

KANSAS CITY POWER & LIGHT COMPANY

1330 BALTIMORE AVENUE

P.O. BOX 679

KANSAS CITY, MISSOURI 64141

LAW DEPARTMENT
(816) 356-2765

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October 29, 1986

File No. 0501-98

Jeremiah D. Finnegan
Suite 101
4225 Baltimore
Kansas City, Missouri 64111

Re: Case No. HO-86-139;
Kansas City Power & Light Company

Dear Mr. Finnegan:

Please find enclosed KCPL's Answers to your First Set of Interrogatories.

Very truly yours,


Mark G. English

MGE:cg

Enc.

cc: All parties of record
Harvey G. Hubbs

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PUBLIC SERVICE COMMISSION

BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI

In the matter of the investigation)
of steam service rendered by)
Kansas City Power & Light Company)

Case No. HO-86-139

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ANSWERS OF KANSAS CITY POWER & LIGHT COMPANY
TO FIRST SET OF INTERROGATORIES OF
JACKSON COUNTY

Kansas City Power & Light Company, by and through its authorized representative, makes the following sworn answers to the First Set of Interrogatories of Jackson County.

1. Is KCP&L the owner or a tenant of the Power and Light Building at 14th and Baltimore, Kansas City, Missouri?

ANSWER:

KCP&L is a tenant of such building.

2. If occupation is by lease, please explain the lease's terms, or if you prefer, attach a copy of the lease.

ANSWER:

The lease is dated as of February 28, 1958, between Power and Light Building Company, a Missouri corporation, and Kansas City Power & Light Company. The initial term of the lease was for 25 years, with two optional 10-year lease extensions. The lessor, among other things, is required to supply water, heat and air conditioning.

3. How much of the building does KCP&L occupy?

ANSWER:

KCP&L presently occupies 105,687 net square feet. This figure will increase by 27,763 square feet as of December 1, 1986, as

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KCPL expands to the eighth, ninth and tenth floors of the building.

4. How much rent does KCP&L pay annually?

ANSWER:

The present annual rent, which is subject to escalator provisions, is approximately \$643,695.

5. How much is the rent per square foot?

ANSWER:

\$6.09 per square foot.

6. Who is KCP&L's landlord?

ANSWER:

The present landlord is Gailoyd Enterprises Corporation.

7. Does KCP&L have any ownership interest in the landlord?

ANSWER:

No.

8. Do any of KCP&L's officers, directors or shareholders have any ownership interest in the landlord? And if so, please identify whether they are officers, directors or shareholders and the extent of their ownership interest in the landlord.

ANSWER:

To the best of our information, no.

9. Is the Power and Light Building currently heated by district steam provided by KCP&L? If not, when did such service cease?

ANSWER:

Yes.

10. Is the Power and Light Building currently cooled by district steam provided by KCP&L? If not, when did such service cease?

ANSWER:

The Power and Light Building has always used electricity for cooling.

11. Has KCP&L made a proposal to convert the Power and Light Building to on-site electric boilers or electric space heating?

ANSWER:

No proposal has been made to this time. The building will be included in KCPL's offer of energy surveys made to all of its steam customers.

12. If answer to 11 above is yes, please provide details of such proposal and the status of same.

ANSWER:

N/A

The information contained in the above answers was provided by Michael C. Mandacina, Director of Internal Services and Steam Operations.

KANSAS CITY POWER & LIGHT COMPANY

By B. J. Beaudoin
B. J. Beaudoin

Subscribed and sworn to before me, this 24th day of October, 1986.

Carol Giles
Notary Public

