



To Solve. To Excel. Together.

1112 N West Ave  
Sioux Falls, SD  
57104-1333

phone (605) 336-1160  
fax (605) 336-7926

[www.teamtsp.com](http://www.teamtsp.com)

Architecture  
Engineering  
Construction

September 22, 2010

RE: TSP Sioux Falls LLC  
TSP Office Renovation  
Sioux Falls, SD  
TSP Project No. 04100825

Patty Van Gerpen  
Executive Director  
South Dakota Public Utility Commission  
500 East Capitol Ave  
Pierre, SD 57501-5070

Dear Patty,

TSP is considering renovating our office building located at 1112 West Ave North in Sioux Falls and we are currently preparing budget cost information for the proposed remodeling work. The building is currently a single occupant use; however, as part of the renovation project we are considering reducing the amount of floor space used by our staff and leasing the remainder, approximately 2,600 SF, to a separate tenant. The tenant space will be part of the existing building footprint.

The renovation will include some modifications to the HVAC systems; a single gas heat, electric cooling rooftop unit will be provided to serve the tenant space. The building area occupied by TSP will have several additional RTU's. The building currently has two electric domestic water heaters that will be reused. One of these water heaters will be shared between TSP and the tenant space. The building currently has a single electric meter and single gas meter.

I have been in contact with Brian Rounds at the PUC in regard to requirements for individual gas and electric metering per Administrative Rules 20:10:26:03 and 04. It is Brian's opinion that, pursuant to 20:16:26:04(6) separate electric meters would not be required as the building has a common electric water heater that will be shared between the two occupants. Further, it was also his opinion that separate gas meters will be required as the HVAC systems are not shared between the two occupants.

We are requesting a formal interpretation and decision from the PUC regarding the metering requirements or if a letter requesting a variance is required.

Please let me know if you have any questions or need any additional information.

TSP, Inc.

Roger Nikolas, PE, LEED AP  
Sr. Mechanical Engineer

Marshalltown, IA  
Marshall, MN  
Minneapolis, MN  
Rochester, MN  
Omaha, NE  
Rapid City, SD  
Sioux Falls, SD  
Sheridan, WY

cc: Darrell Bren – TSP  
Brian Heidbrink – TSP  
Craig Holmen - TSP

G:\2010\04100825 TSP Sioux Falls LLC\_TSP Office Renovation B-Correspondence SD PUC Letter 092210.doc