

COMMONWEALTH OF KENTUCKY
BEFORE THE 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)

**TAYLOR COUNTY RURAL ELECTRIC COOPERATIVE CORPORATION'S
RESPONSES TO COMMISSION STAFF'S SECOND REQUEST
FOR INFORMATION TO DATED MAY 12, 2026**

Comes now Taylor County Rural Electric Cooperative Corporation's ("Taylor County") by counsel, and does hereby tender its Verified Response to Commission Staff's Second Request for Information entered June 10, 2026.

Filed: June 24, 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

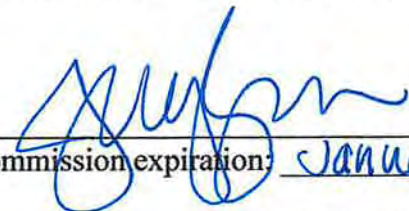
STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

Timothy Masa, President of Cooperative Building Solutions, being duly sworn, states that he has supervised the preparation of the Responses to Commission Staff's Second Request for Information 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 23 day of June, 2026, by Timothy Masa.



Commission expiration: January 24, 2029

JENNY BRYAN
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES JANUARY 24, 2029
ST. LOUIS COUNTY
COMMISSION #12377088

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 1: Refer to Taylor RECC's response to Commission Staff's First Request for Information (Staff' First Request), Item 5(b). Explain how the new headquarters will create more efficient operations and member services.

Response 1: The new headquarters will be a modern space that improves operational efficiency and member services by intentionally redesigning physical workspaces to eliminate waste and speed up communication. This immersive design process addresses the following:

- Bringing separate work groups together, eliminating communication delays.
- Providing ample parking and a drive-through for its members.
- Strategic operation design to expand warehouse space and provide covered fleet storage.
- Better campus layouts to cut down on time wasted traveling between office buildings.
- Modern amenities and ergonomic workspaces boost employee morale, engagement, and output.
- The high-quality environment will reduce recruitment and onboarding costs by retaining top talent.

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 2: Refer to Taylor RECC's response to Staff's Second Request, Item 7. Compare the annual operation and maintenance expenses associated with Taylor RECC's current headquarters to the estimated annual operation and maintenance expenses associated with the proposed headquarters and explain any projected savings.

Response 2: At this time, Taylor County cannot compare these costs. The current headquarters is over 70 years old, and the maintenance costs are significant. The new headquarters should not require as much maintenance but will be significantly larger. The same is true for operating expenses. The added size of the new headquarters could add expenses, but the operational efficiencies will be exponential. Until the new buildings are operational, Taylor County will not know what these increased costs will be.

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 3: Refer to Taylor RECC's response to Staff's First Request, Item 12(g). Explain when Taylor RECC's anticipates all the design work on the proposed headquarters will be completed.

Response 3: All design work will be completed by July 31, 2026.

Witness: Jeffrey Williams and Timothy Masa

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 4: Refer to Taylor RECC's response to Staff's First Request, Item 14.

- a. Provide any responses Taylor RECC has received for its request for proposals or request for bids.
- b. Explain the criteria Taylor RECC will use to evaluate any responses to its request for proposals or request for bids.

Response 4(a): Please see Attachment 2-4(a) for the responses to Taylor County's RFP from Cooperative Building Solutions ("CBS"). Please see Confidential Attachment 2-4(a) for the responses to the RFP from non-selected bidders.

Response 4(b): When requests for bids from subcontractors are requested for the construction work the following criteria will be evaluated by CBS:

- A prequalification process will be conducted by CBS that will review the following:
 - Safety record;
 - Subcontractor financial statements;
 - Review of references;
 - Verification of like size and comparable work experience; and,
 - Cost and schedule associated with the bid scope of work.

CBS will review the bid packages for each subcontractor for each scope of work. CBS will then present the bids to Taylor County for review and final selection.

ATTACHMENT 2-4(a)

COOPERATIVE BUILDING SOLUTIONS FEE FOR TAYLOR COUNTY RECC

In accordance with the RFP, we are providing our breakdown of our Architectural & Engineering services for the project. It is Cooperative Building Solutions' preference to provide a complete turn-key fee that would not only include the Architectural & Engineering services, but also the fee associated with the Construction Manager role. This project delivery approach provides the following benefits to Taylor County RECC:

- One line of accountability for all aspects of the project.
- Administering one contract agreement for the project and processing one invoice monthly for the entire project (not navigating multiple contracts).
- Working with a known entity in the electric cooperative industry that has a proven track record of delivering projects on time and in budget.
- Faster overall project delivery – on average the overall timeline can be reduced by as much as 30%.
- Cost savings and budget control – prevents mid-project budget surprises.
- Reduced risk and fewer conflicts – takes advantage of previous lessons learned from other similar projects.

In our experience, hiring a turn-key team design-build team offers a more streamlined, cohesive, and less stressful process for Owners that do not operate in the design and construction industry regularly. It allows you to benefit from a faster, more cost-controlled project, handled by one accountable team. Allows CBS to be an extension of your team, so Taylor County RECC is able to focus on their day-to-day responsibilities.

We welcome the opportunity to further discuss with our turn-key project approach and highly recommend that you contact our references to learn about their experience with this project delivery.

Architectural & Engineering Design Fee:

Scope of Work includes all Basic Services listed in the RFP: \$695,000 (SIX HUNDRED THOUSAND NINETY-FIVE DOLLARS)

The following scope of work is included:

- Develop Facility Goals
- Design narrative and preliminary layout of Audio-Visual Systems
- New furniture system layout that will be coordinated with the overall building design.
- Design and layout of all new warehouse shelving.
- Assess need for a vehicle fueling system on site.
- Full site storage layout of all necessary equipment and materials (i.e. transformers, wire, pole storage, etc.)
- 3-D fly around video of the entire facility and campus at the end of the Conceptual Design
- Constructability plan reviews and site logistics planning.
- Feedback regarding potential value engineering and cost saving ideas during the design process.
- Interior 3-D renderings of key areas (3 to 4 areas)
- All Design Reimbursables are included with the stated design fee.
- Permitting tracking and coordination with Authorities Having Jurisdiction.

The following scope of work is excluded:

- Construction administration performed by the architect and engineers during construction.

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 5: Refer to Taylor RECC's response to Staff's First Request, Item 17. State when Taylor RECC anticipates submitting its application for the Rural Utility Service (RUS) loan approval.

Response 5: Taylor County anticipates submitting its application for RUS loan approval December 2026-January 2027.

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 6: Refer to Taylor RECC's response to Staff's First Request, Item 19. Explain and provide examples of the newer technologies that Taylor County will utilize in its proposed headquarters.

Response 6: Cooperative Building Solutions prides itself on designing and engineering buildings that are economical, energy-efficient and sustainable facilities. The following is a sample of the new technologies that will be utilized in the new headquarters.

Mechanical

Heated and Cooled spaces:

- Ground mounted package unit and VAV box HVAC system; more energy efficient than building code minimums.
- The spaces will utilize Economizer to provide fresh/outdoor air to building to avoid "sick building" for occupants, and provide code standard-percentage of total cubic feet of air replacement. This system also takes advantage of outdoor air temps in mild months for energy efficiency.
- Higher MERV rating on HVAC filters to improve indoor air quality.
- Spray foam insulation will be used providing higher R-value in walls and airtight seal compared to batt insulation.
- High performance thermally broken storefront systems that utilize low U-Value glazing.
- Motorized Roller shades on all exterior windows provides reduced solar gain in the summer months and allows solar gain in winter months.

Electrical

- LED lighting used indoors and outdoors.
- Lighting to be controlled by occupancy sensors reducing overall energy usage.
- Diesel Generator to back up full facility.

- Energy Star rated appliances will be used.

Plumbing

- Utilize low flow bathroom and kitchen fixtures.
- Utilizing Energy Star rated Water heaters
- Landscaping design to include native planting or hardscapes to reduce irrigation.

Other Building Aspects

- Low maintenance durable exterior and interior materials to help maintain and provide low life cycle costs.
- Utilize sensor type faucets and flush valves for sanitary workplace.
- Provide quiet spaces for employees to reduce stress levels and improve mental health.
- Collaborative spaces encourage employee engagement.
- Windows provide ample daylight and views.
- Including sound absorbing materials and white noise in open office areas to reduce noise.

Taylor County Rural Electric Cooperative Corporation
Case No. 2026-00098
Commission Staff's Second Request for Information

Request 7: Refer to Taylor RECC's response to Staff's First Request, Item 20. Explain the reasons the commercial properties referenced were not selected.

Response 7: Taylor County's outside contractor reviewed the properties. However, as noted in the response to Staff's First Request, Item 20, only one of these sites was available for sale and the price of land alone was \$3.1 million. Additionally, the other sites reviewed were greenfield sites. The selection of a greenfield site would come with additional costs for making the site ready for construction. The site chosen is relatively flat requiring less land work and includes the building to be used for operations. These factors led the selected location to being the most desirable.