

FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES

Matthew G. Bevin
Governor

Division of Real Properties 403 Wapping Street, Suite 300 Frankfort, Kentucky 40601-2638 (502) 564-2205 Fax: (502) 564-8108

William M. Landrum III
Secretary

Scott Aubrey
Director

Robert M. Burnside

Commissioner

MEMORANDUM

TO:

Katherine Halloran, Committee Staff Administrator Capital Projects and Bond Oversight Committee

FROM:

Brien S. Hoover, Leasing Manager

Division of Real Properties

DATE:

October 17, 2018

SUBJECT:

PR-2591, Jefferson County Unified Prosecutorial System

Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement renewal being processed by our Division's Leasing Branch.

If you have any questions or require additional information concerning this matter, please advise.

BSH/bh

CC:

Capital Construction Log

OSBD

PR-2591 File

BSH

Attachment



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-2591		County: Jefferson			
Using Agency: Unified Prosecutorial System					
		ville Metro	Government Public Works		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary					
Property Location:			·		
514 West Liberty, Louisville, KY			·		
Check One: New Lease Ren	Check One: New Lease Renewal Modification				
Type Space: Office		Cost Per Square Foot: \$16.55			
Annual Rental Cost: \$401,056.16		Average Cost Per Square Foot of Leased-In Space in County: \$10.96			
Utilities Included: X Yes No					
Cancellation Clause: Yes If yes, explain terms	Yes If yes, explain terms: 30 I		☐ No If no, explain why not:		
Effective Date: July 1, 2019		Expiration Date: June 30, 2020			
Justification for Lease: Lease renewal					
Has the Finance & Administration Cabinet complied with statutory requirements: Yes No If no, explain:					
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal					

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		ONWEALTH				-			
sigr PR(nature of the OSECUTOR CONTROL OF THE CONTROL OF TH	ne parties (or their IAL SYSTEM and L	repres OUISV. greeme	entatives), the ILLE/JEFFERSC nt, is hereby rene	follo N (ewed	wing d CO ME lat the	escribed Lease TRO GOVERN same terms and	Agreeme IENT 611 conditions	ent, and as designated below by ent by and between UNIFIED WEST JEFFERSON STREET of further periods of twelve (12)
		2020		2021	_		2022	_	2023
		2024		2025			2026	_[_	2027
The	annual base	a rental rate shall rema	in \$ 16	i.55 per square fo	ot fo	r 24,23 :	3.00 rentable sq	uare feet.	
LI	EASE NU	PR0259	1			CATIO			
C	OUNTY:				I -		/ LIBERT	•	200
		JEFFERS	ON		"	OUR	SVILLE, H	XY 4U2	202
Al	DDENDUM	ATTACHED: NO	(Less	or must sign Ad	der	idum if	attached)		
 The Lessor acknowledges that his property may be inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comptly with all applicable standards (life safety and ADA accessibility). The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person in involved; and, if a firm, partnershlp, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.390) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable									
An	nual Am	ount \$ \$401,056	.16			LE	SSOR JANASSOR S CURREN	274-4 TPHONEN W. N	Law Street
Соп	nmonwealth of	Kentucky - LEASING AG	ENCY F	REPRESENTATIVE		_	Daving Paris	loor	V. 40251



FINANCE AND ADMINISTRATION CABINET DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES

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William M. Landrum III
Secretary

Scott Aubrey
Director

Commissioner
MEMORANDUM

Robert M. Burnside

TO:

Katherine Halloran, Committee Staff Administrator Capital Projects and Bond Oversight Committee

FROM:

Brien S. Hoover, Leasing Manager

Division of Real Properties

DATE:

October 30, 2018

SUBJECT:

PR-4111, Franklin County

Department of Alcoholic Beverage Control Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement renewal being processed by our Division's Leasing Branch.

If you have any questions or require additional information concerning this matter, please advise.

BSH/bh Attachment

CC:

Capital Construction Log

OSBD

PR-4111 File

BSH



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4111		County: Franklin		
Using Agency: Department of Alcoholic Beverage Control				
Lessor (identify all parties having 5% or more ownership):	Kanı	un Properties LLC		
Attached extra sheet if necessary				
Property Location: 1003 Twilight Trail, Frankfort, KY				
Check One: New Lease Ren	ewal	Modification		
Type Space: Office		Cost Per Square Foot: \$7.93		
Annual Rental Cost: \$114,057.20		Average Cost Per Square Foot of Leased-In Space in County: \$8.41		
Utilities Included: Yes No				
Cancellation Clause: Xes If yes, explain terms	s: 30 E	Days If no, explain why not:		
Effective Date: July 1, 2019		Expiration Date: June 30, 2022		
Justification for Lease: Lease renewal				
Has the Finance & Administration Cabinet If no, explain:	comp	plied with statutory requirements: X Yes No		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal				

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

he	ns and conditions for further perio appropriate line):	ds of twelve (12) months	not to extend beyond June 30	agreement, is hereby renewed at the sam (please <u>check</u> and <u>Initial</u> your choice o			
	2020	2021	2022/ <u>W</u>	2023			
	2024	2025	2026	2027			
he	annual base rental rate shall rem	nain \$ 7.93 per square fo	ot for 14,383.00 rentable squar	re feet.			
1	EASE NUMBER: PR041	11	LOCATION:				
_	COUNTY:	11	1003 TWILIGH				
	FRANK	LIN	FRANKFORT, KY 40383				
-	ADDENDUM ATTACHED: NO	O (Lessor must sign a	Addendum if attached)				
	may result in termination of the L The Lessor acknowledges that it Marshal and must comply with a The contractor, as defined in KI Auditor of Public Accounts, and to any books, documents, paper audit or program review. Record be deemed as directly pertinent it also recognizes that any books, shall be subject to the Kentucky the contracting agency, Attorner review, the Finance and Adminis Order 11-004.	ease Agreement. It is property may be inspe- Il applicable standards (Ilf RS 45A 030 (9) agrees the Legislative Research is, records, or other evident is and other prequalification to the contract and shall be documents, papers, record Open Records Act, KRS or General, or the Auditor stration Cabinet shall revisitation Cabinet shall revisitation.	cted by the Division of Building e safety and ADA accessibility, nat the contracting agency, the Commission, or their duly auth ce, which are directly pertinent on information confidentially dis e exempt from disclosure as pro ds, or other evidence, received 61.870 to 61.884. In the ever of Public Accounts over docu- tive the dispute and issue a deter-	Codes Enforcement and/or the State File. Finance and Administration Cabinet, the process to this contract for the purpose of finance to this contract for the purpose of finance to this contract for the bid process shall novided in KRS 61.878(1)(c). The contract during a financial audit or program reviet of a dispute between the contractor arments that are eligible for production are mination, in accordance with Secretary "they" if more than one person in involve			
	and, if a firm, partnership, corpo with an interest therein) is legal performing this contract will not Executive Branch Code of Ethics or will he realize any unlawful b	ration, business trust or o by entitled to enter into of the violating either and s, KRS Chapter 11A, or a enefit or gain directly or i ampaion finance law of the	ther organization is involved, it contracts with the Commonwe conflict of interest statute (KR ny other applicable statute or prodirectly from it. The Lessor the Commonwealth, and that ice laws of the Commonwealth.	then "he" is construed to mean any perso alth of Kentucky and that by holding an S 45A.330 - 45A.340 or 45A.990) of the ininciple by the performance of this Lease further certifies that he has not knowing!			
nı	enual Amount \$ \$114,057.20		LESSOR'S CURRENT PHONE NUMBER				
			NEW ADDRESS Only #	the above Address is incorrect			
mı	nonwealth of Kentucky - LEASING A	GENCY REPRESENTATIVE					



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William M. Landrum III
Secretary

Scott Aubrey Director

Robert M. Burnside Commissioner

<u>MEMORANDUM</u>

TO: Katherine Halloran, Committee Staff Administrator

Capital Projects and Bond Oversight Committee

FROM: Brien S. Hoover, Leasing Manager

Division of Real Properties

DATE: October 19, 2018

SUBJECT: PR-4487, Letcher County

Cabinet for Health & Family Services Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement renewal being processed by our Division's Leasing Branch.

If you have any questions or require additional information concerning this matter, please advise.

BSH/bh Attachment

CC: Capital Construction Log

OSBD

PR-4487 File

BSH



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4487		County: L	etcher	
Using Agency: Cabinet for Health & Family Services				
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		lers Oil Co	mpany Incorporated	
			3	
Tittadioa oxita siloot II flocessat y				
Property Location: 415 Highway 2034, Whitesburg, KY				
Check One: New Lease Ren	ewal	Modi	fication	
Type Space: Office	Cost Per Square Foot: \$9.26			
Annual Rental Cost: \$178,579.12		Average Cost Per Square Foot of Leased-In Space in County: \$10.40		
Utilities Included: Yes No				
Cancellation Clause: Yes If yes, explain terms: 30		ays	☐ No If no, explain why not:	
Effective Date: July 1, 2019		Expiration Date: June 30, 2020		
Justification for Lease: Lease renewal				
Has the Finance & Administration Cabinet complied with statutory requirements: Yes No If no, explain:				
Explain why the Finance & Administration	n Cabi	net chose th	nis lessor: Lease renewal	

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

signature of the parties (or their representatives), the follow SERVICES and CHILDERS OIL CO INC P O BOX 430 W	ns set forth in the original Lease Agreement, and as designated below by ring described Lease Agreement by and between HEALTH AND FAMILY IHITESBURG, KY 41858, by mutual agreement, is hereby renewed at the 2) months not to extend beyond June 30 (please check and initial your			
2020 2021	2022 2023			
2024 2025	2026 2027			
The annual base rental rate shall remain \$ 9.26 per square	foot for 19,285.00 rentable square feet.			
LEASE NUMBER: PR04487	LOCATION:			
COUNTY: LETCHER	415 HWY 2034 WHITESBURG, KY 41858			
ADDENDUM ATTACHED: NO (Lessor must sign	Addendum if attached)			
	persons owning, or upon any change or transfer of ownership involving five siness trust, or in corporation, including silent or limited partners. Non-ement.			
The Lessor acknowledges that his property may be ins Marshal and must comply with all applicable standards	pected by the Division of Building Codes Enforcement and/or the State Fire (life safety and ADA accessibility).			
Auditor of Public Accounts, and the Legislative Resean to any books, documents, papers, records, or other financial audit or program review. Records and other probability of the contract contractor also recognizes that any books, documents program review shall be subject to the Kentucky Open contractor and the contracting agency, Attorney Gene	is that the contracting agency, the Finance and Administration Cabinet, the ch Commission, or their duly authorized representatives, shall have access evidence, which are directly pertinent to this contract for the purpose of requalification information confidentially disclosed as part of the bid process t and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The s, papers, records, or other evidence, received during a financial audit or Records Act, KRS 61.870 to 61.884. In the event of a dispute between the ral, or the Auditor of Public Accounts over documents that are eligible for Cabinet shall review the dispute and issue a determination, in accordance			
involved; and, if a firm, partnership, corporation, busin any person with an interest therein) is legally entitled holding and performing this contract will not be violating of the Executive Branch Code of Ethics, KRS Chapter Lease, or will he realize any unlawful benefit or gain	ed that he ("he" is construed to mean "they" if more than one person in ess trust or other organization is involved, then "he" is construed to mean to enter into contracts with the Commonwealth of Kentucky and that by g either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) 11A, or any other applicable statute or principle by the performance of this directly or indirectly from it. The Lessor further certifies that he has not nance law of the Commonwealth, and that by entering into this Lease campaign finance laws of the Commonwealth.			
Annual Amount \$ \$178,579.12	LESSOR S CURRENT PHONE NUMBER			
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATI				
ATTORNEY, FINANCE & ADMINISTRATION CABINET				



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William M. Landrum III Secretary

> **Scott Aubrey** Director

Robert M. Burnside

Commissioner

<u>MEMORANDUM</u>

TO: Katherine Halloran, Committee Staff Administrator

Capital Projects and Bond Oversight Committee

Brien S. Hoover, Leasing Manager FROM:

Division of Real Properties

DATE: October 25, 2018

SUBJECT: PR-5200, Franklin County

> Department of Libraries & Archives Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement renewal being processed by our Division's Leasing Branch.

If you have any questions or require additional information concerning this matter, please advise.

BSH/bh

CC: Capital Construction Log

OSBD

PR-5200 File

BSH

Attachment



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5200		County: Franklin		
Using Agency: Department of Libraries & Archives				
*	Willi	m & Deborah Fowler		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary				
Property Location: 1425 Leestown Road, Frankfort, KY				
Check One: New Lease Ren	ewal	Modification		
Type Space: Office/Warehouse		Cost Per Square Foot: \$10.00 (\$5.41 per square		
		foot for 97,583 square feet of warehouse space)		
Annual Rental Cost: \$545,764.76		Average Cost Per Square Foot of Leased-In Space in County: \$8.41 (office average)		
Utilities Included: Yes No				
Cancellation Yes		□ No		
Clause: If yes, explain term	S: 30 L	ays If no, explain why n	ot:	
Effective Date: July 1, 2019		Expiration Date: June 30, 2027		
Justification for Lease: Lease renewal				
Has the Finance & Administration Cabinet complied with statutory requirements: Yes No If no, explain:				
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal				

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

and WILLIA	the parties (or their rep MAND DEBORAH FO conditions for further peri	resentatives), the following WLER PO BOX 2527 DAN	set forth in the original Lease Agreement, and as designated below described Lease Agreement by and between LIBRARIES & ARCHIV IVILLE, KY 40422, by mutual agreement, is hereby renewed at the sa not to extend beyond June 30 (please check and initial your choice	EŚ			
Ĺ	2020	2021	20222023				
	2024	2025	2026 🗶 2027				
The annual	base rental rate shall ren	main \$ 10.00 per square fo	oot for 1,638.00 rentable square feet.				
LEASE	NUMBER: PR052	200	LOCATION:				
COUNT	FRANK	(LIN	1425 LEESTOWN ROAD FRANKFORT, KY 40422				
ADDEN	DUM ATTACHED: N	O (Lessor must sign /	Addendum if attached)	1			
3. The Le Marsha 4. The co Auditor to any I audit or be deer also rec shall be the correview. Order 1 5. The Les	t (5%) or more in stock, in sult in termination of the ssor acknowledges that all and must comply with a nitractor, as defined in k of Public Accounts, and pooks, documents, paper program review. Recommed as directly pertinent cognizes that any books, a subject to the Kentucky stracting agency. Attornet the Finance and Adminit 1-004.	n partnership, in business tr Lease Agreement. his property may be insper all applicable standards (life (RS 45A.030 (9) agrees th I the Legislative Research rs, records, or other eviden ds and other prequalification to the contract and shall be documents, papers, record y Open Records Act, KRS by General, or the Auditor istration Cabinet shall revie	sons owning, or upon any change or transfer of ownership involving fust, or in corporation, including silent or limited partners. Non-compliant of the Division of Building Codes Enforcement and/or the State Fee safety and ADA accessibility). Let the contracting agency, the Finance and Administration Cabinet, of Commission, or their duly authorized representatives, shall have accede, which are directly pertinent to this contract for the purpose of finance in information confidentially disclosed as part of the bid process shall not exempt from disclosure as provided in KRS 61.878(1)(c). The contract of stopy of the contractor and the contractor of the contractor and the contractor of the contractor and its production of the contractor of the contractor and the contractor of th	the essible of the ewond and y's			
and, if a with an perform Executi or will a violated	a firm, partnership, corpo Interest therein) is lega ing this contract will no ve Branch Code of Ethic ne realize any unlawful l I any provision of the c	pration, business trust or of ally entitled to enter into co at be violating either any co as, KRS Chapter 11A, or an benefit or gain directly or it tampalon finance law of the	ther organization is involved, then "he" is construed to mean any persontracts with the Commonwealth of Kentucky and that by holding a conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the organization of the performance of this Learn directly from it. The Lessor further certifies that he has not knowing the Commonwealth, and that by entering into this Lease Modification laws of the Commonwealth. **Lessor** **Lessor	nd he se,			
Annual A	mount \$ \$545,76	4.76	859-32H-0007 LESSOR'S CURRENT PHONE NUMBER				
			NEW ADDRESS Only If the above Address is incorrect				
Commonwealt	h of Kentucky - LEASING A	GENCY REPRESENTATIVE	NEW POUNESS Willy II the above Address Is Incorrect				
ATTORNEY F	INANCE & ADMINISTRAT	ION CARINET					
		raper v - 567 15673 V las V					