

**KRS 56.782**  
**REPORT ON USE OF ENERGY- EFFICIENCY MEASURES**  
**IN STATE GOVERNMENT**

The cabinet shall report on or before October 15, 2008, and on or before every October 15 thereafter to the Legislative Research Commission on progress made to maximize the use of energy-efficiency measures in state government. The Legislative Research Commission shall transmit the report to the appropriate interim joint committees and to the General Assembly when it convenes. The report shall include but not be limited to:

**(1) A summary of initiatives undertaken by the cabinet during the reporting period to promote adoption of low cost/no cost energy-efficiency measures, including employee training efforts;**

**Finance and Administration Cabinet**

- New construction and Energy Savings Performance Contracts (ESPC) offer operators equipment and controls training prior to final completion and warranty periods of projects. Operator training has occurred in the following projects:
  - o Central Lab
  - o CHR Building
  - o COT Cold Harbor
  - o L&N Building
  
- Continued utilization of the Commonwealth Energy Management and Control System (CEMCS) for utility bill tracking and Building Automation System (BAS) trend monitoring. CEMCS is an online Energy Management Information System (EMIS) that enables utility tracking, baselining, and benchmarking state-owned facilities as well as operational analysis using BAS trend point histories.
  
- CEMCS Bill Entry training forces the awareness of energy usage. Awareness is the first step on the way to efficiency. Bill Entry Training was given to the personnel at the following locations during the reporting period:
  - o CHFS Glasgow Bill Entry/Approval Training
  - o DJJ Bill Entry Training – Morehead YDC
  - o KCTCS HCTC Bill Entry Training
  - o KCTCS HopCC Bill Entry Training
  - o KCTCS SCC Bill Entry Training
  - o KCTCS SKCTC Bill Entry Training
  - o Parks Barren River Bill Entry Training
  - o Parks Blue Licks Battlefield Bill Entry Training

- Parks Carter Caves Bill Entry Training
  - Parks Dale Hollow Bill Entry Training
  - Parks Greenbo Lake Bill Entry Training
  - Parks Natural Bridge Bill Entry Training
  - In addition to the in-person training, CEMCS staff have created pre-recorded bill entry training videos for viewing at the convenience of facility personnel. To date, these videos have over 100 views.
- CEMCS Tier 3 Building Operational Reviews provide facility operators with low and no cost energy-savings opportunities. Often when a building is reviewed, it is discovered that a change in Building Automation System controls settings can effect efficiency greatly. CEMCS performed the following reviews during the reporting period:
    - DOC
      - GRCC
      - LSCC Warehouse
    - KCTCS
      - BCTC Historic Laundry
      - HCTC First Federal
    - KSFB
      - KICC (in progress)
- CEMCS in-house BAS Training is in development and occurs on a one-on-one basis with operators of specific buildings. The goal is to convey specific building idiosyncrasies to building operators and ensure more consistency in building operation and help the operator/manager understand better how to troubleshoot and solve issues as they arise.
- Low-cost energy efficiency measures were implemented during this period and focused mainly on supported operations. Many of these are small tweaks in the BAS or individual equipment replacement. A full review of Finance-owned buildings was completed and the following actions were performed:
    - Building schedule optimization to maximize savings through unoccupied time without sacrificing occupant comfort after warm-up/cool-down
    - Space temperature setpoint optimization to prevent simultaneous heating and cooling
    - Calibration of HVAC equipment
    - Controls System upgrades to reduce need for pneumatics
    - Building envelope improvements (KHEAA, CHR)

### **Cabinet for Health and Family Services**

- Performed low cost lighting upgrades
- Implemented additional DDC controls on HVAC equipment

### **Department of Criminal Justice Training**

- DOCJT performed several low cost energy savings measures, mostly pertaining to lighting and the operation thereof.
  - o Replaced perimeter building halogen lamps that have become no longer serviceable with LED lighting. This includes bollard lighting.
  - o Reseal windows to prevent energy loss.
  - o Turn off interior lights in office buildings at the end of each business day.
  - o Re-evaluating geo-thermal units to ensure they are efficient as originally installed.

### **Department of Juvenile Justice**

- Continuing education to the facility maintenance staff on the importance of planned maintenance to ensure optimal energy efficiency was provided at both the Spring and Fall Maintenance Seminar.

### **Department of Military Affairs**

- Install vacancy/occupancy sensors to control lighting.
- Input schedules into the HVAC controls system to reduce hours of operation.

### **Kentucky Community and Technical College System**

- KCTCS has continued to focus on the continued education of employees and ongoing preventive maintenance to reduce consumption and increase the performance of our buildings. This year like others we continue to focus on three areas.
  - o On-going building automation systems training for the on-site users. By doing this we are creating end users with the understanding how to properly operate buildings efficiently, identify malfunction or overridden equipment, and that efficiently maintains building schedules based on occupancy.
  - o Continued development of our facilities maintenance contract that has expanded to cover over 7.8 million square feet across the state. We currently partner with the holder of this contract to provide preventive maintenance and the quick repair of new issues that may arise. This contract has not only increased the expected life span of our equipment but gives us a quick method for responding to malfunctioning or failing equipment that may not have an identified fund source to correct otherwise.
  - o On-going training facilitated by Interval Data Systems for the staff at our colleges to increase understanding of the CEMCS program and usage of the diagnostic tools available.
- In addition to the previously mentioned CEMCS Building Operational Reviews, KCTCS hosts monthly BAS trainings given by the CEMCS vendor

Interval Data Systems (IDS) available to all of the system's college facilities staff members. Training of this nature is critical when there is a goal of efficiency in facility operation. BAS systems can facilitate vast efficiency improvements if it is monitored and used correctly.

- This operational training teaches facility operators how to monitor the equipment running in their facilities by utilizing the available capabilities of their Building Automation Systems (BAS) – Specifically the Tridium and Automated Logic Controls platforms. CEMCS compiles BAS trend data output and presents it to the building operator in a way that allows said operator to analyze and correct the functionality of equipment within the facility.
- ESPC Support Services – KCTCS pays its ESPC vendor CMTA for two additional years of review during the measurement and verification period post-construction to find additional building operational savings and drift prevention. Low-cost energy conservation measures implemented during this period include:
  - Big Sandy CTC
  - Maysville CTC
  - Somerset CCd
  - Southcentral CTC

### **Kentucky Horse Park**

- The Kentucky Horse Park performed the following low-cost energy savings and operational improvement measures:
  - Repair various equipment around the park to optimize operational efficiency, particularly at the International Museum of the Horse where the exhaust air damper was initially 100% open and now is controlled. This allows for an increase in space pressure and a significant decrease in the heating, cooling, a humidity load within the facility.
  - Tune boilers and chillers to optimize run parameters to best suit load based on inside and outside conditions.

**(2) A summary of energy efficiency measures installed and energy improvements made during the reporting period;**

**Finance and Administration Cabinet**

- The Finance Cabinet continues to implement the most efficient designs and building elements in all our DECA capital construction projects as budgets allow.
  - o CHR Complex (construction)
    - HSB HVAC Replacement upgrades the existing fan coil units
    - HSB Lighting Replacement from fluorescent to LED
    - CHR CUP Optimization will remove steam boilers in favor of hot water boilers.
  - o Public Service Commission (bid)
  - o Library and Archives (construction nearing completion)
  - o Bush Building HVAC Replacement and Renovation (design)
  - o Central Lab
    - Boiler Replacement (complete)
      - FY23 reduction from FY22: 8,141 MCF, \$70,252.22.
    - Chiller Replacement (design)
    - Rooftop Exhaust Replacement (complete, 1 phase remaining)
- Energy efficient measures installed include high efficiency mechanical equipment, high efficiency lighting, occupancy sensors, high efficiency boilers and chillers, digital controls, and tuning of control responses.

**Cabinet for Health and Family Services**

- The agency has installed high efficiency boilers and chillers on remodels, Higher Efficiency HVAC including Variable Refrigerant Volume (VRV) systems where applicable on remodels.

**Department of Criminal Justice Training**

- New roofs on Schwendeman classroom building and Thompson Hall dormitory installed with modified white reflective bitumen material to reflect heat.

**Department of Juvenile Justice**

- As equipment not replaced in the ESPC comes to the end of its life expectancy, we are replacing those units with ones similar to what was installed in the energy savings performance contract.
- Controls Upgrades were performed at Adair and Fayette RJDCs.

**Kentucky Community and Technical College System**

- ACTC Main Cooling Tower Replacement
- BCTC Leestown Building S Window Replacement
- BSCTC Mayo Campus Boiler Replacement

- HCTC First Federal HVAC Upgrades
- HCTC Jolly Classroom Center HVAC Replacement
- JCTC Chestnut Hall Water Heater Replacement
- SKCTC HVAC Controls Upgrades
- System Office Controls Upgrades

### **Kentucky Horse Park**

- Existing non-LED lighting around the park is being converted to LED, which should lead to a 70% reduction in lighting load.
- Any existing hot water heaters are being replaced with Energy Star rated water heaters.
- Repair building envelope issues found in buildings on campus, specifically the Museum where building pressure was negative and humidity could not be controlled.

**(3) Energy consumption and expenditure data for facilities owned or leased by state government and any documented savings made as a result of energy-efficiency measures and improvements;**

**State-Owned Facilities**

- As shown in Figures 1 and 2, CEMCS tracks a current FY23 utility consumption and cost of 1.73M MMBtus and \$48.1M, respectively, as reported by the agency. Please note that some agencies are not fully integrated. For FY23, the Commonwealth is enjoying a consumption and cost savings of 421K MMBtus and \$8.4M driven by the myriad of energy savings measures previously discussed. Over the life of the program, a cumulative savings of 2.68M MMBtus and \$62.1M has been realized.

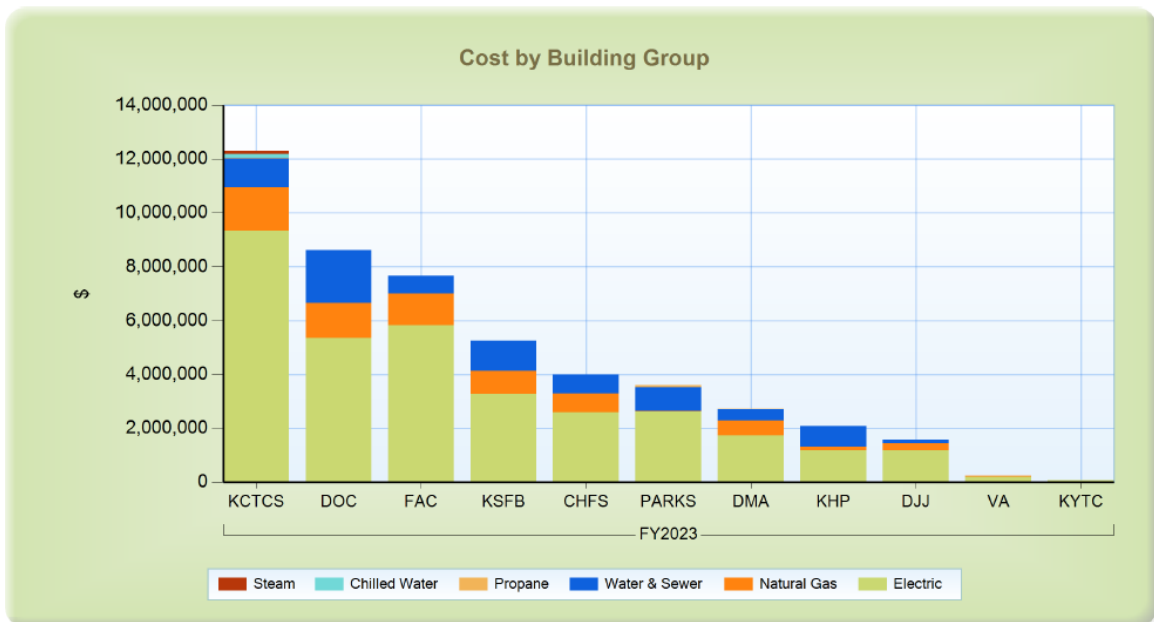


Figure 1. FY23 Energy Cost by agency and utility type.

| Group               | Utility Type | FY2023               |                  |                      |
|---------------------|--------------|----------------------|------------------|----------------------|
|                     |              | kBtu                 | MTCDE            | Cost                 |
| ⊞ CHFS              | Total        | 147,363,766          | 12,349.2         | 3,997,493.43         |
| ⊞ DJJ               | Total        | 68,421,583           | 5,048.0          | 1,565,381.16         |
| ⊞ DMA               | Total        | 88,998,308           | 7,391.7          | 2,728,841.29         |
| ⊞ DOC               | Total        | 333,207,190          | 29,270.4         | 8,621,656.15         |
| ⊞ FAC               | Total        | 358,733,533          | 30,629.6         | 7,654,628.77         |
| ⊞ KCTCS             | Total        | 407,812,705          | 34,768.6         | 12,305,599.61        |
| ⊞ KHP               | Total        | 51,738,992           | 5,136.7          | 2,070,997.76         |
| ⊞ KSFB              | Total        | 175,767,480          | 15,116.2         | 5,245,961.29         |
| ⊞ KYTC              | Total        | 1,675,292            | 184.1            | 64,290.00            |
| ⊞ PARKS             | Total        | 85,788,756           | 9,057.6          | 3,604,013.21         |
| ⊞ VA                | Total        | 9,471,410            | 881.6            | 235,839.26           |
| <b>Grand Totals</b> |              | <b>1,728,979,015</b> | <b>149,833.8</b> | <b>48,094,701.93</b> |

Figure 2. FY23 Energy Consumption, Metric Tons CO<sub>2</sub>e, and Cost by agency.

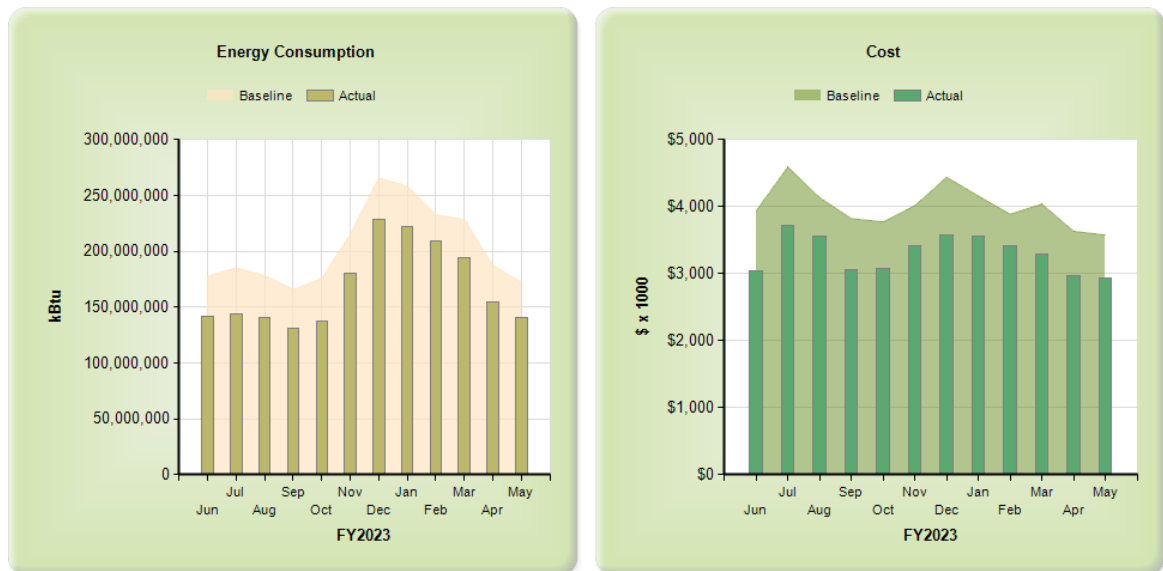


Figure 3. FY23 Energy and Cost Savings from Baseline.

### Leased Properties

- Please see attached report.



**(4) Status report on the number of buildings newly constructed, renovated, or leased in accordance with the high-performance building standards required under KRS 56.777 and the amount of savings realized based upon a life-cycle cost analysis;**

#### **Finance and Administration Cabinet**

- The Finance Cabinet, Office of Facility Development and Efficiency had the following projects underway during the last reporting year:
  - o Central Lab Cooling Tower Replacement
  - o L&N Renovation
  - o L&N Boiler Replacement
  - o Libraries and Archives HVAC Replacement

#### **Cabinet for Health and Family Services**

- 30 remodel projects

#### **Department of Criminal Justice Training**

- Weber building HVAC renovation plan includes more energy efficient lighting.
- Currently evaluating installing solar panels and electric vehicle charging stations during infrastructure planning for new indoor firing range to be constructed.

#### **Department of Juvenile Justice**

- To date, none have been implemented. There are several large projects driven by legislature to renovate existing or possibly build new that are in the “study” phase. No definitive data can be reported as nothing has been implemented yet.

#### **Kentucky Community and Technical College System**

- o ACTC Roof Replacements
- o BCTC Newtown Campus North Buildings Renovations – Phase 1
- o BCTC Newtown Campus Renovation and Laundry Building Expansion
- o BCTC Stoner Hall HVAC Controls Upgrades
- o BSCTC Mayo Campus Dental Hygiene Clinic Renovation
- o ECTC Student Center Renovation and Roof Replacement
- o ECTC RPC Building Boiler Replacement
- o Hardin County Training Center
- o HCTC Jolly Classroom Building (Rad-Tech) Renovation
- o JCTC AMIT Phase 3, Tech B Renovations
- o JCTC Hartford Hall Renovation
- o MCC Glema Mahr Center Roof Repairs
- o MCC Postsecondary Education Center Chiller Replacement
- o National Responders Preparedness Center (NRPC) Expansion

- OCTC Southeast Campus Roof Repairs
- SCC McCreary Center Roof Replacement
- SCC South Campus HVAC Upgrades
- SKCTC Roof Replacements
- System Office Roof Replacement

**Department of Corrections**

- Little Sandy Correctional Complex (ongoing)
- Blackburn Correctional Complex Medical Facility (ongoing)

**(5) Any efforts made during the reporting period to promote acquisition of energy efficient products pursuant to KRS 45A.045(12) and the amount of savings expected to be realized in the first year of operation from the purchase of ENERGY STAR-qualified products pursuant to KRS 56.775;**

**Finance Cabinet, Office of Procurement Services**

- All renovation projects designed to the Kentucky High Performance Building Standard must replace equipment with Energy Star rated products where applicable (i.e. Lighting, HVAC equipment, appliances, etc).
- HSB Lighting Replacement
- Example of SPR1 request language when regarding Energy Star purchase:
  - o “Please specify Energy Star - reference FAP111-21-00”
  - o “Is the lighting being installed energy efficient or Energy Star labeled - reference FAP111-21-00”

**Department of Criminal Justice Training**

- DOCJT continues to purchase Energy Star rated bulbs for facilities. The amount of savings will be determined after new metering systems will be put into place.

**Department of Juvenile Justice**

- As boilers, chillers and kitchen equipment are replaced, we are making a conscious effort to replace with higher efficiency models.

**Kentucky Community and Technical College System**

- JCTC Chestnut Hall Water Heater Replacement

**Kentucky Horse Park**

- The Energy Star qualified water heaters installed should provide a cost savings of approximately \$470 annually per water heater.
- The conversion of Rolex Stadium lighting from metal halide High Intensity Discharge (HID) lighting to LED lighting will likely yield an energy savings of at least 17.5% when in use.

**(6) Any recommendations for future funding of energy improvements or other measures needed to assure energy efficiency in state government;**

**Finance and Administration Cabinet**

- The amount of deferred maintenance in the Commonwealth contributes greatly to higher than necessary levels of energy consumption. While in the last reporting period, the Commonwealth has made great strides to address deferred maintenance in its buildings, many improvements in energy consumption could be addressed by continuing ongoing maintenance such as replacing old chillers, boilers and other HVAC equipment, repairing roofs that are underperforming, and by upgrading direct digital control systems. Many state agencies have been forced to defer maintenance items that, if implemented, would save money, improve occupant comfort and performance, and save energy. Increased funding for maintenance pools would not only save money through eliminating ongoing repair expenses, but it would also save energy through the purchase of modern, more efficient building systems and equipment.
- CEMCS is an award-winning program and has changed the basic approach to energy use and management in state government. Currently, CEMCS accounts for approximately 28.5M of the state's non-university footprint of 36M square feet. Continued funding is recommended to continue and complete implementation and analysis to the remainder of the 36M non-university state-owned square footage. Target expansion agencies include, but are not limited to, Veterans Affairs, Workforce Development, and Transportation.
- Continue to monitor building consumption, cost, and savings through the use of energy managers. The Commonwealth of Kentucky owns over 70 million ft<sup>2</sup> of facilities – including the universities – and it is important to get a handle on our total energy consumption and expenditure. It is recommended that agency Energy Manager positions be created to focus on that task. These Certified Energy Managers (CEMs) would act as reporting agency liaisons to enforce the accountability for data entry at each facility as well as verify the integrity of entered data. The other role the Energy Managers would play within agencies is planner for future energy-related facilities projects. Many mechanical and architectural projects intertwine with energy and having a plan in place will assist in achieving overarching reduction goals.
- As we enter an era in which tracking our carbon footprint is becoming more and more inevitable, a shift to renewable energy is the next logical step and recommendation. If we are looking at the highest carbon producers in the Cabinet, we would begin with the Capitol Complex, Central Lab, Transportation Complex, and CHR Complex. The electric consumption from these sites make up 53% of the Cabinet's carbon consumption. One way to reduce this is onsite solar generation to offset both electric cost from the

utility as well as source carbon production. Utilizing the available parking lots would yield significant area for elevated arrays. Further studies are needed to evaluate the feasibility and life cycle cost of such an undertaking.

#### **Department of Military Affairs**

- Determine a consistent statewide guideline for EV Charging system invoicing so taxpayers are not paying for fuel that is dispersed by state-owned chargers.

#### **Kentucky Community and Technical College System**

- Implement a program to review buildings annually or bi-annually for newer BAS strategies, malfunctioning equipment consuming excessive energy, or low-cost modifications that could produce savings. This would be similar to ESPC support services but not tied to a specific set of buildings or campuses. These savings could also be used to create a fund pool for equipment modifications and upgrades.

#### **Kentucky Horse Park**

- Replace the large stadium lights at Rolex Arena with stadium LED lighting.

**(7) Any improvements in energy efficiency planned or realized through the use of the LEED rating system, the Green Globes rating system, ENERGY STAR-qualified products, and guaranteed savings performance contracts.**

**Finance and Administration Cabinet**

- The Finance Cabinet has begun creating standardized HVAC controls guidance that will promote consistent user interfaces and system architecture agency-wide.
- The Cabinet has begun internal discussions regarding updating the High Performance Building Standard to include ENERGY STAR and ASHRAE principles within its sequences of operation.
- The Finance Cabinet continually educates and promotes the use of Energy Savings Performance Contracts to agencies in the Commonwealth. There is a multiple-building ESPC planned for FY24 to include the change-out of all remaining fluorescent lighting to LED.

**Department of Juvenile Justice**

- It has been difficult to calculate energy savings at our facilities with a degree of accuracy based on the Governor’s mandate to reorganize the “regional model” to one based on “types of charges.” This has skewed our baseline of energy efficiency due to the change in populations. There are projects in the design phase to address this return to regional model scenario that should resolve this.

**Kentucky Community and Technical College System**

- The Glendale ECTC Training Center will be LEED Gold.

**Finance & Administration Cabinet  
Department for Facilities & Support Services**

**REPORT ON ENERGY EFFICIENCY  
IN LEASED-IN FACILITIES**

**Division of Real Properties  
Leased Properties Branch  
October 11, 2023**

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**APPENDIX ONE:**

**FISCAL YEAR 2023 UTILITY COST INFORMATION FOR LEASED PROPERTIES**



*Division of Real Properties*  
**KRS 56.782**  
**REPORT ON ENERGY EFFICIENCY**

***A. Summarize initiatives undertaken by the Finance and Administration Cabinet during the reporting period to promote adoption of low cost/no cost energy efficiency measures, including training measures.***

The Division of Real Properties completed the annual cost reporting and compilation process for 2023; however, due to limited staff time, agencies reporting properties with excessive utility expenses were not subject to intensive on-site reviews by the Leased Properties Branch. Those actions are expected to resume on a limited basis subsequent to evaluation of individual reported costs for fiscal year 2023 and on a more regular basis for fiscal year 2024 as warranted for selected facilities. In keeping with the original intent to obtain energy efficiency improvements in leased properties at low or no cost to the Commonwealth, all actions completed by the Division were accomplished internally. General information concerning the factors that impact our efforts to promote energy efficiency follows:

1. Implementation of electronic (i.e., internet-based form reports) reporting continues to result in improved data capture rates, although we continued to experience difficulties in securing full compliance from agencies with respect to utility cost reporting. The response rate has ranged from 91.80% to 100% over the previous decade. Application of additional staff time for follow up inquiries to agencies during the regular reporting period resulted in receipt of 401 of 405 complete records (99.01%) for fiscal year 2023. As noted in the fiscal year 2022 report, we retained and applied follow up inquiry procedures applied that year to the relatively small number of missing agency reports for the current year. We would note that fiscal year 2022 represents the only year since the annual cost capture and reporting process was implemented that 100 percent reporting levels were achieved.
2. Although more extensive evaluations of selected properties are deferred as noted herein, regular review and investigative actions associated with correcting inventory record errors continues based on cost reporting for the current fiscal year. That process includes a general review for common data entry errors as well as an examination of agreements where discrepancies are noted between contractual utility provisions and reported costs or the lack thereof. The initial review conducted for 2023 reported costs resulted in the identification and correction of two immediate data entry errors (i.e., reported electricity costs of \$388,160.00 and reported gas costs of \$155,832.00 for single tenant facilities of less than twenty thousand square feet).
3. The Division of Real Properties typically conducts a review of all general specifications on an annual basis. This practice ensures that practical new energy efficient materials, methods, and technologies are adopted for use in future leased facilities. Revisions to the specifications are completed to ensure that they are consistent with current code requirements and to address items that resulted in questions or clarification requests from prospective lessors. No significant changes to the general specifications for leased facilities were implemented through fiscal year 2023 however the specifications will be subject to the standard review procedure in 2024.

***B. Summarize energy efficiency measures installed and energy improvements made during the reporting period.***

The energy efficiency measures and improvements installed or initiated include the following:

1. As noted in Section A, we will retain the procedural actions associated with post reporting follow up inquiries with agencies omitting cost reports or providing incomplete data in the interest of securing complete reporting data in future fiscal years.
2. A number of agencies previously located in facilities containing more than 200,000 square feet of leased space were consolidated in the Mayo Underwood Building through calendar year 2020. A new facility is anticipated to offer more efficient utility consumption, however sufficient information to allow for a reasonable comparison between costs in the individual leased facilities and the new building is not available.
3. As noted in prior reporting periods we are evaluating potential methods of producing more detailed utility cost average reports that would allow for cost comparisons on a city/county, agency, space utilization type, and utility type basis. A general reporting format is established for individual utility types that provides separate county and statewide average cost calculations and the reports are under review for potential revisions and error testing. Addition information regarding progress with this activity may be included in future annual reports.

***C. List energy consumption and expenditure data for facilities leased by state government and documented savings resulting from energy efficiency measures and improvements.***

1. Energy expenditure data for leased properties for fiscal year 2023 is included in Appendix One.

***D. Status report on the number of buildings leased in accordance with the high-performance building standards required under KRS 56.777 and the amount of savings realized based upon life-cycle costs analysis.***

1. A lease award for a property requesting preferential consideration based on the inclusion of self-defined High Performance Building Specifications was issued in the spring of 2018. Construction was completed over approximately one year, and the facility was occupied by the agency on or about March 7, 2019 (reference PR-5410, Clay County). The facility was generally representative of field offices (i.e., 10,000-20,000 square feet designed primarily with individual staff offices) for the tenant agency therefore it offers an opportunity to evaluate the impact of the aforementioned specifications as costs are provided over subsequent years. It is not possible to distinguish between cost reductions resulting from particular specification items as opposed to those resulting from the use of modern construction techniques and installation of new environmental control equipment. Reported costs for the referenced facility for fiscal year 2020 averaged at \$.9353 per square foot, fiscal year 2021 costs averaged at \$.8981 per square foot, fiscal year 2022 costs averaged at \$1.21 per square foot, and fiscal year 2023 costs averaged at \$1.20 per square foot. We anticipate discontinuing this property specific examination unless otherwise warranted in future fiscal years and would close with the observation that all reported costs in the facility are significantly lower than the total statewide average costs of \$1.72, \$1.73, \$1.92, and \$2.08 per square foot respectively for each fiscal year.
2. Preliminary lease awards containing self-defined High Performance Building Specifications have been issued for a small number of facilities; however, the limited occupancy periods and the significant changes in occupancy levels over the previous several years for those facilities do not allow for a comparison of reported utility costs during the current reporting period.

***E. Efforts made during the reporting period to promote acquisition of energy efficient products pursuant to KRS 45A.045(11) and the amount of savings expected to be realized in the first year of operation from the purchase of ENERGY STAR qualified products pursuant to KRS 56.775.***

Funding was not appropriated for purchasing energy efficient products for leased facilities; therefore, no action has been taken in this regard. ENERGY STAR qualified products were included in the revisions to the general specifications; however, with the exception of circumstances where improvements incorporating products of this nature are accomplished via the provisions of KRS 56.813(2), installation of such products would not result in direct costs for agencies occupying leased facilities. As noted in prior reporting periods, consideration of improvements accomplished with direct costs to tenant agencies must be balanced with consideration of the following factors unique to leased facilities:

1. The majority of lease contracts are for smaller offices and an economy of scale is not available.
2. Many of the lease contracts that only have one to three years remaining on the term may not provide a sufficient pay-back period to recover the cost of energy efficiency measures.
3. Many energy efficiency measures require modification of building structures for which removal upon lease termination is not practical. This could result in situations where the Commonwealth funds permanent improvements to privately owned space and may not realize any return on that expense.

***F. Recommendations for future funding of energy improvements or other measures needed to assure energy efficient facilities in state government.***

The recommendations contained in this section are consistent with recommendations offered during previous reporting periods. Considering the cost of energy-related improvements and the simple payback periods of such improvements, the Division of Real Properties offers the following recommendations:

1. All future appropriations for this program should be designated for improvements to state owned facilities. The projected occupancy period for these facilities offers the highest probability of recovering costs and realizing ongoing reductions in utility expenses.
2. All efforts regarding leased facilities should be conducted on a low or no cost basis, be limited to those properties that have demonstrated excessive lease costs, and those that offer a remaining lease term of not less than three to five years depending on the scope of improvement(s) and the time required to recover the costs associated with same.
3. Future improvements to the eMars accounting system and/or the Archibus facilities management (inventory) software that clearly enhance utility cost tracking and reporting should be considered when practical.
4. Recognizing that increasing amounts of Division staff time is required to collect and review agency reported utility expenses, that establishing standardized mechanisms to enhance the timeliness and accuracy of agency provided cost reports would be problematic, and that capturing consumption data as specified under KRS 56.782(3) is impossible under current reporting procedures, consideration should be provided to creating a position or positions within the Division of Facility Efficiency with primary responsibility for capturing, tracking, and issuing payments for both lease agreements and associated utility expenses.

***G. Improvements in energy efficiency planned or realized through the use of the LEED rating system, the Green Globes rating system, ENERGY STAR qualified products, and guaranteed energy savings performance contracts.***

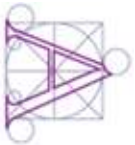
1. Revisions to the general and specific specifications applied to leased properties for which Invitations released on or after July 1, 2018 incorporate requirements for ENERGY STAR qualified products. These include lighting, climate control, plumbing fixtures with the largest cost savings anticipated with lighting and climate control items. Water/sewer expenses tend to be relatively low; however, any reduction in cost or consumption is consistent with the intent of the energy efficiency statutes.

**APPENDIX ONE**

**FISCAL YEAR 2023**

**UTILITY COST INFORMATION FOR**  
**LEASED PROPERTIES**





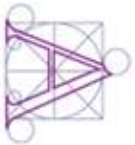
# LEASE-IN OFFICE SPACE - UTILITY COSTS ANALYSIS

Page 1

10/11/2023

| Lease Code                                    | Division Name                       | Area - Neg. Rentable | Cost/ SQFT | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|---|-------------------------------------|----------------------|------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 001 - ADAIR</b>   |                                     |                      |            |                         |                 |                         |                |
| PR02946                                       | CHFS - OFFICE OF THE SECRETARY      | 6,194.00             | \$4.97     | \$5,400.26              | \$663.68        | \$812.05                | 1.11           |
| PR05362                                       | DEPARTMENT OF CORRECTIONS           | 2,215.00             | \$8.43     | \$2,737.15              | \$632.05        | \$796.87                | 1.88           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 002 - ALLEN</b>   |                                     |                      |            |                         |                 |                         |                |
| PR04501                                       | CHFS - OFFICE OF THE SECRETARY      | 6,706.00             | \$7.98     | \$7,120.69              | \$2,500.34      | \$530.50                | 1.51           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 004 - BALLARD</b> |                                     |                      |            |                         |                 |                         |                |
| PR03697                                       | CHFS - OFFICE OF THE SECRETARY      | 1,656.00             | \$6.89     | \$2,480.62              | \$641.01        | \$256.37                | 2.04           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 005 - BARREN</b>  |                                     |                      |            |                         |                 |                         |                |
| PR03665                                       | CHFS - OFFICE OF THE SECRETARY      | 20,750.00            | \$6.65     | \$15,301.41             | \$4,956.33      | \$639.86                | 1.01           |
| PR04131                                       | UNIFIED PROSECUTORIAL SYSTEM        | 2,701.00             | \$7.74     | \$3,320.68              | \$1,754.27      | \$464.20                | 2.05           |
| PR04415                                       | DEPARTMENT OF CORRECTIONS           | 2,815.00             | \$9.00     | \$3,729.99              | \$2,278.34      | \$546.00                | 2.33           |
| PR04744                                       | DEPARTMENT FOR PUBLIC ADVOCACY      | 3,205.00             | \$11.97    | \$4,418.00              | \$1,875.00      | \$280.00                | 2.05           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 006 - BATH</b>    |                                     |                      |            |                         |                 |                         |                |
| PR04400                                       | CHFS - OFFICE OF THE SECRETARY      | 5,623.00             | \$7.60     | \$6,798.36              | \$3,542.73      | \$682.16                | 1.96           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 007 - BELL</b>    |                                     |                      |            |                         |                 |                         |                |
| PR03347                                       | DEPARTMENT FOR NATURAL RESOURCES    | 8,968.00             | \$4.75     | \$18,853.80             | \$4,907.32      | \$627.43                | 2.72           |
| PR03996                                       | CHFS - OFFICE OF THE SECRETARY      | 4,945.00             | \$10.00    | \$6,430.70              | \$3,763.57      | \$1,671.54              | 2.40           |
| PR04075                                       | CHFS - OFFICE OF THE SECRETARY      | 6,416.00             | \$5.22     | \$10,787.59             | \$2,077.54      | \$894.70                | 2.14           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 008 - BOONE</b>   |                                     |                      |            |                         |                 |                         |                |
| PR04243                                       | DEPARTMENT FOR WORKFORCE INVESTMENT | 9,870.00             | \$10.50    | \$26,954.00             | \$3,999.00      | \$2,401.00              | 3.38           |
| PR05291                                       | DEPARTMENT FOR PUBLIC ADVOCACY      | 6,370.00             | \$18.50    | \$4,737.00              | \$2,686.00      | \$5,425.00              | 2.02           |
| <b>Average</b>                                |                                     |                      |            |                         |                 |                         |                |

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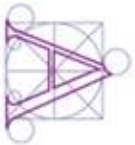
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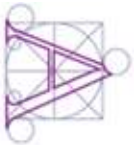
| Lease Code   | Division Name                  | Area - Neg. Rentable | Cost/ SQFT     | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|--|--------------------------------|----------------------|----------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 011 - BOYLE</b>        |                                |                      |                |                         |                 |                         |                |
| PR04240  | CHFS - OFFICE OF THE SECRETARY | 7,243.00             | \$9.42         | \$8,486.49              | \$6,189.19      | \$1,074.88              | 2.17           |
| PR04241  | CHFS - OFFICE OF THE SECRETARY | 5,874.00             | \$9.27         | \$8,996.65              | \$1,550.00      | \$160.14                | 1.82           |
|  |                                |                      | <b>\$9.34</b>  |                         |                 |                         | <b>2.00</b>    |
| <b>Records for County Code: 014 - BRECKINRIDGE</b> |                                |                      |                |                         |                 |                         |                |
| PR03989  | CHFS - OFFICE OF THE SECRETARY | 8,116.00             | \$8.07         | \$6,698.22              | \$3,351.90      | \$1,244.22              | 1.39           |
|  |                                |                      | <b>\$8.07</b>  |                         |                 |                         | <b>1.39</b>    |
| <b>Records for County Code: 015 - BULLITT</b>      |                                |                      |                |                         |                 |                         |                |
| PR04579  | DEPARTMENT FOR PUBLIC ADVOCACY | 3,478.00             | \$12.88        | \$2,633.00              | \$2,627.00      | \$910.00                | 1.77           |
|  |                                |                      | <b>\$12.88</b> |                         |                 |                         | <b>1.77</b>    |
| <b>Records for County Code: 016 - BUTLER</b>       |                                |                      |                |                         |                 |                         |                |
| PR04715  | UNIFIED PROSECUTORIAL SYSTEM   | 2,633.00             | \$5.66         | \$2,265.64              | \$269.07        | \$347.44                | 1.09           |
|  |                                |                      | <b>\$5.66</b>  |                         |                 |                         | <b>1.09</b>    |
| <b>Records for County Code: 017 - CALDWELL</b>     |                                |                      |                |                         |                 |                         |                |
| PR05439  | DEPARTMENT FOR PUBLIC ADVOCACY | 3,528.00             | \$12.25        | \$5,035.00              | \$2,535.00      | \$606.00                | 2.32           |
|  |                                |                      | <b>\$12.25</b> |                         |                 |                         | <b>2.32</b>    |
| <b>Records for County Code: 018 - CALLOWAY</b>     |                                |                      |                |                         |                 |                         |                |
| PR04535  | DEPARTMENT OF CORRECTIONS      | 2,444.00             | \$10.45        | \$4,309.42              | \$888.86        | \$666.40                | 2.40           |
| PR05260  | CHFS - OFFICE OF THE SECRETARY | 6,280.00             | \$12.70        | \$8,147.47              | \$740.35        | \$1,513.47              | 1.66           |
| PR05285  | DEPARTMENT FOR PUBLIC ADVOCACY | 4,030.00             | \$12.50        | \$4,859.00              | \$738.00        | \$744.00                | 1.57           |
|  |                                |                      | <b>\$11.88</b> |                         |                 |                         | <b>1.88</b>    |
| <b>Records for County Code: 019 - CAMPBELL</b>     |                                |                      |                |                         |                 |                         |                |
| PR05500  | DEPARTMENT OF CORRECTIONS      | 14,702.00            | \$20.95        | \$21,177.99             | \$1,391.52      | \$5,681.84              | 1.92           |
|  |                                |                      | <b>\$20.95</b> |                         |                 |                         | <b>1.92</b>    |
| <b>Records for County Code: 020 - CARLISLE</b>     |                                |                      |                |                         |                 |                         |                |
| PR05545  | CHFS - OFFICE OF THE SECRETARY | 4,017.00             | \$10.50        | \$3,327.10              | \$1,836.46      | \$1,358.63              | 1.62           |
|  |                                |                      | <b>\$10.50</b> |                         |                 |                         | <b>1.62</b>    |

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| Lease Code                                       | Division Name                           | Area - Neg. Rentable | Cost/ SQFT | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|--|---|----------------------|------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 021 - CARROLL</b>    |   |                      |            |                         |                 |                         |                |
| PR03294  | CHFS - OFFICE OF THE SECRETARY          | 3,442.00             | \$11.63    | \$5,479.94              | \$1,130.63      | \$880.08                | 2.18           |
| PR04610  | DEPARTMENT OF CORRECTIONS               | 4,278.00             | \$10.97    | \$5,652.48              | \$655.14        | \$1,504.00              | 1.83           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>2.00</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 023 - CASEY</b>      |   |                      |            |                         |                 |                         |                |
| PR05512  | UNIFIED PROSECUTORIAL SYSTEM            | 3,106.00             | \$10.01    | \$3,050.01              | \$865.09        | \$491.16                | 1.42           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>1.42</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 024 - CHRISTIAN</b>  |   |                      |            |                         |                 |                         |                |
| PR03637  | CHFS - OFFICE OF THE SECRETARY          | 11,503.00            | \$6.60     | \$15,669.01             | \$5,667.11      | \$793.58                | 1.92           |
| PR03739  | CHFS - OFFICE OF THE SECRETARY          | 5,323.00             | \$7.90     | \$5,556.99              | \$4,106.95      | \$920.50                | 1.99           |
| PR04437  | DEPARTMENT OF REVENUE                   | 3,570.00             | \$11.70    | \$3,218.41              | \$1,146.55      | \$1,179.96              | 1.55           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>1.82</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 025 - CLARK</b>      |   |                      |            |                         |                 |                         |                |
| PR04849  | CHFS - OFFICE OF THE SECRETARY          | 10,946.00            | \$10.00    | \$16,158.96             | \$11,700.01     | \$1,907.22              | 2.72           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>2.72</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 026 - CLAY</b>       |   |                      |            |                         |                 |                         |                |
| PR04179  | UNIFIED PROSECUTORIAL SYSTEM            | 2,186.00             | \$6.49     | \$2,611.79              | \$1,661.59      | \$857.76                | 2.35           |
| PR05410  | CHFS - OFFICE OF THE SECRETARY          | 14,326.00            | \$13.39    | \$14,014.35             | \$2,357.56      | \$764.22                | 1.20           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>1.77</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 027 - CLINTON</b>    |   |                      |            |                         |                 |                         |                |
| PR04468  | CHFS - OFFICE OF THE SECRETARY          | 8,230.00             | \$5.03     | \$6,286.37              | \$1,384.32      | \$669.34                | 1.01           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>1.01</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 029 - CUMBERLAND</b> |   |                      |            |                         |                 |                         |                |
| PR04161  | CHFS - OFFICE OF THE SECRETARY          | 4,827.00             | \$5.41     | \$5,833.71              | \$2,939.08      | \$558.06                | 1.93           |
| <b>Average</b>                                   |   |                      |            |                         |                 |                         |                |
| <b>1.93</b>                                      |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 030 - DAVIESS</b>    |   |                      |            |                         |                 |                         |                |
| PR05039  | DEPARTMENT OF REVENUE                   | 4,454.00             | \$11.53    | \$5,778.70              | \$2,898.59      | \$962.02                | 2.16           |
| PR05078  | DEPARTMENT OF WORKERS CLAIMS            | 1,795.00             | \$9.50     | \$852.00                | \$1,376.00      | \$501.00                | 1.52           |
| PR05237  | LABOR CABINET - OFFICE OF THE SECRETARY | 14,139.00            | \$11.00    | \$15,154.00             | \$3,768.00      | \$1,604.00              | 1.45           |

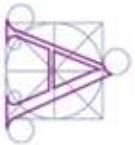


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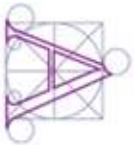
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| Lease Code                                     | Division Name                         | Area - Neg. Rentable | Cost/ SQFT | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|--|---------------------------------------|----------------------|------------|-------------------------|-----------------|-------------------------|----------------|
| PR05412  | DEPARTMENT OF CORRECTIONS             | 8,758.00             | \$13.25    | \$24,727.60             | \$5,258.73      | \$4,726.84              | 3.96           |
| <b>2.27 Average</b>                            |                                       |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 033 - ESTILL</b>   |                                       |                      |            |                         |                 |                         |                |
| PR04259  | CHFS - OFFICE OF THE SECRETARY        | 6,443.00             | \$5.60     | \$9,615.25              | \$2,162.54      | \$765.40                | 1.95           |
| PR04403  | DEPARTMENT OF CORRECTIONS             | 3,254.00             | \$5.60     | \$5,461.65              | \$1,624.39      | \$449.12                | 2.32           |
| <b>2.13 Average</b>                            |                                       |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 034 - FAYETTE</b>  |                                       |                      |            |                         |                 |                         |                |
| PR04790  | DEPARTMENT OF MILITARY AFFAIRS        | 1,262.00             | \$27.50    | \$2,586.77              | \$2,182.14      | \$242.01                | 3.97           |
| PR05425  | CHFS - OFFICE OF THE SECRETARY        | 92,573.00            | \$8.85     | \$141,891.40            | \$19,627.98     | \$16,911.65             | 1.93           |
| PR05445  | DEPARTMENT OF CORRECTIONS             | 15,153.00            | \$16.50    | \$27,087.17             | \$11,194.76     | \$5,731.58              | 2.90           |
| <b>2.93 Average</b>                            |                                       |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 035 - FLEMING</b>  |                                       |                      |            |                         |                 |                         |                |
| PR03498  | CHFS - OFFICE OF THE SECRETARY        | 9,980.00             | \$8.55     | \$11,283.71             | \$1,287.57      | \$920.29                | 1.35           |
| <b>1.35 Average</b>                            |                                       |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 036 - FLOYD</b>    |                                       |                      |            |                         |                 |                         |                |
| PR03594  | DEPARTMENT FOR NATURAL RESOURCES      | 9,467.00             | \$7.60     | \$10,331.33             | \$5,587.10      | \$729.88                | 1.76           |
| PR04000  | CHFS - OFFICE OF THE SECRETARY        | 10,409.00            | \$10.45    | \$27,833.21             | \$1,220.92      | \$3,057.33              | 3.08           |
| PR04917  | DEPARTMENT OF CORRECTIONS             | 5,819.00             | \$10.50    | \$8,343.69              | \$1,176.02      | \$659.51                | 1.75           |
| PR05100  | DEPARTMENT FOR PUBLIC ADVOCACY        | 4,250.00             | \$10.19    | \$4,552.00              | \$1,066.00      | \$510.00                | 1.44           |
| <b>2.01 Average</b>                            |                                       |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 037 - FRANKLIN</b> |                                       |                      |            |                         |                 |                         |                |
| PR01522  | BOARD OF LICENSURE/PROF ENGINEERS & L | 5,000.00             | \$3.07     | \$2,204.58              | \$1,716.41      | \$1,303.70              | 1.04           |
| PR03582  | DEPARTMENT OF CORRECTIONS             | 15,364.00            | \$5.60     | \$1,495.57              | \$1,991.11      | \$310.81                | 0.25           |
| PR03590  | CHFS - OFFICE OF THE SECRETARY        | 99,458.00            | \$11.34    | \$89,767.66             | \$20,201.32     | \$18,709.54             | 1.29           |
| PR03738  | REGISTRY OF ELECTION FINANCE          | 9,082.00             | \$7.22     | \$4,919.77              | \$1,758.75      | \$290.10                | 0.77           |
| PR03799  | ATTORNEY GENERAL                      | 48,160.00            | \$9.60     | \$37,359.14             | \$2,487.27      | \$10,095.89             | 1.04           |
| PR04172  | KY FISH AND WILDLIFE RESOURCES        | 2,995.00             | \$4.37     | \$4,919.27              | \$1,316.18      | \$170.27                | 2.14           |
| PR04336  | DEPARTMENT FOR PUBLIC ADVOCACY        | 3,568.00             | \$7.30     | \$4,178.00              | \$4,493.00      | \$940.00                | 2.69           |
| PR04752  | STATE TREASURER                       | 18,480.00            | \$10.00    | \$38,160.00             | \$2,318.00      | \$1,573.00              | 2.28           |
| PR04817  | COMMONWEALTH OFFICE OF TECHNOLOGY     | 6,109.00             | \$8.07     | \$11,294.58             | \$1,800.11      | \$656.08                | 2.25           |



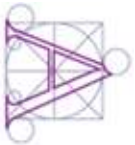
**LEASE-IN OFFICE SPACE - UTILITY COSTS ANALYSIS**  
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| Lease Code                                      | Division Name                           | Area - Neg. Rentable | Cost/ SQFT  | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|---|---|----------------------|-------------|-------------------------|-----------------|-------------------------|----------------|
| PR05200   | DEPARTMENT FOR LIBRARIES & ARCHIVES     | 1,638.00             | \$10.00     | \$40,750.00             | \$15,500.00     | \$2,300.00              | 35.74          |
| PR05250   | DEPARTMENT FOR PUBLIC ADVOCACY          | 34,946.00            | \$12.90     | \$27,095.00             | \$11,827.00     | \$7,839.00              | 1.34           |
| PR05606   | KY FISH AND WILDLIFE RESOURCES          | 3,940.00             | \$4.37      | \$1,913.05              | \$511.84        | \$66.21                 | 0.63           |
| <b>Records for County Code: 038 - FULTON</b>    |   |                      |             |                         |                 |                         |                |
| PR05504   | CHFS - OFFICE OF THE SECRETARY          | 6,083.00             | \$14.90     | \$4,314.34              | \$1,324.85      | \$1,020.15              | 1.09           |
| <b>Records for County Code: 039 - GALLATIN</b>  |   |                      |             |                         |                 |                         |                |
| PR03850   | CHFS - OFFICE OF THE SECRETARY          | 4,230.00             | \$7.35      | \$3,752.98              | \$3,784.61      | \$1,213.59              | 2.07           |
| <b>Records for County Code: 042 - GRAVES</b>    |   |                      |             |                         |                 |                         |                |
| PR05672   | TRANSPORTATION                          | 3,316.00             | \$15.25     | \$1,786.72              | \$3,185.04      | \$1,938.17              | 2.08           |
| <b>Records for County Code: 047 - HARDIN</b>    |   |                      |             |                         |                 |                         |                |
| PR05329   | LABOR CABINET - OFFICE OF THE SECRETARY | 14,054.00            | \$15.00     | \$14,946.00             | \$1,322.00      | \$885.00                | 1.22           |
| PR05401   | UNIFIED PROSECUTORIAL SYSTEM            | 5,957.00             | \$7.60      | \$5,130.35              | \$736.32        | \$386.60                | 1.05           |
| <b>Records for County Code: 051 - HENDERSON</b> |   |                      |             |                         |                 |                         |                |
| PR03274   | CHFS - OFFICE OF THE SECRETARY          | 5,988.00             | \$14.87     | \$4,558.10              | \$1,730.53      | \$1,328.92              | 1.27           |
| PR04216   | DEPARTMENT FOR PUBLIC ADVOCACY          | 3,295.00             | \$16.10     | \$3,283.00              | \$1,840.00      | \$382.00                | 1.67           |
| PR04222   | DEPARTMENT OF JUVENILE JUSTICE          | 2,252.00             | \$8.55      | \$1,641.61              | \$910.06        | \$549.47                | 1.38           |
| PR05339   | UNIFIED PROSECUTORIAL SYSTEM            | 3,092.00             | \$7.00      | \$1,881.63              | \$968.45        | \$339.69                | 1.03           |
| PR05495   | DEPARTMENT OF CORRECTIONS               | 4,271.00             | \$11.50     | \$2,459.50              | \$654.10        | \$255.75                | 0.79           |
| <b>Records for County Code: 052 - HENRY</b>     |   |                      |             |                         |                 |                         |                |
| PR03307   | CHFS - OFFICE OF THE SECRETARY          | 2,457.00             | \$12.25     | \$2,812.07              | \$2,148.78      | \$754.83                | 2.33           |
| <b>Average</b>                                  |   |                      |             |                         |                 |                         |                |
|   |   |                      | <b>2.33</b> |                         |                 |                         | <b>2.33</b>    |



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| Lease Code                                      | Division Name                       | Area - Neg. Rentable | Cost/ SQFT     | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|---|-------------------------------------|----------------------|----------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 053 - HICKMAN</b>   |                                     |                      |                |                         |                 |                         |                |
| PR01451   | CHFS - OFFICE OF THE SECRETARY      | 3,300.00             | \$4.75         | \$4,831.93              | \$1,320.10      | \$698.96                | 2.08           |
|   |                                     |                      | <b>\$4.75</b>  |                         |                 |                         | <b>2.08</b>    |
| <b>Records for County Code: 054 - HOPKINS</b>   |                                     |                      |                |                         |                 |                         |                |
| PR03696   | CHFS - OFFICE OF THE SECRETARY      | 15,168.00            | \$9.07         | \$9,384.27              | \$4,485.43      | \$1,582.20              | 1.02           |
| PR03985   | DEPARTMENT FOR WORKFORCE INVESTMENT | 3,086.00             | \$6.61         | \$2,317.00              | \$1,225.00      | \$257.00                | 1.23           |
| PR04139   | UNIFIED PROSECUTORIAL SYSTEM        | 1,726.00             | \$8.55         | \$1,497.30              | \$1,294.92      | \$423.02                | 1.86           |
| PR04345   | JUSTICE - OFFICE OF THE SECRETARY   | 5,361.00             | \$7.60         | \$6,300.00              | \$2,000.00      | \$500.00                | 1.64           |
| PR04920   | DEPARTMENT OF CORRECTIONS           | 2,936.00             | \$13.50        | \$2,158.87              | \$1,459.75      | \$567.52                | 1.43           |
|   |                                     |                      | <b>\$9.07</b>  |                         |                 |                         | <b>1.44</b>    |
| <b>Records for County Code: 056 - JEFFERSON</b> |                                     |                      |                |                         |                 |                         |                |
| PR05657   | DEPARTMENT OF CORRECTIONS           | 9,587.00             | \$18.64        | \$8,823.84              | \$3,831.42      | \$4,965.97              | 1.84           |
|   |                                     |                      | <b>\$18.64</b> |                         |                 |                         | <b>1.84</b>    |
| <b>Records for County Code: 057 - JESSAMINE</b> |                                     |                      |                |                         |                 |                         |                |
| PR01352   | DEPARTMENT FOR PUBLIC ADVOCACY      | 3,313.00             | \$6.61         | \$4,802.00              | \$2,574.00      | \$526.00                | 2.39           |
| PR03557   | CHFS - OFFICE OF THE SECRETARY      | 10,090.00            | \$6.17         | \$13,919.68             | \$3,725.91      | \$2,307.31              | 1.98           |
|   |                                     |                      | <b>\$6.39</b>  |                         |                 |                         | <b>2.18</b>    |
| <b>Records for County Code: 058 - JOHNSON</b>   |                                     |                      |                |                         |                 |                         |                |
| PR04492   | CHFS - OFFICE OF THE SECRETARY      | 22,159.00            | \$11.27        | \$25,922.61             | \$3,273.28      | \$3,041.02              | 1.45           |
| PR05563   | DEPARTMENT OF CORRECTIONS           | 4,094.00             | \$15.00        | \$4,657.39              | \$1,975.30      | \$574.67                | 1.76           |
|   |                                     |                      | <b>\$13.14</b> |                         |                 |                         | <b>1.61</b>    |
| <b>Records for County Code: 060 - KNOTT</b>     |                                     |                      |                |                         |                 |                         |                |
| PR03976   | CHFS - OFFICE OF THE SECRETARY      | 10,042.00            | \$9.97         | \$10,602.95             | \$4,114.33      | \$828.86                | 1.55           |
|   |                                     |                      | <b>\$9.97</b>  |                         |                 |                         | <b>1.55</b>    |
| <b>Records for County Code: 061 - KNOX</b>      |                                     |                      |                |                         |                 |                         |                |
| PR04572   | DEPARTMENT OF REVENUE               | 4,263.00             | \$8.72         | \$2,861.47              | \$1,672.50      | \$531.70                | 1.19           |
| PR05342   | CHFS - OFFICE OF THE SECRETARY      | 15,726.00            | \$10.95        | \$12,363.33             | \$3,271.50      | \$1,944.88              | 1.12           |
|   |                                     |                      | <b>\$9.84</b>  |                         |                 |                         | <b>1.15</b>    |

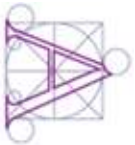


# LEASE-IN OFFICE SPACE - UTILITY COSTS ANALYSIS

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| Lease Code                                      | Division Name                           | Area - Neg. Rentable | Cost/ SQFT | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|---|---|----------------------|------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 062 - LARUE</b>     |   |                      |            |                         |                 |                         |                |
| PR03912   | CHFS - OFFICE OF THE SECRETARY          | 3,458.00             | \$9.02     | \$4,464.39              | \$2,891.29      | \$452.96                | 2.26           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 063 - LAUREL</b>    |   |                      |            |                         |                 |                         |                |
| PR03997   | CHFS - OFFICE OF THE SECRETARY          | 9,582.00             | \$9.26     | \$14,085.51             | \$4,146.24      | \$1,155.81              | 2.02           |
| PR04553   | CHFS - OFFICE OF THE SECRETARY          | 13,125.00            | \$7.24     | \$19,509.02             | \$6,062.30      | \$722.57                | 2.00           |
| PR04789   | DEPARTMENT OF CORRECTIONS               | 3,802.00             | \$10.92    | \$4,593.74              | \$1,311.23      | \$565.82                | 1.70           |
| PR05737   | TRANSPORTATION                          | 3,136.00             | \$10.92    | \$1,445.91              | \$7,393.50      | \$463.40                | 2.97           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 067 - LETCHER</b>   |   |                      |            |                         |                 |                         |                |
| PR04487   | CHFS - OFFICE OF THE SECRETARY          | 19,285.00            | \$9.26     | \$25,352.53             | \$402.12        | \$321.31                | 1.35           |
| PR05128   | LABOR CABINET - OFFICE OF THE SECRETARY | 2,773.00             | \$9.75     | \$3,142.00              | \$203.00        | \$1,661.00              | 1.81           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 069 - LINCOLN</b>   |   |                      |            |                         |                 |                         |                |
| PR04642   | CHFS - OFFICE OF THE SECRETARY          | 9,164.00             | \$13.89    | \$11,023.19             | \$2,210.14      | \$1,076.50              | 1.56           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 071 - LOGAN</b>     |   |                      |            |                         |                 |                         |                |
| PR05602   | UNIFIED PROSECUTORIAL SYSTEM            | 2,239.00             | \$13.53    | \$3,236.47              | \$1,277.31      | \$318.27                | 2.16           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 072 - LYON</b>      |   |                      |            |                         |                 |                         |                |
| PR04237   | UNIFIED PROSECUTORIAL SYSTEM            | 2,056.00             | \$8.60     | \$2,425.49              | \$1,652.60      | \$876.25                | 2.41           |
| PR04633   | CHFS - OFFICE OF THE SECRETARY          | 7,023.00             | \$8.55     | \$8,196.63              | \$4,732.48      | \$901.71                | 1.97           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 073 - MCCracken</b> |   |                      |            |                         |                 |                         |                |
| PR04565   | DEPARTMENT OF REVENUE                   | 4,125.00             | \$9.02     | \$6,150.83              | \$1,529.31      | \$444.20                | 1.97           |
| PR04628   | DEPARTMENT FOR PUBLIC ADVOCACY          | 6,071.00             | \$9.00     | \$8,482.00              | \$1,678.00      | \$2,960.00              | 2.16           |
| <b>Average</b>                                  |   |                      |            |                         |                 |                         |                |



# LEASE-IN OFFICE SPACE - UTILITY COSTS ANALYSIS

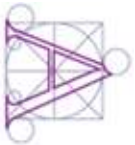
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| Lease Code                                     | Division Name                       | Area - Neg. Rentable | Cost/ SQFT     | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|--|-------------------------------------|----------------------|----------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 075 - MCLEAN</b>   |                                     |                      |                |                         |                 |                         |                |
| PR0557   | CHFS - OFFICE OF THE SECRETARY      | 4,790.00             | \$15.10        | \$4,817.23              | \$1,832.00      | \$384.15                | 1.47           |
|  |                                     |                      | <b>\$15.10</b> |                         |                 |                         | <b>1.47</b>    |
| <b>Records for County Code: 077 - MAGOFFIN</b> |                                     |                      |                |                         |                 |                         |                |
| PR04204  | CHFS - OFFICE OF THE SECRETARY      | 11,203.00            | \$10.78        | \$10,063.93             | \$1,064.93      | \$1,304.77              | 1.11           |
|  |                                     |                      | <b>\$10.78</b> |                         |                 |                         | <b>1.11</b>    |
| <b>Records for County Code: 078 - MARION</b>   |                                     |                      |                |                         |                 |                         |                |
| PR04332  | CHFS - OFFICE OF THE SECRETARY      | 6,352.00             | \$6.46         | \$8,322.56              | \$3,419.58      | \$390.39                | 1.91           |
|  |                                     |                      | <b>\$6.46</b>  |                         |                 |                         | <b>1.91</b>    |
| <b>Records for County Code: 082 - MEADE</b>    |                                     |                      |                |                         |                 |                         |                |
| PR03673  | CHFS - OFFICE OF THE SECRETARY      | 6,501.00             | \$9.21         | \$10,856.24             | \$2,201.93      | \$1,013.61              | 2.16           |
|  |                                     |                      | <b>\$9.21</b>  |                         |                 |                         | <b>2.16</b>    |
| <b>Records for County Code: 084 - MERCER</b>   |                                     |                      |                |                         |                 |                         |                |
| PR04599  | UNIFIED PROSECUTORIAL SYSTEM        | 1,892.00             | \$7.41         | \$3,388.46              | \$2,405.69      | \$355.45                | 3.25           |
|  |                                     |                      | <b>\$7.41</b>  |                         |                 |                         | <b>3.25</b>    |
| <b>Records for County Code: 085 - METCALFE</b> |                                     |                      |                |                         |                 |                         |                |
| PR01644  | CHFS - OFFICE OF THE SECRETARY      | 4,321.00             | \$5.70         | \$4,681.11              | \$2,441.78      | \$675.79                | 1.80           |
|  |                                     |                      | <b>\$5.70</b>  |                         |                 |                         | <b>1.80</b>    |
| <b>Records for County Code: 086 - MONROE</b>   |                                     |                      |                |                         |                 |                         |                |
| PR03485  | CHFS - OFFICE OF THE SECRETARY      | 6,000.00             | \$5.70         | \$4,976.48              | \$2,007.80      | \$1,128.89              | 1.35           |
|  |                                     |                      | <b>\$5.70</b>  |                         |                 |                         | <b>1.35</b>    |
| <b>Records for County Code: 088 - MORGAN</b>   |                                     |                      |                |                         |                 |                         |                |
| PR03512  | DEPARTMENT FOR WORKFORCE INVESTMENT | 2,082.00             | \$6.50         | \$12,960.00             | \$942.00        | \$1,280.00              | 7.29           |
|  |                                     |                      | <b>\$6.50</b>  |                         |                 |                         | <b>7.29</b>    |
| <b>Records for County Code: 090 - NELSON</b>   |                                     |                      |                |                         |                 |                         |                |
| PR03536  | CHFS - OFFICE OF THE SECRETARY      | 9,192.00             | \$8.13         | \$6,380.09              | \$5,393.09      | \$540.42                | 1.34           |
| PR04761  | DEPARTMENT OF CORRECTIONS           | 3,286.00             | \$10.12        | \$2,687.90              | \$2,577.19      | \$776.25                | 1.84           |
|  |                                     |                      | <b>\$9.13</b>  |                         |                 |                         | <b>1.59</b>    |

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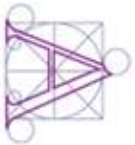
# LEASE-IN OFFICE SPACE - UTILITY COSTS ANALYSIS

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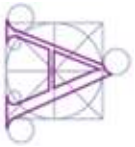
| Lease Code                                      | Division Name                           | Area - Neg. Rentable | Cost/ SQFT     | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|---|---|----------------------|----------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 091 - NICHOLAS</b>  |   |                      |                |                         |                 |                         |                |
| PR04513   | CHFS - OFFICE OF THE SECRETARY          | 4,520.00             | \$10.40        | \$4,769.69              | \$812.65        | \$537.69                | 1.35           |
|   |   |                      | <b>\$10.40</b> |                         |                 |                         | <b>1.35</b>    |
| <b>Records for County Code: 093 - OLDFHAM</b>   |   |                      |                |                         |                 |                         |                |
| PR05218   | DEPARTMENT OF CORRECTIONS               | 2,817.00             | \$14.00        | \$3,646.00              | \$1,172.10      | \$1,076.26              | 2.09           |
| PR05450   | DEPARTMENT FOR PUBLIC ADVOCACY          | 4,225.00             | \$14.00        | \$3,474.00              | \$1,183.00      | \$668.00                | 1.26           |
|   |   |                      | <b>\$14.00</b> |                         |                 |                         | <b>1.68</b>    |
| <b>Records for County Code: 097 - PERRY</b>     |   |                      |                |                         |                 |                         |                |
| PR04472   | DEPARTMENT FOR PUBLIC ADVOCACY          | 5,437.00             | \$11.40        | \$7,371.00              | \$730.00        | \$167.00                | 1.52           |
| PR05054   | DEPARTMENT FOR NATURAL RESOURCES        | 8,599.00             | \$9.50         | \$16,491.42             | \$2,567.41      | \$812.56                | 2.31           |
| PR05343   | ECC - OFFICE OF THE SECRETARY           | 10,016.00            | \$15.79        | \$11,191.44             | \$289.12        | \$289.12                | 1.18           |
|   |   |                      | <b>\$12.23</b> |                         |                 |                         | <b>1.67</b>    |
| <b>Records for County Code: 099 - POWELL</b>    |   |                      |                |                         |                 |                         |                |
| PR04030   | CHFS - OFFICE OF THE SECRETARY          | 6,743.00             | \$6.65         | \$16,950.55             | \$2,116.78      | \$1,229.53              | 3.01           |
|   |   |                      | <b>\$6.65</b>  |                         |                 |                         | <b>3.01</b>    |
| <b>Records for County Code: 100 - PULASKI</b>   |   |                      |                |                         |                 |                         |                |
| PR04460   | CHFS - OFFICE OF THE SECRETARY          | 19,333.00            | \$9.00         | \$24,802.43             | \$2,371.20      | \$1,958.10              | 1.51           |
|   |   |                      | <b>\$9.00</b>  |                         |                 |                         | <b>1.51</b>    |
| <b>Records for County Code: 101 - ROBERTSON</b> |   |                      |                |                         |                 |                         |                |
| PR05485   | CHFS - OFFICE OF THE SECRETARY          | 2,088.00             | \$8.62         | \$2,814.03              | \$2,037.37      | \$1,265.06              | 2.93           |
|   |   |                      | <b>\$8.62</b>  |                         |                 |                         | <b>2.93</b>    |
| <b>Records for County Code: 103 - ROWAN</b>     |   |                      |                |                         |                 |                         |                |
| PR04586   | CHFS - OFFICE OF THE SECRETARY          | 6,850.00             | \$8.22         | \$11,144.62             | \$1,043.81      | \$960.42                | 1.92           |
|   |   |                      | <b>\$8.22</b>  |                         |                 |                         | <b>1.92</b>    |
| <b>Records for County Code: 105 - SCOTT</b>     |   |                      |                |                         |                 |                         |                |
| PR05297   | CHFS - OFFICE OF THE SECRETARY          | 13,847.00            | \$9.23         | \$17,204.25             | \$4,032.24      | \$2,666.98              | 1.73           |
| PR05366   | LABOR CABINET - OFFICE OF THE SECRETARY | 7,074.00             | \$9.23         | \$6,885.00              | \$2,590.00      | \$581.00                | 1.42           |
| PR05430   | DEPARTMENT FOR PUBLIC ADVOCACY          | 4,093.00             | \$15.00        | \$4,727.00              | \$2,251.00      | \$1,520.00              | 2.08           |
|   |   |                      | <b>\$11.15</b> |                         |                 |                         | <b>1.74</b>    |

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| Lease Code                                    | Division Name                       | Area - Neg. Rentable | Cost/ SQFT     | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|---|-------------------------------------|----------------------|----------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 106 - SHELBY</b>  |                                     |                      |                |                         |                 |                         |                |
| PR04432                                       | CHFS - OFFICE OF THE SECRETARY      | 20,000.00            | \$11.35        | \$18,212.39             | \$3,052.21      | \$520.41                | 1.09           |
|   |                                     |                      | <b>\$11.35</b> |                         |                 |                         | <b>1.09</b>    |
| <b>Records for County Code: 107 - SIMPSON</b> |                                     |                      |                |                         |                 |                         |                |
| PR01705                                       | CHFS - OFFICE OF THE SECRETARY      | 7,594.00             | \$7.60         | \$7,080.24              | \$3,890.18      | \$583.22                | 1.52           |
| PR04545                                       | UNIFIED PROSECUTORIAL SYSTEM        | 3,186.00             | \$8.50         | \$4,173.28              | \$2,144.46      | \$1,359.97              | 2.41           |
| PR05348                                       | DEPARTMENT OF CORRECTIONS           | 3,464.00             | \$14.50        | \$2,418.13              | \$1,544.07      | \$574.20                | 1.31           |
|   |                                     |                      | <b>\$10.20</b> |                         |                 |                         | <b>1.75</b>    |
| <b>Records for County Code: 109 - TAYLOR</b>  |                                     |                      |                |                         |                 |                         |                |
| PR04291                                       | DEPARTMENT OF CORRECTIONS           | 3,056.00             | \$8.95         | \$3,783.40              | \$1,358.13      | \$357.04                | 1.80           |
| PR04388                                       | DEPARTMENT FOR WORKFORCE INVESTMENT | 9,519.00             | \$6.89         | \$9,817.00              | \$3,185.00      | \$476.00                | 1.42           |
| PR04417                                       | CHFS - OFFICE OF THE SECRETARY      | 9,953.00             | \$8.95         | \$7,466.41              | \$2,607.84      | \$673.21                | 1.08           |
|   |                                     |                      | <b>\$8.26</b>  |                         |                 |                         | <b>1.43</b>    |
| <b>Records for County Code: 110 - TODD</b>    |                                     |                      |                |                         |                 |                         |                |
| PR04238                                       | CHFS - OFFICE OF THE SECRETARY      | 4,505.00             | \$7.76         | \$6,496.14              | \$1,659.88      | \$765.88                | 1.98           |
|   |                                     |                      | <b>\$7.76</b>  |                         |                 |                         | <b>1.98</b>    |
| <b>Records for County Code: 111 - TRIGG</b>   |                                     |                      |                |                         |                 |                         |                |
| PR04425                                       | CHFS - OFFICE OF THE SECRETARY      | 4,970.00             | \$8.79         | \$5,321.89              | \$1,400.54      | \$772.53                | 1.51           |
|   |                                     |                      | <b>\$8.79</b>  |                         |                 |                         | <b>1.51</b>    |
| <b>Records for County Code: 114 - WARREN</b>  |                                     |                      |                |                         |                 |                         |                |
| PR02565                                       | KENTUCKY STATE POLICE               | 1,587.00             | \$5.52         | \$1,177.85              | \$924.92        | \$144.13                | 1.42           |
| PR04489                                       | DEPARTMENT OF REVENUE               | 4,301.00             | \$15.00        | \$3,821.70              | \$1,724.20      | \$527.43                | 1.41           |
| PR04502                                       | DEPARTMENT OF JUVENILE JUSTICE      | 2,579.00             | \$10.45        | \$2,812.93              | \$1,317.01      | \$422.92                | 1.77           |
| PR04889                                       | DEPARTMENT OF CORRECTIONS           | 6,348.00             | \$11.00        | \$6,035.45              | \$2,281.50      | \$3,454.72              | 1.85           |
| PR05287                                       | DEPARTMENT OF WORKERS CLAIMS        | 4,905.00             | \$12.49        | \$1,351.00              | \$2,083.00      | \$425.00                | 0.79           |
| PR05373                                       | CHFS - OFFICE OF THE SECRETARY      | 43,428.00            | \$13.42        | \$37,467.28             | \$1,493.68      | \$3,119.74              | 0.97           |
|   |                                     |                      | <b>\$11.31</b> |                         |                 |                         | <b>1.37</b>    |
| <b>Records for County Code: 117 - WEBSTER</b> |                                     |                      |                |                         |                 |                         |                |
| PR03525                                       | CHFS - OFFICE OF THE SECRETARY      | 4,610.00             | \$7.36         | \$6,183.30              | \$4,406.72      | \$1,528.19              | 2.63           |
|   |                                     |                      | <b>\$7.36</b>  |                         |                 |                         | <b>2.63</b>    |



**LEASE-IN OFFICE SPACE - UTILITY COSTS ANALYSIS**

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| Lease Code                                     | Division Name                  | Area - Neg. Rentable | Cost/ SQFT | Annual Electricity Cost | Annual Gas Cost | Annual Water/Sewer Cost | Avg. Util Cost |
|--|--------------------------------|----------------------|------------|-------------------------|-----------------|-------------------------|----------------|
| <b>Records for County Code: 118 - WHITLEY</b>  |                                |                      |            |                         |                 |                         |                |
| PR00554  | CHFS - OFFICE OF THE SECRETARY | 3,636.00             | \$3.45     | \$2,030.17              | \$1,618.81      | \$438.99                | 1.12           |
| <b>Average</b>                                 |                                |                      |            |                         |                 |                         |                |
| <b>1.12</b>                                    |                                |                      |            |                         |                 |                         |                |
| <b>Records for County Code: 120 - WOODFORD</b> |                                |                      |            |                         |                 |                         |                |
| PR04424  | UNIFIED PROSECUTORIAL SYSTEM   | 2,479.00             | \$8.45     | \$4,509.08              | \$3,773.84      | \$362.37                | 3.49           |
| <b>Average</b>                                 |                                |                      |            |                         |                 |                         |                |
| <b>3.49</b>                                    |                                |                      |            |                         |                 |                         |                |
| <b>Overall Ave</b>                             |                                |                      |            |                         |                 |                         |                |
| <b>2.08</b>                                    |                                |                      |            |                         |                 |                         |                |