



**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
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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: November 19, 2019

SUBJECT: PR-5355, Franklin County
Department of Corrections
Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement modification 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-5355 File
BSH



REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5355		County: Franklin
Using Agency: Department of Corrections		
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	C. Michael Davenport Incorporated	
Property Location: 669 Chamberlin Avenue, Frankfort, KY		
Check One: <input type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input checked="" type="checkbox"/> Modification		
Type Space: Office	Cost Per Square Foot: \$12.26	
Annual Rental Cost: \$473,395.40	Average Cost Per Square Foot of Leased-In Space in County: \$7.16	
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: To be Determined	Expiration Date: June 30, 2027	
Justification for Lease: Please see attached		
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 (see attached approval memo and modification): Please see attached		

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	C. Michael Davenport Incorporated	PR NUMBER, COUNTY	PR-5355, Franklin County
ADDRESS	PO Box 4254 Frankfort KY 40604???	VENDOR NUMBER	KY0036753
		AGENCY/DEPARTMENT	Commonwealth Office of Technology
		DIVISION	
		DATE	September 24, 2019
		BUILDING CODE	91615001

1. Lease Agreement number PR-5355, Franklin County dated October 1, 2014, is hereby modified as set forth in Paragraph 2.

2. This Lease is modified as follows:

1. To provide for a change in the tenant agency; from the Finance & Administration Cabinet, Commonwealth Office of Technology to the Justice & Public Safety Cabinet, Department of Corrections.
2. To add six (6) automatic extension periods, at the existing terms and conditions, resulting in a new lease expiration date of June 30, 2027.
3. The effective date for this modification shall be established by signature of the Director, Division of Real Properties.

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.

COMMONWEALTH OFFICE OF TECHNOLOGY _____ Date

DEPARTMENT OF CORRECTIONS _____ Date

LESSOR _____ Date

ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES _____ Date

ATTORNEY, FINANCE & ADMINISTRATION CABINET _____ Date

MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES _____ Date

DIRECTOR, DIVISION OF REAL PROPERTIES _____

SECRETARY, FINANCE & ADMINISTRATION CABINET _____ Date

APPROVED THIS _____ DAY OF _____, 20____

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. BSH

FILE COPY