



**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES**

Matthew G. Bevin
Governor

**Division of Real Properties
Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601
(502) 564-2205
Fax: (502) 564-8108**

William M. Landrum III
Secretary

Paul McPherson
Acting Commissioner

Scott Aubrey
Director

MEMORANDUM

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

FROM: Brien S. Hoover, Leasing Manager *BSH*
Division of Real Properties

DATE: October 15, 2019

SUBJECT: PR-4642, Lincoln 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-4642 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4642		County: Lincoln
Using Agency: Cabinet for Health & Family Services		
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Fowler-Clark Realty LLC	
Property Location: 144 Frontier Blvd, Stanford, KY		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office	Cost Per Square Foot: \$13.89	
Annual Rental Cost: \$127,287.96	Average Cost Per Square Foot of Leased-In Space in County: \$13.89	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:
Effective Date: July 1, 2020	Expiration Date: June 30, 2028	
Justification for Lease: Lease renewal		
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:		
Explain why the Finance & Administration Cabinet chose this lessor: Lease renewal		

COMMONWEALTH OF KENTUCKY LEASE RENEWAL AGREEMENT

1. Subject to the limitations imposed by law and the terms set forth in the original Lease Agreement, and as designated below by signature of the parties (or their representatives), the following described Lease Agreement by and between HEALTH AND FAMILY SERVICES and FOWLER-CLARK REALTY, LLC PO BOX 2527 DANVILLE, KY 40423-2527, by mutual agreement, is hereby renewed at the same terms and conditions for further periods of twelve (12) months not to extend beyond June 30 (please check and initial your choice on the appropriate line):

<input type="checkbox"/>	2021	<input type="checkbox"/>	2022	<input type="checkbox"/>	2023	<input type="checkbox"/>	2024
<input type="checkbox"/>	2025	<input type="checkbox"/>	2026	<input type="checkbox"/>	2027	<input checked="" type="checkbox"/>	2028

The annual base rental rate shall remain \$ 13.89 per square foot for 9,164.0 rentable square feet.

LEASE NUMBER: PR04642	LOCATION: 144 FRONTIER BLVD STANFORD, KY
COUNTY: LINCOLN	
ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached)	

- The Lessor agrees to notify the Commonwealth of all persons owning, or upon any change or transfer of ownership involving five percent (5%) or more in stock, in partnership, in business trust, or in corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement.
- The Lessor acknowledges that his property may be inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply 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 is involved; and, if a firm, partnership, 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.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Bill Fowler
LESSOR

Annual Amount \$127,287.96

LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS *Only if the above Address is Incorrect*

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET



**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES**

Matthew G. Bevin
Governor

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William M. Landrum III
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Scott Aubrey
Director

MEMORANDUM

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

FROM: Brien S. Hoover, Leasing Manager *BSH*
Division of Real Properties

DATE: October 23, 2019

SUBJECT: PR-5608, Franklin County
Energy & Environment Cabinet
Statutory Lease Modification Report

As outlined, attached please find notification of a lease modification reflecting amortization of monies that have been processed by our Leased Properties Branch:

PR-5608, Franklin County

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

BSH/bh
Attachment

Cc: Capital Construction Log
OSBD
PR-5608, File
BSH



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION AMORTIZATION

Date Posted in 30-Day Register: October 23, 2019	
Lease No.: PR-5608	County: Franklin
Using Agency: Energy & Environment Cabinet	
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Rainier Frankfort Acquisitions LLC
Property Location: 10 Mill Creek Park, Frankfort, KY 40601	
<u>Existing Rental Terms</u>	
Type Space: Warehouse	Square Feet: 1,957
Annual Payment: \$9,785.00	Contract Expiration: June 30, 2021
<u>Modified Rental Terms</u>	
Type Space: Warehouse	Square Feet: 1,957
Annual Payment: \$9,785.00	New Contract Expiration: June 30, 2022
Total Cost to be Amortized: \$21,828.00	
Projected Period of Amortization: November 1, 2019 - June 30, 2022	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies): <ol style="list-style-type: none"> 1. Phillips & Sons Heating Cooling & Electric: \$ 8,493.00 2. Perry Electric LLC: \$13,100.00 3. Mark Warnick Construction \$9,375.00 4. Purvis General Contracting: \$10,250.00 5. Whitehead Hancock Plumbing \$3,960.00 6. Next Generation Plumbing: \$4,800.00 	


LESSOR	Rainier Frankfort Acquisitions LLC
ADDRESS	13760 Noel Road, Suite 800 Dallas, TX 75240-1307

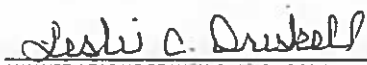
PR NUMBER, COUNTY	PR-5608, Franklin County
VENDOR NUMBER	KY0047311
AGENCY/DEPARTMENT	Energy & Environment Cabinet
DIVISION	
DATE	August 20, 2019
BUILDING CODE #	90556010

1. Lease Agreement number PR-5608, Franklin County dated July 1, 2019, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:

1. To add one (1) automatic extension period, at the existing terms and conditions, resulting in a new lease expiration date of June 30, 2022.
2. To amortize the \$21,828.00 cost for improvements; per estimates submitted by Phillips & Sons Heating Cooling & Electric, Mark Warnick Construction and Whitehead Hancock Plumbing, same attached and incorporated herein by reference.
3. The amortization effective date will be established by signature of the Director, Division of Real Properties, upon this modification once verification that all renovations have been satisfactorily completed is obtained, and will extend through the lease expiration date June 30, 2022. If an effective date other than the first day of a given month is established for the modification, the effective date shall be defined as the first day of the following month.
3. All other terms and conditions of the lease remain unchanged.
4. The Lessor is required to sign this document and return all copies for further processing.
5. The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, 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.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

 8/30/19
STATE LEASING AGENCY REPRESENTATIVE Date

 8-29-19
LESSOR Date

 8/30/19
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

 9/16/19
ATTORNEY, FINANCE & ADMINISTRATION CABINET Date

 30AUG2019
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date


DIRECTOR, DIVISION OF REAL PROPERTIES

 17 Sept '19
SECRETARY, FINANCE & ADMINISTRATION CABINET Date

APPROVED THIS 1st DAY OF November, 2019

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Bush Building, 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2205. LCD

ORIGINAL



**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES**

Matthew G. Bevin
Governor

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William M. Landrum III
Secretary

Paul McPherson
Acting Commissioner

Scott Aubrey
Director

MEMORANDUM

TO: William M. Landrum III, Secretary
Finance and Administration Cabinet

FROM: Scott Aubrey, Director *SA*
Division of Real Properties

DATE: August 30, 2019

SUBJECT: PR-5608, Franklin County
Energy & Environment Cabinet

The Energy & Environment Cabinet currently occupies 1,957 square feet of storage space leased at a rental rate of \$5.00 per square foot (\$9,785.00 annually), excluding utilities, with a term expiring June 30, 2021. The space was obtained to replace 500 square feet of storage space (reference PR-4648) and subsequent to completion of the improvements defined herein 1,628 square feet of office/laboratory space (reference PR-3895). The combined annual cost of the aforementioned leases is \$16,970.60. The improvements requested by the agency include installation of electrical service to support multiple GFIC outlets, installation of an exterior water spigot, and construction of an insulated area within the premises to store a vehicle equipped with a water pumper used for controlled burns. In accordance with applicable provisions of KRS 56.813, two estimates were obtained for the improvements as follows:

Electrical service and outlets:

3. Phillips & Sons Heating Cooling & Electric - \$8,493.00
4. Perry Electric LLC - \$13,100.00

Building/insulation of interior walls:

3. Mark Warnick Construction - \$9,375.00
4. Purvis General Contracting - \$10,250.00

Plumbing:

3. Whitehead Hancock Plumbing Heating & Cooling, Inc. - \$3,960.00
4. Next Generation Plumbing - \$4,800.00

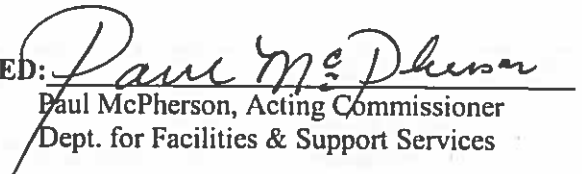
Memo to: William M. Landrum III, Secretary
PR-5608, Franklin County
Energy & Environment Cabinet
August 30, 2019
Page Two

The using agency has recommended acceptance of the lower bids for each individual item at a total cost of \$21,828.00. Negotiations with lessor in the course of securing estimates also resulted in their consent for the addition of one automatic extension period, resulting in a new lease expiration date of June 30, 2022. The attached lease modification provides for the amortization of costs associated with the improvements and for the additional automatic extension. Based on a projected amortization period of thirty-six months, the combined annual cost for base rent and the improvements is \$17,060.96. A Capital Projects and Bond Oversight Committee report is required and will be completed when an effective date for the modification is established in accordance with applicable provisions of KRS 56.813. Your approval of this request is recommended to accomplish the various improvements to this facility as requested by the Energy & Environment Cabinet.

Should you require additional information, please advise.

JSA/BSH/LCD/lid
Attachment

RECOMMENDED:


Paul McPherson, Acting Commissioner
Dept. for Facilities & Support Services

Phillips & Sons Heating, Cooling, & Electric
260 Chenault Road
Frankfort, Ky 40601
1-502-695-5115 fax 1-502-695-7542
E-mail BryanPhillips@fewpb.net

NO. 299

Page 1

PROPOSAL

TO: RICK COURTNY MILL CREEK PARK DEV LLC 1 MILLCREEK PARK FRANKFORT, KY 40601	Date 06/19/2019	PO #
	Job Name/ Location RICK COURTNY MILL CREEK PARK DEV LLC 1 MILLCREEK PARK FRANKFORT, KY 40601	

We are pleased to provide you with the following proposal

MILLCREEK PARK BUILDING 10 - ENERGY & ENVIRONMENT CABINET

INSTALLING AN OVERHEAD 200AMP ELECTRICAL SERVICE AND SQUARE-D WEATHERPROOF PANEL BOX ON THE INTERIOR OF THE BUILDING

-INSTALLING EIGHT WEATHERPROOF 20AMP RATED RECEPTICALS ON 3 BRANCH CIRCUITS RAN IN CONDUIT

-INSTALLING 3 8' LED VAPOR TIGHT LIGHT FIXTURES MOUNTED TO THE EXISTING STRUCTURE ON 1 BRANCH CIRCUIT WITH 2 3-WAY SWITCHES, 1 AT EACH DOOR

-DOES NOT INCLUDE EXIT-EMERGENCY LIGHTS OR OUTDOOR BUILDING LIGHTING

ELECTRICAL SERVICE = \$3,842

OUTLETS = \$4,651

LIGHTS/SWITCHES = \$3,854

Thank you for the opportunity to quote this project. These prices are valid for 30 days.

We propose to hereby to furnish material and labor - complete in accordance with the above specifications.

Twelve Thousand Three Hundred Forty Seven Dollars and 00 cents

\$12,347.00

Payment to be made as follows:

All material is quantored to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costswill be executed only upon written orders, and will become an extra charge over and above the estimate. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance

Authorized
Signature _____

Submitted By: _____

Note: This proposal may be withdrawn by us if not accepted within days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

Signature _____

Date of Acceptance: _____

Print Name _____

Hoover, Brien (Finance Facilities)

From: Rick Courtney <rcourtney@r-dco.com>
Sent: Wednesday, July 31, 2019 10:37 AM
To: Hoover, Brien (Finance Facilities)
Cc: Rob Jones
Subject: Energy & Environment Cabinet (Bldg. 10 Quotes)

Brien & Rob,

A clarification....the electrical quote by Phillips and Sons (the low bid) would be reduced by \$3,854.00 for the lighting and switches which Rainier Frankfort Acquisitions, LLC has agreed to furnish at their expense. Sorry I did not note this in the original email. Call if you have any questions. Thanks,

Rick Courtney
Manager

Duncan Road Holdings, LLC
1 Mill Creek Park
Frankfort, KY 40601

Phone: 502-695-2255
Fax: 502-695-2820
Mobile: 502-320-3349
E-mail: rcourtney@r-dco.com

PERRY ELECTRIC LLC



June 23, 2019

Rick Courtney

Re: 1 Mill Creek Park, Frankfort, Kentucky

The following proposal is for electrical work at 1 Mill Creek Park in Frankfort, Ky.

Perry Electric will furnish materials and labor for the following:

200 amp weather proof service.

Receptacles in conduit

Three (3) eight (8) foot vapor light fixtures

Two (2) switches for light fixtures

Total Cost: \$13,100.00

Thank you for letting us bid this job and if you have any questions, please feel free to contact Scott at 502-803-6085.

Thank you,

Scott

Scott Perry
O-wner/Contractor/Electrician

Mark W. Warnick

DBA Warnick Construction
General Contracting and Home Remodeling
480 O'nan's Bend Rd.
Frankfort, Kentucky 40601

PROPOSAL

July 29, 2019

Randall/Davies Co.
MillCreek Office Park
Duncan road
Frankfort, Kentucky 40601

Re: State Environment and Energy Cabinet leased storage building: new partition wall and insulation

We have been asked to provide an estimate to build a partition wall floor to ceiling with a 3'0" x 6'8" flat panel metal insulated entry man/door. This wall will be 2x4 wood frame wall with R-13 Kraft-Faced insulation, wafer board covering on inside truck storage area only. TYVEK house wrap on opposite side. The 3 remaining interior walls to be insulated with 2"x4'x8' foam panels attached with fasteners and construction glue to the existing wood girts.

The ceiling shall be R13 fiberglass Kraft-Faced insulation covered with 4 mil plastic attached with 1 1/2" cap nails. The existing garage door will be insulated with 1" foam panels glued into place. The new 3'0" x 6'8" man door will be a flat panel insulated door with commercial lever lock and dead bolt set.


We propose to perform and complete the above outlined project, labor and materials for the sum of ~~Nine Thousand Three Hundred Seventy-Five Dollars~~ [\$9,375.00]

*** A 2 man scissors lift is included in this quote

Materials: as listed in description and rental equipment:.....	\$ 4,975.00
Labor:.....	\$ 5,200.00

***This proposal may be withdrawn if not accepted within
30 days. Any work other than mentioned above will be performed on a T&M basis @ a labor rate of \$50.00/hr/man or upon a written and signed agreement between the General Contractor and the leasing agency or an authorized representative thereof.

Accepted by: _____ Date: _____

Mark W. Warnick  Date: 07/29/2019

***Payment schedule: 60% upon start and materials on site:.....\$5,625.00
40% upon completion of project:.....\$3,750.00

***Permit, necessary plans for State Bldg. Code Div., and inspection fees [if applicable] are not included in this quote

Hoover, Brien (Finance Facilities)

From: Rick Courtney <rcourtney@r-dco.com>
Sent: Thursday, August 8, 2019 2:32 PM
To: Hoover, Brien (Finance Facilities)
Subject: RE: Emailing: EEC Quote-Electrical Outlets, EEC Quote-Partition & Insulation, EEC Quote-Water Service to Building

Brien,

I just talked to Mark Warnick. He did not have the quote in front of him but he said the \$9,375.00 is the correct number for the work he is proposing. He said he would look to see where he got the \$10,175.00 number but the quote is supposed to be \$9,375.00. If you need anything else at this time, just let me know. Thanks,

Rick

-----Original Message-----

From: Hoover, Brien (Finance Facilities) [mailto:Brien.Hoover@ky.gov]
Sent: Thursday, August 08, 2019 1:37 PM
To: Rick Courtney
Subject: FW: Emailing: EEC Quote-Electrical Outlets, EEC Quote-Partition & Insulation, EEC Quote-Water Service to Building

Rick,

For Mark's quote on the partition, the first written out total is \$9,375.00, and the final split on page two is \$9,375.00, but the material/labor breakdown is \$10,175.00. Just wondering which one is correct?

Thanks

Brien

-----Original Message-----

From: Rick Courtney <rcourtney@r-dco.com>
Sent: Wednesday, July 31, 2019 12:09 PM
To: Hoover, Brien (Finance Facilities) <Brien.Hoover@ky.gov>
Cc: Rob Jones <rjones@rainiercompanies.com>
Subject: Emailing: EEC Quote-Electrical Outlets, EEC Quote-Partition & Insulation, EEC Quote-Water Service to Building

****CAUTION**** PDF attachments may contain links to malicious sites. Please contact the COT Service Desk ServiceCorrespondence@ky.gov for any assistance.

Brien & Rob,

Attached please find two (2) quotes each for the upgrades to Building #10 in Mill Creek Park that were requested by the EEC. If you have any questions regarding these, feel free to contact me. At this point, I think the lease and modifications to the lease will be completed by the two of you. I will wait for instructions before proceeding with anything. Thanks,



PURVIS GENERAL CONTRACTING

Fully Licensed & Insured
125 St. Johns Road
Frankfort, KY 40601

Remodeling Proposal

(502) 875-8939

Submitted To: Randall/Davies
Mill Creek Office Park
Duncan Rd.
Frankfort, Ky. 40601

PHONE: 502-695-2255 DATE: 07/27/2019

CONTRACTOR LICENSE NO. _____ JOB PHONE NO. _____

JOB NAME / NO. State Environment & Energy Cabinet

JOB LOCATION Mill Creek Office Park

ARCHITECT _____ DATE OF PLANS _____

APPROXIMATE STARTING DATE N/A APPROXIMATE COMPLETION DATE N/A

We hereby submit specifications and estimates for:

- 5' 6' Seamless Gutters Framing Vinyl Siding Roofing • Color:

Build partition wall according to plan in truck storage bldg. Insulate wall floor to ceiling, chip board one side house wrap opposite. Insulate ceiling and 3 existing walls using R-13 kraft faced fiberglass insulation on ceiling & 3" foam board on 3 existing walls. R-13 fiberglass insulation on new partition walls. 1" foam board glued to over head door. Wall constructed of 2x4 wood studs. Include in new wall new exit panel entry metal insulated door w/ commercial lockset & dead bolt. No painting, electric done by others.

This Proposal does not include:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate. This is to include, but is not limited to, hidden damages that are uncovered during the course of the job and additional work required by local building inspectors.

All elements of this agreement are contingent upon strikes, accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems arise after the work has started.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing.

ALL UNPAID BILLS SUBJECT TO 10% PENALTY.

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Ten thousand two hundred fifty
dollars. dollars (\$ 10,250.⁰⁰)

Payment to be made as follows:

60% start of job; materials on site
40% upon completion

Authorized Signature

NOTE: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____ Date _____ Signature _____ Date _____

Whitehead-Hancock Plumbing, Heating & Cooling, Inc.

417 West Second Street

Frankfort, Kentucky 40601

(502) 227-2213

Date: June 26, 2019

Proposal From: **Whitehead-Hancock Plumbing, Heating & Cooling, Inc.**
417 West Second Street
Frankfort, Kentucky 40601
United States

(502) 227-2213 Phone
(502) 223-0365 Facsimile

Submitted To: Mill Creek Development, LLC
#1 Mill Creek Park
Frankfort, Kentucky 40601
United States

(502) 695-2255 Office
(502) 695-2820 Facsimile
(502) 330-3349 Cell

Attention: Mr. Rick Courtney

Reference To: Maintenance Shop
Mill Creek Development, LLC
#1 Mill Creek Park
Frankfort, Kentucky 40601
United States

.....
We agree to furnish the necessary material, labor and equipment to complete the PLUMBING work at the above referenced address according to the following:

- 1 We will furnish the necessary labor and equipment to core drill a hole in the concrete floor of the Maintenance Shop
- 2 We will furnish the necessary material, labor and equipment to tunnel under the foundation and install a new water line from the cold water spigot inside of the Maintenance Shop to the exterior of the building
- 3 We will furnish the necessary material, labor and equipment to install one new ¾-IN water line 140-FT towards the vacant Storage Building and install one new hydrant. The new water line will be installed at 30-IN in depth.
- 4 We will furnish the necessary material, labor and equipment to pour back concrete to a broom finish in the Maintenance Shop.
- 5 There will be an ADDITIONAL CHARGE to the BASE SUM listed below if rock is encountered during the excavation process. The ADDITIONAL CHARGE to remove said

Whitehead-Kanawha Plumbing, Heating & Cooling, Inc.

417 West Second Street

Frankfort, Kentucky 40601

(502) 227-2215

rock would be figured on a TIME AND MATERIAL BASIS IN ADDITION to the BASE SUM listed below

We will complete the above work for the BASE SUM of: \$ 3,960.00

NOTE: Any additional work performed that is not specified in the above proposal will be billed on a time and material basis in addition to any price listed in this proposal.

.....
WE WILL FURNISH THE NECESSARY MATERIAL, LABOR AND EQUIPMENT TO COMPLETE THE ABOVE OUTLINED WORK FOR THE BASE SUM OF:

Three-Thousand Nine-Hundred Sixty-Dollars & 00/100-----\$ 3 960 00

Payment Terms: **100% DUE UPON COMPLETION**

.....
PLEASE NOTE: IF THIS PROPOSAL IS ACCEPTED WE WILL FURNISH THE NECESSARY LABOR AND EQUIPMENT TO CAMERA AND LOCATE THE EXISTING SEWER LINE AND SEPTIC. WE WILL DO THIS IN ORDER TO ENSURE THAT WE CAN GET GRAVITY TO THE MAIN. IF WE CAN NOT GET GRAVITY FLOW FOR THE BASEMENT WE WILL PUMP UP TO THE SEWER AND TIE-IN. THE BASE SUM LISTED ABOVE WILL REMIAN THE SAME.
.....

Authorized
Signature: _____ Date _____

Acceptance
Signature: _____ Date _____

We reserve the right to withdraw this proposal if not accepted within 30 days.

.....
ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED. ALL WORK TO BE COMPLETED IN A WORKMANLIKE MANNER ACCORDING TO STANDARD PRACTICES. ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE. ALL AGREEMENTS CONTINGENT UPON STRIKES, ACCIDENTS, OR DELAYS ARE BEYOND OUR CONTROL. OWNER IS TO CARRY FIRE, TORNADO, AND OTHER NECESSARY INSURANCE. OUR WORKERS ARE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE.

Next Generation Plumbing

P.O. Box 222
Frankfort, Kentucky 40601
502-352-7278

06/25/2019

To: Mill Creek Development
#1 Mill Creek Park
Frankfort, KY 40601

Attn: Rick Courtney

Tel: 502-320-3349

Job Location: Maintenance Shop

Subj: New water line

Next Generation Plumbing will provide the necessary labor, materials and equipment to complete the following:

1. We will drill hole in floor and tunnel under foundation to run a new water line from the cold water faucet inside to the exterior of the building.
2. We will run a 3/4" line to the vacant storage building and install a hydrant (approximately 140').
3. We will provide our own digging, backfilling and concrete replacement. Extra charge if large rock is encountered.

We will complete above the work for: \$4,800.00