

September 4, 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 Kentucky Medical Services Foundation for 5,543 square feet of clinical space at 135 East Maxwell Street in Lexington. The cost of this lease is \$30.82 per square foot, with an annual cost of \$170,835.26, including utilities. The effective date of the lease will be October 1, 2020, with an expiration date of June 30, 2022.

This lease is for the Nephrology Clinic which provides diagnostic and therapeutic services for patients with acute or chronic renal failure, nephrotic syndrome, hypertension, hypokalemia, hyponatremia osteoporosis, Paget's disease and acid-base disturbances. This space best fits the needs of the Nephrology Clinic and allows it to better serve its patients. This space, which is in fairly close proximity to the University, will provide room for current needs and is an ideal location close to Good Samaritan Hospital.

If you should have additional questions regarding the lease, please contact me at 859.221.4122 or Elizabeth Baker at 859.257.6315.

Sincerely,



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 8463 **County:** Fayette

Using agency: UK HealthCare, Department of Nephrology

Lessor: Kentucky Medical Services Foundation

Property location: 135 East Maxwell, Lexington, KY

Check one: new lease ☒ renewal ☐ addendum ☐

Type of space: Administrative/Clinical Offices

Total square feet being leased: 5,543

Cost per square foot: \$30.82 **Annual cost:** \$170,835.26

Average square foot cost of state leased cost in county: \$31.00

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: 10/1/2020 **Expiration date:** 6/30/2022

Justification for lease: The University's Nephrology Clinic requires space near campus to accommodate patient volume, easy access (parking, entryway, check-in) and proximity to Good Samaritan and UK hospitals. This Clinic has leased this space for the past twelve years

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: An RFP was issued with only one response received and selection of this



space was determined to be in the best interest of the University and the Commonwealth of Kentucky.

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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 UK HealthCare and Kentucky Medical Services Foundation for 28,331 square feet of clinical space at 245 Fountain Court in Lexington. The cost of this lease is \$30.15 per square foot, with an annual cost of \$854,179.65, including utilities. The effective date of the lease will be October 1, 2020, with an expiration date of June 30, 2022.

This lease is for the Psychiatry Outpatient Clinic which requires suburban space off campus to accommodate their high patient volume, easy access (parking, entryway, check-in). After careful review and consideration of all responses to the University's request for proposal, the University determined this response for the space at 245 Fountain Court is the most cost-effective alternative and in the best interests of the University and the Commonwealth. This space best fits the needs of the Psychiatry Outpatient Clinic. This space, which is in fairly close proximity to the University, will provide room for current needs and is an ideal location close to the Man O' War and Richmond Road intersection.

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

If you should have additional questions regarding the lease, please contact me at 859.221.4122 or Elizabeth Baker at 859.257.6315.

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Executive Director

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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 8464 **County:** Fayette

Using agency: UK HealthCare, Department of Psychiatry

Lessor: Kentucky Medical Services Foundation

Property location: 245 Fountain Court, Lexington, KY

Check one: new lease ☒ renewal ☐ addendum ☐

Type of space: Administrative/Clinical Offices

Total square feet being leased: 28,331

Cost per square foot: \$30.15 **Annual cost:** \$854,179.65

Average square foot cost of state leased cost in county: \$31.00

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: 10/1/2020 **Expiration date:** 6/30/2022

Justification for lease: The University's Psychiatry Outpatient Clinic requires suburban space off campus to accommodate high patient volume, easy access (parking, entryway, check-in). The clinic has been at this location for the past 8 years and the patients are familiar with this location.

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: An RFP was issued with only one response received and after careful



review this space was determined to be in the best interests of the University and the Commonwealth of Kentucky.

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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 UK HealthCare and Kentucky Medical Services Foundation for 18,745 square feet of clinical space at 2195 Harrodsburg Road in Lexington. The cost of this lease is \$31.71 per square foot, with an annual cost of \$594,403.95, including utilities. The effective date of the lease will be October 1, 2020, with an expiration date of June 30, 2022.

This lease is for the Barnstable Brown Diabetes Center which requires suburban space off campus to accommodate their high patient volume, easy access (parking, entryway, check-in), and proximity to lab, pharmacy and radiology in the same building. After careful review and consideration of all responses to the University's request for proposal, the University determined this response for the space at 2195 Harrodsburg Road, Turfland Clinic, is the most cost-effective alternative and in the best interests of the University and the Commonwealth. This space best fits the needs of the Barnstable Brown Diabetes Center and allows it to better serve its patients. This space, which is in fairly close proximity to the University, will provide room for current needs and is an ideal location close to the New Circle Road interchange.

If you should have additional questions regarding the lease, please contact me at 859.221.4122 or Elizabeth Baker at 859.257.6315.

Sincerely,



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 8465 **County:** Fayette

Using agency: UK HealthCare, Barnstable Brown Diabetes Center

Lessor: Kentucky Medical Services Foundation

Property location: 2195 Harrodsburg Rd, Lexington, KY

Check one: new lease ☒ renewal ☐ addendum ☐

Type of space: Administrative/Clinical/Educational Offices

Total square feet being leased: 18,745

Cost per square foot: \$31.71 **Annual cost:** \$594,403.95

Average square foot cost of state leased cost in county: \$31.00

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: 10/1/2020 **Expiration date:** 6/30/2022

Justification for lease: The University's Barnstable Brown Diabetes Center requires suburban space off campus to accommodate high patient volume, easy access (parking, entryway, check-in) and proximity to lab, pharmacy and radiology in the same building. The Center also has leased space for other offices of the Center at this location.

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: An RFP was issued with only one response received and selection of this



space was determined to be in the best interest of the University and the Commonwealth of Kentucky.

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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 UK HealthCare and Kentucky Medical Services Foundation for 18,420 square feet of clinical space at 2195 Harrodsburg Road in Lexington. The cost of this lease is \$31.71 per square foot, with an annual cost of \$584,098.20, including utilities. The effective date of the lease will be October 1, 2020, with an expiration date of June 30, 2022.

This lease is for the Family and Community Medicine Clinic which requires suburban space off campus to accommodate their high patient volume, easy access (parking, entryway, check-in), and proximity to lab, pharmacy and radiology in the same building. After careful review and consideration of all responses to the University's request for proposal, the University determined this response for the space at 2195 Harrodsburg Road, Turfland Clinic, is the most cost-effective alternative and in the best interests of the University and the Commonwealth. This space best fits the needs of the Family and Community Medicine Clinic and allows it to better serve its patients. This space, which is in fairly close proximity to the University, will provide room for current needs and is an ideal location close to the New Circle Road interchange.

If you should have additional questions regarding the lease, please contact me at 859.221.4122 or Elizabeth Baker at 859.257.6315.

Sincerely,



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 8466 **County:** Fayette

Using agency: UK HealthCare, Family and Community Medicine

Lessor: Kentucky Medical Services Foundation

Property location: 2195 Harrodsburg Rd, Lexington, KY

Check one: new lease ☒ renewal ☐ addendum ☐

Type of space: Administrative/Clinical offices

Total square feet being leased: 18,420

Cost per square foot: \$31.71 **Annual cost:** \$584,098.20

Average square foot cost of state leased cost in county: \$31.00

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: 10/1/2020 **Expiration date:** 6/30/2022

Justification for lease: The University's Family and Community Medicine Clinic requires suburban space off campus to accommodate high patient volume, easy access (parking, entryway, check-in) and proximity to lab, pharmacy and radiology in the same building. This Clinic has leased this space since 2016.

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: An RFP was issued with only one response received and selection of this



space was determined to be in the best interest of the University and the Commonwealth of Kentucky.