CPCN for necessary construction and remodeling of the new headquarters complex.

7. Before undertaking a project such as this that is not in the ordinary course of business, a utility must obtain a CPCN from the Commission under the authority of KRS 278.020(1), which states in relevant part:

No person, partnership, public or private corporation, or combination thereof shall...begin the construction of any plant, equipment, property, or facility for furnishing to the public any of the services enumerated in KRS 278.010...until that person has obtained from the Public Service Commission a certificate that public convenience and necessity require the service or construction.... The commission, when considering an application for a certificate to construct a base load electric generating facility, may consider the policy of the General Assembly to foster and encourage use of Kentucky coal by electric utilities serving the Commonwealth.

8. The statute is silent, however, with regard to the criteria which the Commission should apply to any such request from a utility. The leading authority on the criteria to evaluate whether a CPCN should be granted is *Kentucky Utilities Co. v. Public Service Comm'n*, which

¹ *Electronic Application of Taylor County Rural Electric Cooperative Corporation for Approval to Issue Evidence of Indebtedness*, Case No. 2026-00015, April 13, 2026 Order (Ky. PSC April 13, 2026).

articulates a two-part test for demonstrating entitlement to a CPCN: (1) need; and (2) absence of wasteful duplication.²

9. Due to inadequate size, work-flow inefficiency, substandard design, and the location of the existing headquarters, it cannot adequately satisfy the current and future needs of Taylor County RECC or its members. The issues associated with the existing headquarters demonstrating its obsolescence are largely structural and include, but are not limited to: 1) the buildings are in poor condition due to age and structural issues; 2) the HVAC mechanical system, electrical, and plumbing systems need to be replaced; 3) the overall architecture needs revisions and renovations but this cannot be done due to site constraints. The current facilities have significant size and spacing problems and limited access.. The current structures were not designed to accommodate new technology, developing privacy considerations, and modern operational efficiencies. The costs of renovating the existing headquarters, if even feasible based on constraints discussed later in this Application, would be greater than the costs to renovate and construction on the proposed headquarters.

FILING REQUIREMENTS

10. Pursuant to 807 KAR 5:001, Section 14(2), Taylor County RECC is a Kentucky corporation that was incorporated on May 4, 1938, and is currently in good standing to conduct business within the Commonwealth of Kentucky. A copy of the Certificate of Good Standing is attached as **Exhibit 1**.

11. In accordance with 807 KAR 5:001 Section 15(2)(a), the facts relied upon to show the proposed construction is required by public convenience and necessity are contained in this Application and Exhibits, in particular the Direct Testimony of Jeffrey Williams attached as

² *Kentucky Utilities Co. v. Public Service Comm'n*, 390 S.W.2d 168 (Ky. 1965).

Exhibit 2 and the Direct Testimony of Timothy Masa attached as **Exhibit 3**.

12. In accordance with 807 KAR 5:001 Section 15(2)(b), **Exhibit 4**, the Direct Testimony of Brian Ferguson, contains the necessary franchises or permits that will be necessary for the construction and renovation of the proposed headquarters. Taylor County RECC will file copies of the franchise or permits when obtained from proper authorities.

13. In accordance with 807 KAR 5:001 Section 15(2)(c), the project will include a remodel of the current structure and construction of several additional buildings to create the new headquarters facility. The proposed headquarters facility will not compete with any public utilities, corporations, or persons. A full description of the proposed construction and the manner of construction is found in the **Exhibit 3**, Direct Testimony of Mr. Masa and **Exhibit 4**, Direct Testimony of Mr. Ferguson.

14. In accordance with 807 KAR 5:001 Section 15(2)(d)(1) and (2), the maps showing the location of the proposed construction and the plans, specifications, and drawings of the proposed plant, equipment, and facilities are contained in the **Exhibit 3**, Attachment TM-1, Facilities Planning Study and **Exhibit 4**, Attachment BANF-1, Site Plan.

15. In accordance with 807 KAR 5:001 Section 15(2)(e), the Company states that it will finance this project through a supplemental Line of Credit (“LOC”) with CoBank. The project will then be funded through a United States Department of Agriculture (“USDA”) Rural Utility Service (“RUS”) Construction Work Plan (“CWP”) Loan. Please see **Exhibit 5**, Direct Testimony of Patsy Walters for motion information regarding the financing of this Project.

16. In accordance with 807 KAR 5:001 Section 15(2)(f), Taylor County RECC’s estimated annual cost of operation is \$2,816,060. Please see **Exhibit 5**, Direct Testimony of Ms. Walters for more information regarding the operations and maintenance cost of the proposed

headquarters.

17. Pursuant to KRS 322.340, the engineering plans, specifications, drawings, and reports for the proposed construction are signed, sealed, and dated by an engineer registered in Kentucky.

18. Taylor County RECC's Board of Directors approved the proposed renovations and construction at its April 15, 2026 Board Meeting. A copy of the Resolution is found in **Exhibit 2**, Testimony of Mr. Williams, Attachment JRW-1.

REQUEST FOR CPCN

19. Taylor County RECC requests the Commission grant a CPCN for a project to renovate and construct new structures on its proposed headquarters. This project will provide Taylor County RECC a modernized headquarters facility that adequately supports Taylor County RECC's needs and allows it to support its members. Taylor County RECC believes the new facilities are necessary given the inability to remodel its existing headquarters. The proposed renovations and construction of the proposed headquarters will not result in wasteful duplication.

WHEREFORE, Taylor County RECC respectfully requests the Commission:

1. Issue a CPCN approving the proposed construction and renovations of the new headquarters; and

2. Grant any other relief to which the Company may be entitled.

This the 17th day of April 2026.

VERIFICATION

STATE OF KENTUCKY)
)
COUNTY OF TAYLOR)

The undersigned, Jeff Williams, first being duly sworn, deposes and says that he is the Chief Executive Officer of Taylor County Rural Electric Cooperative Corporation, that he has personal knowledge of the matters set forth in the foregoing, and that the information contained therein is true and correct to the best of her knowledge, information and belief.

TAYLOR COUNTY RECC

By: 

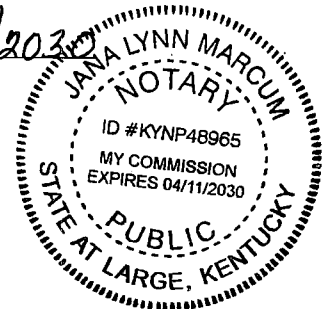
Jeff Williams
President and Chief Executive Officer
Taylor County RECC

Subscribed and sworn to before me by Jeff Williams, President and Chief Executive Officer of Taylor County RECC, on this 16 day of April, 2026.


NOTARY PUBLIC

Notary ID#: KYNP48965

My Commission Expires: 04/11/2030



Respectfully submitted,

Heather S. Temple

L. Allyson Honaker
Heather S. Temple
Meredith L. Cave
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Lexington, KY 40509
(859) 368-8803
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meredith@hloky.com

*Counsel for Taylor County Rural Electric
Cooperative Corporation*

CERTIFICATE OF SERVICE

This is to certify that the foregoing electronic filing is a true and accurate copy of the document being filed in paper medium; that the electronic filing was transmitted to the Commission on April 17, 2026; that there are currently no parties that the Commission has excused from participation by electronic means in this proceeding.

Heather S. Temple

*Counsel for Taylor County Rural Electric
Cooperative Corporation*

EXHIBIT LIST

EXHIBIT NO.	TITLE	WITNESS
1	CERTIFICATE OF GOOD STANDING	JEFFREY WILLIAMS
2	DIRECT TESTIMONY	JEFFREY WILLIAMS
3	DIRECT TESTIMONY	TIMOTHY MASA
4	DIRECT TESTIMONY	BRIAN FERGUSON
5	DIRECT TESTIMONY	PATSY WALTERS

Exhibit 1

Commonwealth of Kentucky
Michael G. Adams, Secretary of State

Michael G. Adams
Secretary of State
P. O. Box 718
Frankfort, KY 40602-0718
(502) 564-3490
<http://www.sos.ky.gov>

Certificate of Existence

Authentication number: 339834
Visit <https://web.sos.ky.gov/ftshow/certvalidate.aspx> to authenticate this certificate.

I, Michael G. Adams, Secretary of State of the Commonwealth of Kentucky, do hereby certify that according to the records in the Office of the Secretary of State,

TAYLOR COUNTY RURAL ELECTRIC COOPERATIVE CORPORATION

TAYLOR COUNTY RURAL ELECTRIC COOPERATIVE CORPORATION is a corporation duly incorporated and existing under KRS Chapter 14A and KRS Chapter 273, whose date of incorporation is May 4, 1938 and whose period of duration is perpetual.

I further certify that all fees and penalties owed to the Secretary of State have been paid; that Articles of Dissolution have not been filed; and that the most recent annual report required by KRS 14A.6-010 has been delivered to the Secretary of State.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal at Frankfort, Kentucky, this 24th day of July, 2025, in the 234th year of the Commonwealth.



Michael G. Adams

Michael G. Adams
Secretary of State
Commonwealth of Kentucky
339834/0050749

Exhibit 2

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
AND NECESSITY FOR CONSTRUCTION OF)
ITS NEW HEADQUARTERS FACILITY)

Case No. 2026-00098

DIRECT TESTIMONY OF JEFFREY R. WILLIAMS,
CHIEF EXECUTIVE OFFICER,
ON BEHALF OF TAYLOR COUNTY RURAL ELECTRIC
COOPERATIVE CORPORATION

Filed: April 17, 2026

COMMONWEALTH OF KENTUCKY

BEFORE THE PUBLIC SERVICE COMMISSION

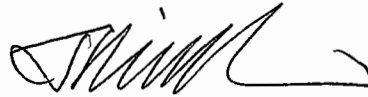
In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
TO COMPLETE RENOVATIONS AND MAKE)
ADDITIONS TO ITS HEADQUARTERS)

VERIFICATION OF JEFFERY WILLIAMS

COMMONWEALTH OF KENTUCKY)
COUNTY OF TAYLOR)

Jeffery Williams, Chief Executive Officer of Taylor County Rural Electric Cooperative Corporation, being duly sworn, states that he has supervised the preparation of his direct testimony in the above referenced case on behalf of Taylor County Rural Electric Cooperative Corporation, and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.

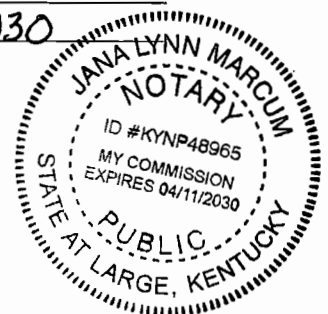


Jeffery Williams

The foregoing Verification was signed, acknowledged and sworn to before me this ____ day of April, 2026, by Jeff Williams.



Commission expiration: 04/11/2030



ATTACHMENT JRW-1

1 **Q. PLEASE STATE YOUR NAME, POSITION, AND BUSINESS ADDRESS.**

2 A. My name is Jeffrey R. Williams and I serve as Chief Executive Officer (“CEO”) of
3 Taylor County Rural Electric Cooperative Corporation (“Taylor County RECC” or
4 the “Cooperative”). My business address is 625 West Main Street, Campbellsville,
5 Kentucky 42718.

6 **Q. PLEASE BRIEFLY DESCRIBE YOUR PROFESSIONAL EXPERIENCE**
7 **AND EDUCATIONAL BACKGROUND.**

8 A. I received my Bachelor of Business Administration in Finance from the University
9 of Kentucky in 1992 and a Master of Business Administration from Murray State
10 University in 2014. I have served in various roles in the utility industry for
11 approximately twenty-six years, including Manager of Budgeting at Big Rivers
12 Electric Corporation. I was Chief Financial Officer and Vice President of Finance
13 and Accounting at Jackson Purchase Energy Corporation from April 2018 through
14 June 2022. I accepted my current position as CEO at Taylor County RECC in June
15 of 2022.

16 **Q. PLEASE BRIEFLY DESCRIBE YOUR DUTIES AT TAYLOR COUNTY**
17 **RECC.**

18 A. As the CEO, I am responsible for and oversee all departments at Taylor County
19 RECC. I lead an experienced team responsible for the overall operational and
20 financial success of the organization. My primary duty as the CEO of Taylor
21 County RECC is to ensure that the activities of the cooperative are carried out in a
22 way that is consistent with good business practices, Taylor County RECC’s

1 established policies, regulatory oversight and the direction provided by Taylor
2 County RECC's Board of Directors.

3 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS**
4 **PROCEEDING?**

5 A. The purpose of my testimony is to describe the condition of Taylor County RECC's
6 current headquarters facility and why renovations and additional construction are
7 necessary, to describe the space requirements for the new construction, to describe
8 why the construction of the additional facilities is the most prudent option for
9 Taylor County RECC, and to describe the advantages to Taylor County RECC's
10 members of the renovations and construction.

11 **Q. ARE YOU SPONSORING ANY ATTACHMENTS?**

12 A. Yes, I am sponsoring the following attachments:

- 13 • Attachment JRW-1, Taylor County RECC Board Resolution approving the
14 filing of this Application;
- 15 • Attachment JRW-2, an appraisal of the current headquarters; and,
- 16 • Attachment JRW-3, an appraisal of the new headquarters location.

17 **Q. PLEASE GENERALLY DESCRIBE THE COOPERATIVE'S BUSINESS.**

18 A. Taylor County RECC is a not-for-profit, member-owned rural electric cooperative
19 corporation with its headquarters in Campbellsville, Kentucky. The Cooperative
20 provides retail electric service to approximately 28,000 customers in all or a portion
21 of Adair, Casey, Cumberland, Green, Hart, Marion, Metcalfe, Russell and Taylor
22 Counties. The Cooperative is one of sixteen (16) Owner-Members of East
23 Kentucky Power Cooperative, Inc. ("EKPC"), which serves as the wholesale

1 electricity provider for the Cooperative. Taylor County RECC owns and maintains
2 approximately 3,300 circuit miles of distribution lines connecting 16 substations.

3 **Q. WHERE IS TAYLOR COUNTY RECC'S HEADQUARTERS**
4 **LOCATED?**

5 A. The current headquarters facility is located at 625 W. Main Street, Campbellsville,
6 Kentucky. The facility was originally constructed in 1953. The new facility Taylor
7 County RECC is proposing is located nearby at 685 Water Tower Bypass,
8 Campbellsville, Kentucky.

9 **Q. DOES TAYLOR COUNTY RECC CURRENTLY OWN THE NEW**
10 **PROPERTY?**

11 A. No. Taylor County RECC has negotiated a real-estate purchase agreement to
12 conclude in January 2027. Taylor County RECC is currently leasing the property,
13 with lease payments going toward the principal of the agreed upon amount for the
14 new property. The Commission has granted Taylor County RECC the authority to
15 enter into this agreement.¹

16 **Q. WHY DID TAYLOR COUNTY RECC CHOOSE THE PROPERTY AS THE**
17 **LOCATION FOR ITS PROPOSED HEADQUARTERS?**

18 A. There were multiple factors that led to Taylor County RECC choosing this site for
19 its proposed new headquarters. The existing property and building suit Taylor
20 County RECC's needs for acreage, location, ingress and egress. The current
21 building on the site will function well for an operations facility. Additionally, the
22 price was also very attractive for Taylor County RECC's needs.

¹ *Electronical Application of Taylor County Rural Electric Cooperative Corporation for Approval to Issue Evidence of Indebtedness, Case No. 2026-00015, Order (Ky. PSC April 13, 2026).*

1 **Q. PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EXISTING**
2 **HEADQUARTERS.**

3 A. The existing headquarters was originally built in 1953-1955. There have been
4 additions to the original structure multiple times over the years. At 73 years old it
5 is past its useful life and no longer meets the needs of Taylor County RECC as the
6 Cooperative has grown over the years. As outlined by the property condition
7 assessment, which is attached to Exhibit 4, the Direct Testimony of Brian Ferguson,
8 the site is in poor overall condition.

9 **Q. CAN THE EXISTING HEADQUARTERS ADEQUATELY SATISFY THE**
10 **CURRENT AND FUTURE NEEDS OF TAYLOR COUNTY RECC AND**
11 **THE CUSTOMERS IT SERVES?**

12 A. No. As outlined in the property condition assessment, which is attached to the
13 Direct Testimony of Tim Masa, there are several issues with the current facility that
14 are beyond repair. In National Rural Utilities Cooperative Finance Corporation's
15 (CFC) Key Ratio Trend Analysis (KRTA), Ratio #133 – Headquarters Plant Per
16 Consumer, Taylor County RECC's existing headquarters ranks 764th out of 767
17 nationwide in terms of book value.

18 **Q. PLEASE DESCRIBE IN DETAIL WHY THE EXISTING**
19 **HEADQUARTERS ARE INADEQUATE**

20 A. The site is in very poor condition. There is no adequate space for meetings, storage,
21 or growth. The site is on a very steep grade which makes creating secured employee
22 parking impossible. There is limited space for visitor parking. Work groups are
23 scattered through the office space and not grouped together as they should be to

1 create efficiencies. The age of the building, and the age of the HVAC, plumbing,
2 and roof make for unsafe conditions. There is limited warehouse space, and what
3 space is available is at capacity. There is a very small maintenance area with
4 covered storage. These spaces are not large enough for Taylor County RECC's
5 current needs.

6 **Q. GENERALLY SPEAKING, WHAT WERE THE RESULTS OF**
7 **COOPERATIVE BUILDING SOLUTIONS' ("CBS") PLANNING AND**
8 **FEASIBILITY STUDY?**

9 A. The condition of the current property is in very poor shape. Not considering
10 updates that would have to be made because of poor infrastructure, the needs
11 assessment showed Taylor County RECC needs approximately 50,000 more square
12 feet than the current headquarters.

13 **Q. WHAT DID CBS DETERMINE AND RECOMMEND TO THE TAYLOR**
14 **COUNTY RECC BOARD OF DIRECTORS AS THE MOST COST-**
15 **EFFICIENT AND PREFERABLE OPTION?**

16 A. CBS provided information on the different alternatives available to Taylor County
17 RECC. CBS's recommendation was to build a new headquarters facility. CBS
18 indicated that this may include renovation of a existing facility if one were located.

19 **Q. PLEASE EXPLAIN THE PROCESS THE BOARD TOOK TO DETERMINE**
20 **WHETHER OR NOT TO PROCEED WITH THE NEW HEADQUARTERS.**

21 A. For several years the board has known there was a need for a new headquarters and
22 has taken several steps in this process. In 2022, CBS met with the Board for an
23 introductory meeting to discuss Taylor County RECC's needs. In 2023, an

1 appraisal of the existing property at 625 W. Main Street was conducted, please see
2 Attachment JRW-2. In 2023, CBS and MSE of Kentucky, Inc. (“MSE”) architects
3 were engaged for a facility planning study. in 2023. CBS met with the Board again
4 in 2023, to review the planning study. A realtor was engaged in 2024 to research
5 available tracts of land or existing property that may be suitable for Taylor County
6 RECC’s new headquarters. The new headquarters location was found in May 2025
7 and was appraised shortly thereafter, please see Attachment JRW-3 for that
8 appraisal. The Board reviewed all of this information in its analysis of a potential
9 new headquarters. After finding the new property and securing a real estate
10 purchase agreement, architectural design was bid out with CBS being awarded the
11 design. CBS has completed 50% drawings and most recently met with the board
12 in 2026.

13 **Q. DID TAYLOR COUNTY RECC’S BOARD OF DIRECTORS VOTE TO**
14 **PROCEED WITH THE FILING OF THE APPLICATION OF THIS**
15 **PROCEEDING?**

16 A. Yes. The Board voted to move forward with the Application filed in this
17 proceeding at its April 15, 2026 meeting. A copy of the Board Resolution is
18 attached to my testimony as Attachment JW-1.

19 **Q. HOW DOES TAYLOR COUNTY RECC INTEND TO FINANCE**
20 **CONSTRUCTION AND/OR RENOVATION ON THE PROPERTY?**

21 A. Taylor County RECC is going to include the new headquarters in its United States
22 Department of Agriculture (“USDA”) Rural Utility Service (“RUS”) 2027-2030
23 Construction Work Plan. Taylor County RECC plans to use a short-term line-of-

1 credit (“LOC”) agreement with CoBank to bridge finance the construction of the
2 property. Upon completion of the project, the LOC agreement will be paid off with
3 a note from Rural Utilities Service (“RUS”).

4 **Q. WILL ANY PORTION OF THE FINANCING PACKAGE ASSOCIATED**
5 **WITH CONSTRUCTION AND/OR RENOVATIONS ON THE PROPERTY**
6 **REQUIRE COMMISSION APPROVAL?**

7 A. Although I am not an attorney, my understanding and interpretation of KRS
8 278.300(8) does not require a utility to seek Commission approval for notes that
9 are for less than two (2) years and not renewed for a term not exceeding six (6)
10 years. Taylor County RECC anticipates the CoBank LOC will only be needed for
11 less than two (2) years. The RUS loan for the Workplan does not need Commission
12 approval pursuant to KRS 278.300(10) because it is indebtedness under the
13 supervision and control of the federal government.

14 **Q. UPON WHAT FACTS DOES TAYLOR COUNTY RECC RELY TO SHOW**
15 **THAT THE PROPOSED CONSTRUCTION AND/OR RENOVATIONS**
16 **ARE REQUIRED FOR THE PUBLIC’S CONVENIENCE AND**
17 **NECESSITY?**

18 A. The current size, inefficiencies, design, and facilities available on the property are
19 insufficient to adequately satisfy the current and future needs of Taylor County
20 RECC and its customers. It was neither cost-effective nor feasible to sufficiently
21 renovate, expand, or retrofit Taylor County RECC’s previous headquarters. Taylor
22 County RECC cannot continue to provide safe and reliable service to the public in
23 its current headquarters. Taylor County RECC was able to secure a property with

1 existing infrastructure that can be modified to meet the needs of the Cooperative.
2 The construction and renovations are not excessive in terms of investment or scope
3 and will not result in wasteful duplication of resources. Taylor County RECC has
4 thoroughly reviewed and considered alternatives to the proposed construction and
5 renovations and determined that the proposal represents a reasonable, least-cost
6 solution to Taylor County RECC’s needs.

7 **Q. WILL THE PROPOSED CONSTRUCTION AND RENOVATIONS**
8 **RESULT IN WASTEFUL DUPLICATION?**

9 A. No. The proposed construction and renovations will reasonably satisfy Taylor
10 County RECC’s current and future needs for office and warehouse space and is
11 necessary to address inadequacies of the current facilities. The proposed
12 construction and renovations will not compete with other utility facilities, nor will
13 the proposed construction and renovations in any way clutter the relevant
14 landscape. In sum, because the proposed construction and renovations are the most
15 reasonable, least cost, feasible alternative to Taylor County RECC. The new
16 headquarters does not represent excessive investment in relation to efficiency and
17 will not result in an unnecessary multiplicity of physical properties.

18 The ability to utilize the existing infrastructure at the new location results
19 in an overall lower cost than if Taylor County RECC “started from scratch” on a
20 greenfield site. Additionally, the costs of the renovations and construction
21 proposed in this Application is an overall lower cost than attempting to renovate
22 the current headquarters.

1 **Q. WHAT DOES TAYLOR COUNTY RECC PLAN TO DO WITH ITS**
2 **EXISTING HEADQUARTERS IF THE COMMISSION APPROVES THE**
3 **CONSTRUCTION OF THE PROPOSED HEADQUARTERS?**

4 A. The current understanding is that Taylor County RECC will divest the property.
5 Once this CPCN is approved by the Commission, Taylor County RECC's board
6 will vote to sell the existing property.

7 **Q. PLEASE SUMMARIZE YOUR TESTIMONY.**

8 A. Due to the size, design, inefficiencies and current site of the existing headquarters,
9 it cannot adequately satisfy the current and future needs of Taylor County RECC
10 and the members it serves. For this reason, after years of consultation and
11 discussion, Taylor County RECC believes it is necessary to construct a new
12 headquarters facility. Taylor County RECC, after consultations with a qualified
13 engineer, has determined that the proposed headquarters represents the most
14 reasonable choice for addressing its needs. This new site, if constructed, will
15 provide ease of access to Taylor County RECC's members. This is a unique
16 opportunity for Taylor County RECC to positively impact its community while
17 creating more efficient operations, member service and allowing Taylor County
18 RECC to utilize energy-efficient technologies it promotes to its members.

19 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

20 A. Yes, it does.

21

**RESOLUTION OF THE BOARD OF DIRECTORS OF
TAYLOR COUNTY RURAL ELECTRIC COOPERATIVE
CORPORATION AUTHORIZING THE MANAGEMENT AND STAFF
ALONG WITH LEGAL COUNSEL TO FILE AN APPLICATION FOR A
CPCN FOR THE REMODELING AND CONSTRUCTION OF THE NEW
HEADQUARTERS AND FOR THE CEO AND LEGAL COUNSEL TO
NEGOTIATE AND ENTER INTO THE BUILD AMENDMENT OF THE
COOPERATIVE BUILDING SOLUTIONS' CONTRACT FOR THE
REMODELING AND CONSTRUCTION OF THE NEW HEADQUARTERS
SITE**

A meeting of the Board of Directors (“Board”) of Taylor County Rural Electric Cooperative Corporation (“Taylor County RECC”) was held on April 15, 2026, after due and proper notice of such meeting was given, and after a quorum was declared, during which meeting the Board discussed and considered the information provided by Cooperative Building Solutions, management, staff and legal counsel regarding the remodeling and construction of the new headquarters site.

Upon motion by Kyle Milby and seconded by Chris Tucker, and duly carried, the following RESOLUTION was unanimously adopted:

WHEREAS, Taylor County RECC is owned by the members it serves, and its purpose is to provide safe, efficient, and reliable electric service at rates and terms that are fair, just and reasonable; and,

WHEREAS, the leadership and management of Taylor County RECC are aware of the need for a new headquarters site;

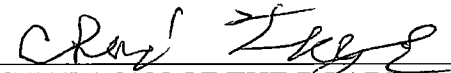
WHEREAS, the Board and management have discussed at length the proposals of CBS (including a prior proposal prior to locating the current site) as well as a prior proposal from MSE and the upcoming process for obtaining Commission approval for the remodeling and construction of a new headquarters site; and,

WHEREAS, Taylor County RECC’s Board of Directors desires for its management, staff and legal counsel to prepare and file a application for a CPCN with the Commission for the remodel and construction of a new headquarters site on behalf of Taylor County RECC; and,

WHEREAS, Taylor County RECC’s Board of Directors desires to contract with CBS for the design and the construction of the new headquarters site based on CBS’s most recent proposal and authorizes the CEO and legal counsel to review, negotiate and sign the build amendment to the CBS contract;

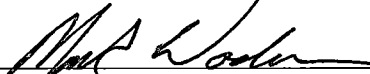
NOW, THEREFORE BE IT RESOLVED by the Taylor County RECC Board of Directors that the Board of Directors hereby grants the authority to negotiate and enter into the build portion of the CBS contract for the new headquarters site to its CEO, Jeff Williams and its legal counsel and for the management, staff and legal counsel to prepare and file a CPCN application for the remodeling and construction of the new headquarters.

DATE: 4/16/2020



CHAIRMAN OF THE BOARD

ATTEST:



SECRETARY

ATTACHMENT JRW-2

DeWayne Squires dba DeWayne Squires Realty

Real Estate Broker Opinion of Value

Client Data

Client Name	Taylor County Rural Electric Cooperative	Phone # (Mobile)	Jeff Williams 270.860.9339
Address	West Main Street	Phone # (e-mail)	
City, State, & Zip	Campbellsville, KY 42718		

Real Estate Data

Subject Property Location:	West Main Street near the junction of Highways 55 and 68		
Subject Property Description:	Business office, processing, warehousing. Multiple buildings.		
Deed Book and Page Number	5/382;74/148;94/561;57/111;71/216;115/446;135/28	Remaining Life Of Structure	50 +/-
Size of Land in Acreage	10.87 +/-	General Condition	Good
Use of Property	Electric Coop office, processing & warehousing	Noted Repairs Needed	None noted
Age of Structure	25-75 yrs +/-	Assessed Value	N/A
Square Feet (Improvements)	25,000 +/-	Insured Value	Unk
Property Zoning	None	APN	C1-5-19
Breakdown of Square Footage (# of units, offices, etc.)	[REDACTED]		
Describe Utilities, Heat, & Plumbing, (if applicable):	Electric, public water, sewer and natural gas available		
Highest & Best Use:	Office, service, processing/manufacturing related pursuits.		
Market Conditions:	Stable		
Subject Sales History:	No sales associated with this property since the land was purchased and the buildings were constructed.		

Estimated Reproduction Cost for Subject Property:				
Land, Acres	10.87	X	\$	/acre
Sq. Ft.-Office area	8,000	X	\$150.00	/sq. ft.
Sq. Ft. Processing/warehousing	17,000 sf	X	\$50.00	/sq. ft.
				Cost to Build/Replace:
				\$2,321,750.00

Comparative Sales:	Date of Sale	Improved Sq. Ft.	Land Area (Acres)	Sales Price	Adjusted Value	Variance Adjustment	Adj. Total \$/Sq. Ft.	Adjusted Price
980 C-ville Bypass, C-ville, KY 42718	12.11.2020	28,000	5.67	\$850,000.00	\$1,050,000	\$200,000	\$37.50	\$937,500
685 Water Tower Bypass, C-ville, KY 42718	12.20.2018	26,900	10	\$840,000.00	\$1,040,000	\$200,000	\$38.66	\$966,543
400 Water Tower Bypass, C-ville, KY 42718	11.27.2023	10,752	5.08	\$500,000.00	\$700,000	\$200,000	\$65.10	\$1,627,500
812 N Bypass Rd., C-ville, KY 42718	6.14.2019	11560	3.90 ac	650000	750000	100000	\$64.88	\$1,621,972
							Average Adjusted Value	\$1,288,378

Listing Comps	Address	Sq. Ft.	Acres	List Price
Comp 1	140 W. 38 St., Covington, 41015	24,600	3 ac.	1,500,000.00
Comp 2	1459 Cox Dr., Erlanger, 41018	8480	1.23 ac	975,000.00
Comp 3	4 Sandbank Rd., Ludlow, 42016	24332	1.5 ac	1,212,200.00
Comp 4	2950 Industrial Dr., B G 42101	11500	1.33 ac	995000

Adjusted opinion of value rounded = \$1,288,000

Income Approach: Complete if income-producing property
Direct Capitalization: Income and expenses should equal most recent historical rents provided by borrower. Projections should be based on lease less operating expenses to include at minimum property tax, insurance, repairs, and maintenance.

Gross Rents	
Less: Vacancy Allowance	
Net Rents	
Less: Operating Expenses (exclude interest & depreciation)	
Net Operating Income (NOI):	
Capitalization Rate	
Value by Income Approach (NOI/Cap Rate)	

Comments/Support for Estimated Value: Income approach was not deemed applicable and was not developed.

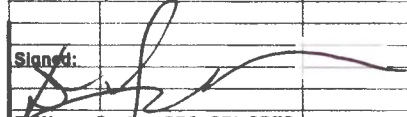
I, the undersigned evaluator, having inspected the above described property, state(s) the foregoing evaluation represents a probable sales price of with a 360 day marketing period. **\$1,288,000.00** as of **2 August, 2023**

		DeWayne Squires	270.403.3993
No	Floor Plan on Back Side (if applicable)	Independent party preparing evaluation	Phone #
Yes	Photographs Attached	Subject only	Yes

NOTE: Sales within the past 60 months were considered for the purposed of this evaluation. NOTE: This is an "AS-IS" evaluation. NOTE: Public tax records, market sales databases and land records were used in this this market value evaluation.

Disclosure: This report is an opinion of value, not an appraisal, specific to the internal needs of to assist with due diligence and decision-making. It was prepared by a licensed Real Estate Broker.

taylor county RECC

Signed: 
DeWayne Squires CRS, GRI, SRES
Prin. Broker, REALTOR, Auctioneer
DeWayne Squires Realty
DeWayne Squires Auction Services
1310 East Broadway Street
Campbellville, KY 42718
Phone: 270.403.3993
Fax: 270.466.2105



Taylor Co. RECC, West Main St.,Campbellsville, KY 42718



Overview



Legend

-  Parcels
-  Roads
-  City Labels


Parcel Lines Are Estimates & Cannot Be Used to Verify Boundaries and/or Lot Size. Maps Are to be Used For Identification Only, Not For Conveyance.

Date created: 7/25/2023

Last Data Uploaded: 7/24/2023 8:41:36 PM

Developed by  **Schneider**
GEOSPATIAL



RECORD OF OWNERSHIP					PRINCIPAL BUILDING PHOTO		LAND DESCRIPTION					
DATE	NAME	ADDRESS	DEED BOOK AND PAGE	SALE PRICE			LOT	ACRFAGE				
1-75	Taylor County Rural Electric Cooperative Corp.	West Main, Co.ville, KY	74-148	2000			IMPROVEMENTS	"OROGRAPH"				
					SIDEWALKS.....	LEVEL.....						
					CURBS.....	ROLLING.....						
					CITY WATER.....	HILLS.....						
					SEWER <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> LDP.....	DIRT.....						
					STREET TYPE.....	DRAINAGE.....						
					CUNCIPT.....	NATIONAL.....						
					BLOCK TOP.....	OFFICIAL.....						
					STREET.....	R.O.V.....						
					CONTRIBUTION.....	U.S. HIGHWAY.....						
					ZONING.....	STATE HIGHWAY-PAVED.....						
					RESIDENTIAL.....	NO WEATHER.....						
					COMMERCIAL.....	DIRT.....						
					INDUSTRIAL.....	PRIVATE.....						
LEGAL DESCRIPTION		SUBDIVISION OR ADDITION		BLOCK	LOT	ACRES						
VALUATION DATA				VARIATION FACTORS			LAND VALUE CALCULATION					
DESCRIPTION	DATE	AMOUNT	SOURCE	TYPE	DISTANCE	PERCENT	LOT SIZE OR ACREAGE	SOIL CLASS	RATE UNIT VALUE	ADJUSTMENTS	ADJUSTED UNIT VALUE	TOTAL VALUE
SALE OR ASKING PRICE.....	4-3-57	1000	1000	7-148								\$
ORIGINAL COST.....												
BUILDING PERMIT.....												
ADDITIONS.....												
EXPENSES.....												
MORTGAGE.....												
MINERAL RECORD												
TYPE	NAME	ADDRESS	DEED FACTORS	TOTAL ACRES	"OROGRAPH" ACRES							
Owner												
Lessee												
Owner												
Lessee												
Owner												
Lessee												
			TOTAL		ROAD & TRADING CENTER FACTOR.....							
											TOTAL LAND APPRAISAL	\$
ASSESSED VALUE RECORD										PROPERTY APPRAISAL SUMMARY		
YEAR AND ASSESSMENT RATIO	410	410	410	410	410	LAND	\$					
LAND ASSESSED VALUE						IMPROVEMENTS						
BUILDING ASSESSED VALUE						TOTAL APPRAISED VALUE	\$					
TOTAL ASSESSED VALUE												


RECORD OF OWNERSHIP					PRINCIPAL BUILDING PHOTO	LAND DESCRIPTION	
DATE	NAME	ADDRESS	SEED BOOK AND PART	SOLE PRICE		LOT	ACREAGE
1-7-74	Taylor County Rural	West Salt Coveville, AL				IMPROVEMENTS	TERRACE/PAV
	Local ID					DISSEMINATED <input type="checkbox"/> 177' <input type="checkbox"/> CURBS <input type="checkbox"/> ROLLING <input type="checkbox"/> CITY WATER <input type="checkbox"/> TILLY <input type="checkbox"/> SEWER <input type="checkbox"/> GAS <input type="checkbox"/> LCN <input type="checkbox"/> STREET TYPE <input type="checkbox"/> GRAVING <input type="checkbox"/> CONCRETE <input type="checkbox"/> NATURAL <input type="checkbox"/> BLACK TOP <input type="checkbox"/> ARTIFICIAL <input type="checkbox"/> DRIVEWAY <input type="checkbox"/> ROAD <input type="checkbox"/> UNIMPROVED <input type="checkbox"/> U.S. HIGHWAY <input type="checkbox"/> FRONT <input type="checkbox"/> STATE HIGHWAY-PAVED <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> ALL WAYNE <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> DIRT <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> PRIVATE <input type="checkbox"/>	
LEGAL DESCRIPTION BY _____		BLOCK _____ LOT _____		ACRES _____			

VALUATION DATA				VARIATION FACTORS			LAND VALUE CALCULATION						
DESCRIPTION	DATE	AMOUNT	SOURCE	TYPE	DISTANCE	PERCENT	LOT SIZE OF ADDRESS	SOIL CLASS	BASE UNIT VALUE	ADJUSTMENTS		ADJUSTED UNIT VALUE	TOTAL VALUE
										TABLE	FACTOR		
BASE OF ASSESSING PRICE													\$
ADDITIONAL COST													
INDICATING FRONT													
ADDITIONS													
DECREASE													
ADJUSTMENT													

MINERAL RECORD				TOTAL ADDED		TOTAL ADJUST.		ACRES	
TYPE	NAME	ADDRESS	DISTRICT	FACTORS					
Owner									
Lease									
Owner									
Lease									
Owner									
Lease									
TOTAL									

ROAD & TRADING CENTER FACTOR _____						TOTAL LAND APPRAISAL \$	
------------------------------------	--	--	--	--	--	-------------------------	--


ASSESSED VALUE RECORD						PROPERTY APPRAISAL SUMMARY	
YEAR AND ASSESSMENT RATIO	%19	%18	%17	%16	%15	LAND	\$
LAND ASSESSED VALUE						IMPROVEMENTS	
BUILDING ASSESSED VALUE							
TOTAL ASSESSED VALUE						TOTAL APPRAISED VALUE	\$

RECORD OF OWNERSHIP					PRINCIPAL BUILDING PHOTO	LAND DESCRIPTION	
DATE	NAME	ADDRESS	CEED BOOK AND PAGE	SALE PRICE		LOT	ACREAGE
1-75	Taylor County Rural	Main					IMPROVEMENTS
	Electric					STEPPLES	LEVEL
						CURBS	VALUING
						CITY WATER	SEW
						STREET TYPE	DRAINAGE
						CONCRETE	NATURAL
						BLADE TOP	ARTIFICIAL
						GRAVEL	NO
						IMPROVED	U.S. HIGHWAY
						ZONING	STATE HIGHWAY-PAVED
						RESIDENTIAL	ALL WEATHER
						COMMERCIAL	DIRT
						INDUSTRIAL	PRIVATE

VALUATION DATA				VARIATION FACTORS			LAND VALUE CALCULATION					
DESCRIPTION	DATE	AMOUNT	SOLE	TYPE	PERCENT	LOT SIZE OR ACREAGE	SOIL CLASS	BASE UNIT VALUE	ADJUSTMENT		ADJUSTED UNIT VALUE	TOTAL VALUE
SALE OR ASKING PRICE									TABLE	FACTOR		\$
ORIGINAL COST												
BUILDING PERMIT												
ADDITIONS												
INSURANCE												
MORTGAGE												

MINERAL RECORD				TOTAL	
TYPE	NAME	ADDRESS	OTHER FACTORS	ACRES	TOBACCO ALLOT.
Owner					
Lessee					
Owner					
Lessee					
Owner					
Lessee					
TOTAL					

ASSESSOR VALUE RECORD						PROPERTY APPRAISAL SUMMARY	
YEAR AND ASSESSMENT RATIO	%19	%18	%17	%16	%15	LAND	\$
LAND ASSESSED VALUE						IMPROVEMENTS	
BUILDING ASSESSED VALUE							
TOTAL ASSESSED VALUE						TOTAL APPRAISED VALUE	\$

RECORD OF OWNERSHIP					PRINCIPAL BUILDING PHOTO	LAND DESCRIPTION	
DATE	NAME	ADDRESS	DEED BOOK & PAGE	SALE PRICE		IMPROVEMENTS	TOPOGRAPHY
1-75	Devlor County Rural	West Main O-Ville, KY					<input type="checkbox"/> DRIVEWAY <input type="checkbox"/> CURB <input type="checkbox"/> CITY WATER <input type="checkbox"/> WATER GAS <input type="checkbox"/> STREET LIGHT <input type="checkbox"/> CONCRETE <input type="checkbox"/> BLACK TOP <input type="checkbox"/> BRACKL <input type="checkbox"/> UNIMPROVED <input type="checkbox"/> FENCE <input type="checkbox"/> FISSURE <input type="checkbox"/> DRAINAGE <input type="checkbox"/> NO. 50 PL.
LEGAL DESCRIPTION		SUBDIVISION OF ADDITION		BLOCK	LOT	ACRES	

VALUATION DATA			VARIATION FACTORS				LAND VALUE CALCULATION						
DESCRIPTION	DATE	PERCENT	EXCESS	TYPE	DISTANCE	PERCENT	LOT BLK OR ACREAGE	SOIL CLASS	BASE UNIT VALUE	ADJUSTMENTS		ADJUSTED UNIT VALUE	TOTAL VALUE
										TABLE	FACTOR		
SALL OR ASKING PRICE													\$
ORIGINAL COST													
BUILDING PERMIT													
ADDITIONS													
INSURANCE													
NOISE ABATE													

MINERAL RECORD				TOTAL ACRES		TOBACCO ACRE		ACRES	
TYPE	NAME	ADDRESS	DIREC FACTORS						
Owner				TOTAL ACRES		TOBACCO ACRE		ACRES	
Leasee				SITE VALUE					
Owner									
Leasee									
Owner				ROAD & TRADING CENTER FACTOR					
Leasee									
				TOTAL				TOTAL LAND APPRAISAL \$	

ASSESSED VALUE RECORD						PROPERTY APPRAISAL SUMMARY	
YEAR AND ASSESSMENT RATIO	%18	%19	%18	%19	%18	LAND	\$
LAND ASSESSED VALUE						IMPROVEMENTS	
BUILDING ASSESSED VALUE							
TOTAL ASSESSED VALUE						TOTAL APPRAISED VALUE	\$

ATTACHMENT JRW-3

DeWayne Squires dba DeWayne Squires Realty
Real Estate Broker Opinion of Value

Client Data

Client Name	Taylor County Rural Electric Cooperative	Phone # (Mobile)	Jeff Williams, CEO 270.880.9339
Address	625 W. Main Street	Phone # (e-mail)	
City, State, & Zip	Campbellsville, KY 42718		

Real Estate Data

Subject Property Location: **685 Water Tower Bypass Road, Campbellsville, KY 42718**

Subject Property Description: Former Lippert Components manufacturing facility retrofitted into a call center for the Frost-Amett company. One story, steel frame, metal sided building with 22' clear ceiling height.; 2,352 sf shop/warehouse space with overhead doors; large paved parking area; Considerable space for future expansion on the 10 acre plot. The building is in an excellent state of repair. Per attached documents provided by the Lessee/Purchaser, the agreed purchase price for the property is \$2,500,000.00.

Deed Book and Page Number	D 324, P 712	Remaining Life Of Structure	50 yrs +/-
Size of Land in Acres	10.0 acres	General Condition	Very Good
Use of Property	Formerly a call center	Noted Repairs Needed	None noted
Age of Structure	2,001	Assessed Value	\$2,580,626
Square Feet (improvements)	26,900 sf. office/processing; 2,352 sf. warehouse	Insured Value	Unk
Property Zoning	I-2 Industrial	APN	44-003-08

Breakdown of Square Footage: Reception, shipping/receiving area, private offices, conference rooms, restrooms for male and female, large common work area, covered patio, maintenance/warehouse building with overhead doors.

Describe Utilities, Heat, & Plumbing, (if applicable): 3 phase electric, city water and sewer and natural gas available.

Highest & Best Use: Office, processing, warehousing

Market Conditions: Stable

Subject Sales History: Pre 2001 the lot sold for \$65,000; 10.21.2008 sold for \$500,000 @ Master Commissioner; 12.20.2018 sold for \$840,000; 12.27.2019 sold for \$2,580,626

Estimated Reproduction Cost for Subject Property:

Land, Acres	10.00	X	\$19,750.00	/acre	\$197,500.00
Office/processing improvements	26,900 sf	X	\$150.00	/sq. ft.	\$4,036,000.00
Shop building	2,353 sf	X	\$75.00	/sq. ft.	\$178,475.00
Cost to Build/Replace:					\$4,406,975.00

Comparative Sales:	Date of Sale	Improved Sq. Ft.	Land Area (Acres)	Sales Price	Adjusted Value	Variance Adjustment	Adj. Total \$/Sq. Ft.	Adjusted Price
600 Campbellsville Bypass, C-ville, KY 42718	9.17.2021	25,368	1.48	\$2,132,000.00	\$2,564,005	\$432,005	\$101.07	\$2,956,600
400 Water Tower Bypass, C-ville, KY 42718	1.27.2023	10,752	5.06	\$500,000.00	\$662,309	\$462,309	\$68.57	\$2,580,998
1565 Old Lebanon Road, C-ville, KY 42718	2.4.2022	7,089	1.50	\$3,334,000.00	\$689,750	\$3,220,050	\$97.57	\$2,854,215
Average Adjusted Value								\$1,800,684

Listing Comps	List Price	\$/sq. ft.
Comp 1 407 S. Big Run Rd., Ashland, KY 41102 25,592 9.14 ac	2,300,000.00	\$89.87
Comp 2 252 Commerce Dr., Tompkins, KY 42167 30300 2.89 ac	2,350,000.00	\$79.74
Comp 3 784 E. 7th Street, Lexington, KY 40505 32000 0.43 ac	2,600,000.00	\$77.50

Adjusted opinion of value rounded = \$2,800,000

Income Approach: Complete if income-producing property
Direct Capitalization: Income and expenses should equal most recent historical rents provided by borrower. Projections should be based on lease less operating expenses to include at minimum property tax, insurance, repairs, and maintenance.

Gross Rents

Less: Vacancy Allowance	
Net Rents	
Less: Operating Expenses (net of interest & depreciation)	
Net Operating Income (NOI):	
Capitalization Rate	
Value by Income Approach (NOICap Rate)	

Comments/Support for Estimated Value: The income approach was not deemed to be an accurate barometer of the fair market value of the subject property due to the low rental amount and was not developed.

I, the undersigned evaluator, having inspected the above described property, state(s) the foregoing evaluation represents a probable sales price of with a 360 day marketing period.

\$2,800,000.00

as of

5 September, 2025

DeWayne Squires


270.403.3993

No	Floor Plan on Back Side (if applicable)	Independent party preparing evaluation	Phone #
Yes	Photographs Attached	Subject only	Yes

NOTE: Sales within the past 60 months were considered for the purposes of this evaluation. NOTE: This is an "AS-IS" evaluation. NOTE: Public tax records, market sales databases and land records were used in this market value evaluation. NOTE: There are a very limited number of similar type property sales in the immediate market area.

Disclosure: This report is an opinion of value, not an appraisal, specific to the internal needs of Taylor County Rural Electric Cooperative to assist with market value determination, due diligence and decision-making. It was prepared by a licensed Real Estate Broker. The property being evaluated has a transaction value that is greater than the \$500,000.00 federal financial regulatory de minimus.

Signed:


 DeWayne Squires, CRS, GRI, SRES
 Broker, REALTOR, Auctioneer
 DeWayne Squires Realty
 DeWayne Squires Auction Services
 1316 East Broadway Street
 Campbellsville, KY 42718
 Phone: 270.403.3993
 Fax: 270.405.2105



685 Water Tower Bypass, Campbellsville, KY

Exhibit 3

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
AND NECESSITY FOR CONSTRUCTION OF)
ITS NEW HEADQUARTERS FACILITY)

Case No. 2026-00098

DIRECT TESTIMONY OF TIMOTHY E. MASA,
PRESIDENT, COOPERATIVE BUILDING SOLUTIONS
ON BEHALF OF TAYLOR COUNTY RURAL ELECTRIC
COOPERATIVE CORPORATION

Filed: April 17, 2026

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
TO COMPLETE RENOVATIONS AND MAKE)
ADDITIONS TO ITS HEADQUARTERS)

VERIFICATION OF TIMOTHY MASA

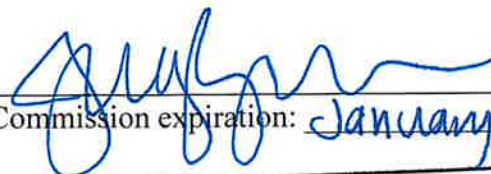
STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

Timothy Masa, President of Cooperative Building Solutions, being duly sworn, states that he has supervised the preparation of his direct testimony in the above referenced case on behalf of Taylor County Rural Electric Cooperative Corporation, and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.

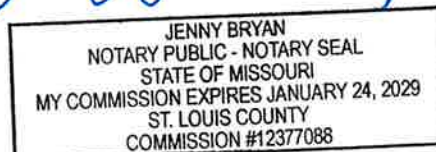


Timothy Masa

The foregoing Verification was signed, acknowledged and sworn to before me this 15 day of April, 2026, by Timothy Masa.



Commission expiration: January 24, 2029



1 **Q. PLEASE STATE YOUR NAME, POSITION, AND BUSINESS ADDRESS.**

2 A. My name is Timothy E. Masa. I am the President of Cooperative Building Solutions
3 (“CBS”). My business address is 12755 Olive Blvd., Suite 200, St. Louis, Missouri,
4 63146.

5 **Q. PLEASE BRIEFLY DESCRIBE YOUR PROFESSIONAL EXPERIENCE**
6 **AND EDUCATIONAL BACKGROUND.**

7 A. I received my Bachelor of Science in Civil Engineering and my Masters in
8 Construction Management from Washington University in St. Louis, Missouri. I
9 have over twenty-eight years of experience in general contracting, construction
10 management and design/build industry. As Co-Founder and President of
11 Cooperative Building Solutions (CBS), I have spent the past seventeen years
12 exclusively working with electric cooperatives throughout the country helping
13 them plan, design, and construct their facility projects. CBS has worked with over
14 two hundred different electric cooperatives in forty different states.

15 **Q. PLEASE BRIEFLY DESCRIBE YOUR DUTIES AT CBS.**

16 A. As the President of CBS, I am responsible for the overall performance of the
17 company operations. In CBS’s Client-Centered Business Model, I serve as the
18 customer advocate and facilitator on our projects. I develop an intimate knowledge
19 of our client’s goals, expectations, and business plans and am responsible for
20 marshalling all of the necessary in-house and external resources in order to achieve
21 our client’s goals.

22 **Q. PLEASE BRIEFLY DESCRIBE CBS AND THE TYPES OF ACTIVITIES**
23 **IT ROUTINELY PERFORMS FOR UTILITIES LIKE TAYLOR COUNTY**

1 **RECC AND OTHER NON-UTILITY COMPANIES HAVING NEEDS**
2 **SIMILAR TO THOSE OF TAYLOR COUNTY RECC IN THIS CASE.**

3 A. CBS works with electric cooperatives throughout the country to document their
4 goals regarding facilities. We perform Facility Planning Studies that provide an
5 objective tool allowing our clients to make prudent business decisions concerning
6 facility conditions, functionality, and needs that affect the quality of service to their
7 members, life safety of their employees, and overall operational efficiencies. Once
8 a decision is made regarding facility improvements, we are then able to provide the
9 turnkey services of planning, design, and construction management required to
10 complete the facility project.

11 **Q. PLEASE BRIEFLY DESCRIBE CBS’S FAMILIARITY WITH TAYLOR**
12 **COUNTY RECC’S FACILITIES AND OPERATIONS?**

13 A. CBS was hired by Taylor RECC County to prepare a Facility Planning Study in
14 February 2023. We toured the Taylor County RECC existing facility in the spring
15 of 2023 and finalized our report in the summer of 2023. Over the course of 4
16 months, we held weekly meetings to discuss the current conditions of their existing
17 facility, how their facility was functioning, and what changes could improve their
18 operational efficiency and office functionality. These finding were utilized in the
19 development of future facility planning and documented in the final Facility
20 Planning Study.

21 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS**
22 **PROCEEDING?**

1 A. The purpose of my testimony is to describe the process employed to determine
2 which construction and renovation options were best for Taylor County RECC both
3 in terms of its present and future needs to provide safe and reliable service to its
4 members and which was the most financially prudent for the Company. My
5 testimony discusses the space requirements and layout of the facilities, the method
6 by which the various estimated cost components of the project were calculated, and
7 construction details and related technical information.

8 **Q. ARE YOU SPONSORING ANY EXHIBITS?**

9 A. Yes, I am sponsoring the following exhibits which support my testimony:

- 10 • Attachment TEM-1 – Facility Planning Study Presentation dated September 6,
11 2023;
- 12 • Attachment TEM-2 – 50% Design Package dated March 6, 2026;
- 13 • Attachment TEM-3 – 50% Design, Cost and Schedule – Board Presentation
14 dated April 9, 2026; and,
- 15 • Attachment TEM-4 – KRS 322.340 Certification.

16 **Q. PLEASE EXPLAIN IN DETAIL WHAT THE FACILITY PLANNING**
17 **STUDY CONCLUDES IS THE BEST OPTION AVAILABLE TO TAYLOR**
18 **COUNTY RECC FOR ITS PRESENT AND FUTURE FACILITIES NEEDS.**

19 A. The intent of the Facility Planning Study was to assess the viability of Taylor
20 County RECC’s existing site for a major facility project and compare that with a
21 new facility on a greenfield site. It was determined that due to the topography, size
22 of site, and other site restrictions, Taylor County RECC’s existing site could not
23 accommodate their future facility needs. At the time of this determination the team

1 directed their focus to an option that did not include the existing campus, but rather
2 a new campus.

3 **Q. NOW THAT TAYLOR COUNTY RECC HAS CHOSEN TO PROCEED**
4 **WITH THE PROPOSED CONSTRUCTION AND RENOVATIONS,**
5 **DESCRIBE THE NATURE OF THE SERVICES CBS WILL PROVIDE TO**
6 **TAYLOR COUNTY RECC.**

7 A. CBS, along with their strategic design and engineering partners M+H Architects
8 and SSC Engineering, submitted a proposal to Taylor County RECC on August 25,
9 2025, in response to their Request for Proposal for Professional Design Services.
10 CBS was then selected to provide design and engineering services for the
11 renovations and new facilities for Taylor County RECC located at:

12 685 Water Tower Bypass
13 Campbellsville, KY 42718

14
15 CBS's design services include Architectural, Structural, Mechanical, Electrical,
16 Plumbing design. CBS will continue to provide design and preconstruction
17 services for the 100% construction documents, bidding phase, and construction
18 phase where the individual subcontracted work will be competitively bid on the
19 project.

20 **Q. IS THE PROPERTY A DESIREABLE LOCATION FOR THE PROPOSED**
21 **CONSTRUCTION?**

22 A. Yes, the property is located in Campbellsville, Kentucky, slightly north of the
23 geographic center of Taylor County RECC's service territory. That makes the
24 location very convenient and conducive to the provision of quality service to its
25 members. The new location is still within Campbellsville city limits and less than

1 2 miles or a 6-minute drive from their current location. This location is ideal for the
2 operations access to nearby major roadways, easily accessible by their members,
3 and has the necessary public utilities already available to the site.

4 **Q. PLEASE PROVIDE A GENERAL DESCRIPTION OF THE PROPERTY**
5 **INCLUDING THE CURRENT CONDITION OF ANY EXISTING**
6 **FACILITIES AND DISCUSS ANY IMPORTANT ISSUES OF CONCERN.**

7 A. The new proposed site is in an industrial park between Foundation Drive and Water
8 Tower Bypass, with frontage along Water Tower Bypass. This provides ideal site
9 access for the operations team with two site access points, as well as visibility to
10 passing members for bill payment. The site slopes from East to West and will
11 require cut/fill to provide safe operating slopes and level building pads but it is
12 within workable grades. All required site utilities are available at the proposed new
13 site to accommodate the planned facilities.

14 **Q. DOES TAYLOR COUNTY RECC INTEND TO REMODEL THE**
15 **EXISTING FACILITIES ON THE PROPERTY?**

16 A. Yes, the existing facility will be remodeled to an Operations Center with the large
17 high bay space being remodeled to fleet vehicle storage. Also, an addition to this
18 structure will serve as warehouse space. An existing structure of 2,500 square foot
19 metal building that will be demolished to better utilize that space for the required
20 building program.

21 **Q. PLEASE DESCRIBE IN DETAIL THE PROPOSED REMODELING AND**
22 **HOW IT MEETS TAYLOR COUNTY RECC'S NEEDS.**

1 A. The roughly 7,800 square foot low roof area is currently being utilized as traditional
2 office space with individual offices, conference rooms, break rooms, restrooms, and
3 locker facilities. The renovation plan keeps the break room, almost all of the offices,
4 and small conference rooms in their current condition. The restrooms are being
5 reconfigured and expanded with shower facilities to accommodate Taylor County
6 RECC's needs. A roughly 2,000 square foot portion of the high bay space will be
7 converted to a lineman area with office space for the linemen to perform their daily
8 office tasks. The remaining 17,000 square foot call center will be converted to fleet
9 vehicle storage and a fleet support bay.

10 **Q. DOES TAYLOR COUNTY RECC INTEND TO CONSTRUCT**
11 **ADDITIONAL FACILITIES ON THE PROPERTY?**

12 A. There are 5 new structures planned for the new facility.

- 13 1. A new 21,000 square foot corporate office building.
- 14 2. A new 12,339 square foot pre-engineered metal building (9,800
15 square foot warehouse and 2,539 square foot covered material storage
16 structure) will be constructed as an addition to the North end of the existing
17 building on site to complete the Operations Center Building.
- 18 3. A fuel island with 4 dispensing locations will be provide on-site to
19 fuel diesel and gasoline fleet vehicles.
- 20 4. A 7,500 square foot covered storage structure is planned on site.
- 21 5. A 11,000 square foot building will house the mechanics shop,
22 vehicle wash bay, transformer oil pump house, transformer containment pit,
23 and covered wire reel storage.

1 **Q. PLEASE DESCRIBE IN DETAIL THE PROPOSED CONSTRUCTION**
2 **AND HOW IT MEETS TAYLOR COUNTY RECC’S NEEDS.**

3 A. Given the process CBS employed to create the Facility Planning Study, I believe
4 the proposed design and construction will meet Taylor County RECC’s current
5 needs and its needs into the future. Please see Exhibit 2, the Direct Testimony of
6 Jeffery Williams for additional information.

7 **Q. PLEASE DESCRIBE THE PROCESS EMPLOYEED TO DETERMINE**
8 **THE DESIGN AND LAYOUT FOR THE PROPOSED CONSTRUCTION**
9 **AND REMODELING.**

10 A. Utilizing the results of the Facility Planning Study the design team began compiling
11 space programming plans in alignment with the square foot needs assessment. CBS
12 evaluated the Company's organizational chart to make sure all employees were
13 accounted for in the design. CBS also reviewed Taylor County RECC’s vehicle
14 equipment list to determine what vehicles needed to be parked inside of the
15 building. Finally, CBS quantified the amount of material storage required to be
16 included inside of the building. Through weekly meetings, both virtual and on site,
17 the project team reviewed each individual space and its adjacency to others inside
18 each building. CBS utilized our project history to provide guidance on industry
19 standards as well as project photos to help Taylor County RECC visualize each
20 space before finalizing each decision. The result of this immersive design process
21 is a well-coordinated floor plan with “right sized” space and an efficient layout of
22 spaces for each department and Taylor County RECC as a whole.

1 **Q. PLEASE DESCRIBE IN DETAIL THE MANNER IN WHICH THE**
2 **PROPOSED PROJECTS WILL BE CONSTRUCTED AND/OR**
3 **REMODELED.**

4 A. Taylor County RECC will remain operating out of its current facility for the
5 duration of construction. This allows the work to progress on all areas of the site
6 and project simultaneously. CBS plans to provide a preliminary construction
7 schedule that demonstrates the critical path for site work, constructing new
8 buildings, and renovating existing buildings for the most economical and safe
9 construction sequence. The entirety of the site will be considered a restricted access
10 construction zone for the duration of construction. A security fence will be installed
11 at the property lines to protect materials in the yard area and to enclose all employee
12 parking. A minor interior demolition of the interior spaces of the existing building
13 will take place in order to minimize costs and to accommodate the designed floor
14 plan. Utilization of existing plumbing rough-in will occur where available to help
15 with the renovation process.

16 **Q. PLEASE PROVIDE A DETAILED ESTIMATED TIMELINE FOR**
17 **CONSTRUCTION OF THE PROPOSED CONSTRUCTION AND**
18 **REMODELING PROJECTS AND THE IMPORTANT CONSTITUENTS**
19 **NECESSARY TO MAINTAIN THE TIMELINE.**

20 A. The preliminary construction schedule shows the duration of construction to be 15
21 months. Attachment TEM-3 depicts the project schedule. Assuming approval by
22 the Commission of the requests made by Taylor County RECC in this case and
23 following acquisition of the Proposed Headquarters property by January 2027

1 preconstruction activities will begin culminating in the award of a construction
2 contract by January/February 2027. We will then submit the drawings to receive
3 the necessary approvals and permits. We will then competitively bid the project out
4 to the subcontractor market. Once all bids have been evaluated and reviewed, we
5 will then finalize our guaranteed contract amount and schedule for the project. We
6 currently estimate the project to take 15 months to complete, which would mean
7 that the Proposed Headquarters would be ready for occupancy in June 2028.

8 **Q. PLEASE DESCRIBE THE PERMITS THAT MUST BE OBTAINED TO**
9 **CONSTRUCT AND UTILIZE THE PROPOSED PROJECTS.**

10 A. The following permits will be required:

- 11 • Kentucky Division of Water, Notice of Intent (for land disturbance);
- 12 • City of Campbellsville, KY stormwater/land disturbance permit – Level 2;
- 13 • Commercial Building Permit;
- 14 • Demolition Permit;
- 15 • Plumbing Permit;
- 16 • Electrical Permit;
- 17 • HVAC Permit; and
- 18 • Fire Suppression and Alarms Permit.

19 **Q. WHAT IS THE ESTIMATED TOTAL CONSTRUCTION COST OF THE**
20 **PROPOSED HEADQUARTERS?**

21 A. CBS estimates that the construction cost of the Proposed Headquarters, including
22 permits, , insurance, and contingency, less property acquisition

1 and any credit ultimately obtained by the sale of Taylor County RECC's existing
2 headquarters campus will be \$26,781,000. The total Owner cost estimate including
3 but not limited to land acquisition, line of credit interest expenses, design and
4 engineering services, etc. is estimated to be \$32,507,792.

5 **Q. PLEASE DESCRIBE THE PROCESS AND METHODOLOGY BY WHICH**
6 **CBS ARRIVED AT ITS ESTIMATED TOTAL CONSTRUCTION COST OF**
7 **THE PROPOSED PROJECTS.**

8 A. CBS used the 50% Design Documents and site due diligence information provided
9 to develop the 50% Design Cost Estimate. We performed a detailed quantity take
10 off of the project scope of work and utilized a combination or blend of our cost
11 history database and local subcontractor budget proposals.

12 **Q. PLEASE SUMMARIZE YOUR TESTIMONY.**

13 A. CBS has been engaged by Taylor County RECC to serve as the Facility Consultant
14 and Design/Builder (planning, design and construction) for the Proposed
15 Headquarters. Upon analysis of Taylor County RECC's existing headquarters
16 facility, discussion with Taylor County RECC, and review of similar projects, CBS
17 has prepared a 50% Design Documents Proposed Headquarters and preliminarily
18 estimates its total construction cost at \$26,781,000 and the total Owner cost
19 estimate including but not limited to land acquisition, line of credit interest
20 expenses, design and engineering services, etc. is estimated to be \$32,507,792. The
21 Proposed Headquarters is to be sited upon the Property located at 685 Water Tower
22 Bypass Campbellsville, KY 42718, which property is well-suited for the project.
23 Taylor County RECC is the beneficiary of a large amount of operations office space

1 and enclosed vehicle storage by virtue of it already being an existing building
2 located on the property. Taylor County RECC also benefits from a greatly-reduced
3 scope for site work and paving as that part of the project is also in place. CBS
4 estimates that upon completion of the project, Taylor County RECC will have a
5 very functional, convenient and attractive headquarters facility for less amount
6 than the current average cost per sq. ft. for all new construction of similar facilities
7 by other organizations. It is CBS's opinion that, by any measure, a cost benefit
8 analysis of this project strongly favors the construction of the Proposed
9 Headquarters as requested by Taylor County RECC.

10 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

11 **A.** Yes, it does.

ATTACHMENT TEM-1



TAYLOR COUNTY RECC

Facility Planning Study

September 6th, 2023

Meet the Team



GARY HOBSON
Chairman



TIM MASA, LEED AP
President



NATE SCHEER, LEED GA
Project Director



Haley Dougherty, RA
Project Architect




JAMES BEVER, RA
Project Manager



Agenda

- Company Overview
- Facility Study
 - Property Conditions Assessment
 - Functionality Assessment
 - Needs Assessment
- Facility Conceptual Designs
 - Site Plan
 - Estimate Summary
- Schedule
- Next Steps

Company Overview

A modern office interior with a red text overlay. The office features a mix of wood-look flooring, blue walls, and contemporary furniture including a patterned armchair, a wooden bench, and a sofa. The ceiling has exposed wooden beams and recessed lighting. The text is centered in a white, bold, italicized font on a semi-transparent red background.

***A complete turnkey solution for the
planning, design, and construction of
electric cooperative facilities***

Value Proposition

- Total facility consultant; responsible for your TOTAL project, with a single point of accountability
- Turnkey solution brings value, control, quality, and owner satisfaction to each project
- Committed to and vested in the success of the electric cooperative industry



Facility
Planning



Design &
Engineering



Construction



Post-Build
Support

34

STATES
SERVICED
ACROSS THE
COUNTRY

3M+

SQUARE FEET OF
ELECTRIC
COOPERATIVES
BUILT

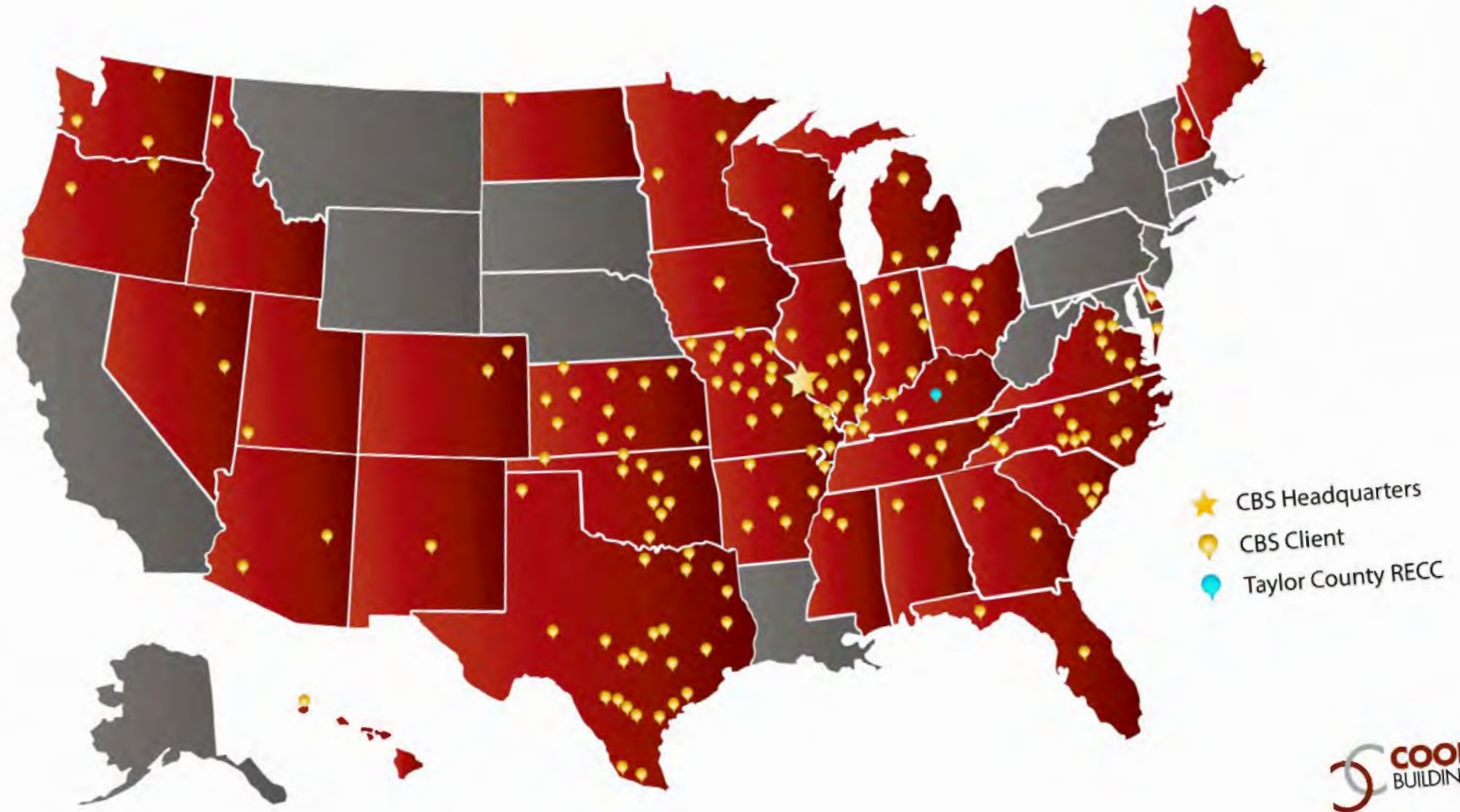
130+

ELECTRIC
COOPERATIVE
CLIENTS
SERVED

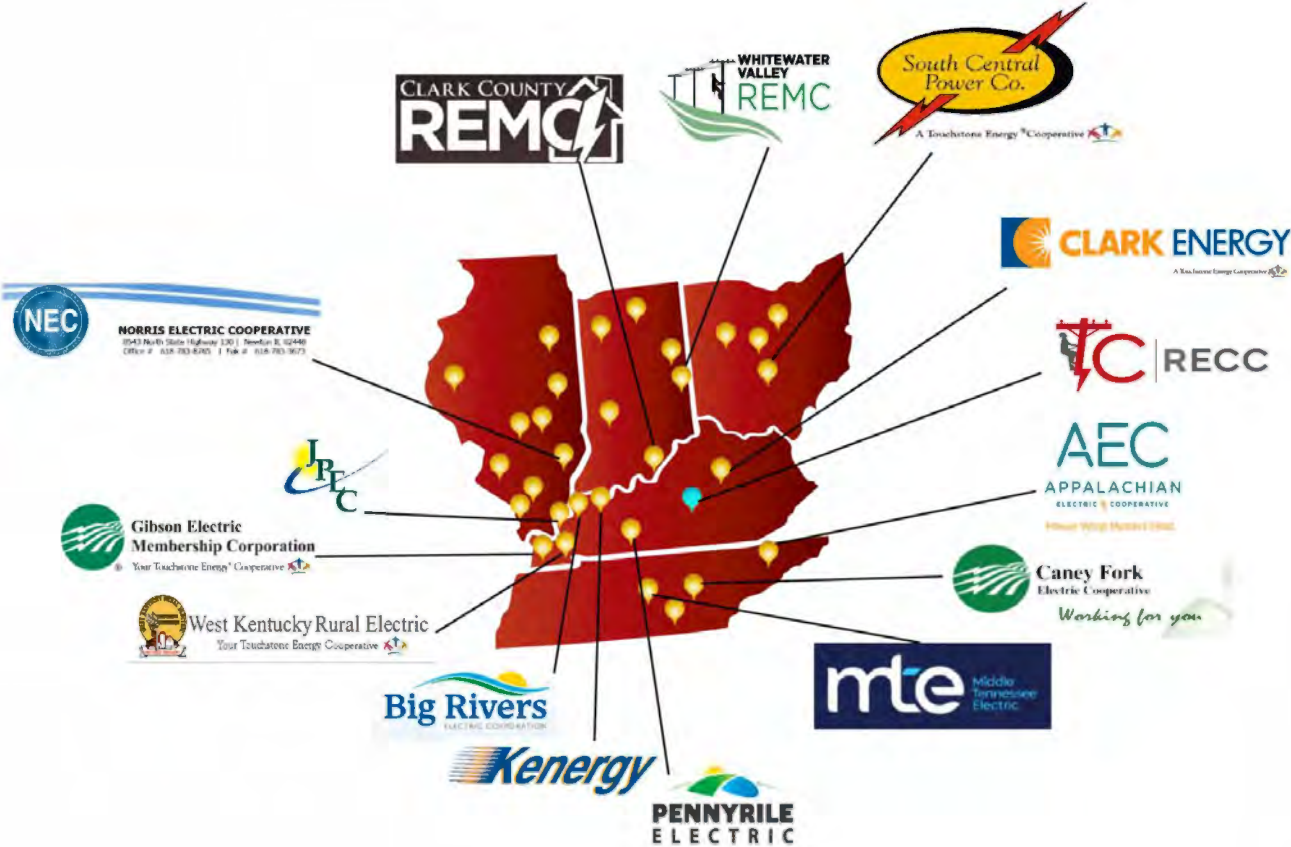
\$700M

ELECTRIC
COOPERATIVE
PROJECTS
COMPLETED

Geographic Footprint



Regional Footprint



Project Organizational Chart



Facility Planning Study



Purpose

The purpose of the Facility Planning Study is to provide **Taylor County RECC** with an objective tool to make prudent business decisions regarding current and future facility needs.

Components

1



**Property
Condition
Assessment
(PCA)**

2



**Functionality
Assessment
(FA)**

3



**Needs
Assessment
(NA)**

Facility Goals

- **Office**

- Improve member access to the facility with parking and entry improvements
- Provide better member service experience inside the facility and include accommodations for peak times and influx of member traffic.
- Improve staff and department adjacencies
- Address lack of meeting spaces, in size and quantity.
- Provide collaboration space for employees.
- Address storage needs
- Provide an efficient and functional workspace for employees

- **Operations**

- Consolidate material storage to improve organization and efficiency.
- Improve size and organization of warehouse
- Provide protection from weather for large vehicles
- Improve line crew room amenities and size.
- Improve size, efficiency, safety, and add needed equipment for the vehicle maintenance shop

- **Site**

- Improve mobility for fleet circulation and parking for more efficient morning and evening operations
- Improved member parking, drive thru, and security

Property Conditions & Functionality Assessments



Existing Site Conditions

- 11.5 Acre site
- 7 Major Buildings, Disconnected
- Secure Material Yard
- ~1 acre Substation
- Communication Tower
- Unsecure member and employee parking

Site Components

- 1 — Office Building, 15,000 SF
- 2 — Warehouse, 10,500 SF
- 3 — Covered Vehicle Storage, 8,200 SF
- 4 — PCB Storage, 1,000 SF
- 5 — Wash Bay, 1,300 SF
- 6 — Storage Barn, 3,000 SF
- 7 — Storage House, 1,600 SF

FA Qualifications

Building Qualifications

- Actual Space vs. Needs
- Age of Building / Useful Life
- Safety & Code Compliance
- Accessible Spaces
- Physical Condition
- Mechanical & Electrical Systems
- Hazardous Materials

Site Qualifications

- Size of Site
- Locations of Site
- Sewer & Water
- Parking & Traffic Control
- Ability for Future Expansion
- Drainage
- Environmental

Site: *Physical Conditions*

- Site is very steep; buildings are terraced from north to south on the steep site.
- The slope causes drainage issues for both buildings and graveled areas.
- Southwest corner of the site is unusable due to a sinkhole.



	Poor	Marginal	Good	Taylor County
Site	0 - 8	9 - 11	12 - 18	5

Site: *Physical Conditions*

- Main employee parking area is unsecured and shared with members and visitors.
- There is one accessible parking space, but it is in the main fleet entry drive-aisle.
- Approximately one acre of the site is being used for a substation.



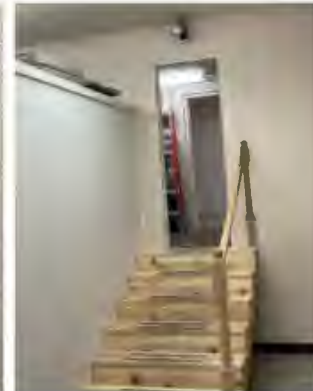
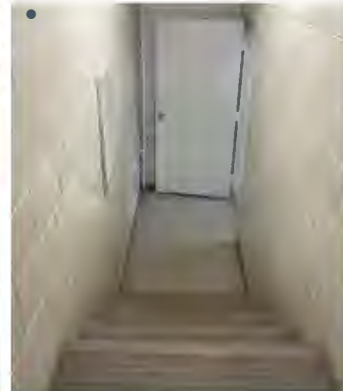
Office: *Physical Conditions*

- Improvements have been made to lobby, however:
 - Employees cannot hear members through glazing
 - Employees must escort members to restrooms
 - Difficult to access the drop box
 - No drive-thru or public conference room
- Workgroups separated throughout office
- Workspaces lack thermal comfort for employees
- Workgroups lack room for growth



Office: *Physical Conditions*

- ADA issues
 - Stairways without access to elevator or ramps
 - Interior rooms & restrooms
- Major renovations would be required in order to make these spaces compliant with current accessibility standards.



	Poor	Marginal	Good	Taylor County
Office	0 - 12	13 - 17	18 - 26	6

Office: *Physical Conditions*

- Storage spaces are spread throughout the building and are at capacity.
- Lack of meeting spaces.
- Lack of privacy for general manager
- General manager and executive assistant not located nearby



Office: *Physical Conditions*

- Aging Roof, HVAC, and plumbing systems.
- The condensate drains appeared to be clogged and leaking onto the floor.
- Lack of hardened space for critical equipment and employees
- Potential hazardous materials (asbestos & mold).



Warehouse: *Physical Conditions*

- The wood railing at the raised loading dock is not compliant with current building codes.
- The dock height appears to be higher than the standard 48".
- No protective bollards were located at the columns.
- The building experiences water leakage at the new restroom addition during large rains.



	Poor	Marginal	Good	Taylor County
Warehouse	0 - 12	13 - 17	18 - 26	6

Warehouse: *Physical Conditions*

- ADA issues
 - Stairways without access to elevator or ramps
 - Interior rooms & restrooms
- Material warehouse is full, without room for growth
- Standard forklift cannot maneuver in aisles.



Warehouse: *Physical Conditions*

- Maintenance bay does not have enough storage or workspace
- Lack of equipment, such as vehicle lifts.



Covered Vehicle Storage: *Physical Conditions*

- There is substantial surface rust on the exposed steel structure.
- There is not enough capacity or size for adequate coverage of all fleet vehicles on site
- The pad is too small for all transformers on site—overflow is located at the adjacent raised concrete pad



	Poor	Marginal	Good	Taylor County
Covered Vehicle	0 - 12	13 - 17	18 - 26	9

Covered Vehicle Storage: *Physical Conditions*

- The meter shop & storage room are full and lack room for growth.
- The linecrew room does not include any access to natural daylight or a restroom facility within the building.
- The linecrew room lacks room for growth.
- Most MEP equipment in the building appear past their useful life.



PCB Building: *Physical Conditions*

- The building appears to be sufficient for the cooperative's needs
- There is evidence of rust on the southern wall panels.



	Poor	Marginal	Good	<i>Taylor County</i>
Office	0 - 12	13 - 17	18 - 26	20

Wash Bay Building: *Physical Conditions*

- Plumbing fixtures and system does not appear to be code compliant
- The metal wall panels appears to be rusting in multiple locations



	Poor	Marginal	Good	Taylor County
Wash Bay Building	0 - 12	13 - 17	18 - 26	6

Storage Barn: *Physical Conditions*

- The wood structure is undermined by burrowing animals in at least one location, causing beams to sag.



	Poor	Marginal	Good	<i>Taylor County</i>
Storage Barn	0 - 12	13 - 17	18 - 26	12

Summary

Industry Standard Building Rating				
	Poor	Marginal	Good	<i>Taylor County</i>
Site	0 - 8	9 - 11	12 - 18	5
Office	0 - 12	13 - 17	18 - 26	6
Warehouse	0 - 12	13 - 17	18 - 26	6
Covered Vehicle	0 - 12	13 - 17	18 - 26	9
PCB Building	0 - 12	13 - 17	18 - 26	20
Wash Bay Building	0 - 12	13 - 17	18 - 26	6
Storage Barn	0 - 12	13 - 17	18 - 26	12

Needs Assessment (NA)



Existing Site

Needs Assessment Summary: *Taylor County*

Building	Existing (SF)	Needs (SF)
Office	11,000	20,850
Warehouse	3,000	8,000
Covered Material Storage	3,900	3,300
Enclosed Vehicle Storage	0	21,600
Covered Vehicle Storage	5,800	10,800
Maintenance & Wash Bay	1,600	8,640
Totals	25,300	73,190
NET DIFFERENCE		47,890

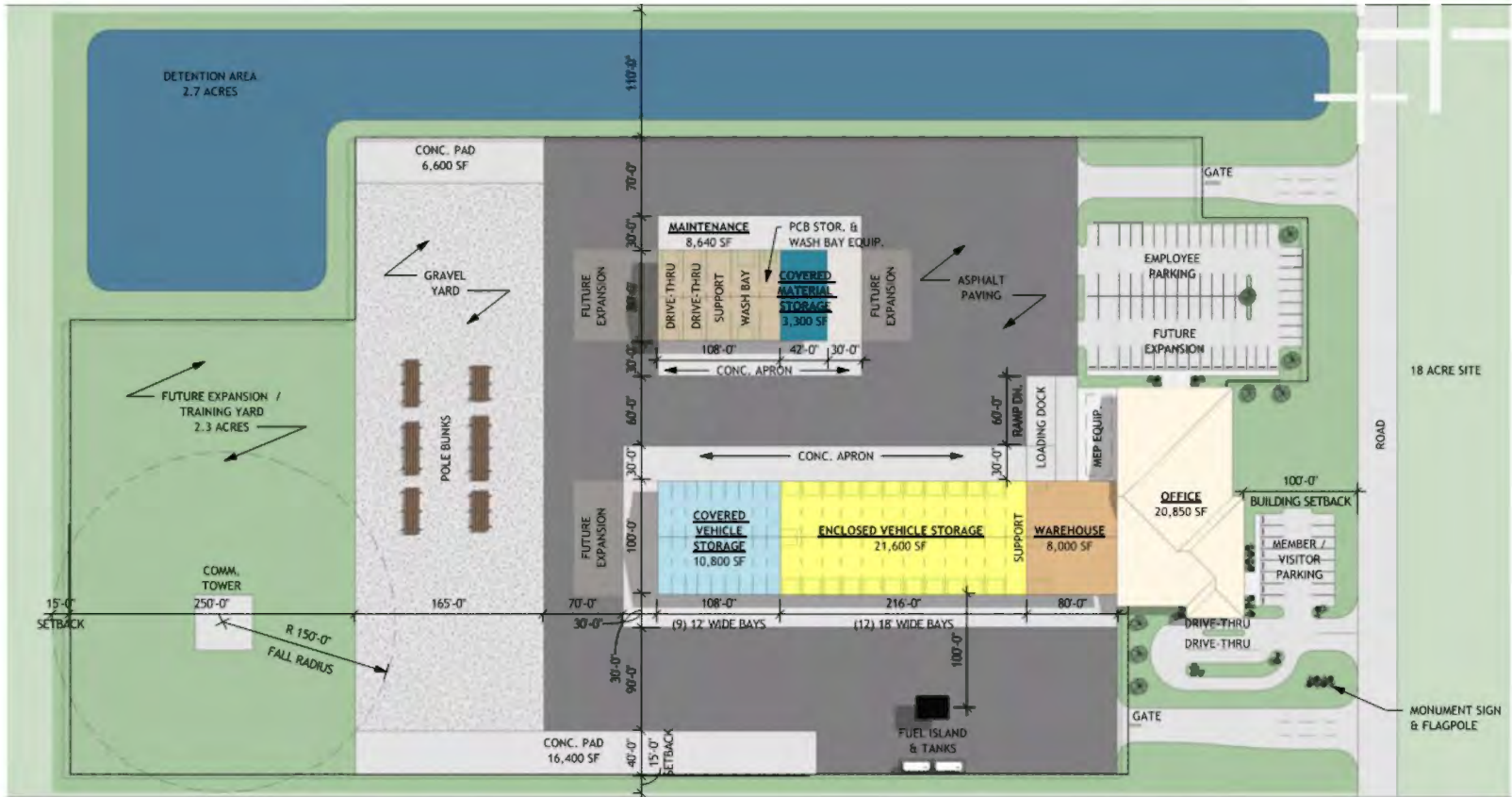
Facility Conceptual Designs Summary

Site Plans



Existing Site Concept

Greenfield Site Concept



Estimate Summary

Cost Estimate Summary – Greenfield Site

Construction Costs	Estimate Low	Estimate High
Site Work – (18 AC – 100% Back Up Generator, Earthwork, Site Utilities, Site Paving, Fencing, Pole Bunks, Etc.)	\$6,237,000	\$6,789,000
Office – (20,850 SF - A/V, New Furniture, Spray Foam, Storefront Glass, Access Floor, High Efficient Heat Pump, etc.)	\$9,785,000	\$10,652,000
Warehouse – (8,000 SF – Racking, Loading Dock Equipment, Office, etc.)	\$1,286,000	\$1,400,000
Covered Material Storage – (3,300 SF – Heavy Duty Slab, Soffit Panels, Plumbing, Electric, etc.)	\$300,000	\$326,000
Enclosed Vehicle Storage – (21,600 SF – Radiant Floor Heat, Gear Lockers, Fire Protection, Air & Water Lines, Overhead Doors, etc.)	\$3,135,000	\$3,413,000
Covered Vehicle Storage – (10,800 SF – Heavy Duty Slab, Soffit Panels, Plumbing, Electric, etc.)	\$939,000	\$1,022,000
Vehicle Maintenance/Wash Bay – (8,640 SF – Lift Equipment, Radiant Floor Heat, Mezzanine, Office, Wash Bay Equipment)	\$1,998,000	\$2,175,000
Sub-Total Cost of Work – (Includes Project Staffing, Permits, Insurance, Design, Project Management, Fee, Etc.)	\$23,680,000	\$25,777,000
Project Contingency	\$1,000,000	\$1,100,000
Total Cost Estimate	\$24,680,000	\$26,877,000



Estimate Summary Clarifications:

- Cost does not include owner financing
- Cost does not include land sale or purchase
- Sales tax included
- Assumes all existing utilities are at property lines with adequate pressure, flow, and capacity
- No offsite road improvements
- No Rock Excavation
- No Hazardous Material Removal

Preconstruction Services



**Conceptual &
Detailed Estimating**



Value Analysis



**Schedule
Development**



Lead Time Review



**Potential Early
Release Packages**



**Procurement
Management**



**Constructability
Reviews**



**Sustainable
Building Concepts**



**Permits & Approval
Processes**



**Competitive
Bidding Process**

Facility Planning Process



**35%
Schematic
Design**

Update
Design and
Cost Estimate

Cooperative
Approval



**60%
Design
Development**

Update
Design and
Cost Estimate

Cooperative
Approval



**100%
Construction
Documents**

Update
Design and
Cost Estimate

Cooperative
Approval

Construction



Bidding Process Overview

- Invite qualified local and regional subcontractors to bid on package for project (30-40 bid packages)
- Hold a pre-bid meeting for interested bidders to attend
- Evaluate bid results
- Provide recommendation of award for each bid package for the Electric Cooperative to approve
- Issue a subcontract to successful bidder
- Finalize contract amount for project

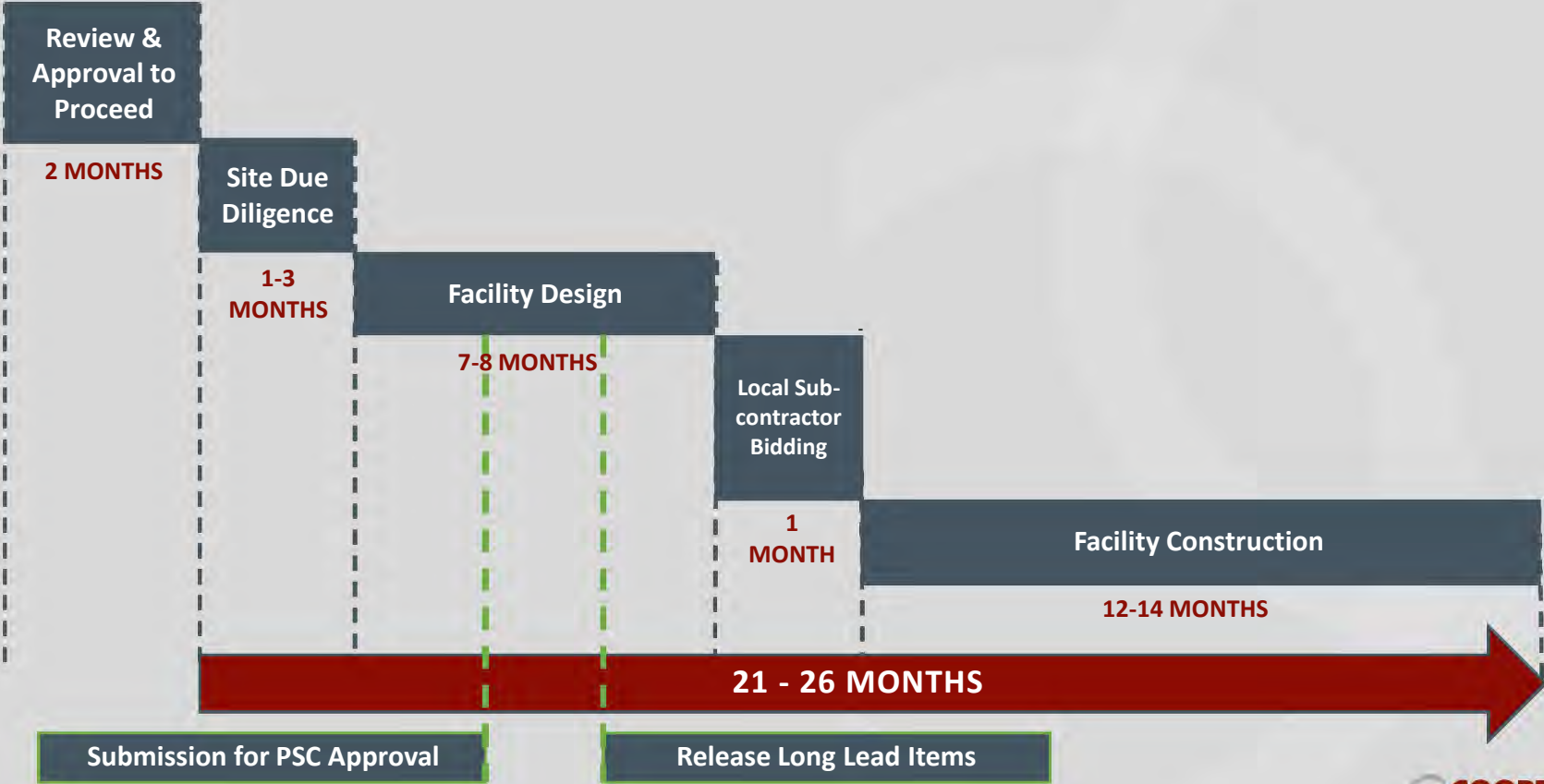
Construction

- CBS team remains the constant from start to finish
- Evaluation and award of subcontracts
- Manage and coordinate construction
 - On-site daily supervision
 - Manage risks
 - Quality control
 - Safety enforcement
 - Ensure project schedule
 - Payment of all vendors
- Report to Owner
 - No day-to-day obligations for the Cooperative



Schedule & Next Steps

Timeline



Action Plan

1

APPROVAL OF FACILITY PLANNING STUDY'S CONCEPT PLAN

2

LAND PURSUIT & ACQUISITION

- Site Due Diligence
 - Geotechnical Engineering
 - Surveying
- Programming Test Fit
- Water Flow Testing
- Zoning & Permitting
- Environmental Considerations

3

APPROVAL TO START 35% SCHEMATIC DEVELOPMENT

- Prepare Updated Design, Schedule, & Estimate
- Cooperative Approval

4

PREPARATION OF PUBLIC SERVICE COMMISSION SUBMISSION

- Facility Planning Study Results
- Updated Schematic Design Budget
- Updated Construction Schedule
- Testimonials

Questions?



**ATTACHMENT TEM-2
IS PROVIDED
SEPARATELY DUE
TO SIZE**

ATTACHMENT TEM-3



TAYLOR COUNTY RECC

Facility Design - Construction Estimate Update

April 9th, 2026



Meet the Team



TIM MASA, LEED AP
President



ANDY KALICAK, PE
Project Director



JAMES BEVER, RA
Project Manager



Agenda

- CBS Overview
- Design update
 - SF Needs Assessment
 - Floor plans
 - 3D Flyover
- Estimate Update
 - Subcontractor Participation
- Project Timeline
 - Including PSC submission
- Next steps

CBS Overview

A modern office interior with a red text overlay. The office features a mix of wood-look flooring, grey carpeting, and blue walls. There are several pieces of furniture, including a yellow and white patterned armchair, a beige sofa, and a wooden coffee table. The ceiling has recessed lighting and a grid pattern. The text overlay is a semi-transparent red rectangle with white text.

*A complete turnkey solution for the
planning, design, construction, and
support of electric cooperative facilities*

Project Organizational Chart



Facility Consulting Services

CBS Construction Management Services

- Estimating
- Project Management
- On-Site Superintendent
- Local Subcontractors



Design Partner

- Architecture/Interior Design
- Civil Engineering
- Structural Engineering
- MEP Engineering

PLAN. DESIGN. BUILD. SUPPORT

200+

**FACILITY
PLANNING STUDIES
COMPLETED**

40

**STATES SERVICED
ACROSS THE
COUNTRY**

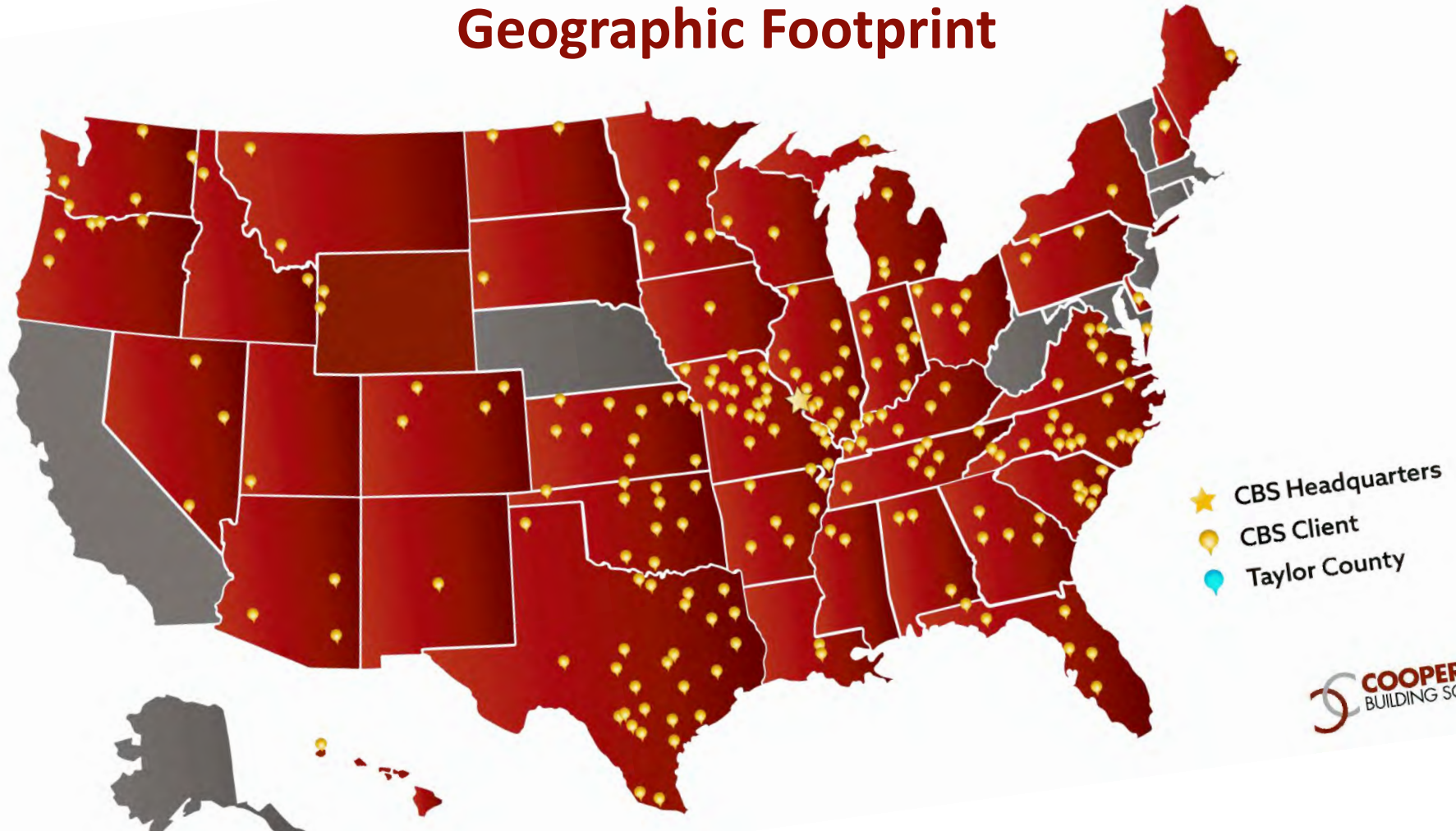
4M+

**SQUARE FEET OF
ELECTRIC
COOPERATIVES BUILT**

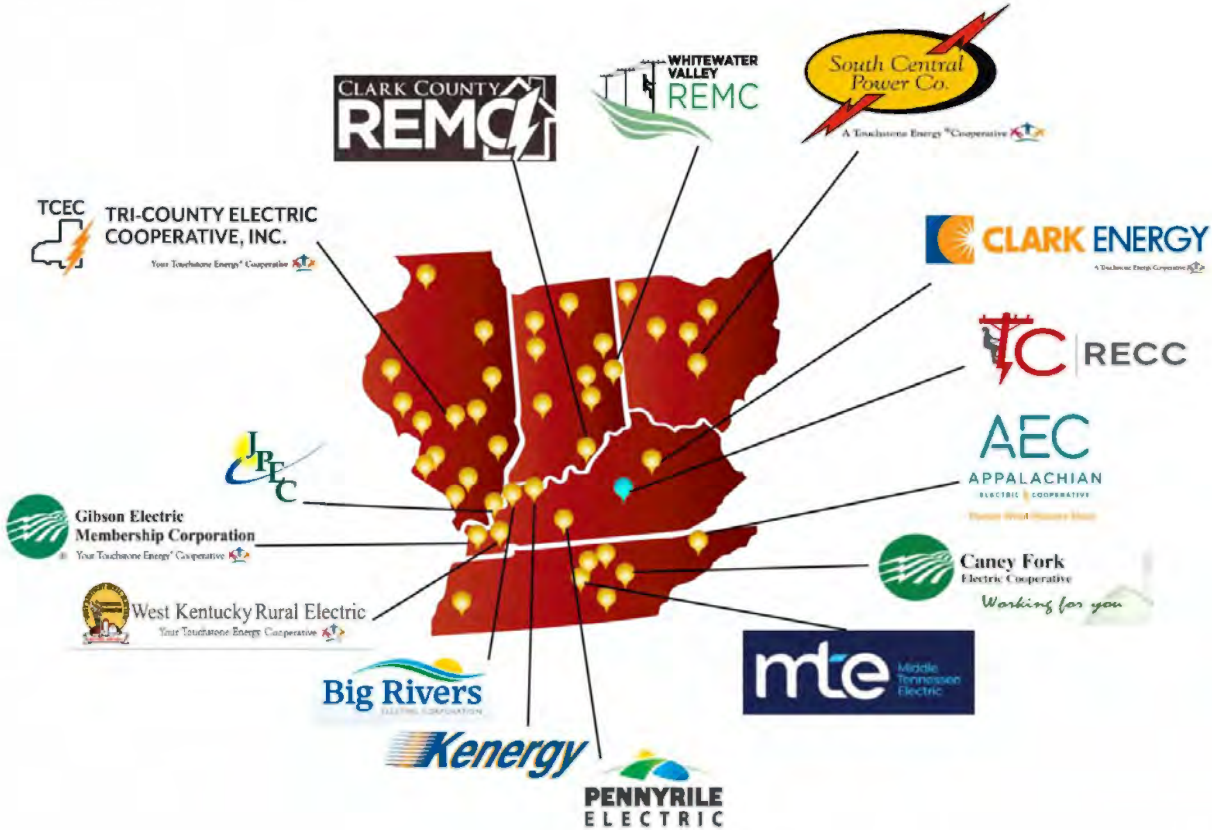
200+

**ELECTRIC
COOPERATIVE CLIENTS
SERVED**

Geographic Footprint



Regional Footprint



Project Experience

Exteriors



Middle Tennessee Electric



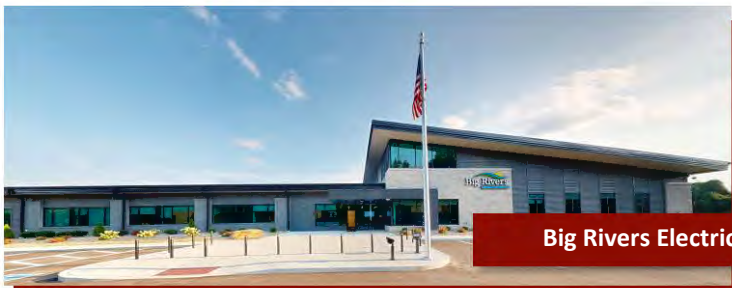
Whitewater Valley REMC



Caney Fork Electric



Jackson Purchase Energy



Big Rivers Electric



Gibson EMC

Interiors



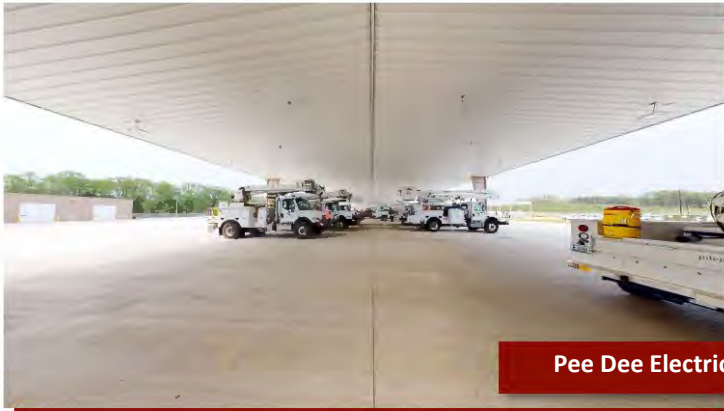
Warehouse / Garage



Whitewater Valley REMC



Midwest Energy



Pee Dee Electric



Indian Electric

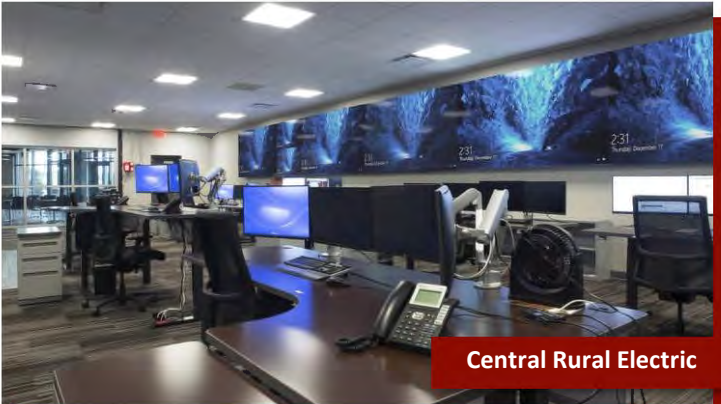
Dispatch



Jackson Purchase Energy



Big Rivers Electric

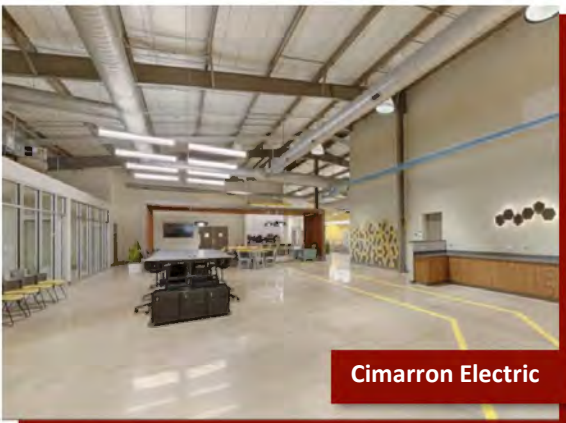
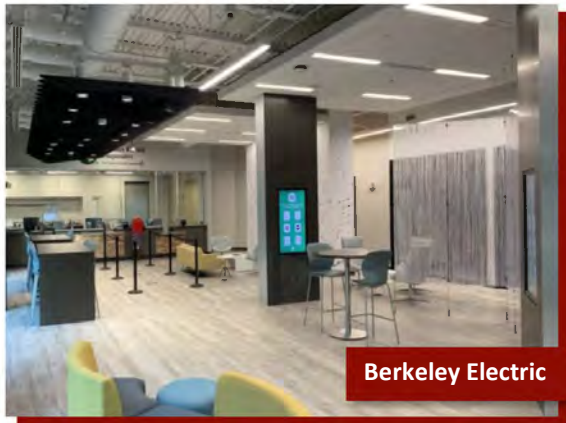


Central Rural Electric



Medina – Hondo Ops Center

Renovation



Design Update

Needs Assessment Summary

Building	February 2026 Concept (SF)
Site	10.5Ac
Office	21,000
Warehouse	9,800
Covered Material Storage	4,300
Enclosed Vehicle Storage (renovation)	17,000
Ops Office (renovation)	10,000
Covered Vehicle Storage	7,500
Vehicle Maintenance (+ Wash Bay, Pump House, Txfrmr Containment, Covered Storage)	9,300
Totals	78,900

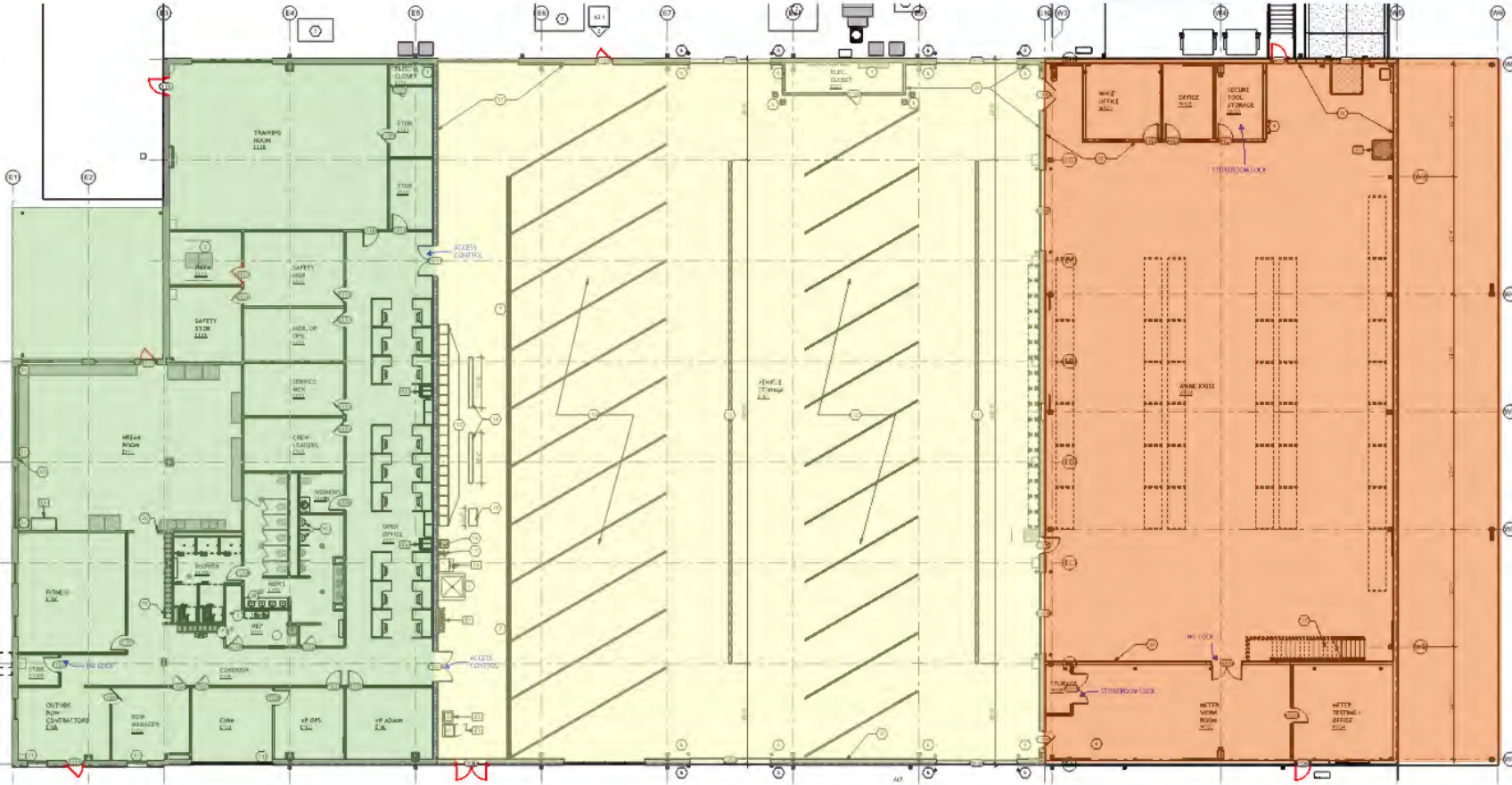
Needs Assessment Summary

Building	February 2026 Concept (SF)	50% Design Development(SF)	Difference (SF)
Site	10.5Ac	10.5Ac	-
Office	21,000	20,820	(180)
Warehouse	9,800	12,600	2,800
Covered Material Storage	4,300	0	(4,300)
Enclosed Vehicle Storage (renovation)	17,000	16,940	(60)
Ops Office (renovation)	10,000	10,060	60
Covered Vehicle Storage	7,500	5,000	(2,500)
Vehicle Maintenance (+ Wash Bay, Pump House, Txfrmr Containment, Covered Storage)	9,300	10,830	1,530
Totals	78,900	76,250	2,650

50% Design Development – Site Plan

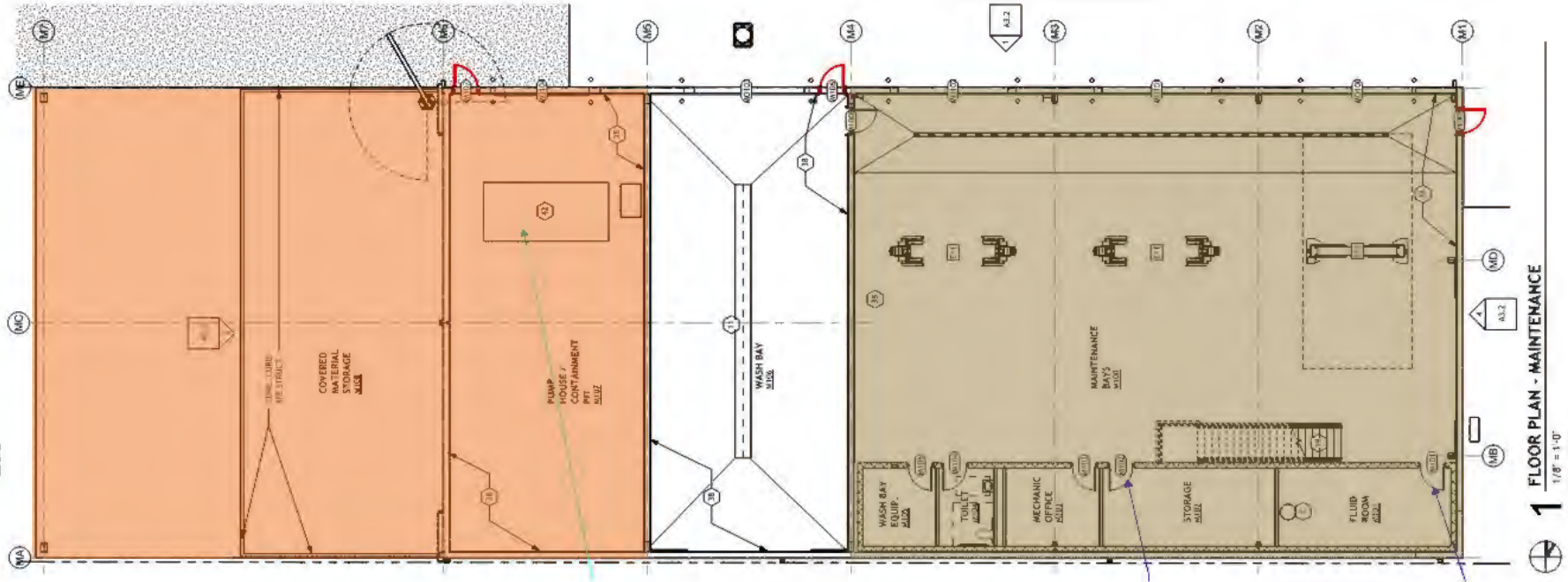


50% Design Development – Ops Renovation



1 FLOOR PLAN - OPERATIONS
1/8" = 1'-0"

50% Design Development – Vehicle Maintenance

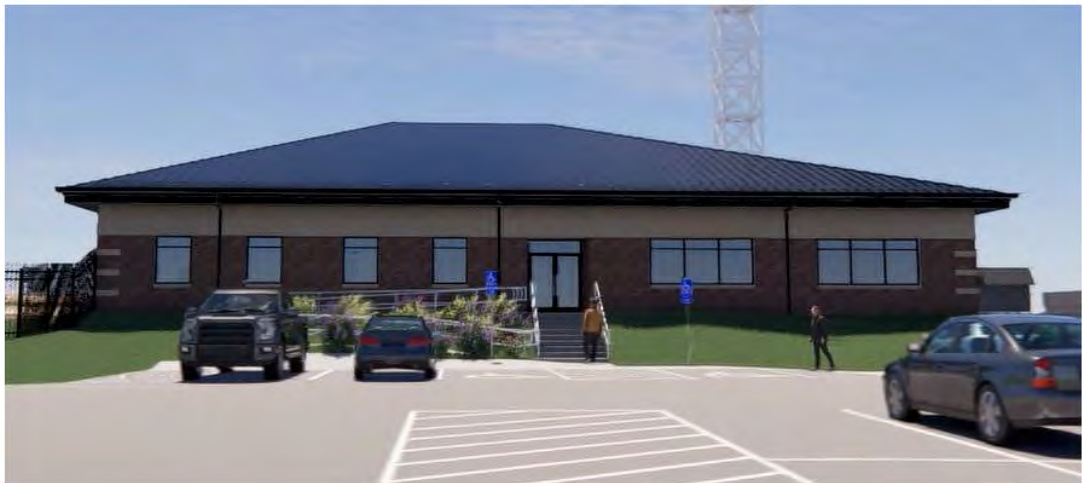


New Administration Office



New Administration Office





New Administration Office



Renovated Ops Center + Warehouse Addition



Renovated Ops Center + Warehouse Addition



New Vehicle Maintenance Building, Transformer Containment, and Covered Material Storage



Covered Storage



50% Design Development – 3D Flyover



NEW OFFICE HEADQUARTERS AND SITE EXPANSION FOR

Taylor County RECC



Estimate Update

50% Construction Estimate – Subcontractor Input

- 54 Bid packages make up the estimate
- 57 Subcontractors Budgets
 - Covering 27 Bid packages
- All major scopes had subcontractor input
- CBS Cost History
 - Big Rivers Electric Corporation
 - Middle Tennessee Electric
 - Jackson Purchase Energy Cooperative
 - Whitewater Valley REMC
 - Caney Fork Electric Cooperative
 - Gibson Electric Membership Corporation

Subcontractor Locations:

- Owensboro
- Cox's Creek
- Vine Grove
- Campbellsville
- Lebanon
- Columbia
- Somerset
- Louisville
- Bardstown
- Russell Springs
- Cecilia
- Liberty
- Flemingsburg
- Asheville, NC
- Huntingburg, IN
- Evansville, IN

50% Construction Estimate – Local Subcontractors

- Envision Contractors
- Filcon Construction
- Philip Brothers Construction
- B&B Excavating
- Hayden Materials
- EHF Fencing
- Okolona Fence Company
- Vicon Construction
- M&J Construction Co.
- Central KY Construction & Concrete
- Cundiff Steel Fabricators
- Hayden Steel Erectors / Tomrook Steel Fab.
- Fabco Inc. Steel Fab & Erection
- Trimak Building Systems
- Baker Steel Erectors, LLC
- Superior Insulators
- Bennett's Contracting Inc.
- Incorp Industries
- Central Kentucky Glass
- Blue Grass Custom Concepts
- Bonitz
- Knights Mechanical
- Lusk Mechanical Services
- Sapp's Plumbing
- Current Electrical Contracting
- Green Wave Electric
- Unified
- Application Services, Inc.
- White Oil
- Norman Story & Associates

Cost Estimate Summary – February 2026

Construction Costs	Estimate Low	Estimate High
Site Work – (10.5 AC – 100% Back Up Generator, Earthwork, Site Utilities, Site Paving, Fencing, Pole Bunks, Etc.)	\$4,959,000	\$5,481,000
Admin Office – (21,000 SF – Foundations, steel, drywall & Framing, paint, Furniture & AV, MEP systems, etc.)	\$11,818,000	\$13,062,000
Warehouse – (9,800 SF – Racking, Loading Dock Equipment, Office, etc.)	\$1,783,000	\$1,970,000
Covered Material Storage – (4,300 SF – Heavy Duty Slab, Soffit Panels, Plumbing, Electric, etc.)	\$422,000	\$466,000
Enclosed Vehicle Storage – (17,000 SF – Re-work windows/overhead doors, MEP adjustments, demolition, etc.)	\$836,000	\$924,000
Ops Office Renovation – (10,000 SF – new restrooms, Furniture & AV Updates as needed, Minor MEP upgrades/repairs, minor interior updates)	\$1,249,000	\$1,381,000
Covered Vehicle Storage – (7,500 SF – Heavy Duty Slab, Soffit Panels, Plumbing, Electric, etc.)	\$726,000	\$802,000
Vehicle Maintenance/Wash Bay – (9,300 SF – Lift Equipment, MEP systems, Mezzanine, Office, Wash Bay Equipment)	\$2,095,000	\$2,316,000
Sub-Total Cost of Work – (Includes Project Staffing, Permits, Insurance, Project Management, Fee, Etc.)	\$23,888,000	\$26,402,000
Project Contingency	\$1,138,000	\$1,257,000
Total Cost Estimate	\$25,026,000	\$27,659,000

Cost Estimate Summary – April 9th, 2026

Construction Costs	Estimate Low	Estimate High	50% Design
Site Work – (10.5 AC)	\$4,959,000	\$5,481,000	\$5,992,000
Admin Office – (20,820 SF)	\$11,818,000	\$13,062,000	\$12,665,000
Warehouse – (12,600 SF)	\$1,783,000	\$1,970,000	\$2,105,000
Covered Material Storage – (0 SF)	\$422,000	\$466,000	-
Enclosed Vehicle Storage – (16,940 SF)	\$836,000	\$924,000	\$1,108,000
Ops Office Renovation – (10,060 SF)	\$1,249,000	\$1,381,000	\$1,389,000
Covered Vehicle Storage – (5,000 SF)	\$726,000	\$802,000	\$424,000
Vehicle Maintenance/Wash Bay – (10,830)	\$2,095,000	\$2,316,000	\$2,198,000
Sub-Total Cost of Work – (Includes Project Staffing, Permits, Insurance, Project Management, Fee, Etc.)	\$23,888,000	\$26,402,000	\$25,881,000
Project Contingency	\$1,138,000	\$1,257,000	\$900,000
Total Cost Estimate	\$25,026,000	\$27,659,000	\$26,781,000



Estimate Summary

Clarifications:

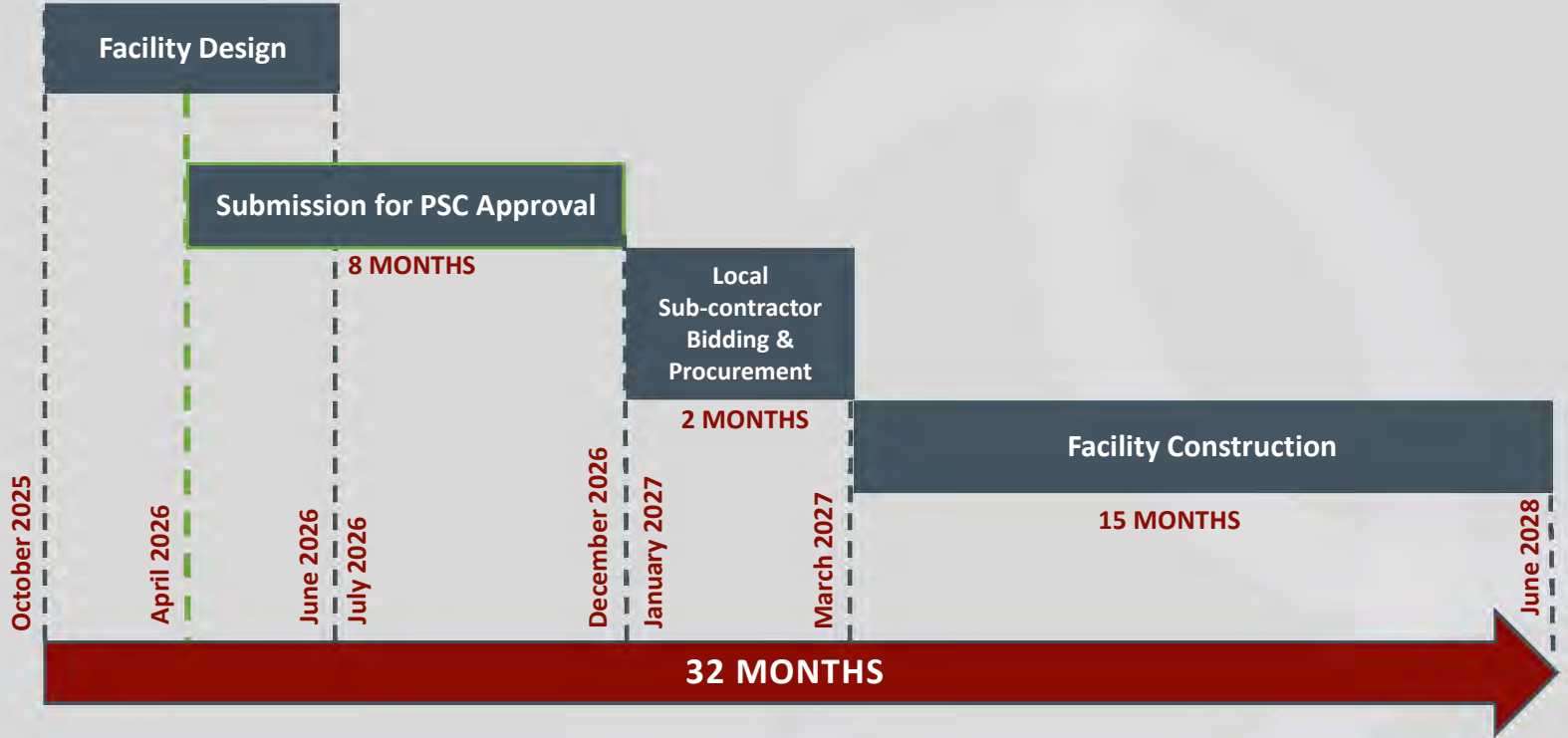
- Cost does not include owner financing
- Sales tax included
- Land purchase or sale of existing properties not included
- No offsite road improvements
- No Rock Excavation
- No Hazardous Material Removal
- Design and Engineering not included, currently under separate contract
- Communication Tower – Not Included

Total Project Estimate Summary

Scope of Work	Total Project Estimate 50% Design
Construction Cost Estimate	\$26,781,000
Land Acquisition	\$2,500,000
Line of Credit Interest Expense	\$1,656,000
Design and Engineering (CBS)	\$695,000
Civil Engineering (Pitman Green)	\$40,000
Construction Administration (Including a Travel Allowance) (CBS)	\$156,000
Site Due Diligence (Geotechnical Report)	\$23,241
Communication Tower (150 ft)	\$350,000
Facility Planning Study	\$31,551
TCRECC Utility Routing	\$100,000
Municipal Assessment & Platting/recording Fees/Legal	\$175,000
Total Cost of the Building Project	\$32,507,792

Timeline Update

Project Timeline - Update



Bidding Process Overview

1

Invite qualified local/regional subcontractors to bid on project (45-55 bid packages)

2

Hold a pre-bid meeting for interested bidders to attend

3

Evaluate bid results

4

Provide recommendation of award for each bid package for Taylor County to approve

5

Issue a subcontract to successful bidder

6

Finalize contract amount for project

Construction

Construction

- CBS team remains the constant from start to finish
- Evaluation and award of subcontracts
- Manage and coordinate construction
 - On-site daily supervision
 - Manage risks
 - Quality control
 - Safety enforcement
 - Ensure project schedule
 - Payment of all vendors
- Report to Owner
 - No day-to-day obligations for the Cooperative



Occupancy and Post-Construction Support



Occupancy & Post-Construction Support

- Furniture selection and installation
- Punch list completion
- Owner training and documentation
- Final lien waivers and affidavits
- Final payment review and approval
- Assist with owner occupancy
- Maintenance Program

Next Steps

Action Plan

1

PSC SUBMISSION

- CBS to support Taylor County Staff in preparation of the submission
- Submitting on April 17th

2

100% CONSTRUCTION DOCUMENTS

- All Disciplines to be completed July 2026

3

LOCAL SUBCONTRACTOR BIDDING / PERMITTING

- Upon Receipt of PSC approval in Q4 2026, CBS plans to submit for all necessary permits
- CBS plans to bid the project to subcontractors in Q1 2027 as well.

4

PRESENTATION TO TAYLOR COUNTY STAFF AND BOARD

- Prepare and present final bid results and construction contract amount
- Targeting February/March Board meeting
- Construction Mobilization March/April 2027, after board approval.



Thank You



ATTACHMENT TEM-4

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
AND NECESSITY FOR CONSTRUCTION OF)
ITS NEW HEADQUARTERS FACILITY)

Case No. 2026-00098

CERTIFICATION PURSUANT TO KRS 322.340

Pursuant to KRS 322.340, the maps in this planning documents in this Application are issued for the purpose of regulatory approval and do not represent survey or construction details. All documents and design were completed by myself, or someone under my supervision.



Mitchell and Hugeback Architects, Inc.
Michael F. Deane

4.16.26

Date

Exhibit 4

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
AND NECESSITY FOR CONSTRUCTION OF)
ITS NEW HEADQUARTERS FACILITY)

Case No. 2026-00098

DIRECT TESTIMONY OF BRIAN FERGUSON,
PITTMAN GREEN LLC
ON BEHALF OF TAYLOR COUNTY RURAL ELECTRIC
COOPERATIVE CORPORATION

Filed: April 17, 2026

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
TO COMPLETE RENOVATIONS AND MAKE)
ADDITIONS TO ITS HEADQUARTERS)

VERIFICATION OF BRIAN FERGUSON

COMMONWEALTH OF KENTUCKY)
)
COUNTY OF GREEN)

Brian Ferguson, Managing Partner of Pitman Green LLC, being duly sworn, states that he has supervised the preparation of his direct testimony in the above referenced case on behalf of Taylor County Rural Electric Cooperative Corporation, and that the matters and things set forth therein are true and accurate to the best of his knowledge, information and belief, formed after reasonable inquiry.



Brian Ferguson

The foregoing Verification was signed, acknowledged and sworn to before me this 16th day of April, 2026, by Brian Ferguson

Heather S. Temple KYNP98715

Commission expiration: April 9, 2029

1 **Q. PLEASE STATE YOUR NAME, POSITION, AND BUSINESS ADDRESS.**

2 A. My name is Brian A.N. Ferguson and I am the Managing Partner of Pitman Green
3 LLC (“Pitman Green”). My business address is 131 North Public Square, P.O. Box
4 292, Greensburg, Kentucky 42743.

5 **Q. PLEASE BRIEFLY DESCRIBE YOUR PROFESSIONAL EXPERIENCE**
6 **AND EDUCATIONAL BACKGROUND.**

7 A. I have a bachelor’s degree in civil engineering from Western Kentucky University
8 jointly with the University of Kentucky. I have 20 years of experience in Civil
9 Engineering and Construction. I served as a Project Engineer for 10 years (2006-
10 2016) with Scott and Murphy Inc., a contractor in Bowling Green, Kentucky. I
11 started Pitman Green LLC in 2016. I am the Managing Partner and Principal
12 Engineer. I hold professional licensure in Kentucky for Engineering and Land
13 Surveying.

14 **Q. PLEASE BRIEFLY DESCRIBE YOUR DUTIES AT PITTMAN GREEN.**

15 A. I am the Managing Partner of Pitman Green and the Engineering Principal. I handle
16 all aspects of engineering projects within the company. I also perform some
17 surveying duties when they correspond to my engineering projects. I handle
18 everything from site design, drainage design, and site civil engineering for those
19 projects. I am also certified in concrement testing by the American Concrete Institute
20 (“ACI”).

21 **Q. PLEASE BRIEFLY DESCRIBE PITMAN GREEN AND THE TYPES OF**
22 **ACTIVITIES IT ROUTINELY PERFORMS FOR BUSINESSES.**

1 A. Pitman Green is a land surveying and civil engineering firm located in Greensburg,
2 Kentucky. We perform land surveying and civil engineering services for projects
3 in the Central Kentucky area. Our projects range from boundary surveying to
4 site/civil engineering, roadway, and drainage design. We also have a laboratory and
5 offer concrete testing and compliance testing within the ACI guidelines.

6 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS**
7 **PROCEEDING?**

8 A. The purpose of my testimony is to describe the process employed to determine
9 which construction and renovation options were best for Taylor County Rural
10 Electric Cooperative Corporation (“Taylor County RECC”) both in terms of its
11 present and future needs to provide safe and reliable service to its members and
12 which was the most financially prudent for the Company. My testimony discusses
13 the available space at the proposed headquarters location and modifications needed
14 to the space.

15 **Q. ARE YOU SPONSORING ANY EXHIBITS?**

16 A. Yes, I am sponsoring the following Attachments:

- 17 • Attachment BANF-1, is the Site Plan for the proposed new headquarters;
- 18 and,
- 19 • Attachment BANF-1, is a KRS 322.340 Certification.

20 **Q. WERE YOU ENGAGED BY TAYLOR COUNTY RECC TO SERVE AS AN**
21 **ENGINEER FOR THE ASSESSMENT OF THE NEW HEADQUARTERS?**

22 A. Yes, Pitman Green was retained in May of 2025 to assist in the civil engineering
23 and site planning for the project.

1 **Q. PLEASE DESCRIBE THE NATURE OF PITMAN GREEN'S**
2 **ENGAGEMENT BY TAYLOR COUNTY RECC AND WHAT SERVICES**
3 **WERE TO BE PROVIDED.**

4 A. Pitman Green is performing the civil engineering for the project. This includes the
5 site development plans for the project.

6 **Q. PLEASE DESCRIBE THE CONDITIONS OF THE CURRENT**
7 **HEADQUARTERS COMPLEX.**

8 A. The current Taylor County RECC complex is undersized and obsolete. The
9 complex cannot handle the modern equipment needed to maintain electrical lines,
10 poles, substations, and transformer equipment. Their current headquarters is located
11 between 3 roads which limits their ability to grow.

12 **Q. PLEASE SUMMARIZE PITMAN GREEN'S OPINION REGARDING THE**
13 **CONDITION OF THE BUILDINGS ON TAYLOR COUNTY RECC'S**
14 **CURRENT HEADQUARTERS.**

15 A. The current headquarters appear on old aerials dating back to 1950. The facilities
16 have not changed much in the last 75 years. The buildings currently occupied are
17 at maximum capacity and the site is not readily expandable due to grade issues and
18 expansion directions.

19 **Q. IS IT FEASIBLE TO UPDATE TAYLOR COUNTY RECC'S CURRENT**
20 **LOCATION?**

21 A. It is not feasible to update the current location for several reasons. The first is the
22 current headquarters is located between three (3) roads which limits their ability to
23 expand. Taylor County RECC's current location is bounded by KY Highway 55,

1 US Highway 68, and KY Highway 323 on three (3) sides. The existing grade of the
2 site also does not allow it to be feasibly expanded. The headquarters is on the
3 highest spot of the existing complex. Grade drops off in all but one direction. The
4 one side that is somewhat flat is adjacent to the side that has an adjoining property
5 owner.

6 **Q. ARE YOU FAMILIAR WITH THE PROPOSED NEW HEADQUARTERS?**

7 A. Yes, I worked with Taylor County RECC and Cooperative Building Solutions
8 (“CBS”) to develop a preliminary site plan to accommodate the current and future
9 needs of a growing electric cooperative.

10 **Q. PLEASE DESCRIBE ANY RENOVATIONS AND ADDITIONS**
11 **NECESSARY FOR THE NEW HEADQUARTERS?**

12 A. The site currently includes an existing clear span building, one outbuilding, and a
13 large portion of existing asphalt and gravel paving. The current building on the site
14 will be renovated for an operations center and warehouse. The plans include a new
15 office building, mechanics shop, covered storage, fuel island with pumps, and a
16 warehouse addition to the existing clear span building. A large portion of the
17 existing paving can be utilized to save money. An existing detention basin is located
18 on the site that can be expanded to accommodate the stormwater run-off.

19 **Q. DID YOU WORK WITH CBS ON THE NEW HEADQUARTERS PLANS?**

20 A. Yes. Once CBS was hired by Taylor County RECC, we collaborated to refine the
21 original site plan and civil drawings to meet Taylor County RECC needs.

1 **Q. IN YOUR PROFESSIONAL OPINION IS REMODELING AND BUILDING**
2 **ADDITIONAL STRUCTURES AT THE NEW LOCATION A BETTER**
3 **SOLUTION THAN REMODELING THE CURRENT HEADQUARTERS?**

4 A. Yes. The grade issues at the existing facility would require a large amount of work
5 to create a large enough area for Taylor County RECC's needs. In addition to the
6 grading work, it would be almost impossible to mesh the proposed OPS/Office
7 building with their existing facilities. Due to the grade issues for the overall site,
8 there would need to be major site renovations to make the space usable. There
9 would be a considerable amount of demolition and reconstruction of existing
10 facilities.

11 **Q. ARE ANY FRANCHISES OR PERMITS REQUIRED FOR THE**
12 **CONSTRUCTION AND THE NEW LOCATION?**

13 A. There are no franchises necessary for the project. There are four site permits needed
14 for construction. First, an encroachment permit with the Kentucky Transportation
15 Cabinet ("KYTC") for a new entrance to Water Tower Bypass. A Division of Water
16 Notice of Intent (NOI) land disturbance permit is needed because the land
17 disturbance will be over an acre. The City of Campbellsville requires a Level 2
18 Land Disturbance permit. Finally, a Kentucky Airport Zoning Commission permit
19 is required for the proposed communications tower given the proximity to the
20 airport. Preliminary investigation appears all jurisdictions mentioned above will
21 grant those permits.

22 **Q. WHAT IS THE STATUS OF THOSE PERMITS?**

1 A. The KYTC encroachment permit and the Airport Planning Commission permits
2 have been reviewed preliminarily with KYTC and the Campbellsville Airport
3 Engineer of Record. Both have given preliminary approval. The state and local land
4 disturbance permits cannot be applied for until the design is complete. They will be
5 issued once their conditions are met with respect to the site design and best
6 management practices (“BMP”) guidelines. Neither of which will be an issue with
7 this project.

8 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

9 A. Yes, it does.

10

ATTACHMENT BANF-1

EXHIBIT BANF-1 - SITE PLANS

Sheets:

C-0.1 General Notes

C-0.5 Existing Conditions

C-1.0 Site Layout

C-2.0 Site Grading Plan

C-3.0 Erosion Control Plan

C-4.0 Site Utility Plan

C-5.0 Details

C-5.1 Details

C-5.2 Utility Details

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO LOCAL AND STATE REGULATIONS AND SPECIFICATIONS.
2. ANY PART OF THE WORK THAT IS NECESSARY OR REQUIRED TO MAKE EACH INSTALLATION SATISFACTORY AND OPERABLE FOR ITS INTENDED PURPOSE TO THE SATISFACTION OF THE OWNER AND ENGINEER, EVEN THOUGH IT IS NOT SPECIFICALLY INCLUDED IN THE DRAWINGS, SHALL BE PERFORMED AS INCIDENTAL WORK AS IF IT WERE SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL NOTIFY EACH RESIDENT 48 HOURS PRIOR TO EXCAVATING ON OR NEAR THEIR PROPERTY AND ADVISE THE RESIDENT ON THE ESTIMATED TIME OF CONSTRUCTION, THE CONTRACTOR SHALL CLEAN UP AS CONSTRUCTION PROGRESSES.
4. ALL PIPE AND TRENCH BACKFILL WITHIN KYTC RIGHT-OF-WAY SHALL BE CONTROLLED (FLOWABLE) LOW STRENGTH DENSITY BACKFILL AS SPECIFIED.
5. CONTACT THE ENGINEER BEFORE MAKING ANY DEVIATIONS GREATER THAN REASONABLE CONSTRUCTION TOLERANCES FROM THE PLANS OR SPECIFICATIONS.
6. RIGHT-OF-WAY AND PROPERTY LINES SHOWN ARE PLOTTED FROM DEEDS AND PLATS OF RECORD AND ARE APPROXIMATE AND NOT THE RESULT OF A FIELD BOUNDARY SURVEY.
7. THE CONTRACTOR SHALL LIMIT THEIR WORK AREA TO THE DISTURBED LIMITS SHOWN ON THESE PLANS UNLESS WRITTEN PERMISSION IS GIVEN BY THE PROPERTY OWNER AND APPROVED BY THE SANITATION DISTRICT.
8. THE CONTRACTOR SHALL CLEAN UP THE WORK SITE AT THE END OF EACH DAY, SWEEPING THE STREET OF ANY DEBRIS, DISPOSING OF TRASH, AND KEEPING THE SITE AS CLEAN TO THE SATISFACTION OF THE OWNER.
9. THE CONTRACTOR IS REQUIRED TO REPLACE ANY FENCING THAT IS REMOVED WITH AN EQUAL OR BETTER QUALITY FENCING TO THE OWNERS SATISFACTION.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR A 1-YEAR MAINTENANCE PERIOD BEGINNING FROM FINAL PROJECT COMPLETION.
11. CONTRACTOR SHALL ESTABLISH AN ACCEPTABLE GROWTH OF GRASS (AS DEFINED IN SPECIFICATIONS) FOR ALL AREAS DISTURBED DURING THE COURSE OF CONSTRUCTION, AS APPLICABLE.
12. PRIOR TO THE SCHEDULED DATE FOR THE PRE-CONSTRUCTION MEETING THE CONTRACTOR SHALL SUBMIT TO THE OWNER FOR REVIEW A CONSTRUCTION SCHEDULE THAT INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING AS REQUESTED:
 - A.) ANTICIPATED START AND COMPLETION DATES
 - B.) SEQUENCE AND PHASING OF CONSTRUCTION
 - C.) STAGING AREAS FOR MATERIALS AND EQUIPMENT
 - D.) ACCESS POINTS AND STONE CONSTRUCTION ENTRANCES
 - E.) LIST OF SUBCONTRACTORS AND MATERIAL SUPPLIERS
 - F.) POINTS OF CONTACT AND EMERGENCY PHONE NUMBERS
 - G.) PROOF OF INSURANCE AND BONDING STATUS
13. ALL NON-PERMANENT STRUCTURES (SHEDS, SWINGS, PLAY EQUIPMENT, ETC.) THAT ENCRoACH ON CONSTRUCTION SHALL BE TEMPORARILY REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, IF ANY OF THESE ITEMS ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE TO RESTORE THE ITEMS IN AS GOOD OR BETTER CONDITION AS THEY WERE IN AT THE START OF THE PROJECT.

UTILITY NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES, AS INDICATED ON THE DRAWINGS, ARE FOR INFORMATIONAL PURPOSES ONLY. NO RESPONSIBILITY IS ASSUMED FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION. ALL UTILITIES MUST BE MARKED AND THEIR HORIZONTAL AND VERTICAL LOCATION FIELD VERIFIED BY THE CONTRACTOR PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL NOT CUT OR DISCONNECT ANY EXISTING UTILITIES WITHOUT PRIOR APPROVAL FROM THE APPROPRIATE AGENCY.
2. EXISTING UNDERGROUND UTILITIES AND SERVICES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO KNOWN INFORMATION AVAILABLE. THE LOCATIONS SHOWN ARE INTENDED ONLY AS A GUIDE AND CANNOT BE GUARANTEED TO BE ACCURATE OR COMPLETE. DURING CONSTRUCTION THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING UTILITIES, WHETHER SHOWN ON THE CONTRACT DRAWING OR NOT. IF DAMAGE IS CAUSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR RESTORATION OF SAME TO THE SATISFACTION OF THE OWNER OR UTILITY OWNER AT THE CONTRACTOR'S SOLE EXPENSE. ELECTRIC SERVICE, GAS SERVICE, WATER SERVICE, TELEPHONE AND CABLE SERVICE, AND OTHER UTILITY LINES MAY BE LOCATED IN THE PROXIMITY OF THE WORK AREA.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR:

- A.) CONTACTING THE INDIVIDUAL UTILITY OWNERS TEN (10) DAYS PRIOR TO CONSTRUCTION AND ADVISING THEM OF THE WORK TO TAKE PLACE.
 - B.) SOLICITING THEIR AID IN LOCATING AND PROTECTING OR RELOCATING ANY UTILITY THAT MAY INTERFERE WITH CONSTRUCTION.
 - C.) ALL DAMAGE TO ANY EXISTING UTILITY, AND REPAIR THEREOF.
 - D.) CONTACTING THE KENTUCKY UNDERGROUND PROTECTION INC. (KUPI 1-800-752-6007 OR 811) 48 HOURS MINIMUM PRIOR TO CONSTRUCTION.
 - E.) CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL EXISTING UTILITIES WHETHER SHOWN OR NOT, ENCOUNTERED OR DISTURBED DURING CONSTRUCTION TO BEFORE CONSTRUCTION CONDITIONS OR BETTER, AS ACCEPTABLE TO THE UTILITY OWNER.
3. WHERE POTENTIAL ELEVATION CONFLICTS MAY OCCUR WITH EXISTING UTILITIES, THE CONTRACTOR SHALL UNCOVER SUCH UTILITIES SUFFICIENTLY IN ADVANCE OF CONSTRUCTION IN ORDER THAT EXACT ELEVATIONS MAY BE DETERMINED AND THE NECESSARY ADJUSTMENT MADE.
 4. THE OWNERS OF UTILITIES IN THE PROJECT AREA SHALL BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION TO FIELD-LOCATE SAID UTILITIES.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SUPPORT OR TEMPORARY RELOCATION OF ALL EXISTING OVERHEAD UTILITIES AFFECTED BY THE PROPOSED CONSTRUCTION.
 - A.) WHERE HIGH-PRESSURE, OIL-FILLED PIPE-TYPE CABLE INSTALLATION ARE EXPOSED OR OTHERWISE INTERFERED WITH BY THE CONTRACTOR, PROTECTION BY THE CONTRACTOR WILL BE REQUIRED AGAINST DAMAGE TO THE COATING OR SUPPORTING THERMAL SAND ENVELOPE.
 - B.) WHERE CONCRETE ENCASED CONDUIT SYSTEMS OR DIRECT BURIED CABLE SYSTEMS ARE EXPOSED OR OTHERWISE INTERFERED WITH, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY TO PROTECT THE SYSTEM AS NECESSARY AGAINST DAMAGE, AS SOON AS FEASIBLE, THE CONTRACTOR SHALL TAKE ADDITIONAL APPROPRIATE STEPS TO PROVIDE PERMANENT MEASURES TO RESTORE SUPPORT. THE METHODS USED SHALL BE BASED ON CONDITIONS TO BE DETERMINED BY THE UTILITY.
 - C.) WHERE POLE OR ANCHORS THAT SUPPORT OVERHEAD ELECTRIC FACILITIES ARE EXPOSED OR OTHERWISE INTERFERED WITH, THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY TO PROTECT THEM FROM DAMAGE AND PROVIDE TEMPORARY SUPPORT TO ENSURE THE INTEGRITY OF THE SYSTEM, AS SOON AS FEASIBLE, THE CONTRACTOR SHALL TAKE ADDITIONAL APPROPRIATE STEPS TO PROVIDE PERMANENT MEASURES TO RESTORE SUPPORT. THE METHODS USED SHALL BE BASED ON CONDITIONS TO BE DETERMINED BY THE UTILITY.
 - D.) WHERE THE DEPTH OF EXCAVATION FOR THE PROPOSED WORK IS GREATER THAN 5 FEET, THE CONTRACTOR SHALL SHEET AND SHORE THE TRENCH AND COORDINATE WITH THE UTILITY TO CONTINUOUSLY MAINTAIN THE SUPPORT OF ELECTRIC FACILITIES AT LOCATIONS WHERE THE ELECTRIC FACILITIES ARE WITHIN THE ZONE OF INFLUENCE ADJACENT TO THE EXCAVATION AS DETERMINED BY THE NATURAL ANGLE OF REPOSE OF THE SOIL.
 - E.) ALL DAMAGE TO ELECTRIC FACILITIES AND SERVICES REQUIRING ADJUSTMENTS, RELOCATIONS AND/OR REPAIRS WILL BE MADE AT THE CONTRACTOR'S COST. CONTRACTOR SHALL NOT BACKFILL EXPOSED ELECTRIC FACILITIES UNTIL THE COMPANY HAS INSPECTED ITS FACILITY OR PERFORMED ANY ADJUSTMENTS AND/OR MAINTENANCE THAT MAY BE REQUIRED.
 6. WASTEWATER FACILITIES SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE OF PIPE.
 7. BEFORE PROCEEDING WITH THE WORK, THE CONTRACTOR SHALL COORDINATE WITH ANY PUBLIC OR PRIVATE COMPANIES, AGENCIES OR DEPARTMENTS THAT OWN AND OPERATE UTILITIES IN THE VICINITY OF THE CONSTRUCTION.

PAVING NOTES:

1. ALL BITUMINOUS PAVEMENT CUTS SHALL BE SAW CUT AND NEATLY PATCHED TO MATCH EXISTING PAVEMENT SECTION.
2. ALL CONCRETE PAVEMENT CUTS SHALL BE SAW CUT AND REPLACED FROM EXPANSION JOINT TO EXPANSION JOINT.
3. CONTRACTOR SHALL RESTORE DISTURBED PAVEMENT AFTER CONSTRUCTION, SHALL MINIMIZE INCONVENIENCE TO TRAFFIC DURING CONSTRUCTION, AND SHALL PROVIDE SMOOTH TRANSITIONS TO EXISTING PAVEMENT. PAVING MATERIALS AND CONSTRUCTION THEREOF SHALL BE IN ACCORDANCE WITH THE KYTC STANDARD SPECIFICATIONS AND THE PROJECT SPECIFICATIONS.
4. CONSTRUCTION ACCESS ROADS, EXISTING PAVEMENT OR GRAVEL ROADS, AND DRIVEWAYS AND PARKING LOTS IF REMOVED, DISTURBED, OR DAMAGED BY CONTRACTOR'S WORK SHALL BE MAINTAINED BY CONTRACTOR AND RESTORED OR REPLACED TO EXISTING OR BETTER THAN PRE-CONSTRUCTION CONDITIONS AFTER WORK IS COMPLETE.

SAFETY ADVISORY NOTES:

1. PROTECTION OF PERSONS AND PROPERTY: BARRICADE OPEN EXCAVATIONS OCCURRING AS PART OF THIS WORK AS REQUIRED TO MAINTAIN VEHICULAR AND PEDESTRIAN SAFETY. PROVIDE ALL NECESSARY BARRIERS, WARNING LIGHTS, SIGNAGE, FLAGMEN, AND OTHER MEASURES AS REQUIRED TO MAINTAIN PUBLIC SAFETY AS DESIGNATED ON THE PLANS, DIRECTED BY THE OWNER, AND AS RECOMMENDED BY OTHER AUTHORITIES HAVING JURISDICTION.

EROSION, SEDIMENT, & ENVIRONMENTAL IMPACT NOTES:

1. SEE EROSION CONTROL PLAN

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL COMPLY WITH THE APPLICABLE ENCROACHMENT PERMIT.
2. ACCESS STREETS SHALL BE MAINTAINED CLEAN AND FREE OF MUD AND ROCKS.

UTILITIES AND JOB SITE SAFETY:

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION. JOB SITE SAFETY IS OUTSIDE THE SCOPE OF WORK OF PITMAN GREEN, LLC. THE UTILITIES SHOWN REPRESENT OBSERVABLE FEATURES ALONG WITH INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES, AND IS THEREFORE NOT WARRANTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO FIELD VERIFY ALL UTILITY LOCATIONS, SIZES, TYPE ETC. NEEDED TO COMPLETE THE WORK OF THE CONTRACT. NEITHER THE PROFESSIONAL ACTIVITIES OR THE PRESENCE OF PITMAN GREEN EMPLOYEES OR SUBCONSULTANTS AT THE CONSTRUCTION SITE SHALL RELIEVE THE CONTRACTOR OR ANY OTHER ENTITY OF THEIR OBLIGATION, DUTIES, AND RESPONSIBILITIES INCLUDED, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCES, TECHNIQUES TO PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING OR COORDINATING ALL PORTIONS OF THE WORK OF CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH AND SAFETY PRECAUTIONS REQUIRED BY GOOD CONSTRUCTION PRACTICES OR ANY REGULATORY AGENCIES. ANYONE USING INFORMATION FROM THESE PLANS ACKNOWLEDGES AND WARRANTS THAT PITMAN GREEN, LLC IS NOT RESPONSIBLE FOR SITE SAFETY IN ANY WAY.

THE UTILITIES ARE SHOWN ON THE DRAWINGS AS ACCURATELY AS THEY HAVE BEEN PROVIDED TO THE ENGINEER. THEIR LOCATIONS ARE NOT GUARANTEED. IT IS THE CONTRACTORS RESPONSIBILITY TO REVEAL ALL UTILITIES FIELD LOCATED. THE CONTRACTOR IS TO CONTACT ALL UTILITY COMPANIES PRIOR TO STARTING CONSTRUCTION.

THE CONTRACTOR IS TO HAVE ALL UTILITIES FIELD LOCATED PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR IS TO NOTIFY THE THE ENGINEER IF A PROBLEM COULD EXIST. IF THE CONTRACTOR PROCEEDS WITHOUT CONTACTING THE UTILITY COMPANIES AND DOES NOT NOTIFY THE ENGINEER OF POTENTIAL PROBLEMS, HE DOES SO AT HIS OWN RISK.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION INCLUDING EXCAVATIONS SHALL BE PERFORMED IN CONFORMANCE WITH THE LATEST OSHA GUIDELINES AND STANDARDS.
2. ENGINEERED FILL IN BUILDING PADS SHALL EXTEND 5' OUTSIDE THE BUILDING AND BE COMPACTED TO A MINIMUM OF 98% OF THE STANDARD PROCTOR.
3. ENGINEERED FILL IN PAVING AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE STANDARD PROCTOR.
4. ALL AREAS ADJACENT TO PAVING AND BUILDING PADS SHALL BE MAINTAINED TO DRAIN WATER AWAY AT A MINIMUM OF 1%. ALL BUILDING PADS AND PAVING AREAS SHALL BE DRAINED AND DE-WATERED AS NECESSARY TO PREVENT WATER FROM PONDING.
5. ALL STORM SEWER PIPE SHALL BE ADS N-12 DUAL WALL HIGH DENSITY POLYETHYLENE (HDPE) PLASTIC PIPE UNLESS NOTED OTHERWISE.
6. ALL UTILITIES CROSSING PAVEMENTS SHALL BE BACKFILLED AND COMPACTED TO SUBGRADE WITH DGA.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBEY ALL TEMPORARY TRAFFIC CONTROL GUIDELINES PER THE LATEST MUTCD AND/OR KYTC STANDARD DRAWINGS.
8. IF THE DISTURBED SITE AREA IS OVER 1 ACRE, IT IS THE CONTRACTORS RESPONSIBILITY TO PROCURE THE KEPSO "NOI" PERMIT, PERFORM THE REQUIRED INSPECTIONS, AND FILE THE REQUIRED "NOI" ONCE COVERAGE HAS BEEN ACHIEVED.
9. THE EROSION CONTROL BMP'S NOTED ON THIS PLAN ARE MINIMUMS THAT MUST BE INSTALLED PRIOR TO LAND DISTURBANCE. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN AND ADAPT TO CHANGING SITE CONDITIONS. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO ADD ADDITIONAL BMP'S IF THEY ARE NEEDED.
10. ANY DISTURBANCE TO CITY/STATE RIGHT OF WAY OR ADJOINER PROPERTIES SHALL BE RETURNED TO THE ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. ALL SLOPES GREATER THAN 3:1 SHALL BE BLANKETED WITH EROSION CONTROL BLANKETS.

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FLOODPLAIN INFORMATION
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EFFECTIVE DATE: MAY 24, 2011



UTILITY PROVIDERS

ELECTRIC

LG&E KU
109 W MAIN STREET
CAMPBELLVILLE, KENTUCKY 42719
800-981-0600

GAS

ATMOS ENERGY
PO BOX 650205
DALLAS, TEXAS 75265-0205
888-286-6700

WATER AND SEWER

CAMPBELLVILLE WATER & SEWER
110 SOUTH COLUMBIA AVE.
CAMPBELLVILLE, KENTUCKY 42718
270-789-3133

CABLE TV/INTERNET

COMCAST COMMUNICATIONS
850 MEADOW STREET
CAMPBELLVILLE, KENTUCKY 42718
888-266-2278

TELEPHONE/INTERNET

WINDSTREAM
1715 E BROADWAY
CAMPBELLVILLE, KENTUCKY 42718
270-465-3141

Drawn by: KMF	REVISION
Checked by: BANF	DATE
Approved: BANF	
Filename:	

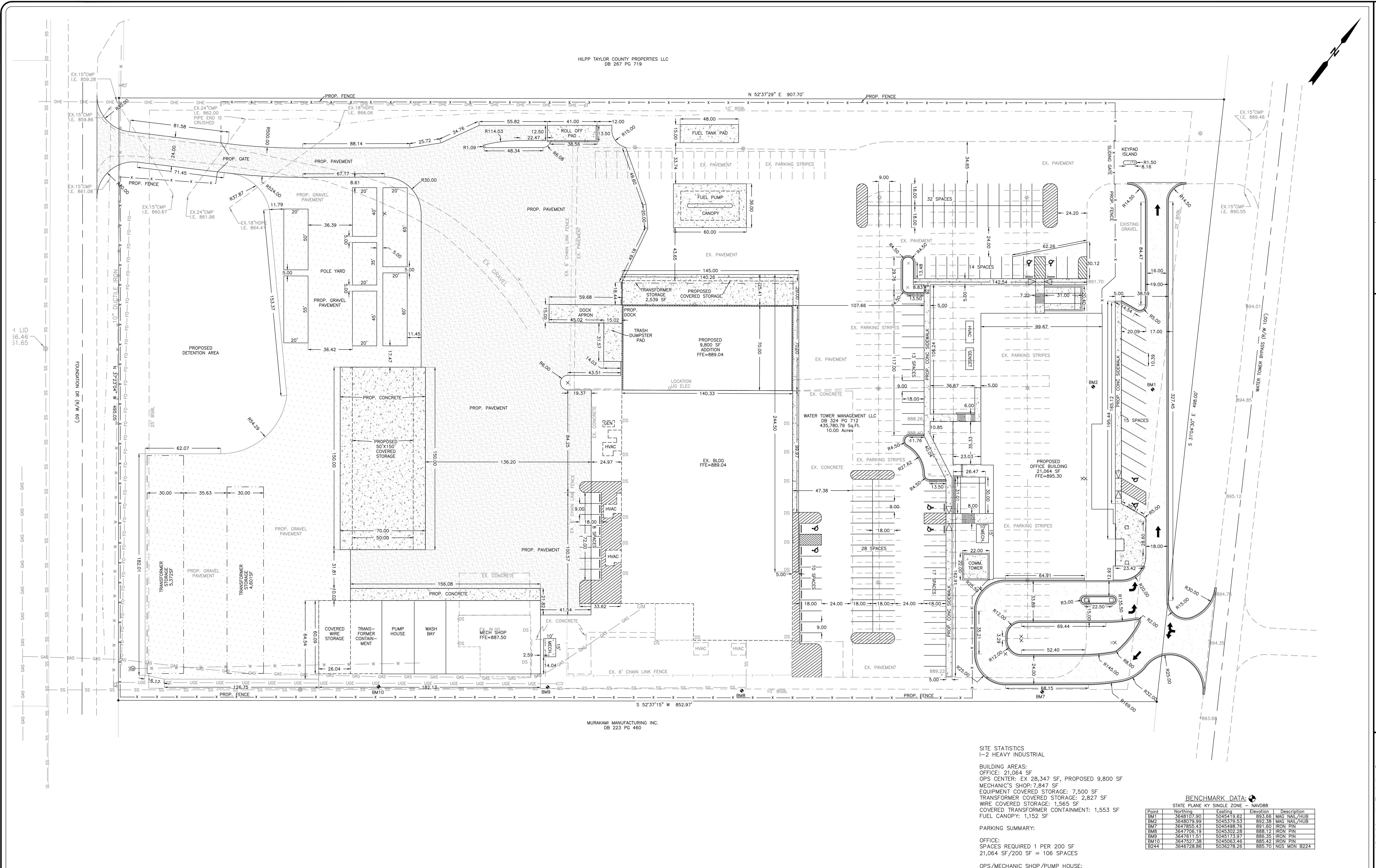
TAYLOR COUNTY RECC
PO BOX 100
CAMPBELLVILLE, KY 42719
COOPERATIVE HEADQUARTERS
SITE DEVELOPMENT PLAN

131 North Public Square
Greensburg, KY 42743
P: 270.973.6213
www.pitmangreen.com

DATE: MARCH 06, 2026
GENERAL NOTES
JOB#: 25-072
SHEET: C-0.1



50% SET - NOT FOR CONSTRUCTION



LEGEND

EXISTING	PROPOSED	PROPOSED CONCRETE PAVING/DUMPSTER PAD/SIDEWALK
ASPHALT PAVEMENT	PROPOSED HEAVY DUTY ASPHALT PAVING	PROPOSED LIGHT DUTY ASPHALT PAVING
ROAD CENTERLINE	PROPOSED CONCRETE PAVING/DUMPSTER PAD/SIDEWALK	TEMPORARY CONSTRUCTION ENTRANCE
CONCRETE	PROPOSED HEAVY DUTY ASPHALT PAVING	BENCH MARK (BM)
OVERHEAD POWER	PROPOSED LIGHT DUTY ASPHALT PAVING	EX. POWER POLE
UNDERGROUND POWER	TEMPORARY CONSTRUCTION ENTRANCE	EX. FIRE HYDRANT
BURIED FIBER OPTIC	BENCH MARK (BM)	EX. WATER VALVE
STORM SEWER LINE	EX. POWER POLE	EX. WATER METER
WATER LINE	EX. FIRE HYDRANT	IRON PIN W/ CAP MARKED
GAS LINE	EX. WATER VALVE	TUNGATE PLS 3997
SANITARY SEWER LINE	EX. WATER METER	IRON PIN W/ CAP MARKED
DITCH/SWALE	IRON PIN W/ CAP MARKED	MILLER PLS 2282
PROPERTY LINE	TUNGATE PLS 3997	DOWN SPOUT
ADJOINER PROPERTY	IRON PIN W/ CAP MARKED	PROPOSED CONCRETE WHEEL STOP
LIGHT POLE	MILLER PLS 2282	HANDICAP RAMP
	DOWN SPOUT	INLET PROTECTION
	PROPOSED CONCRETE WHEEL STOP	
	HANDICAP RAMP	
	INLET PROTECTION	

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SITE STATISTICS
I-2 HEAVY INDUSTRIAL

BUILDING AREAS:
OFFICE: 21,064 SF
OPS CENTER: EX 28,347 SF, PROPOSED 9,800 SF
MECHANIC'S SHOP: 7,847 SF
EQUIPMENT COVERED STORAGE: 7,500 SF
TRANSFORMER COVERED STORAGE: 2,827 SF
WIRE COVERED STORAGE: 1,565 SF
COVERED TRANSFORMER CONTAINMENT: 1,553 SF
FUEL CANOPY: 1,152 SF

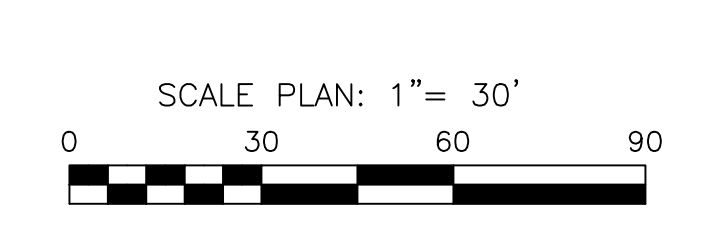
PARKING SUMMARY:
SPACES REQUIRED 1 PER 200 SF
21,064 SF/200 SF = 106 SPACES

OPS/MECHANIC SHOP/PUMP HOUSE:
1 SPACE FOR EVERY 3 EMPLOYEES
70 EMPLOYEES/3 = 24 SPACES
TOTAL SPACES REQUIRED=130 SPACES
SPACES DESIGNED = 138 SPACES
HANDICAP SPACES REQUIRED = 6 SPACES (5 STANDARD, 1 VAN)
HANDICAP SPACES DESIGNED = 6 SPACES (6 VAN)
ALL SPACES ARE VAN ACCESSIBLE SIZED 18'X9' AND MANEUVERABLE AREAS ARE 18'X9'

BUILDING SETBACKS:
FRONT - 25'
SIDE - 10'
REAR - 20'

BENCHMARK DATA

Point	Northing	Easting	Elevation	Description
BM1	3648107.90	5045419.62	893.66	MAG NAIL/HUB
BM2	3648079.99	5045379.53	892.38	MAG NAIL/HUB
BM3	3647855.43	5045498.78	891.60	IRON PIN
BM8	3647706.19	5045302.28	888.12	IRON PIN
BM9	3647611.51	5045173.07	886.35	IRON PIN
BM10	3647577.38	5045034.42	885.42	IRON PIN
BM24	3646728.86	5036278.26	885.70	NGS MON B224



TAYLOR COUNTY RECC
PO BOX 100
CAMPBELLSVILLE, KY 42719
COOPERATIVE HEADQUARTERS
SITE DEVELOPMENT PLAN

131 North Public Square
Greensburg, KY 42743
P: 270.973.5213
www.pitmangreen.com

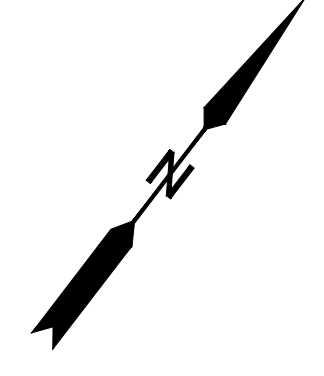
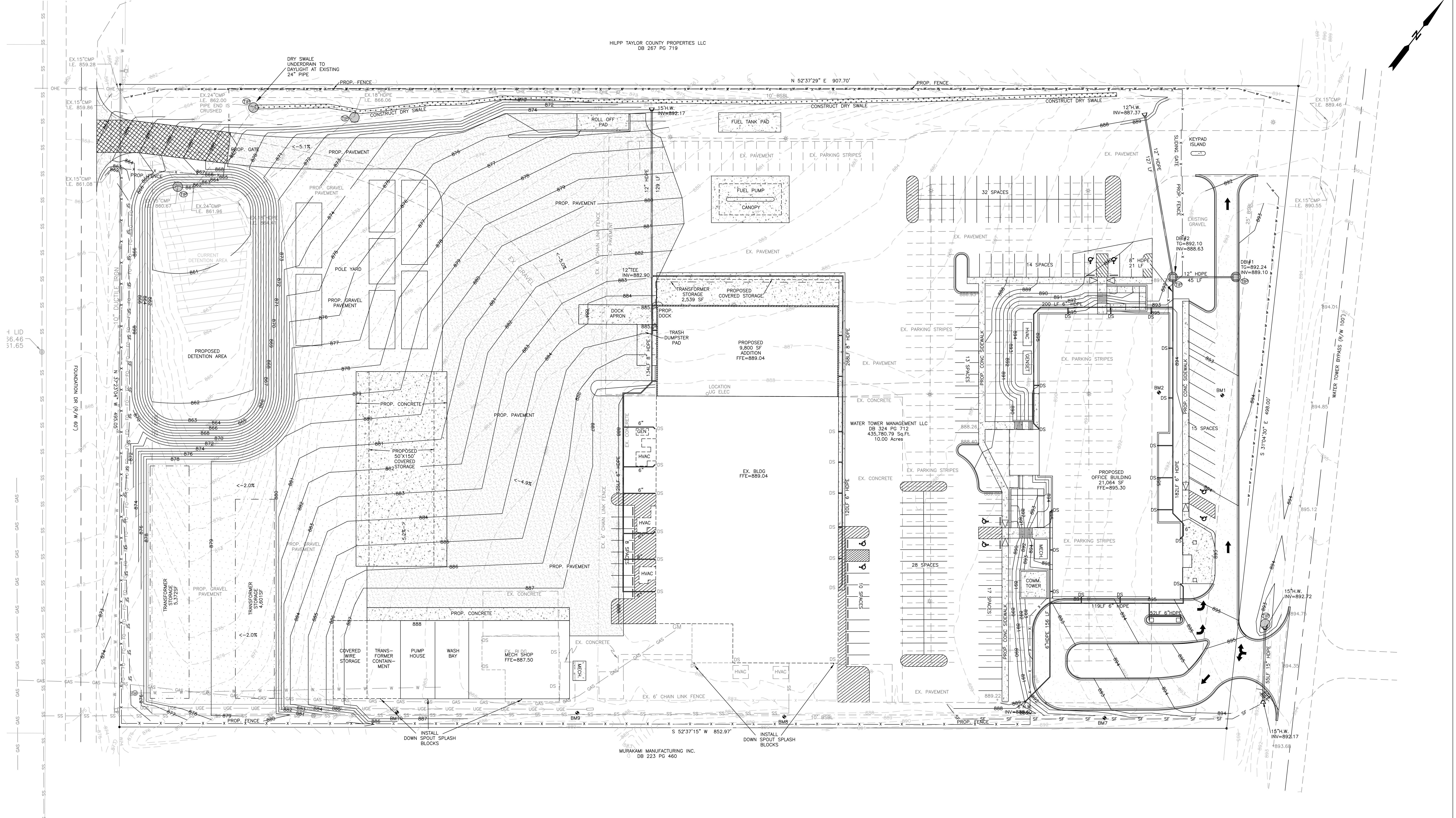
DATE: MARCH 06, 2026
SHEET: C-10

Drawn by: KMF
Checked by: BANF
Approved: BANF
Filename:

REVISION
DATE

PITMAN GREEN
ENGINEERING CONSULTING SURVEYING INVESTIGATIONS

4' LID
36.46'
31.65'



LEGEND

EXISTING	PROPOSED	PROPOSED CONCRETE PAVING/DUMPSTER PAD/SIDEWALK
ASPHALT PAVEMENT	ROAD CENTERLINE	PROPOSED HEAVY DUTY ASPHALT PAVING
CONCRETE	OVERHEAD POWER	PROPOSED LIGHT DUTY ASPHALT PAVING
UNDERGROUND POWER	BURIED FIBER OPTIC	TEMPORARY CONSTRUCTION ENTRANCE
STORM SEWER LINE	WATER LINE	BENCH MARK (BM)
GAS LINE	SANITARY SEWER LINE	EX. POWER POLE
DITCH/SWALE	SILT FENCE	EX. FIRE HYDRANT
PROPERTY LINE	ADJOINER PROPERTY	EX. WATER VALVE
LIGHT POLE		EX. WATER METER
		IRON PIN W/ CAP MARKED
		TUNGATE PLS 3997
		IRON PIN W/ CAP MARKED
		MILLER PLS 2282
		DOWN SPOUT
		PROP. CONCRETE WHEEL STOP
		HANDICAP RAMP
		INLET PROTECTION

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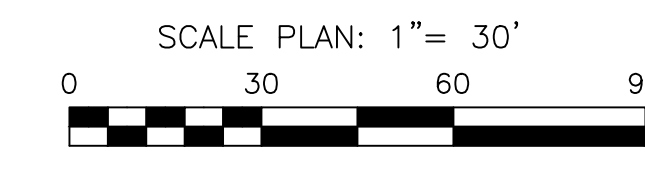
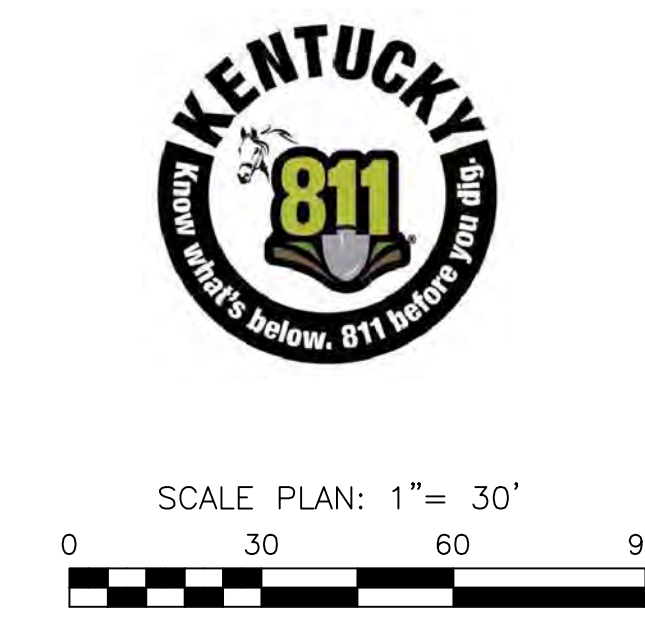
FLOODPLAIN INFORMATION
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BM6	3647706.19	5045302.28	888.12	IRON PIN
BM9	3647611.51	5045173.07	886.35	IRON PIN
BM10	3647527.38	5045034.42	885.42	IRON PIN
B244	3646728.86	5036278.26	885.70	NGS MON B224



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www.pitmangreen.com

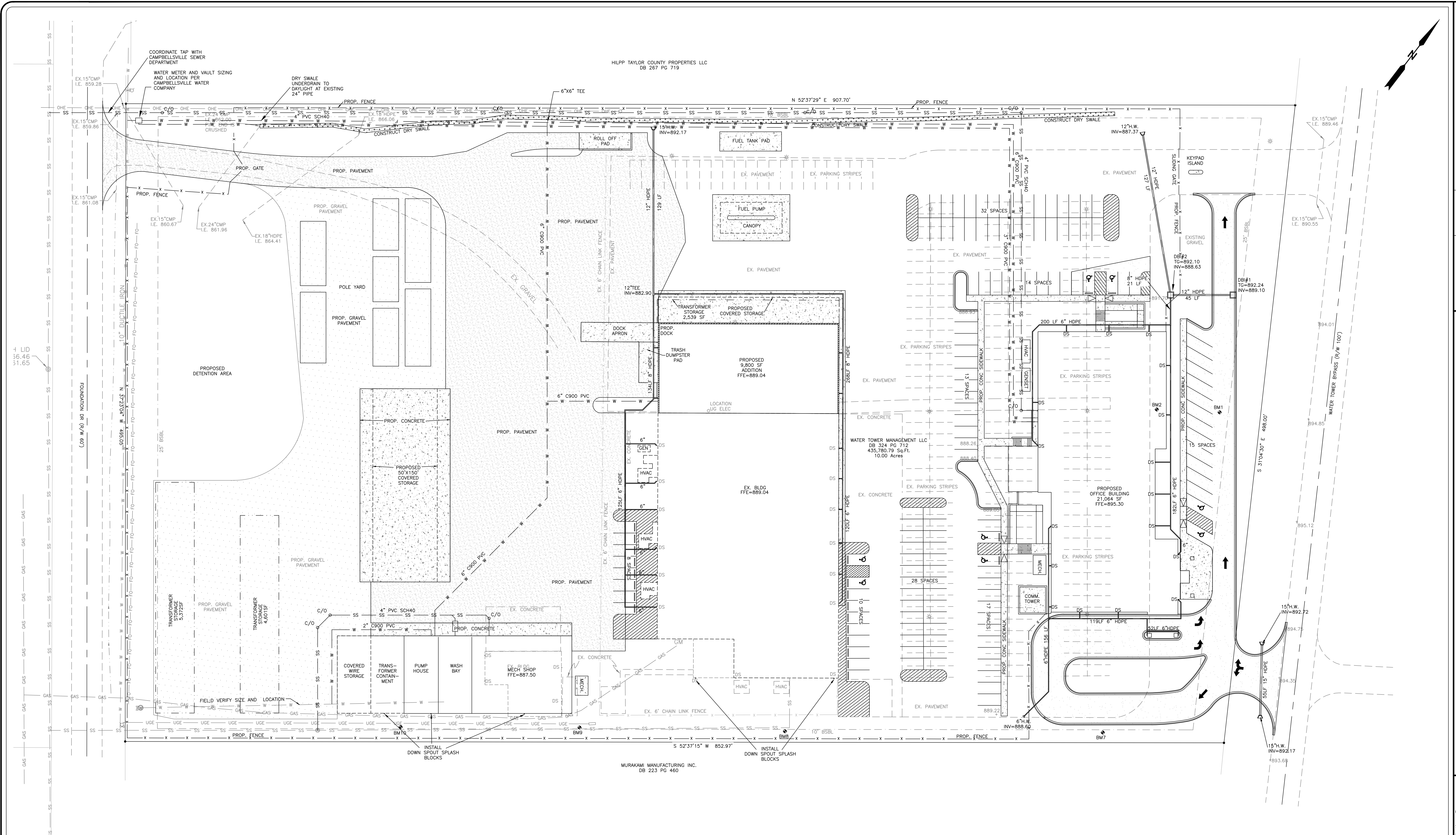
PITMAN GREEN
ENGINEERING CONSULTING SURVEYING INVESTIGATIONS

DATE: MARCH 06, 2026
JOB#: 25-072
SHEET: C-3.0

TAYLOR COUNTY RECC
PO BOX 100
CAMPBELLSVILLE, KY 42719
COOPERATIVE HEADQUARTERS
SITE DEVELOPMENT PLAN

Drawn by:	DATE	REVISION
KMF		
BANF		
BANF		

Filename:



LEGEND

EXISTING	PROPOSED	PROPOSED CONCRETE PAVING/DUMPSTER PAD/SIDEWALK
ASPHALT PAVEMENT	ROAD CENTERLINE	CONCRETE
OVERHEAD POWER	UNDERGROUND POWER	BURIED FIBER OPTIC
STORM SEWER LINE	WATER LINE	GAS LINE
SANITARY SEWER LINE	DITCH/SWALE	PROPERTY LINE
ADJOINER PROPERTY	LIGHT POLE	

PROPOSED HEAVY DUTY ASPHALT PAVING	PROPOSED LIGHT DUTY ASPHALT PAVING	TEMPORARY CONSTRUCTION ENTRANCE
BENCH MARK (BM)	EX. POWER POLE	EX. FIRE HYDRANT
EX. WATER VALVE	EX. WATER METER	IRON PIN W/ CAP MARKED
TUNGATE PLS 3997	IRON PIN W/ CAP MARKED	MILLER PLS 2282
DOWN SPOUT	PROP. CONCRETE WHEEL STOP	HANDICAP RAMP
INLET PROTECTION		

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ENGINEERING COPYRIGHT

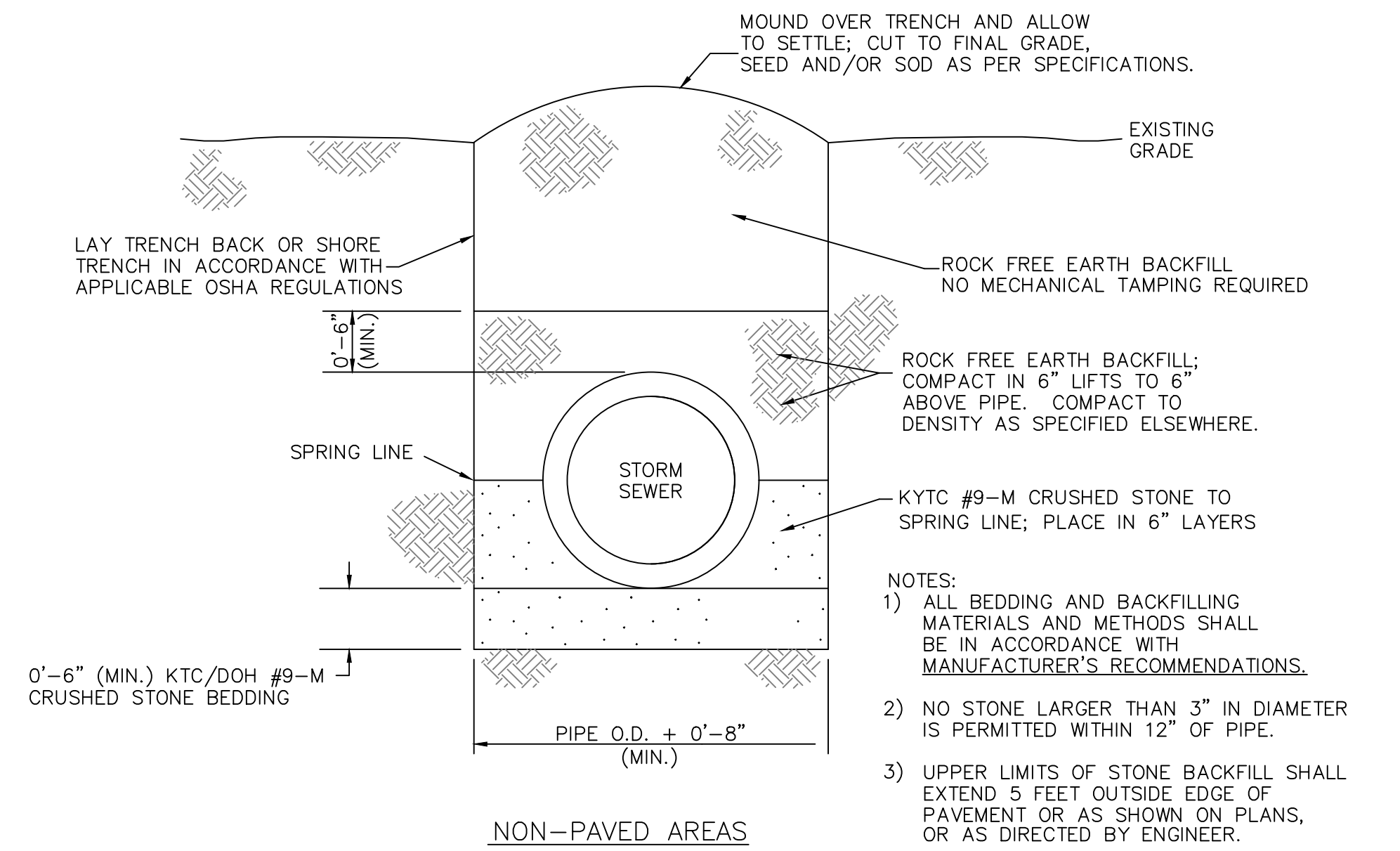
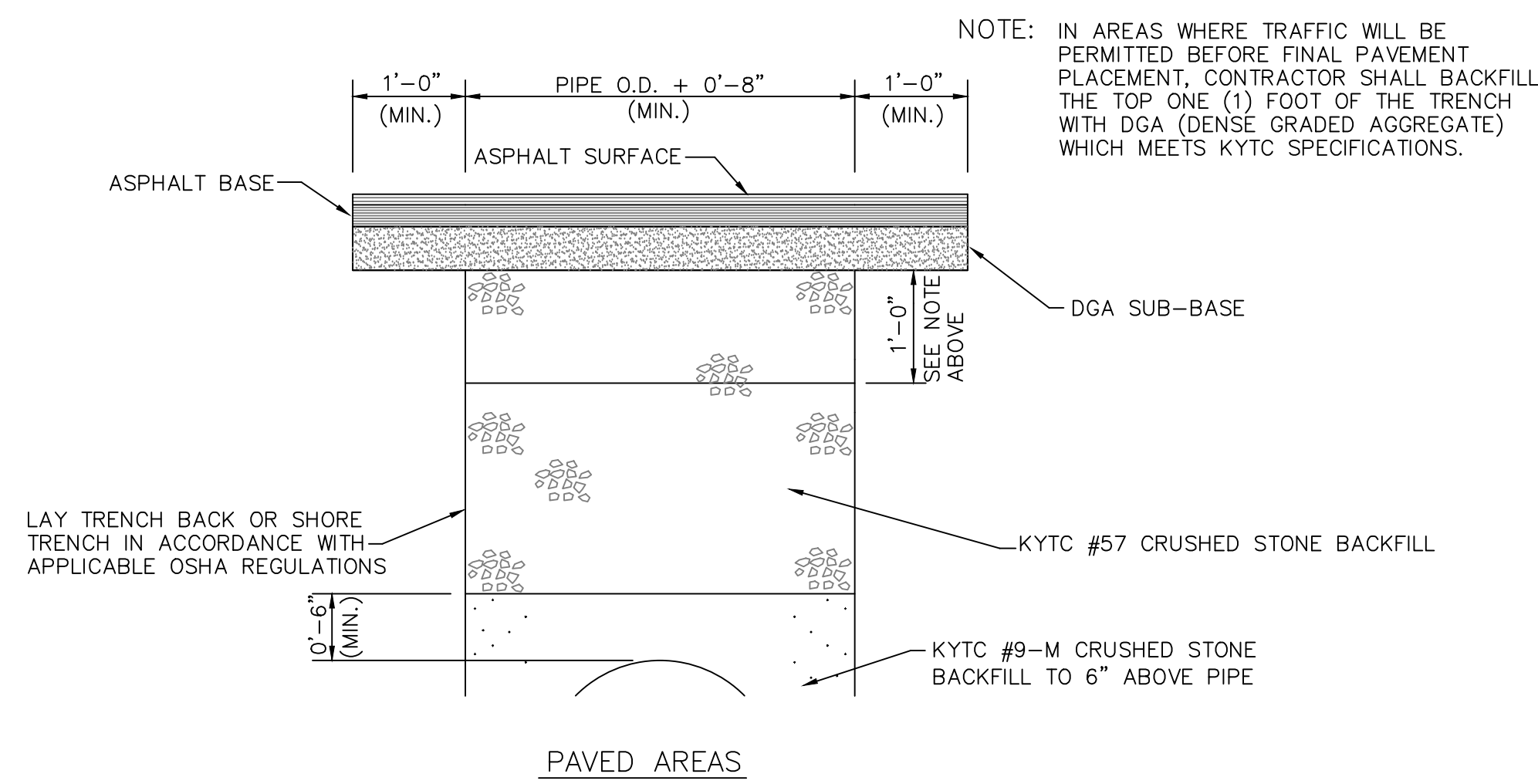
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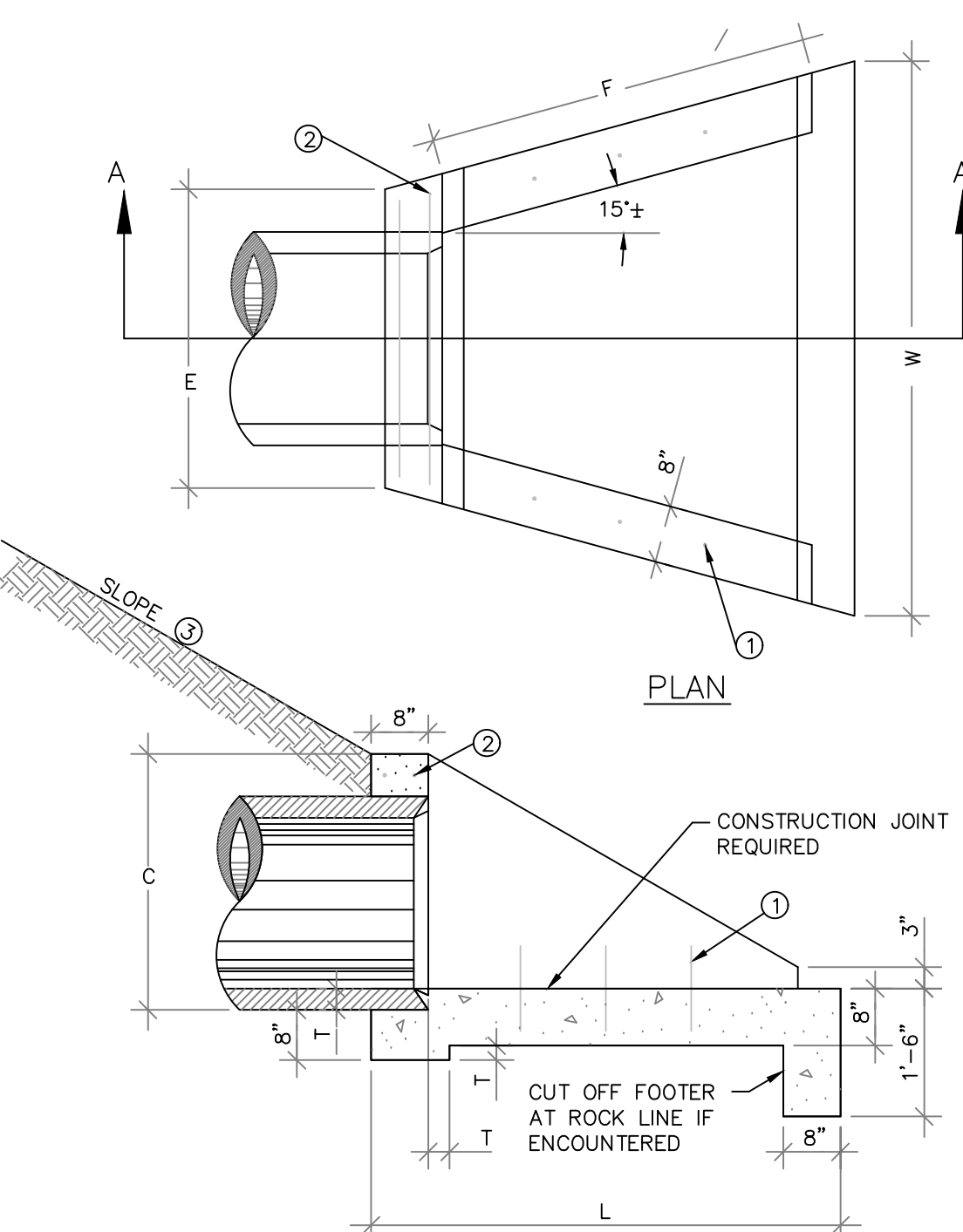
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BM5	3647611.51	5045173.07	886.35	IRON PIN
BM10	3647527.38	5045034.42	885.42	IRON PIN
B244	3646728.86	5036278.26	885.70	NGS MON B224

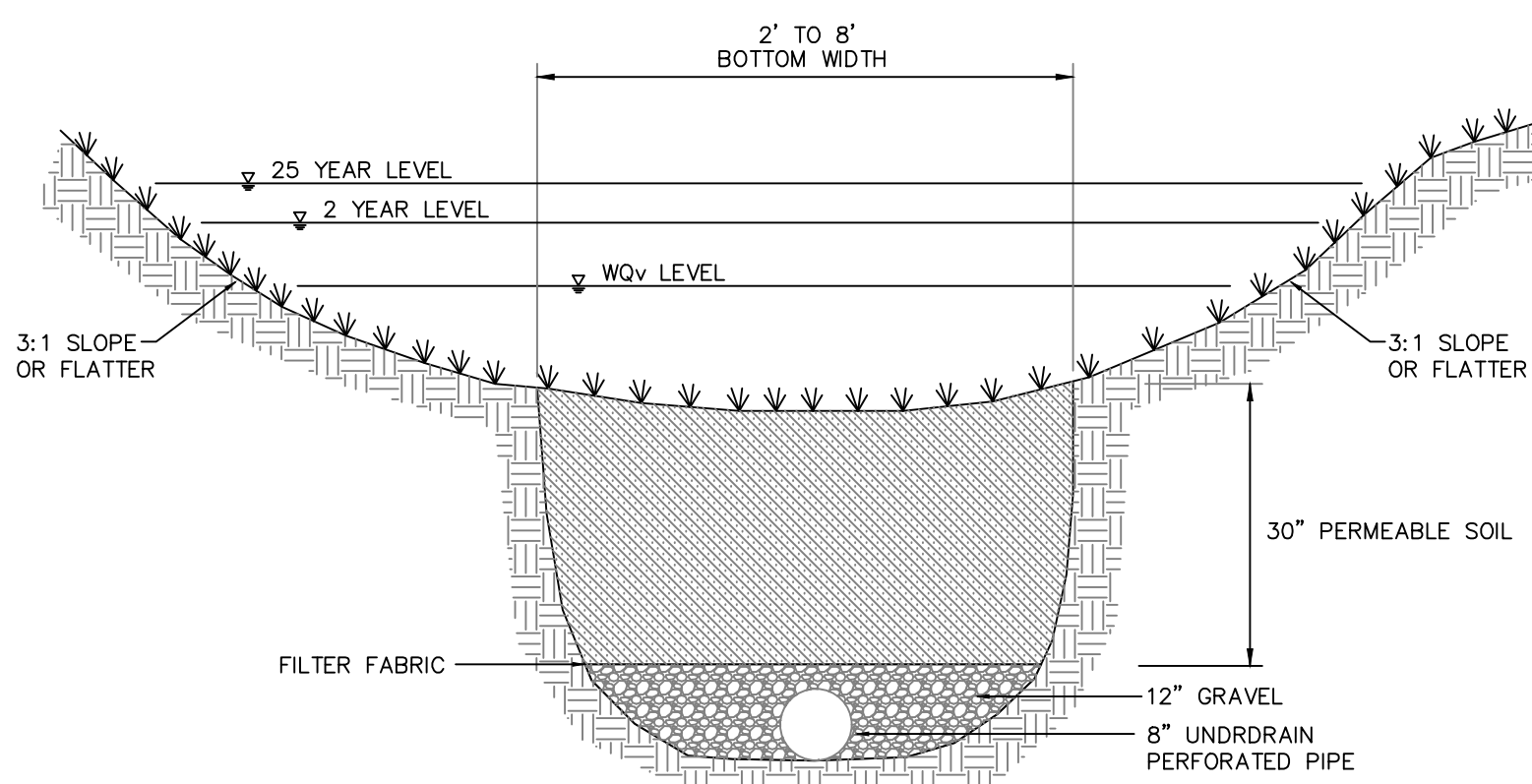
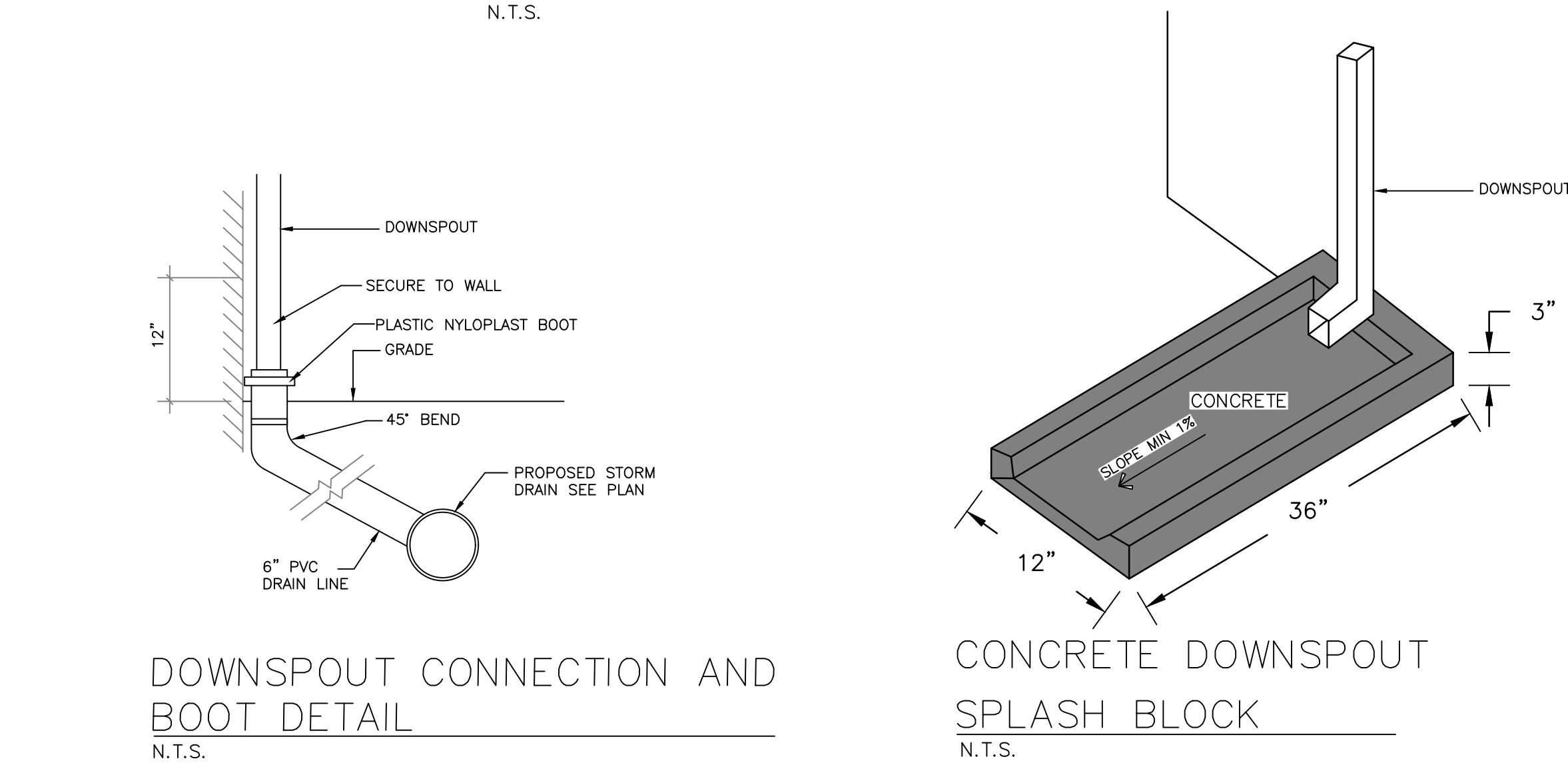
SCALE PLAN: 1" = 30'



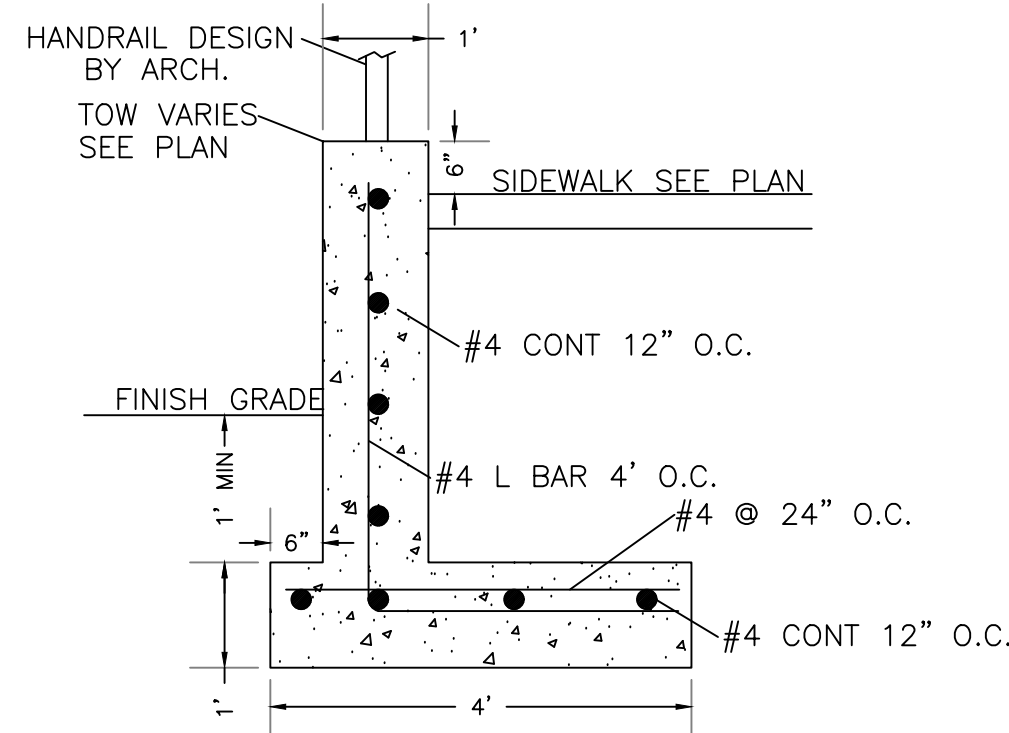
PIPE BEDDING AND BACKFILL
N.T.S.



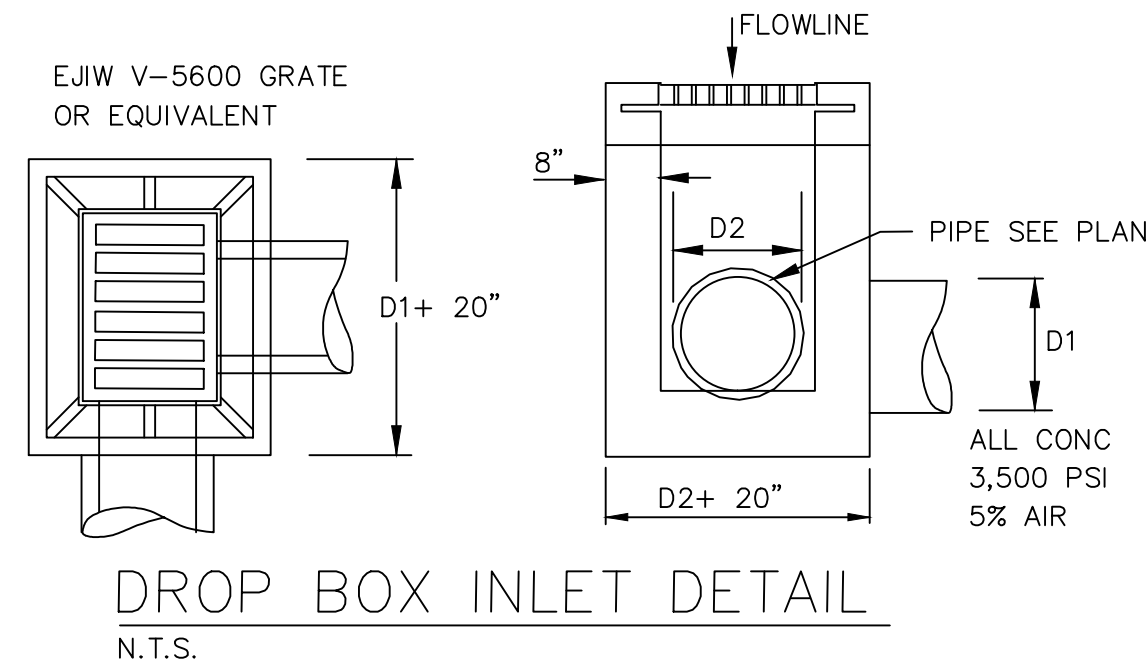
CONCRETE HEADWALL
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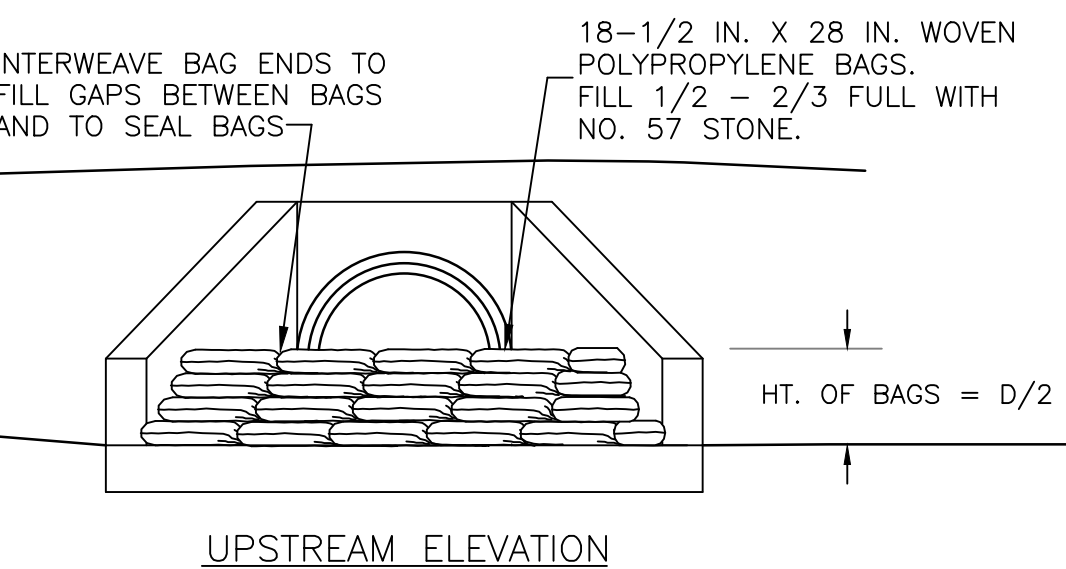
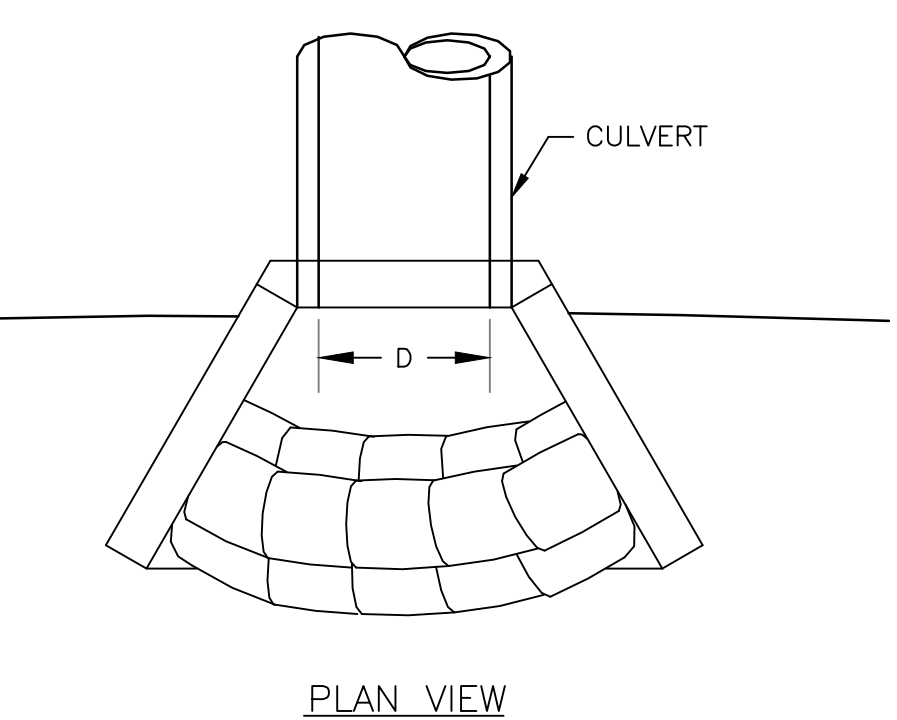
DRY SWALE CROSS SECTIONAL VIEW
N.T.S.



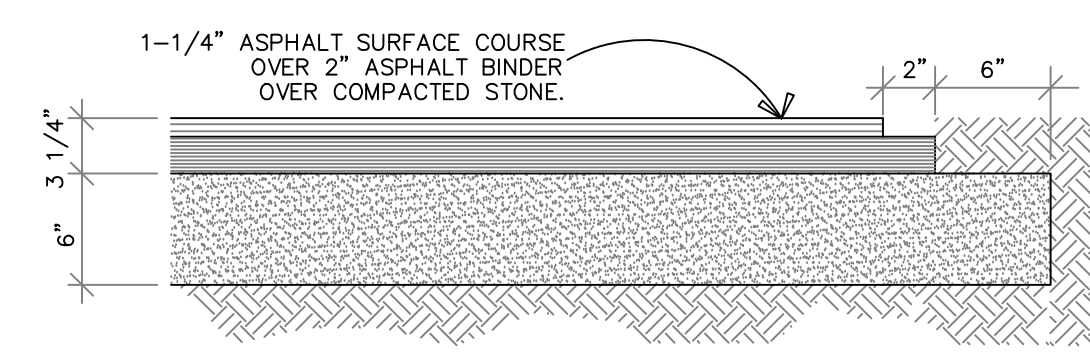
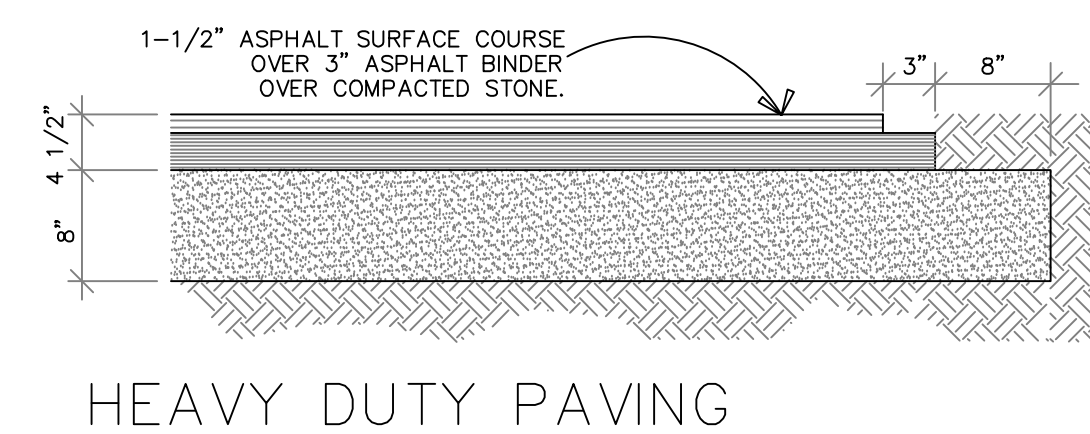
SMALL RETAINING WALL
N.T.S.



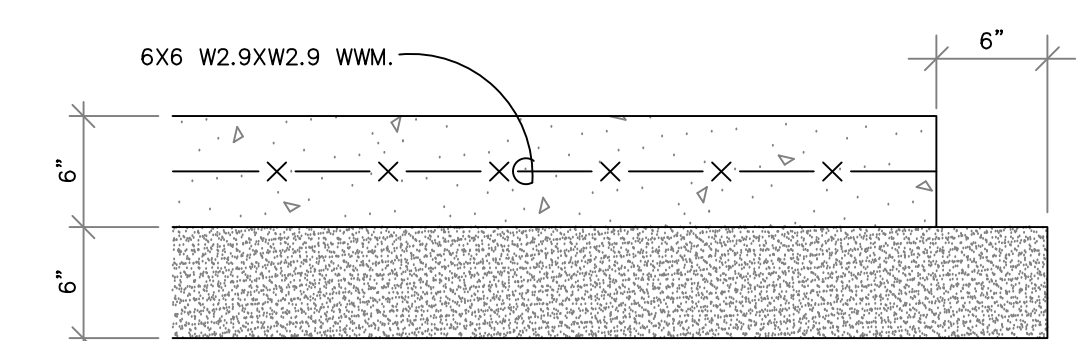
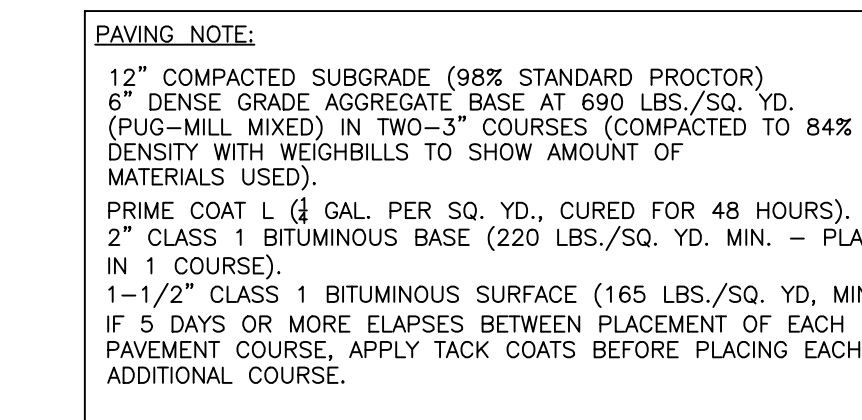
DROP BOX INLET DETAIL
N.T.S.



STONE BAG INLET PROTECTION FOR HEADWALLS & OUTLET STRUCTURES
N.T.S.



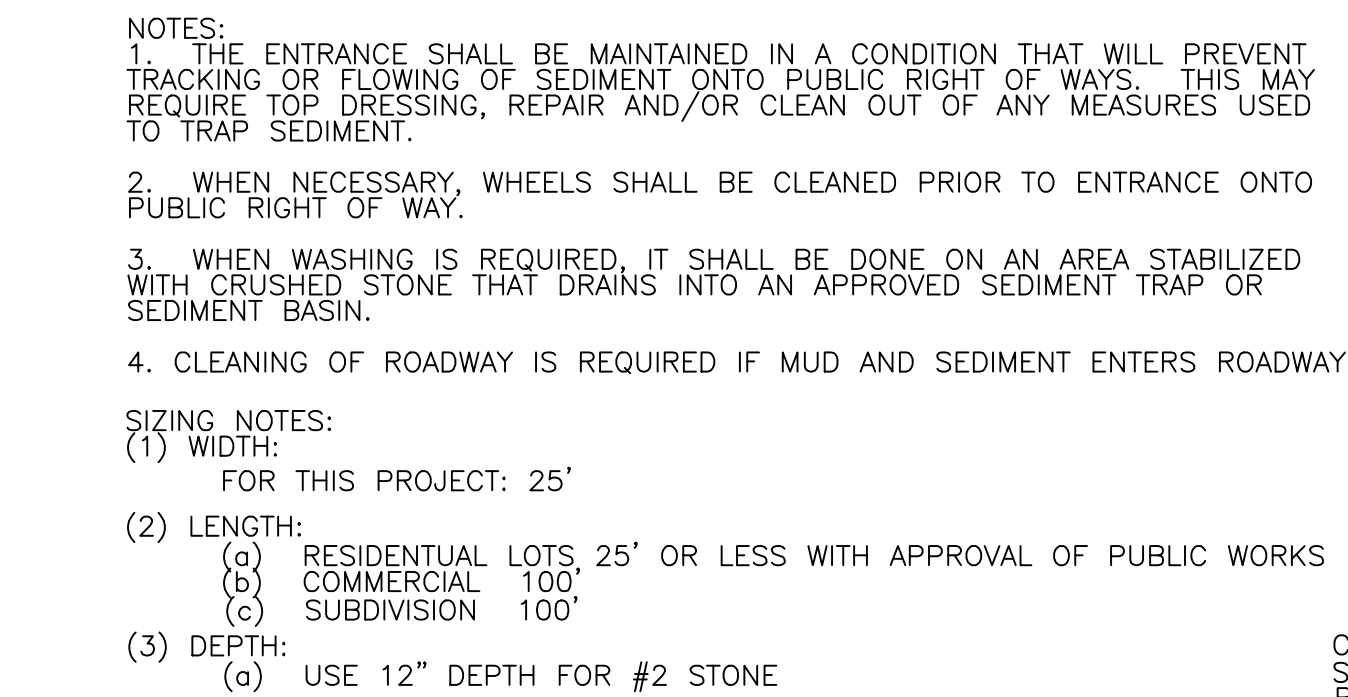
LIGHT DUTY PAVING
N.T.S.



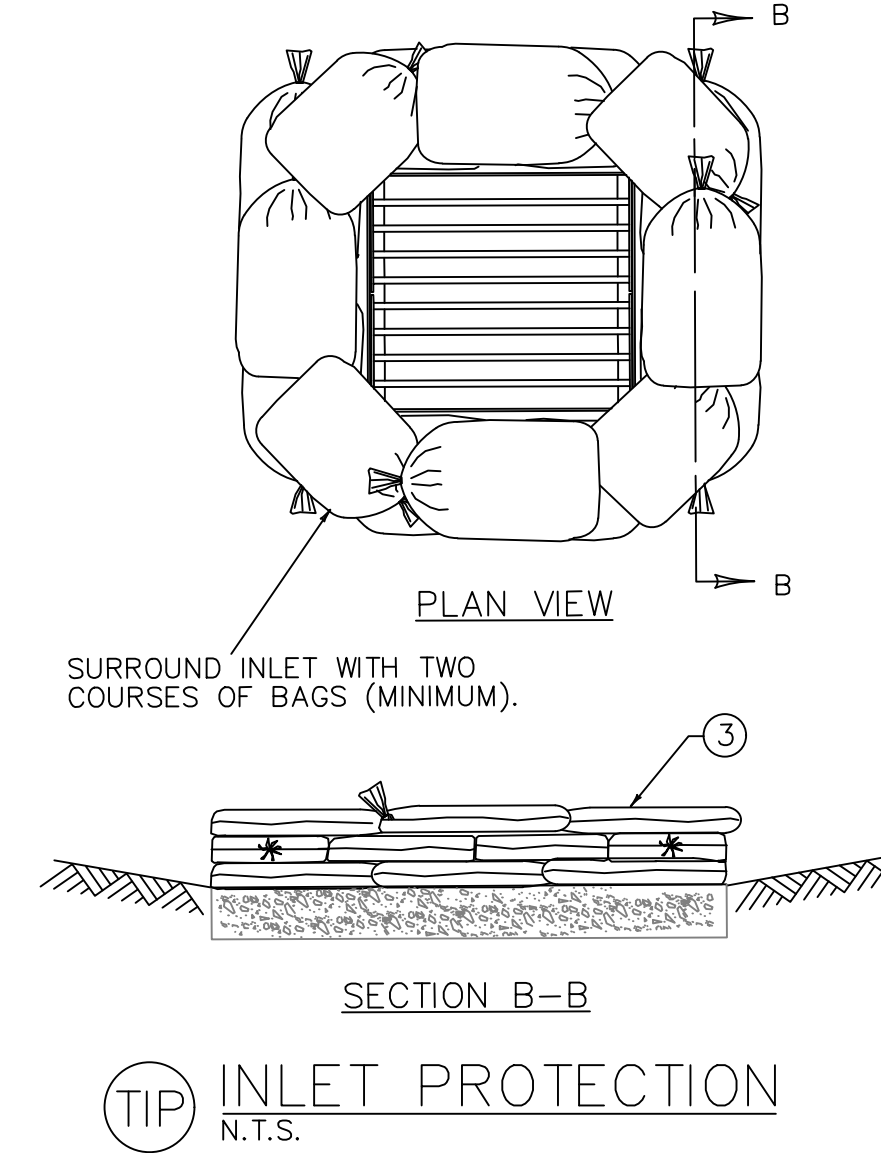
CONCRETE PAVING
N.T.S.



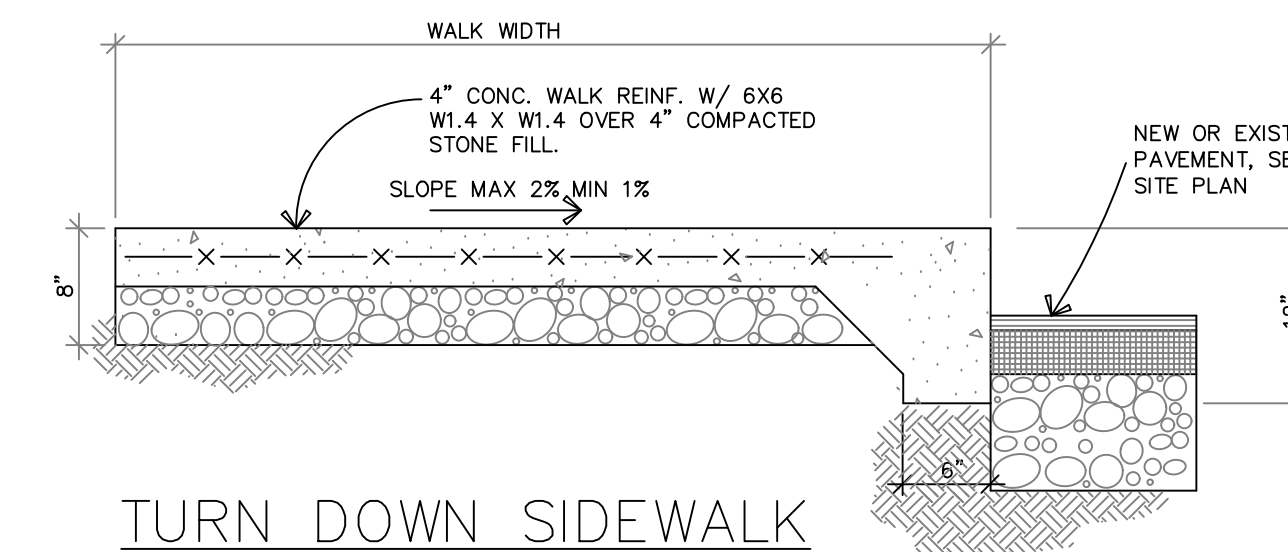
GRAVEL PAVING
N.T.S.



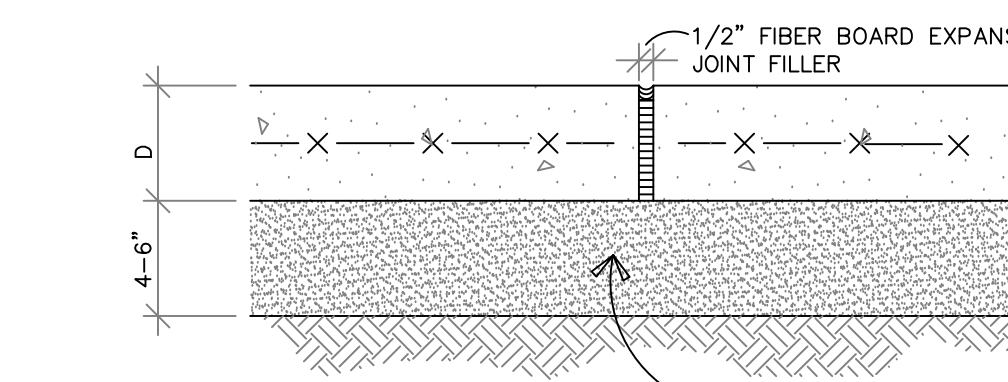
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



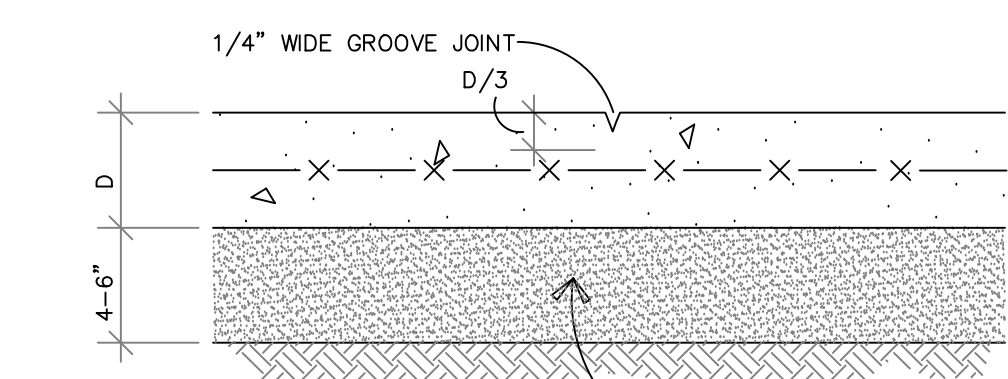
INLET PROTECTION
N.T.S.



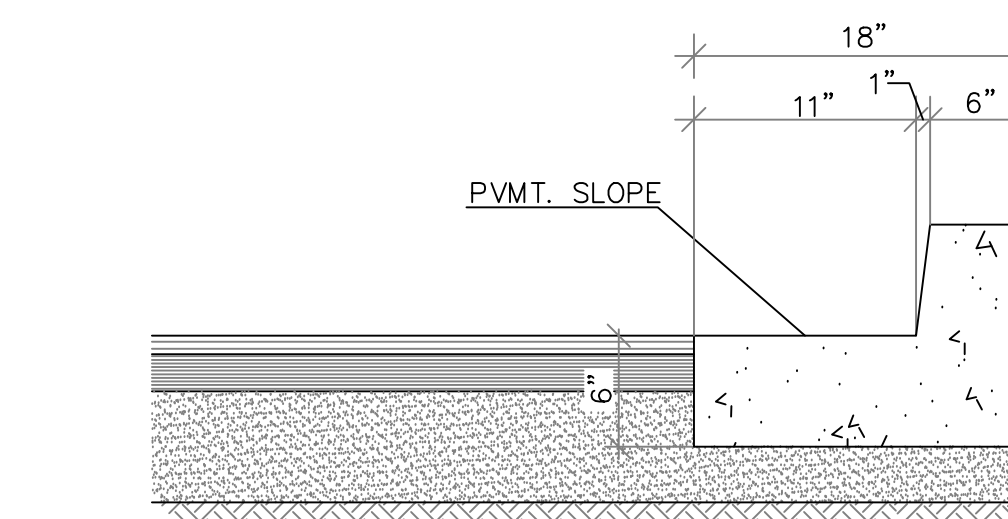
TURN DOWN SIDEWALK
N.T.S.



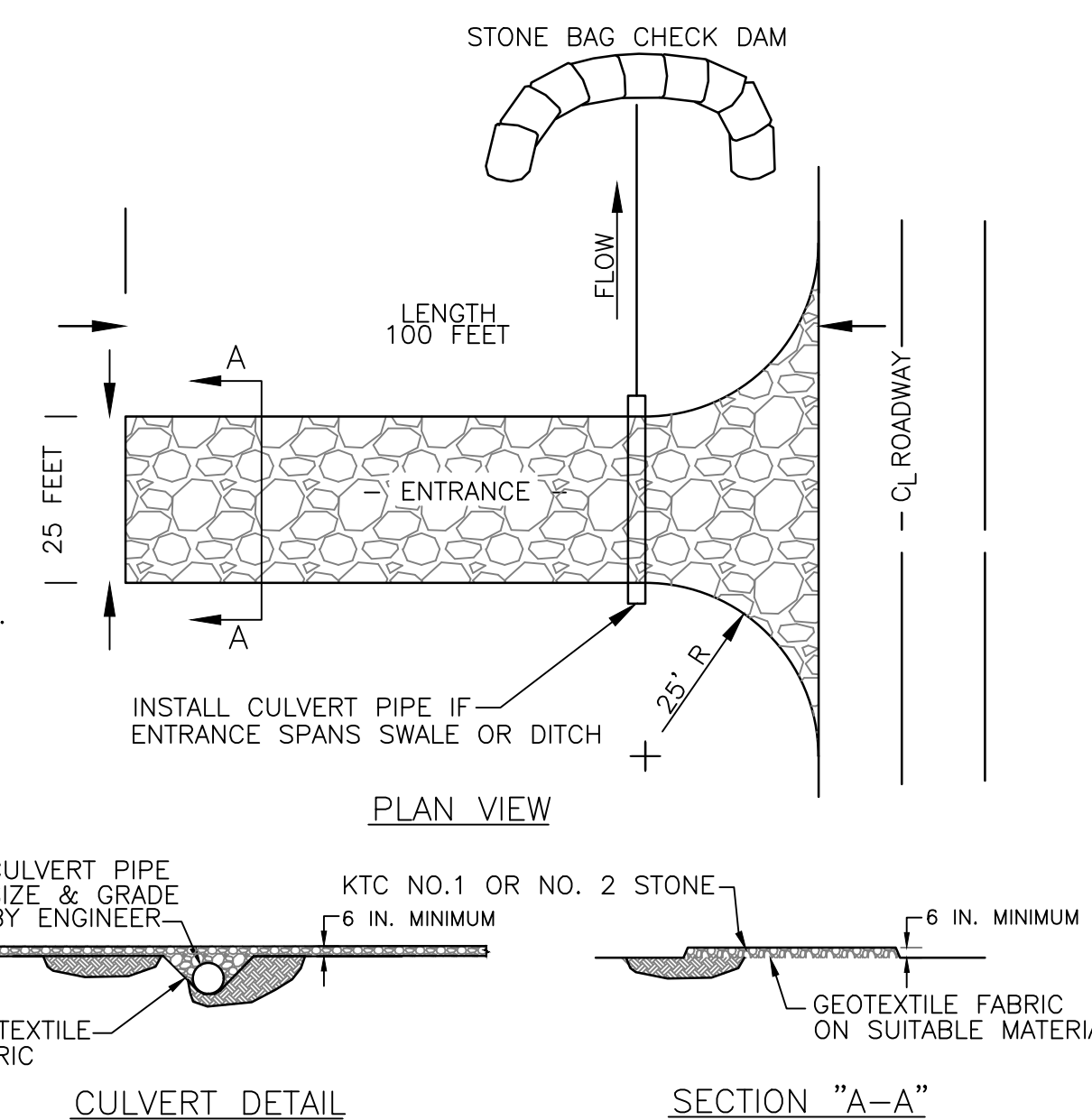
TYP. EXPANSION JT.
N.T.S.



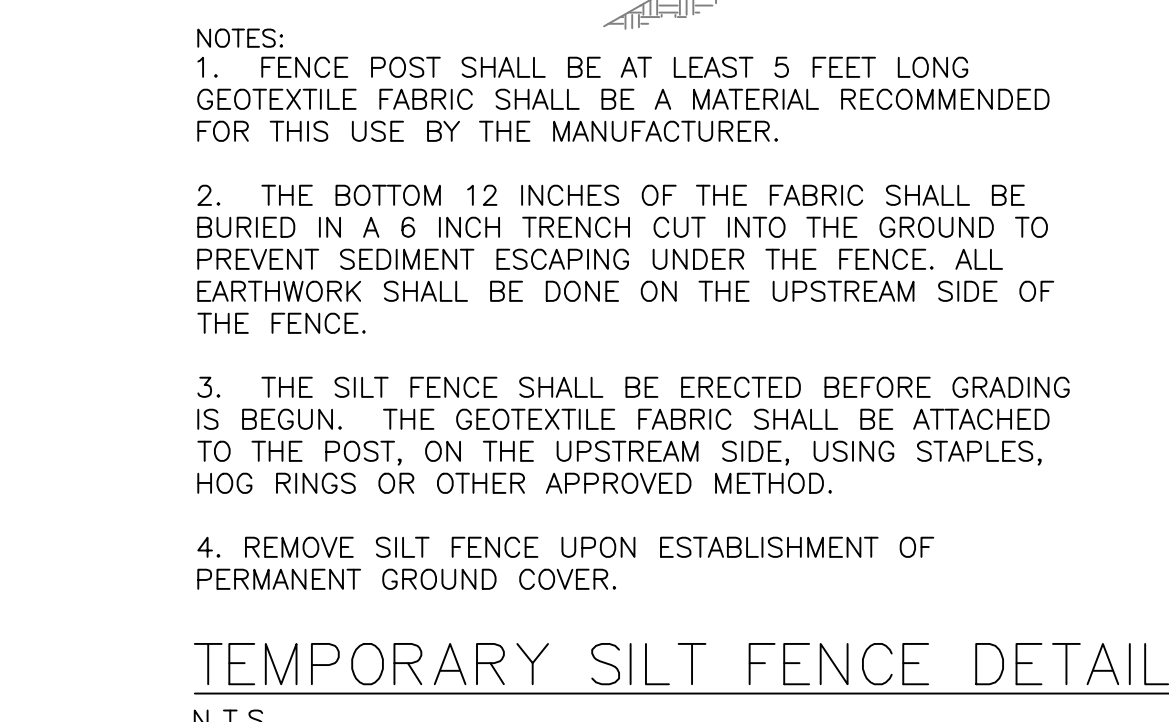
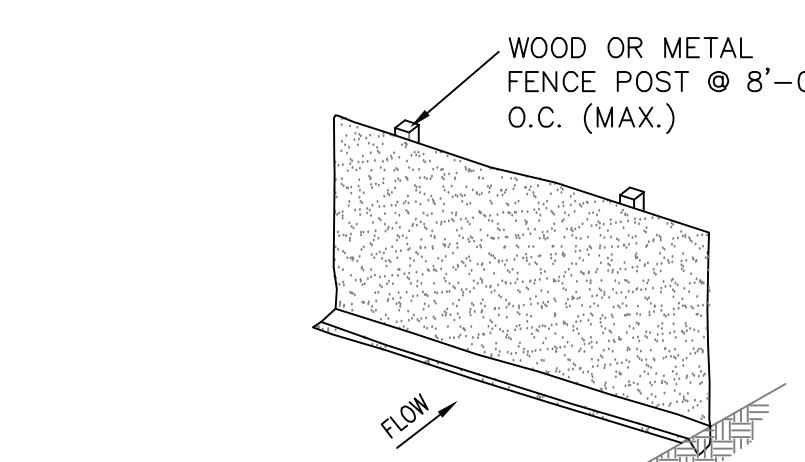
TYP. CONTROL JT.
N.T.S.



18" STANDARD CURB & GUTTER
N.T.S.

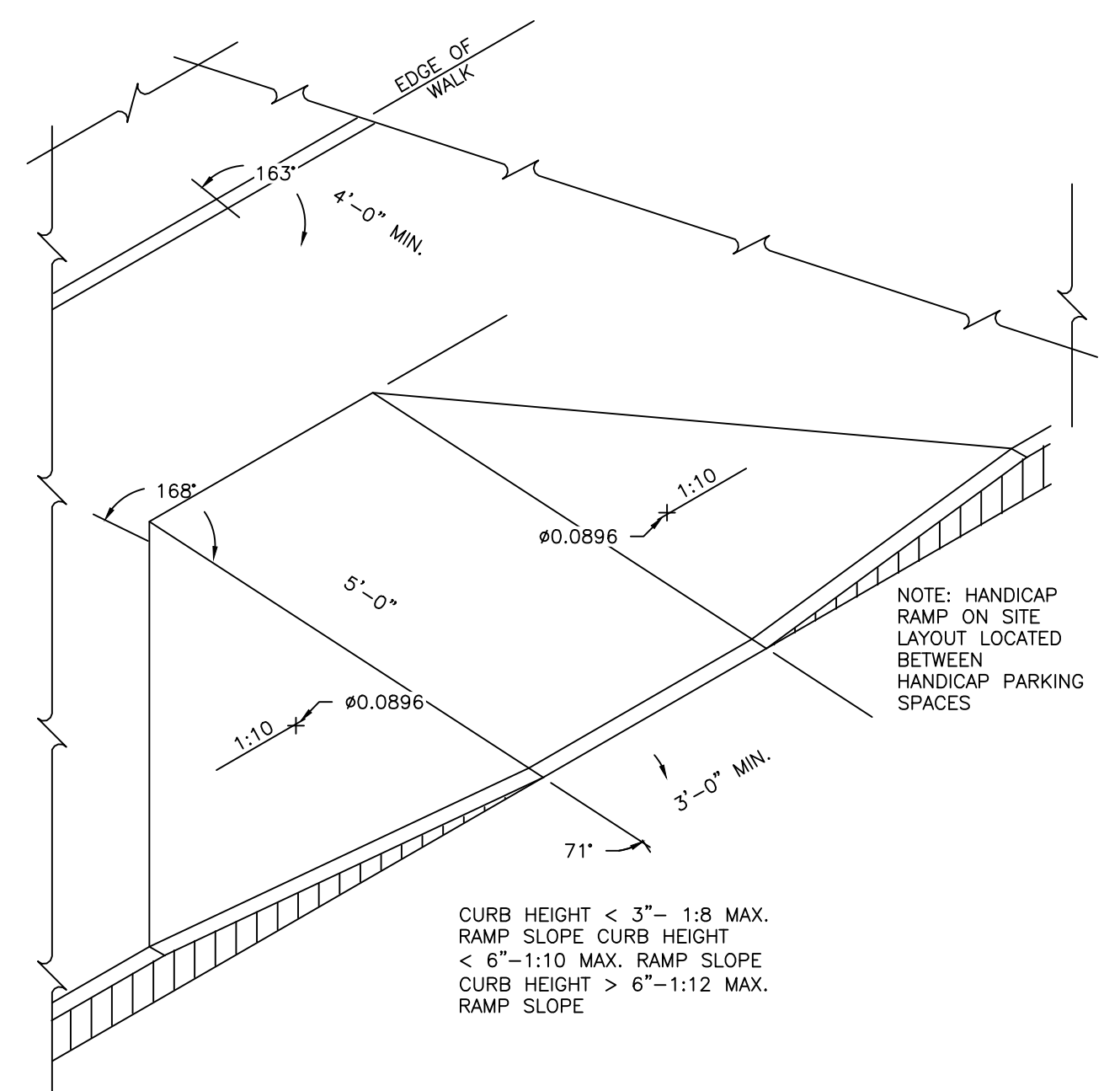


CULVERT DETAIL
SECTION "A-A"

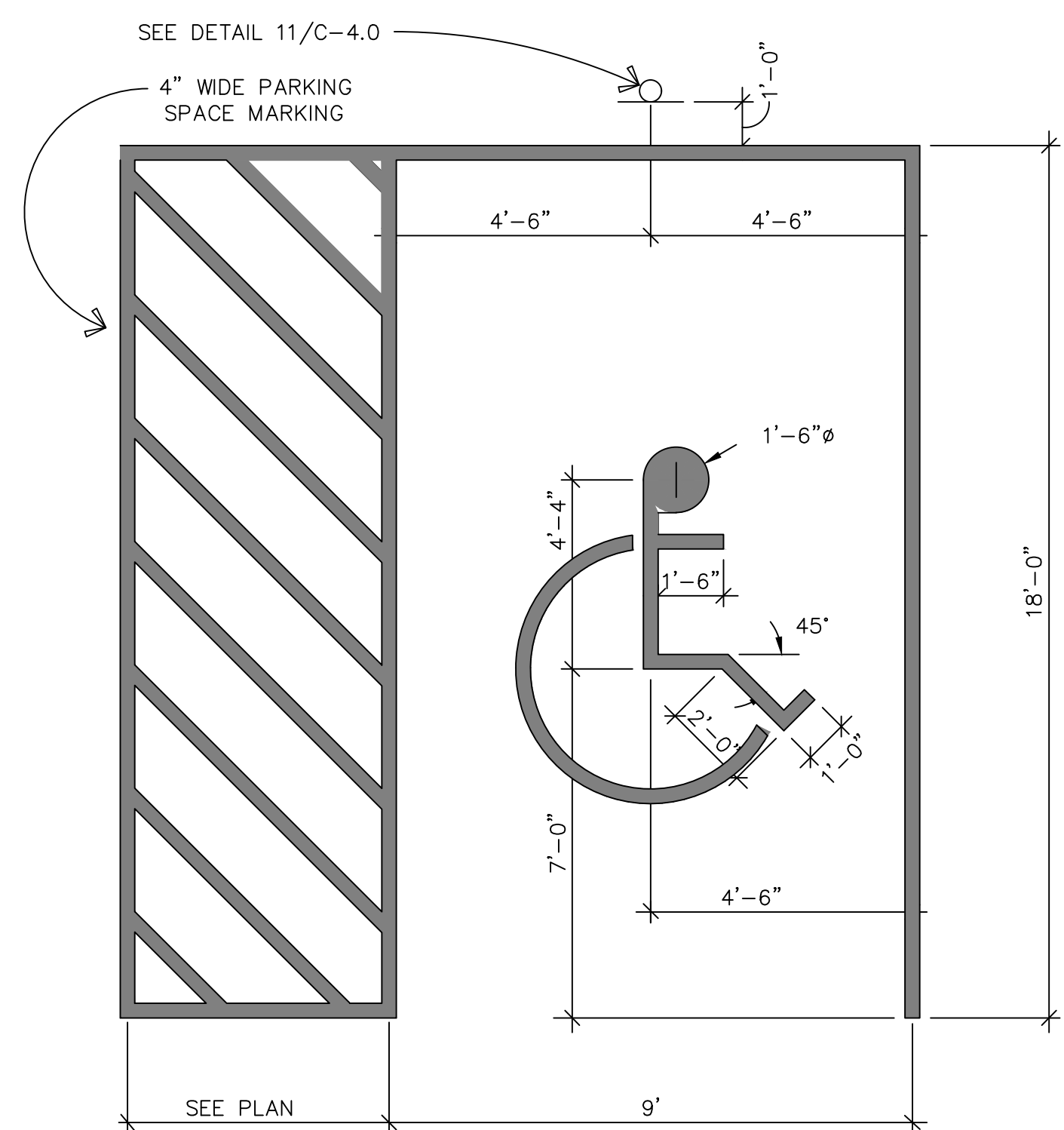


TEMPORARY SILT FENCE DETAIL
N.T.S.

50% SET - NOT FOR CONSTRUCTION

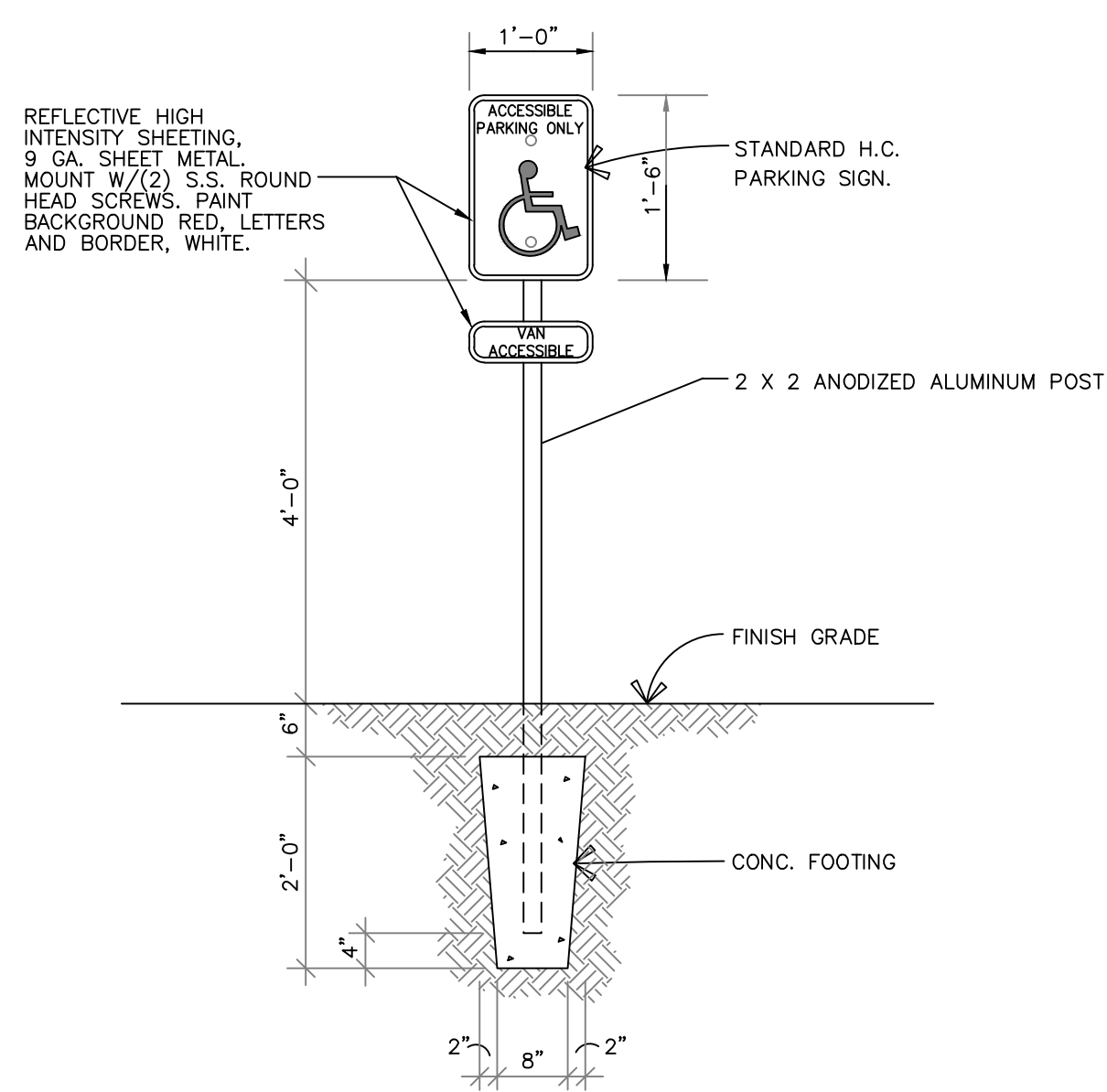


HANDICAP RAMP FOR NEW CONSTRUCTION
N.T.S.

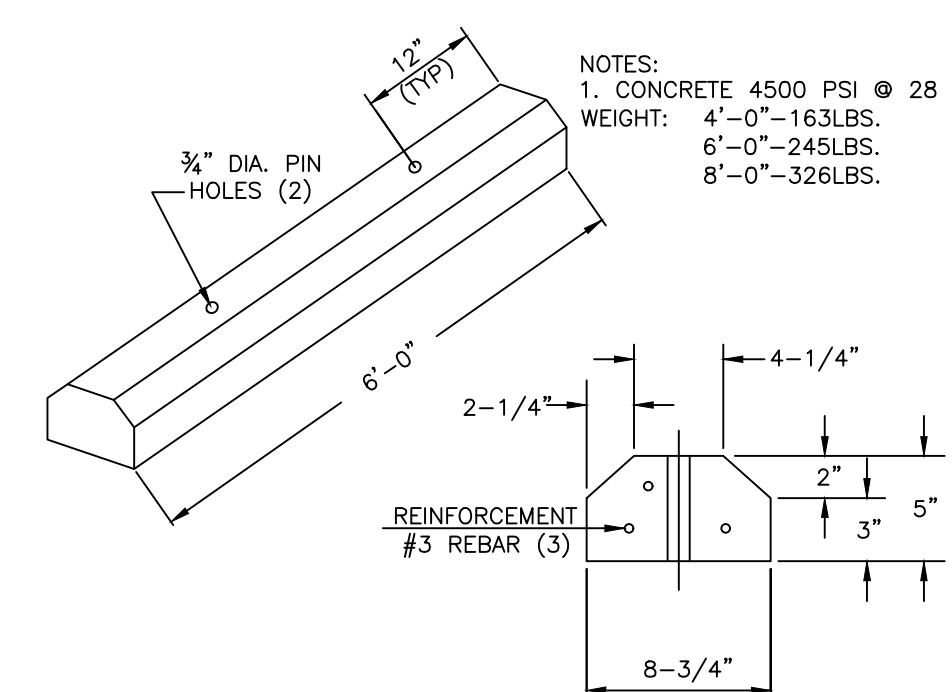


HANDICAP PARKING SPACES ARE DESIGNATED ♿ ON THE SITE PLAN.

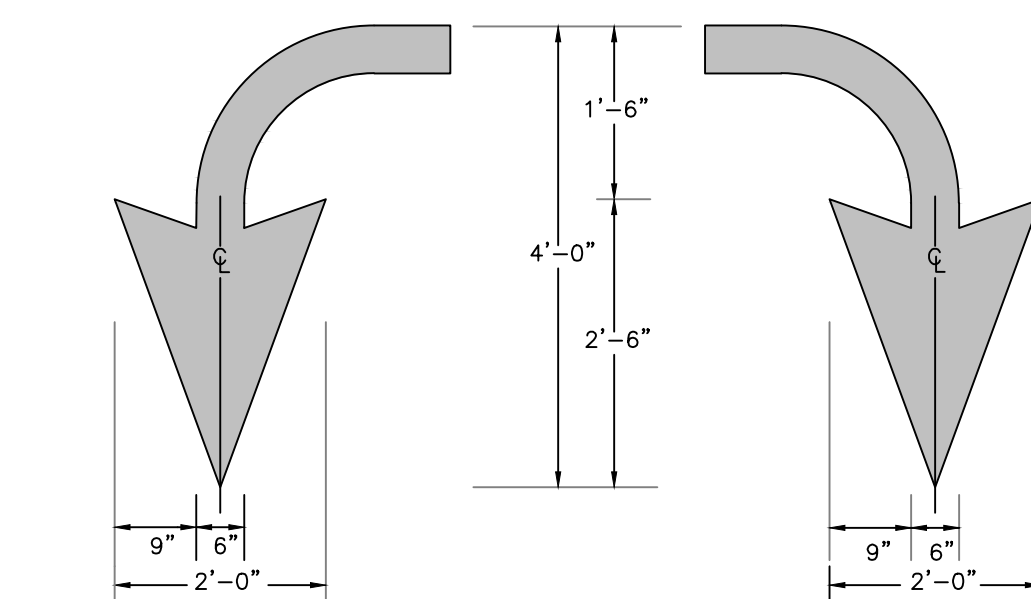
HANDICAP PARKING DETAIL
N.T.S.



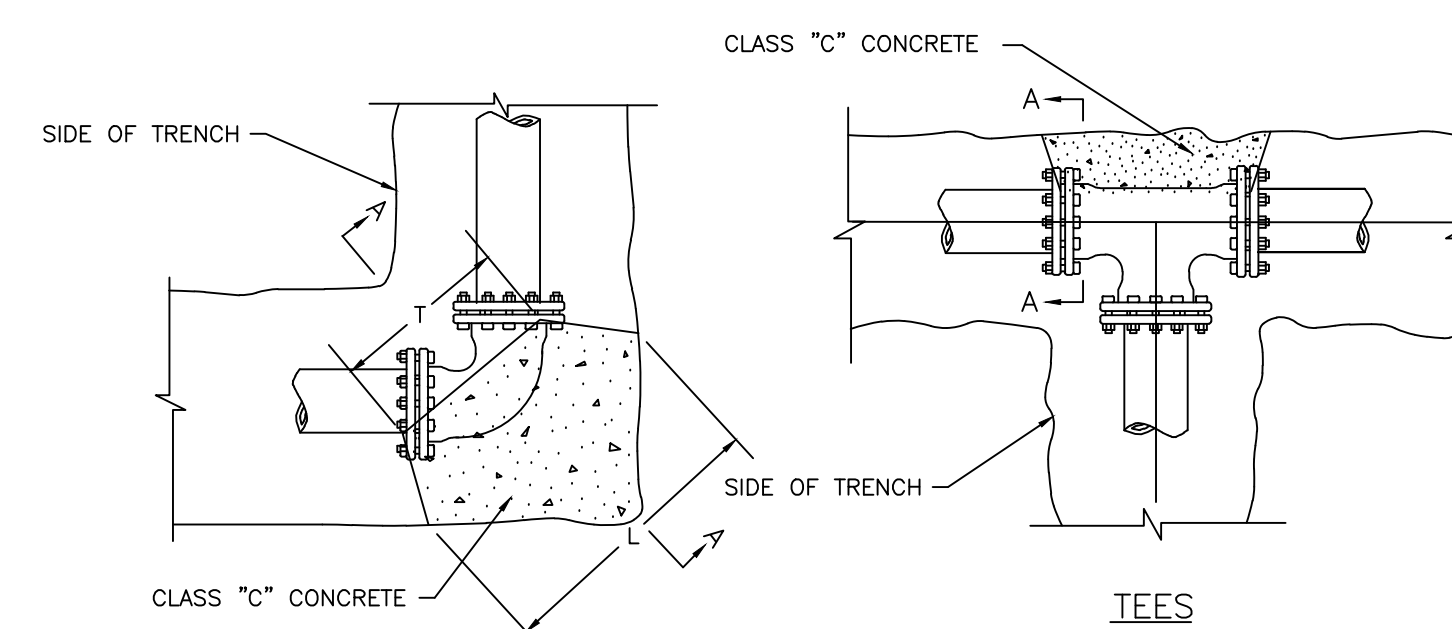
TYPICAL "HANDICAPPED PARKING ONLY" SIGN
N.T.S.



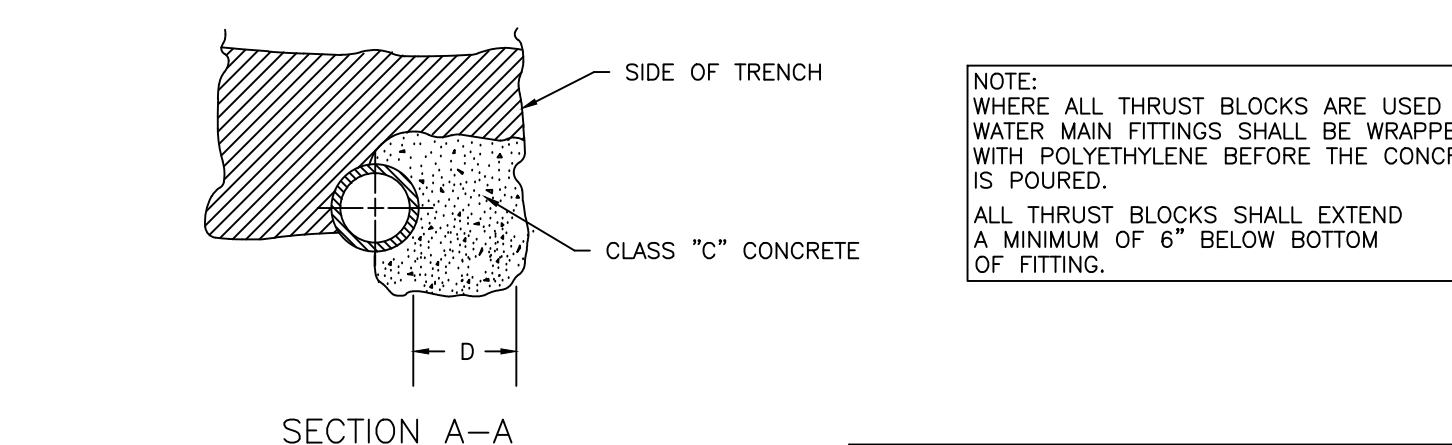
CONCRETE WHEEL STOPS
N.T.S.



DIRECTIONAL ARROW
N.T.S.

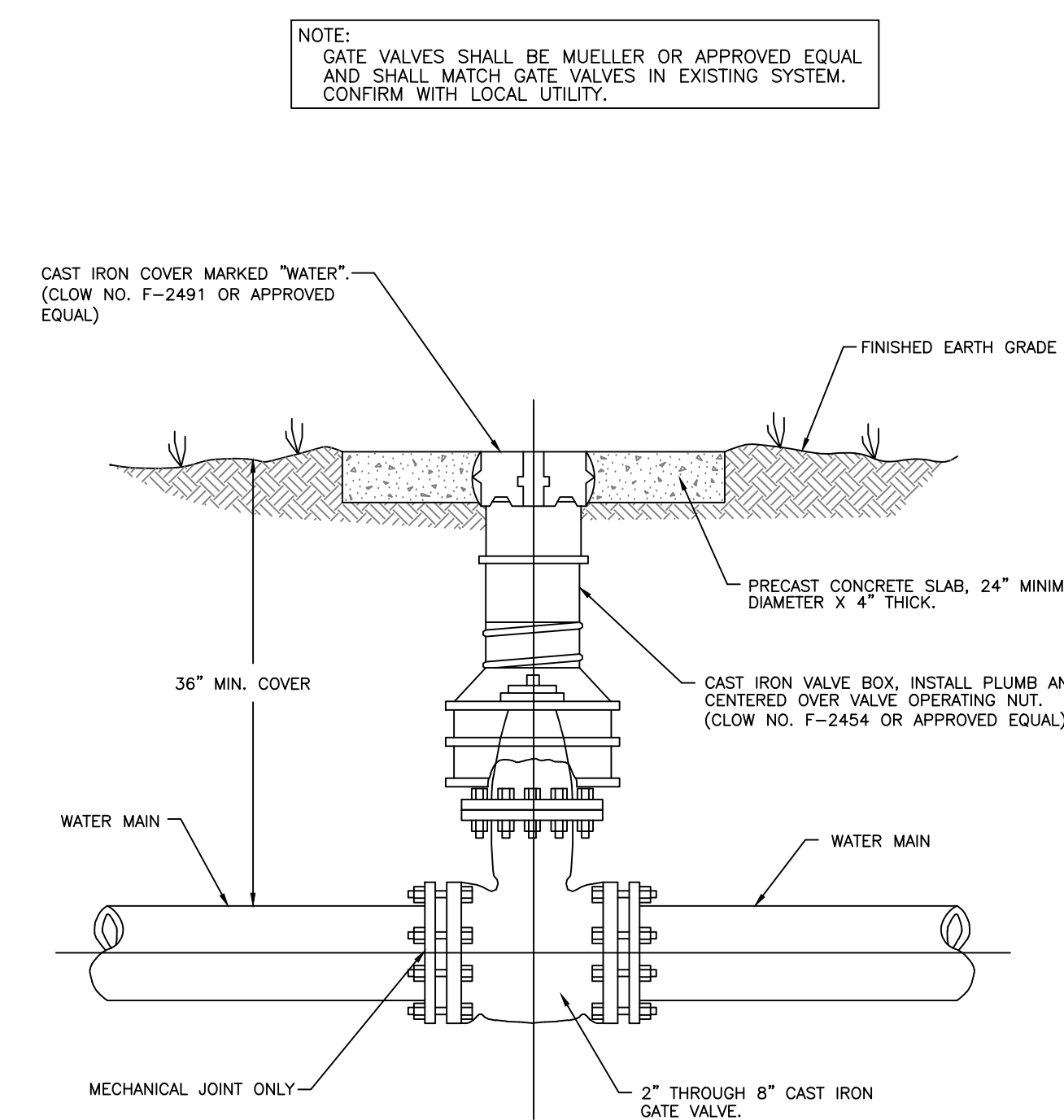


45° & 90° BENDS

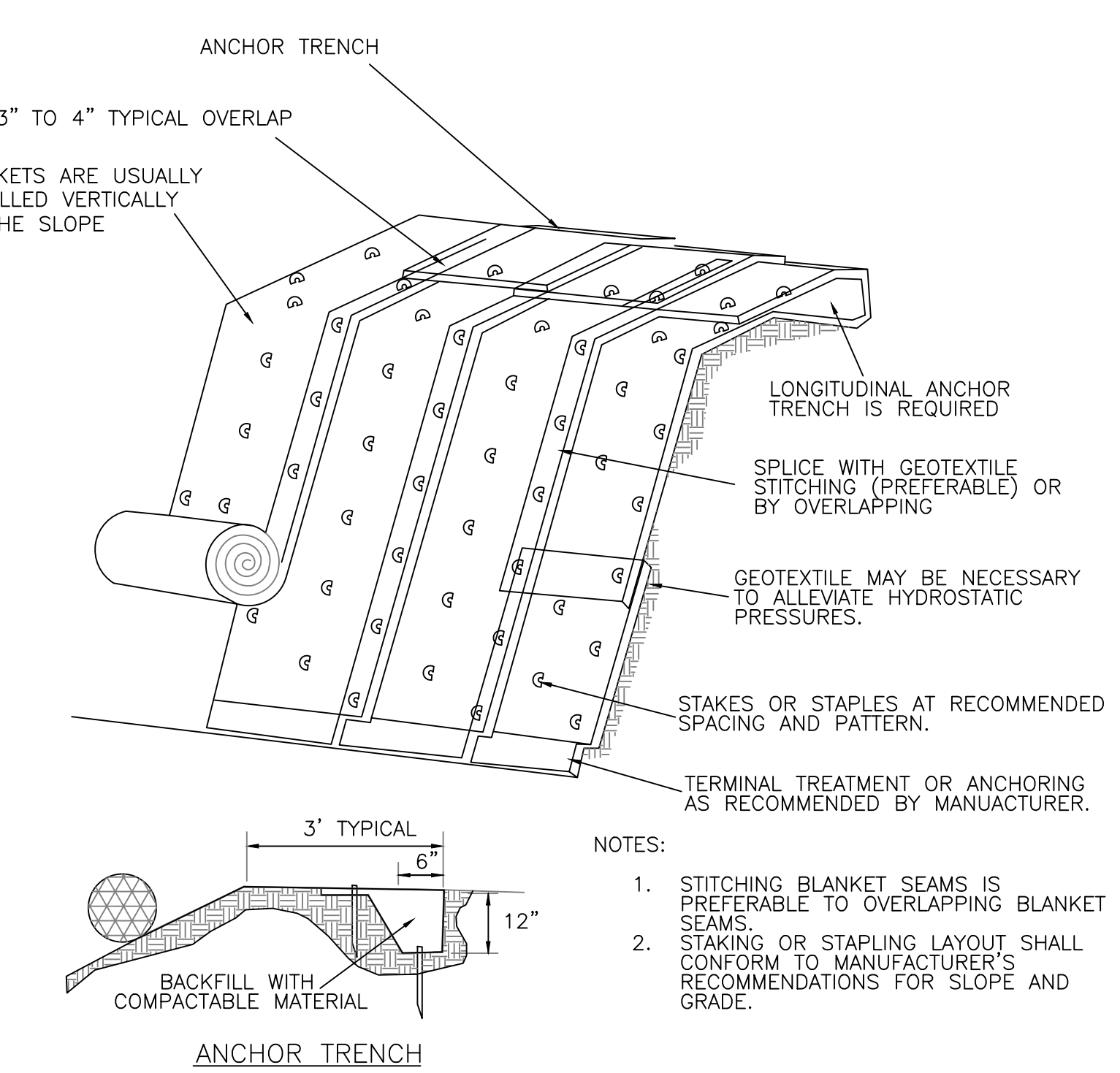
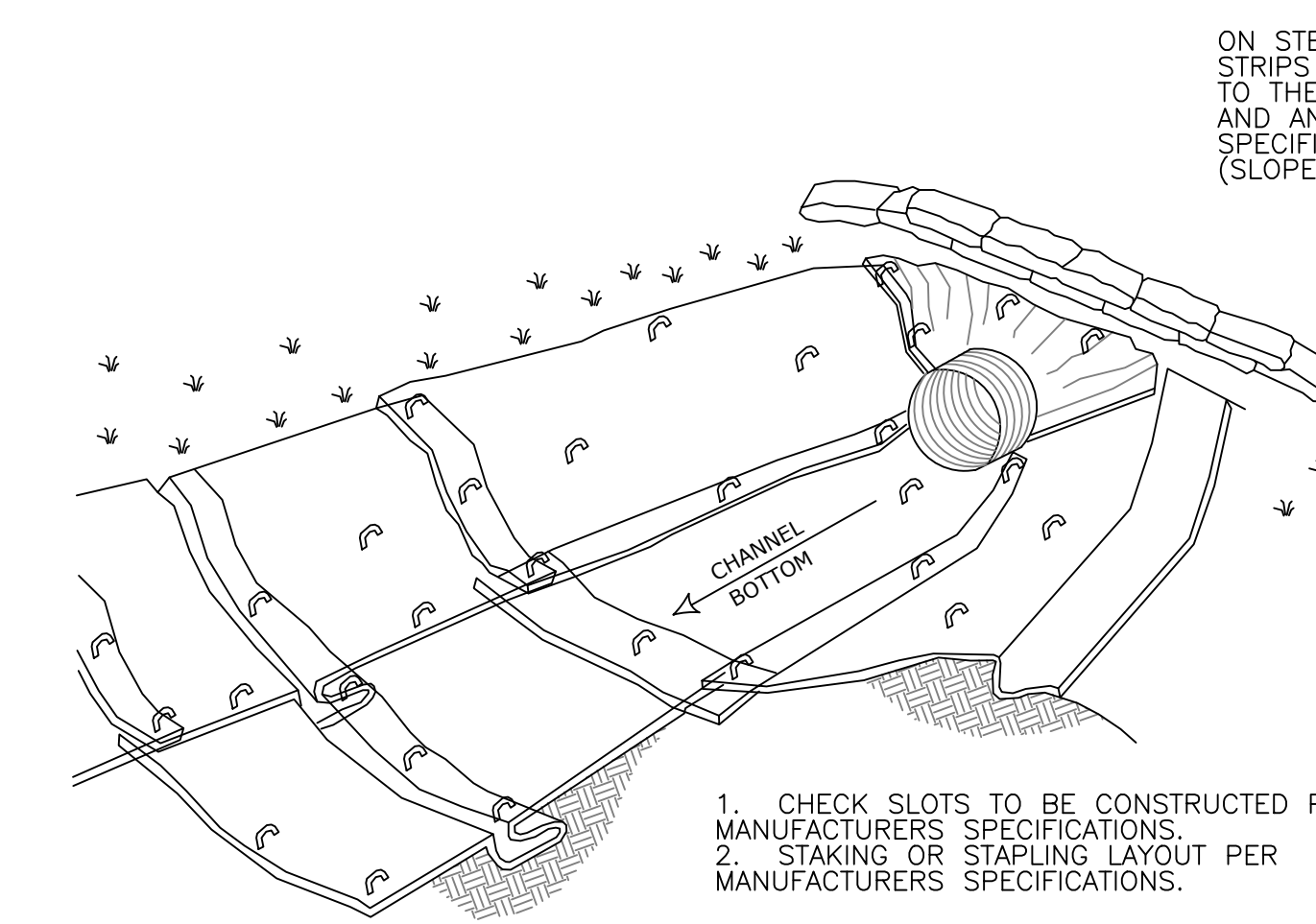


HORIZONTAL THRUST BLOCKS
N.T.S.

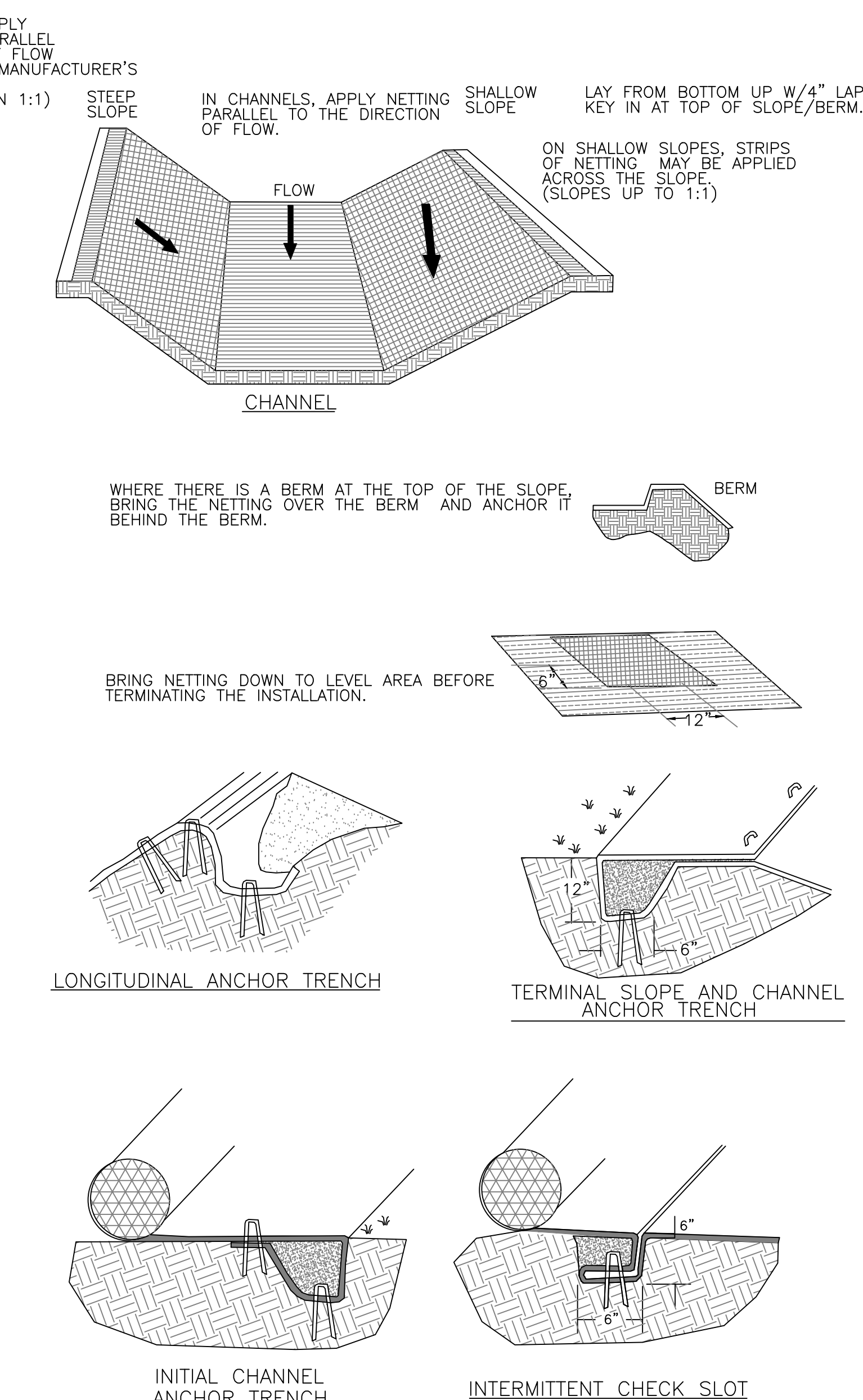
PLUGS & TEES						
SIZE	2"	3"	4"	6"	8"	10"
D	6"	8"	6"	6"	6"	6"
L & W	14"	16"	18"	20"	22"	24"
(45°) EIGHTH BENDS						
SIZE	2"	3"	4"	6"	8"	10"
D	6"	6"	6"	6"	6"	6"
L	12"	14"	16"	18"	20"	22"
T	10"	12"	14"	16"	18"	18"
(90°) QUARTER BENDS						
SIZE	2"	3"	4"	6"	8"	10"
D	6"	6"	6"	6"	6"	6"
L	15"	18"	21"	24"	27"	30"
T	10"	12"	14"	16"	18"	20"



TYPICAL GATE VALVE SETTING
GRASSED OR EARTH AREAS
N.T.S.



EROSION CONTROL BLANKETS
N.T.S.



TAYLOR COUNTY RECC
PO BOX 100
CAMPBELLSVILLE, KY 42719
COOPERATIVE HEADQUARTERS
SITE DEVELOPMENT PLAN

131 North Public Square
Greensburg, KY 42743
P: 270.973.5213
www.pitmangreen.com

PITMAN GREEN ENGINEERING (CONSULTING/SURVEYING) INVESTIGATIONS
JOB#: 25-072
DATE: MARCH 06, 2026
SHEET: C-5.1

Drawn by: KMF
Checked by: BANF
Approved: BANF
Filename:

REVISION
DATE

50% SET - NOT FOR CONSTRUCTION

ATTACHMENT BANF-2

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
AND NECESSITY FOR CONSTRUCTION OF)
ITS NEW HEADQUARTERS FACILITY)

Case No. 2026-00098

CERTIFICATION PURSUANT TO KRS 322.340

Pursuant to KRS 322.340, the maps and engineering plans in this Application are planning documents and are issued for the purpose of regulatory approval and do not represent survey-quality data. All documents and design were completed by myself, or someone under my supervision.



Brian Ferguson

04/17/2026
Date

Exhibit 5

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

ELECTRONIC APPLICATION OF TAYLOR)
COUNTY RURAL ELECTRIC)
COOPERATIVE CORPORATION FOR A)
CERTIFICATE OF PUBLIC CONVENIENCE)
AND NECESSITY FOR CONSTRUCTION OF)
ITS NEW HEADQUARTERS FACILITY)

Case No. 2026-00098

DIRECT TESTIMONY OF PATSY WALTERS,
VICE PRESIDENT OF FINANCE & CUSTOMER SERVICE,
ON BEHALF OF TAYLOR COUNTY RURAL ELECTRIC
COOPERATIVE CORPORATION

Filed: April 17, 2026

1 **Q. PLEASE STATE YOUR NAME, POSITION, AND BUSINESS ADDRESS.**

2 A. My name is Patsy Walters and I serve as the Vice President of Finance and
3 Customer Service for Taylor County Rural Electric Cooperative Corporation
4 (“Taylor County RECC”). My business address is 625 West Main Street,
5 Campbellsville, Kentucky 42718.

6 **Q. PLEASE BRIEFLY DESCRIBE YOUR PROFESSIONAL EXPERIENCE**
7 **AND EDUCATIONAL BACKGROUND.**

8 A. I hold an Associate’s Degree in Business Management, as well as a Bachelor’s
9 Degree in Business Administration with an emphasis in Accounting from Lindsey
10 Wilson College. After graduating college, I worked at Forcht Bank; advancing to
11 Assistant Vice-President before leaving after 16 years. I then worked in public
12 accounting for four years until accepting a position with Taylor County RECC as
13 Manager of Finance and Accounting in September 2014 and I now serve as Vice
14 President of Finance and Customer Service.

15 **Q. PLEASE BRIEFLY DESCRIBE YOUR DUTIES AT TAYLOR COUNTY**
16 **RECC.**

17 A. In my role at Taylor County RECC, I am responsible for all finance, accounting,
18 and regulatory activities for the Cooperative. This includes managing Taylor
19 County RECC’s debt portfolio through regular communication with lenders
20 including Rural Utilities Service (“RUS”), Cooperative Finance Corporation
21 (“CFC”), CoBank, and Federal Financing Bank (“FFB”). One of my biggest
22 responsibilities is closely monitoring the Cooperative’s overall financial condition
23 on a continuous basis. This is done in order to ensure that any financial concerns

1 are identified early, and steps taken to address the concerns. I regularly interact with
2 Taylor County RECC's Chief Executive Officer, Jeff Williams, and the Board of
3 Directors to provide financial analysis and summaries in order that they might also
4 stay abreast of the Cooperative's overall financial condition. This interaction
5 includes frequent discussions with Mr. Williams and at least monthly
6 communication with the Board of Directors, and sometimes more. I have also been
7 authorized by the Board and Mr. Williams to consult with any necessary outside
8 experts that may be needed. These include but are not limited to rate experts,
9 accountants, auditors, and attorneys to assist with any important issues or questions
10 I might have in order to assure that Taylor County RECC's financials remain sound
11 and that the Cooperative is able to withstand unanticipated events which could
12 present challenges to the Cooperative's finances.

13 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS**
14 **PROCEEDING?**

15 A. The purpose of my testimony is to describe the method by which Taylor County
16 RECC intends to finance the construction and renovations to its headquarters, how
17 Taylor County RECC arrived at estimated costs for several significant and
18 necessary project expenditures, the anticipated effect that the project will have on
19 several of Taylor County RECC's key financial metrics and generally to support
20 Taylor County RECC's request to complete construction and renovations on the
21 property.

22 **Q. ARE YOU SPONSORING ANY ATTACHMENTS?**

23 A. Yes. I am providing and sponsoring the following attachment:

- Attachment PRW-1, Taylor County RECC’s Summary of 10-Year Financial Forecast

Q. WHAT IS TAYLOR COUNTY RECC’S ANNUAL COST TO OPERATE AND MAINTAIN ITS EXISTING HEADQUARTERS FACILITY?

A. Taylor County RECC’s existing headquarters was constructed in 1953. The annual operation and maintenance (“O&M”) costs for the Existing Headquarters are \$142,972 allocated as follows:

Water & Sewer	\$	3,647
Electricity		37,421
Property Tax		2,152
Property Insurance		26,266
Interest		0
Depreciation		15,472
Buildings & Grounds		15,981
Cleaning Service		32,550
Repairs		9,484
		<hr/>
Total	\$	<u>142,972</u>

Q. WHAT IS THE ESTIMATED TOTAL COST OF THE PROPOSED CONSTRUCTION AND RENOVATIONS?

A. Taylor County RECC intends to purchase¹ and construct the Proposed Headquarters on approximately 10.5 acres of real estate located at 685 Water Tower Bypass, Campbellsville, Taylor County, Kentucky. The details surrounding the decision to construct the Proposed Headquarters are contained in Exhibit 2, the Direct Testimony of Jeffrey Williams.

¹ The Electronic Application of Taylor County Rural Electric Cooperative Corporation for Approval to Issue Evidence of Indebtedness, Case No. 2026-00015, April 13, 2026 Order (Ky. P.S.C. April 13, 2026).

1 **Q. DOES TAYLOR COUNTY RECC INTEND TO FINANCE THE COSTS**
2 **ASSOCIATED WITH THE PROPOSED CONSTRUCTION AND**
3 **RENOVATIONS?**

4 A. Yes. Taylor County RECC intends to finance the full cost for construction of the
5 Proposed Headquarters. This includes the costs of engineering and design, the
6 purchase cost of the building currently on the property, and the construction of the
7 new structures.

8 **Q. PLEASE DESCRIBE HOW TAYLOR COUNTY RECC INTENDS TO**
9 **FINANCE THE COSTS ASSOCIATED WITH THE PROPOSED**
10 **CONSTRUCTION AND RENOVATIONS?**

11 A. Taylor County RECC has engaged in detailed conversations with CoBank to
12 provide approximately \$30.9 million of short-term “bridge” financing, in the form
13 of a supplemental variable-rate line-of-credit (LOC) with a term of 23-months
14 Currently, Taylor County RECC intends to include the Proposed Headquarters in
15 its 2027 Construction Work Plan and borrow from RUS on a 35-year long-term
16 note with level debt service. Since the project has an 18–24-month timeline, the
17 LOC will be drawn down as needed to supply capital to complete the project. Upon
18 completion, the long-term loan through RUS will then be utilized to pay off the
19 LOC.

20 **Q. WILL ANY PORTION OF THE FINANCING PACKAGE ASSOCIATED**
21 **WITH CONSTRUCTION OF THE PROPOSED CONSTRUCTION AND**
22 **RENOVATIONS REQUIRE COMMISSION APPROVAL?**

1 A. As stated in Mr. Williams’ testimony the structure of the financing package needed
2 for construction of the Proposed Headquarters does not require Commission
3 approval under KRS 278.300(8) and (10).

4 **Q. DID TAYLOR COUNTY RECC PREPARE AN ESTIMATE OF THE**
5 **FINANCIAL AND RATE IMPACTS THAT THE COST OF THE**
6 **PROPOSED CONSTRUCTION AND RENOVATIONS WILL HAVE ON**
7 **TAYLOR COUNTY RECC’S FINANCIAL CONDITION?**

8 A. Yes, I prepared a 10-year financial forecast for Taylor County RECC that is based
9 on the current expectations for annual revenues, expenses, and investments through
10 the year 2035. This forecast is prepared in the format of the Statement of
11 Operations, along with corresponding TIER and Operating TIER (“OTIER”)
12 metrics for the respective years. The forecast was prepared with and without
13 Proposed Headquarters, with all other financial factors unrelated to the transaction
14 being equal, in order to isolate the financial effects of the transaction.

15 **Q. PLEASE DESCRIBE THE ESTIMATED IMPACT THAT THE COST OF**
16 **THE PROPOSED CONSTRUCTION AND RENOVATIONS WILL HAVE**
17 **ON TAYLOR COUNTY RECC’S OVERALL FINANCIAL CONDITION.**

18 A. Please refer to Attachment PRW-1. Note there are three pages in the Attachment.
19 This first page is the “Base Case” or an “As-Is” scenario with the Proposed
20 Headquarters. The second page is the “HQ-Build” scenario with the Proposed
21 Headquarters, and the third page is a variance sheet showing the differences
22 between the two options.

1 In the Base Case scenario, Taylor County expects to utilize the general adjustment
2 of rates in 2028 and in 2030 during the 10-year period.

3 The (decreases)/increases shown in the above table are reflective of the
4 incremental (savings)/costs associated with the new headquarters building as
5 opposed to the old headquarters building. The HQ-Build option assumes the old
6 headquarters is sold or divested as soon as the new headquarters building is
7 operational. The projected in-service date for the new headquarter building is
8 January 2029.

9 **Q. PLEASE DESCRIBE THE ESTIMATED IMPACT THAT THE COST OF**
10 **THE PROPOSED CONSTRUCTION AND RENOVATIONS WILL HAVE**
11 **ON THE RETAIL RATES PAID BY TAYLOR COUNTY RECC’S**
12 **CUSTOMERS.**

13 A. Taylor County RECC estimates that the Proposed Headquarters will have slight
14 incremental impact on the retail rates paid by Taylor County’s members.

15 **Q. WHAT DOES TAYLOR COUNTY RECC ANTICIPATE WILL BE ITS**
16 **ANNUAL COST TO OPERATE AND MAINTAIN THE PROPOSED**
17 **CONSTRUCTION AND RENOVATIONS ONCE COMPLETE?**

18 A. Taylor County RECC estimates that the O&M expenses associated with the
19 Proposed Headquarters once completed and utilized will be \$2,816,060 for the first
20 year in operation in 2029. The increased O&M expenses for the Proposed
21 Headquarters are a function of the increased size of the facilities, depreciation and
22 interest expense.

Water & Sewer	\$	5,460
Electricity		47,406

Gas	6,422
Property Tax	378,080
Property Insurance	78,366
LTD Interest	1,568,000
Depreciation	637,440
Buildings & Grounds Maintenance	31,137
Cleaning Service	44,550
Repairs / Maintenance	<u>19,200</u>
Total	<u>\$ 2,816,060</u>

1

2 For purposes of this analysis, it is assumed that the Existing Headquarters will be
3 sold or divested at the end of 2028.

4 **Q. PLEASE SUMMARIZE YOUR TESTIMONY.**

5 A. As described in the testimony of Mr. Williams, the Existing Headquarters is in
6 disrepair both structurally and cosmetically, is woefully inadequate from a space
7 perspective for office and field staff, rolling fleet and materials storage, is unable
8 to accept installation of new desperately needed technology, and is not a candidate
9 for remodel or expansion due to unreasonably high cost.

10 The newly acquired building and proposed construction is well-suited to be
11 transformed into Taylor County’s new headquarters because of the infrastructure
12 already in place along with a site plan that will meet the company’s future facilities’
13 needs.

14 Taylor County intends to finance the project’s cost by utilizing a
15 supplemental variable-rate line of credit (LOC) with CoBank to draw against as
16 construction costs arise which would later be paid off after project completion by a
17 long-term fixed-rate loan with RUS. The total cost of the project is approximately
18 \$30.852 million, not including short-term financing cost, while it is estimated that

1 the all-in cost of the Proposed Headquarters Project is \$32,507,792 which includes
2 the short-term CoBank LOC

3 Taylor County RECC's 10-year Financial Forecast demonstrates a need for
4 a 8.5% rate increase effective 2028 and 7% rate increase effective 2030.
5 Additionally, Taylor County RECC can borrow at very low rates to lock in interest
6 for the next 35 years for our members.

7 Taylor County RECC respectfully requests that the Commission approve
8 the requested CPCN for construction of the Proposed Headquarters by allowing it
9 to spend up to \$32,507,792.

10 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

11 **A.** Yes, it does.

**ATTACHMENT PRW-1
IS AN EXCEL FILE
PROVIDED
SEPARATELY**