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South Dakota Public Utilities Commission



State Capitol Building, 500 East Capitol Avenue, Pierre, South Dakota 57501 5070

March 28, 1995

Clark Thares
Primrose Apartments
P.O. Box 1304
Aberdeen, SD 57402

RE: Application for Master Metering for Primrose Apartments
Docket # EL95-006

Dear Mr. Thares:

Please consider this to be a data request in the consideration of your application for master metering for the Primrose Apartments in Aberdeen. At your earliest convenience, preferably within ten days if at all possible, please furnish answers to the following questions:

1. As to the Primrose Apartments for which you seek master metering, was the apartment complex originally built as an independent senior living facility as it is now operated?
2. Since its construction, have the Primrose Apartments been operated as an independent senior living facility as it is now operated? If not, when were they converted to such a facility?
3. When were the Primrose Apartments constructed?
4. Have the tenants of Primrose Apartments ever paid their own electric utility bills? If they have, when did the apartment ownership commence paying the bills on behalf of the tenants?
5. What is the intent of the ownership of Primrose Apartments as far as maintaining Primrose Apartments as an independent senior living facility as it is now operated in the future? In other words, is there any indication by the owners and managers of Primrose Apartments that they intend to operate this facility as it is presently operated indefinitely into the future?

Capitol Office
Telephone (605)773-3201
FAX (605)773-3809

Transportation/
Warehouse Division
Telephone (605)773-5280
FAX (605)773-3225

Consumer Hotline
1-800-332-1782

TDY Through
Relay South Dakota
1-800-877-1113

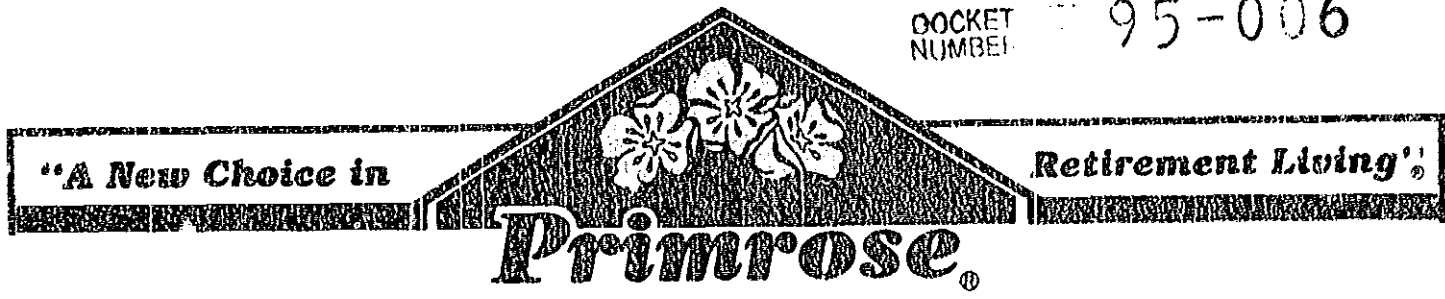
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March 8, 1995

SOUTH DAKOTA PUBLIC UTILITIES COMMISSION

William Bullard Jr.
 Executive Director-PUC
 State Capitol
 Pierre, SD 57501-5070

Dear Mr. Bullard:

This letter is to serve as an application for a master metering variance and will be constructed in the format requested by Section 20:10:26:05 of the PUC code.

1. Westin Courte (DBA Primrose Apartments) is an independent senior living facility that is designed to meet the needs of seniors who are unable to care for the burdens of home ownership but are not ready for a nursing home. The average age of our tenants is 80 years old.

The individual apartments are heated by electrical base board heat and cooled by wall air conditioners. There is a central water heating system for the entire complex. The commons building is the central building which the 3 apartment wings are attached to. The commons area contains the central dining room, exercise studio, billiards room, etc.. The commons building is heated & cooled by gas forced air.

2. The section I am referencing is Section 20:10:26:04. I feel we would qualify under Part (2) and Part (3) of this section as we do receive master metered gas service.
3. As far as cost-effectiveness, currently we receive 48 individual billings (which are enclosed with this application). We are charged on a monthly basis a per meter charge of \$5.00, which translates into an annual cost to us of \$2,880.00. The reading of these 48 meters by NWPS plus the clerical work and postage must be cost inefficient for the service company.

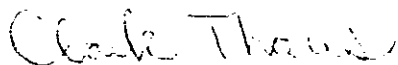
When it comes to energy efficiency, our apartments are constructed with 6" exterior and party walls with an insulation factor of R-19, ceilings have an insulation factor of R-40 and we use Crestline windows with Smart-R.

Our tenants here at Primrose grew up during the great depression and hate to see anything wasted especially things like electricity, water, etc... They are very aware of energy conservation and often remind me that lights needs to be turned out.

4. I would like to request a hearing so as to voice my opinions in person, but if after reviewing the enclosed information you feel a variance is warranted, then it would not be necessary for a hearing.

I appreciate your consideration in this matter. We would hope you consider our request for a master metering variance to be justified for the Primrose apartments in Aberdeen and any other Primrose's we may build throughout South Dakota. Please feel free to contact me with any questions you may have. My phone # is (605) 225-7626.

Sincerely,



Clark Thares, Primrose