

May 5, 2020

Senator Rick Girdler, Co-Chair,  
Representative Walker Thomas, Co-Chair  
Capital Projects and Bond Oversight Committee  
Legislative Research Commission  
Capitol Annex Building – Room 34  
702 Capitol Avenue  
Frankfort, Kentucky 40601

Dear Senator Girdler and Representative Walker and Members of the Capital Projects and Bond Oversight Committee:

Pursuant to KRS §56.823 this is to report a new lease for the University of Kentucky that will exceed \$200,000 annually and is authorized in the Executive Branch Budget Bill, House Bill 352.

This is a lease between the University of Kentucky College of Medicine and Showprop Monrovia, LLC for 26,218 square feet of office space at 3101 Beaumont Centre Circle in Lexington. The cost of this lease is \$24.20 per square foot, with an annual cost of \$634,475.60, including utilities. The effective date of the lease will be November 15, 2020, with an expiration date of June 30, 2022.

The University's Infectious Disease Clinic, also known as the Bluegrass Care Clinic, has maximized all available space in its current location on the 5<sup>th</sup> floor of Kentucky Clinic. Unfortunately, this space cannot accommodate the continued growth of the patient population which has increased 30% over the last two years. Further, the current space cannot accommodate the 44 new positions which are grant funded that are critical for the Clinic to meet federal and state grant requirements. The new space on Beaumont Centre Circle will best fit the needs of the Clinic and allow it to better serve its patients. This space, which is in fairly close proximity to the University, will provide room for current needs and for growth and is an ideal location for patients' convenience being right at the New Circle Road interchange.

If you should have additional questions regarding the lease, please contact me at 859.231.8324 or Elizabeth Baker at 859.257.6315.

Sincerely,



George Ward  
Executive Director

c: Angie Martin Katherine Halloran Christine O'Brien Elizabeth Baker

[see blue.](#)



Real Estate Services Division

## Report to Capital Projects and Bond Oversight Committee

Lease with Annual Rental Exceeding \$100,000  
(to be reported after lessor selection, but before lease execution)

**Lease number:** PR 8428      **County:** Fayette

**Using agency:** UK College of Medicine, Infectious Disease

**Lessor:** Showprop Monrovia, LLC, c/o The Coleman Group, 710 East Main St., Lexington, KY 40502

**Property location:** 3101 Beaumont Centre Circle

**Check one:**   new lease ☒   renewal ☐   addendum ☐

**Type of space:** Clinical/Administrative Offices

**Total square feet being leased:** 26,218

**Cost per square foot:** \$24.20   **Annual cost:** \$634,475.60

**Average square foot cost of state leased cost in county:** \$29.50

**Includes utilities:**   yes ☒   no ☐

**Cancellation clause:**   yes ☒   no ☐

*If yes, explain terms:* 30 Day cancellation clause, as required by statute

*if no, explain why not:* Click or tap here to enter text.

**Effective date:** 11/15/2020      **Expiration date:** 6/30/2022

**Justification for lease:** A need has been identified to provide space to support UK HealthCare's Infectious Disease Clinic, also known as the Bluegrass Care Clinic, to meet demands for growth and to provide a convenient location for patients. The Division of Infectious Diseases currently has maximized all available space on the 5<sup>th</sup> floor of the Kentucky Clinic located at 730 South Limestone and cannot accommodate the continued growth of the patient population, which has increased 30% over the last two years. Additionally, the current space cannot accommodate the 44 newly grant funded positions that are critical for the Division to meet federal and state grant requirements.



**Statements as to whether the University of Kentucky complied with statutory requirements:** (if not in compliance, explain why) The University is in compliance with the statutory requirements.

**Explanation of why the University of Kentucky chose this lessor over the competition:** This property and location best fit the requirements of the Infectious Disease Program. This property allows them plenty of room and is in fairly close proximity to the University. It is also an ideal location for patient's convenience, being right at New Circle Road. Consequently, selection of this space was determined to be in the best interests of the University and the Commonwealth.

May 5, 2020

Senator Rick Girdler, Co-Chair,  
Representative Walker Thomas, Co-Chair  
Capital Projects and Bond Oversight Committee  
Legislative Research Commission  
Capitol Annex Building – Room 34  
702 Capitol Avenue  
Frankfort, Kentucky 40601

Dear Senator Girdler and Representative Walker and Members of the Capital Projects and Bond Oversight Committee:

Pursuant to KRS §56.823 this is to report a new lease for the University of Kentucky that will exceed \$100,000 annually.

This is a lease between the University of Kentucky Philanthropy and 300 W. Vine, LLC for 9,118 square feet of office space at 300 West Vine Street in Lexington. The cost of this lease is \$20.68 per square foot, with an annual cost of \$188,560.24, including utilities. The effective date of the lease will be July 1, 2020, with an expiration date of June 30, 2022.

In the last 12 months, UK HealthCare/College of Medicine's Philanthropy staff has grown from 13 to 28. Additionally, several members of the original staff have been moved off campus and are currently housed in a temporary space which does not accommodate the current or future needs of the unit. Consequently, it is necessary to move the staff to a larger space to meet current and future needs.

If you should have additional questions regarding the lease, please contact me at 859.231.8324 or Elizabeth Baker at 859.257.6315.

Sincerely,



George Ward  
Executive Director

c: Angie Martin Katherine Halloran Christine O'Brien Elizabeth Baker

see blue.



Real Estate Services Division

## Report to Capital Projects and Bond Oversight Committee

Lease with Annual Rental Exceeding \$100,000  
(to be reported after lessor selection, but before lease execution)

**Lease number:** PR 8430      **County:** Fayette

**Using agency:** UK HealthCare, Philanthropy

**Lessor:** 300 W. VINE, LLC, 300 West Vine St., Suite 2200, Lexington, KY 40507

**Property location:** Click or tap here to enter text.

**Check one:**   new lease ☒   renewal ☐   addendum ☐

**Type of space:** Administrative Offices

**Total square feet being leased:** 9,118

**Cost per square foot:** \$20.68   **Annual cost:** \$188,560.24

**Average square foot cost of state leased cost in county:** \$19.00

**Includes utilities:**   yes ☒   no ☐

**Cancellation clause:**   yes ☒   no ☐

*If yes, explain terms:* 30 day cancellation clause, as required by statute

*if no, explain why not:* Click or tap here to enter text.

**Effective date:** 07/01/2020      **Expiration date:** 6/30/2022

**Justification for lease:** In the last 12 months, UK HealthCare/College of Medicine Philanthropy staff has grown from 13 to 28 individuals. In addition to the staff expansion, several members of the original staff have been moved from campus and are currently housed in a temporary space. The current leased space at 300 West Vine does not accommodate the additional staff and future growth planned for Philanthropy. Space has been identified on the 16<sup>th</sup> floor of 300 West Vine that meets current and future space needs.

**Statements as to whether the University of Kentucky complied with statutory requirements:** (if not in compliance, explain why) The University is in compliance with statutory requirements.



**Explanation of why the University of Kentucky chose this lessor over the competition:** This property and location best fit the requirements of the department. They are currently renting space in another part of the building, and this location has worked quite well for them. The new space will allow for necessary expansion; for all employees to work from one suite; and will save moving costs as well as UK IT infrastructure costs as such is already in place. Consequently, this space was deemed to be in the best interests of the University and the Commonwealth.

May 5, 2020

Senator Rick Girdler, Co-Chair,  
Representative Walker Thomas, Co-Chair  
Capital Projects and Bond Oversight Committee  
Legislative Research Commission  
Capitol Annex Building – Room 34  
702 Capitol Avenue  
Frankfort, Kentucky 40601

Dear Senator Girdler and Representative Walker and Members of the Capital Projects and Bond Oversight Committee:

Pursuant to KRS §56.823 this is to report a new lease for the University of Kentucky that will exceed \$100,000 annually.

This is a lease between UK Healthcare and WG Holdings TN, LLC for 5,800 square feet of office space at 1648 McGrathiana Parkway, Suite 360 in Lexington. The cost of is \$19.25 per square foot, with an annual cost of \$111,650, including utilities. The effective date of the lease will be May 20, 2020, with an expiration date of June 30, 2022.

UK HealthCare has implemented a pilot project for an eICU (electronic intensive care unit), a clinical telehealth program to enable safer and more efficient clinical care for UK HealthCare's most critically ill patients. Specifically, eICU technology enables 24/7 patient observation, empowering clinicians to discern small changes in patient status, promoting quicker more proactive response which saves lives, reduces complications and helps patients recover faster. Implementation of this project will allow improved care for our most critically ill patients and shorter patient length of stay, increased internal capacity and reduced costs.

This eICU program is currently located in a temporary lease space on the third floor of 1648 McGrathiana Parkway in Lexington. Full implementation of this model of care for remote telemedicine services requires a centralized core monitoring support team. The current temporary space does not meet the future growth needs of this expanding service and technology. Additional vacant space has been identified on the same floor of 1648 McGrathiana where the service cannot only grow to current expected coverage but also have future growth potential.

seeblue.

If you should have additional questions regarding the lease, please contact me at 859.231.8324 or Elizabeth Baker at 859.257.6315.

Sincerely,

A handwritten signature in blue ink, appearing to read "G Ward".

George Ward  
Executive Director

c: Angie Martin Katherine Halloran Christine O'Brien Elizabeth Baker





Real Estate Services Division

## Report to Capital Projects and Bond Oversight Committee

Lease with Annual Rental Exceeding \$100,000  
(to be reported after lessor selection, but before lease execution)

**Lease number:** PR 8460      **County:** Fayette

**Using agency:** UK HealthCare, eICU

**Lessor:** WG Holdings TN, LLC, 120 S. Gay Street #702, Knoxville, TN 37902

**Property location:** 1648 McGrathiana Pkwy Ste 360

**Check one:**   new lease ☒   renewal ☐   addendum ☐

**Type of space:** Administrative Offices

**Total square feet being leased:** 5,800

**Cost per square foot:** \$19.25   **Annual cost:** \$111,650

**Average square foot cost of state leased cost in county:** \$19.00

**Includes utilities:**   yes ☒   no ☐

**Cancellation clause:**   yes ☒   no ☐

*If yes, explain terms:* 30 Day cancellation clause, as required by statute

*if no, explain why not:* Click or tap here to enter text.

**Effective date:** 05/20/2020      **Expiration date:** 6/30/2022

**Justification for lease:** Implementation of the model of care for remote telemedicine services requires a centralized core monitoring support team. The eICU is currently located in a temporary lease space on the third floor of 1648 McGrathiana. However, this space does not meet the future growth needs of this expanding service and technology. Additional vacant space has been identified on the same floor of 1648 McGrathiana where the service cannot only grow to current expected coverage but also have future growth potential.

**Statements as to whether the University of Kentucky complied with statutory requirements:** (if not in compliance, explain why) The University is in compliance with statutory requirements.



**Explanation of why the University of Kentucky chose this lessor over the competition:** The University has several other leases in place at the property, which will significantly reduce costs spent on moving, communications, and other University provided necessities such as mail delivery. Consequently, selection of this space was determined to be in the best interests of the University and the Commonwealth.