



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

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

ANDY BESHEAR
Governor


HOLLY M. JOHNSON
Secretary

SAM RUTH
Commissioner

SCOTT AUBREY
Director

MEMORANDUM

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

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

DATE: November 5, 2021

SUBJECT: PR-5181, Fayette County
Department for Workforce Investment
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-5181 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5181		County: Fayette	
Using Agency: Department for Workforce Investment			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Bicknell & Cravens LLC	
Property Location: 333 Waller Avenue, Lexington, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$16.50	
Annual Rental Cost: \$189,964.52		Average Cost Per Square Foot of Leased-In Space in County: \$14.96	
Utilities Included: <input checked="" type="checkbox"/> Yes <input 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, 2022		Expiration Date: June 30, 2024	
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 [irrevocable] imposed by law and the terms set forth in the original Lease Agreement, and as designated below by signature of the party (or their representative), the following described Lease Agreement by and between WORKFORCE INVESTMENT and BICKNELL & CRAVEN LLC 1661 WINCHESTER RD, SUITE 107 LEXINGTON KY 40504-4614 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"/>	2023	<input checked="" type="checkbox"/>	2024 <i>Rh</i>	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030

The annual base rent rate shall remain \$ 18.50 per square foot for 11,513 square feet for office space.

LEASE NUMBER: PR05181	LOCATION:
COUNTY: FAYETTE	333 WALLER AVENUE LEXINGTON KY 40504
ADDENDUM ATTACHED: NO (Lessor must sign Addendum if attached)	

- 2. 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.
- 3. 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).
- 4. The contractor, as defined in KRS 45A.030 (2) 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 production 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 61.474(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, obtained during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.894. 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.
- 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 individual 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.350) 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.

Annual Amount \$ 189,964.82


 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE


 LESSOR

859-983-9062
 LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET
 All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Property, Suite 200, 101 Whapping Street, Frankfort, Kentucky 40601-0007, phone 502-625-5300.



**FINANCE AND ADMINISTRATION CABINET
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Secretary

SAM RUTH
Commissioner

SCOTT AUBREY
Director

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 21, 2021

SUBJECT: PR-4817, Franklin County
Commonwealth Office of Technology
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-4817 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4817		County: Franklin
Using Agency: Commonwealth Office of Technology		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Twin Oaks Circle LLC	
Property Location: 101 Twin Oaks Circle, Frankfort, KY		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office/Warehouse	Cost Per Square Foot: \$8.07/\$6.00	
Annual Rental Cost: \$101,146.84	Average Cost Per Square Foot of Leased-In Space in County: \$6.56/\$1.51	
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, 2022	Expiration Date: June 30, 2027	
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 Commonwealth Office of Technology and TWIN OAKS CIRCLE LLC 103 TWIN OAKS CIRCLE, NUMBER 2 FRANKFORT KY 40601 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):

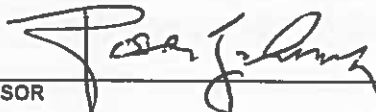
<input type="checkbox"/>	2023	<input type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input checked="" type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030

The annual base rental rate shall remain \$ 8.07 per square foot for 6,109 square feet for office space and \$6.00 per square foot for 9,096 square feet for storage space.

LEASE NUMBER: PR04817	LOCATION: 101 TWIN OAKS CIRCLE FRANKFORT KY 40601
COUNTY: FRANKLIN	
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.

Annual Amount \$ 101,146.84


 LESSOR

502 875 3200
 LESSOR'S CURRENT PHONE NUMBER

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

NEW ADDRESS Only *If the above address is incorrect*

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Suite 300, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2319. BSH/jlb



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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 
Division of Real Properties

DATE: October 21, 2021

SUBJECT: PR-4948, Jefferson 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-4948 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4948		County: Jefferson	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Kevin D. Cogan Dba Hurstbourne Office Park LLC	
Property Location: 310 Whittington Parkway, Louisville, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office/Clinic		Cost Per Square Foot: \$11.75	
Annual Rental Cost: \$304,701.00		Average Cost Per Square Foot of Leased-In Space in County: \$10.61	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (water only)			
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, 2022		Expiration Date: June 30, 2029	
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 KEVIN D COGAN/DBA HURSTBOURNE OFFICE PARK LLC 2650 TECHNOLOGY DRIVE LOUISVILLE KY 40299-6424 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):

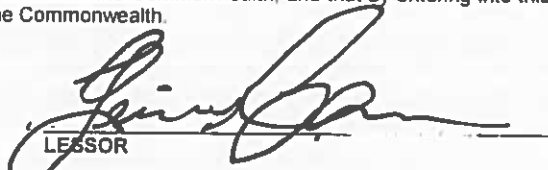
<input type="checkbox"/>	2023	<input type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input checked="" type="checkbox"/>	2029	<input type="checkbox"/>	2030

The annual base rental rate shall remain \$ 11.75 per square foot for 25,932 square feet for office space.

LEASE NUMBER: PR04948	LOCATION: 310 WHITTINGTON PKWY LOUISVILLE KY 40222
COUNTY: JEFFERSON	
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.

Annual Amount \$ 304,701.00


LESSOR
(502) 896-2888

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Suite 300, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2319.



**FINANCE AND ADMINISTRATION CABINET
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HOLLY M. JOHNSON
Secretary

SAM RUTH
Commissioner

SCOTT AUBREY
Director

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 21, 2021

SUBJECT: PR-3720, Hardin 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-3720 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-3720		County: Hardin
Using Agency: Cabinet for Health & Family Services		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	TMJ Corporation	
Property Location: 916 North Mulberry Street, Elizabethtown, KY		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office/Storage	Cost Per Square Foot: \$9.25/\$3.00	
Annual Rental Cost: \$338,348.00	Average Cost Per Square Foot of Leased-In Space in County: \$10.88/\$3.00	
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, 2022	Expiration Date: June 30, 2030	
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 TMJ CORPORATION 70 EAST LONG LAKE ROAD BLOOMFIELD HILLS MI 48304 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"/>	2023	<input type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input checked="" type="checkbox"/>	2030

The annual base rental rate shall remain \$ 9.25 per square foot for 36,416 square feet for office space and \$3.00 per square foot for 500 square feet for storage space.

LEASE NUMBER: PR03720	LOCATION: 916 N MULBERRY, SUITE 120, 130, 140 ELIZABETHTOWN KY 42702
COUNTY: HARDIN	
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.

Annual Amount \$ 338,348.00

LESSOR TMJ Corporation
248-419-6326
LESSOR'S CURRENT PHONE NUMBER

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

NEW ADDRESS Only if the above address is incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET



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Secretary

SAM RUTH
Commissioner

SCOTT AUBREY
Director

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 21, 2021

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: Letcher	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Childers Oil Company Incorporated	
Property Location: 415 Highway 2034, Whitesburg, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
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: \$11.81	
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, 2022		Expiration Date: June 30, 2023	
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 **CHILDERS OIL CO INC P O BOX 430 WHITESBURG KY 41858** 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 checked="" type="checkbox"/>	2023	<input type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input checked="" type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030

The annual base rental rate shall remain \$ 9.26 per square foot for 19,285 square feet for office space.

LEASE NUMBER: PR04487	LOCATION: 415 HWY 2034 WHITESBURG KY 41858
COUNTY: LETCHER	
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.

Annual Amount \$ 178,579.12

Steph Johnson Childers Oil Co
 LESSOR
 606-259-9548
 LESSOR'S CURRENT PHONE NUMBER

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Suite 300, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2319 BSH/jlb



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

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

ANDY BESHEAR
Governor


HOLLY M. JOHNSON
Secretary

SAM RUTH
Commissioner

SCOTT AUBREY
Director

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 21, 2021

SUBJECT: PR-2829, Montgomery 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-2829 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-2829		County: Montgomery	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Montgomery County Fiscal Court	
Property Location: 108 East Locust Street, Mount Sterling, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$13.50	
Annual Rental Cost: \$155,844.00		Average Cost Per Square Foot of Leased-In Space in County: \$13.36	
Utilities Included: <input checked="" type="checkbox"/> Yes <input 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, 2022		Expiration Date: June 30, 2024	
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 **MONTGOMERY CO FISCAL COURT P O BOX 690 MT STERLING KY 40353** 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"/>	2023	<input checked="" type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030

The annual base rental rate shall remain \$ 13.50 per square foot for 11,544 square feet for office space.

LEASE NUMBER: PR02829	LOCATION: 108 E LOCUST ST MOUNT STERLING KY 40352
COUNTY: MONTGOMERY	
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.

Annual Amount \$ 155,844.00


LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

859-498-8707
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET



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

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

ANDY BESHEAR
Governor

HOLLY M. JOHNSON
Secretary

SAM RUTH
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 21, 2021

SUBJECT: PR-5370, Jefferson County
Department of Corrections
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-5370 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5370		County: Jefferson
Using Agency: Department of Corrections		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Russell Plaza Shopping Center LLC	
Property Location: 1407 West Jefferson Street, Louisville, KY		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office	Cost Per Square Foot: \$12.75	
Annual Rental Cost: \$137,241.00	Average Cost Per Square Foot of Leased-In Space in County: \$10.61	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (water only)		
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, 2022	Expiration Date: June 30, 2023	
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 CORRECTIONS and RUSSELL PLAZA SHOPPING CENTER, LLC 1115 SOUTH 4TH STREET LOUISVILLE KY 40203 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 checked="" type="checkbox"/>	2023	<input type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030

MC

The annual base rental rate shall remain \$ 12.75 per square foot for 10,764 square feet for office space.

LEASE NUMBER: PR05370	LOCATION:
COUNTY: JEFFERSON	1407 WEST JEFFERSON STREET LOUISVILLE KY 40203
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.

Annual Amount \$ 137,241.00

[Signature]
 LESSOR

502.568.2927
 LESSOR'S CURRENT PHONE NUMBER

PO Box 21146, Louisville, KY
 NEW ADDRESS Only if the above address is incorrect
 40221

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET



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

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


ANDY BESHEAR
Governor

HOLLY M. JOHNSON
Secretary

SAM RUTH
Commissioner
MEMORANDUM

SCOTT AUBREY
Director

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

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

DATE: October 21, 2021

SUBJECT: PR-5095, Fayette County
Department of Public Advocacy
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-5095 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5095		County: Fayette	
Using Agency: Department of Public Advocacy			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		HM Short Street LLC	
Property Location: 163 West Short Street, Lexington, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$14.50	
Annual Rental Cost: \$261,130.52		Average Cost Per Square Foot of Leased-In Space in County: \$14.96	
Utilities Included: <input checked="" type="checkbox"/> Yes <input 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, 2022		Expiration Date: June 30,	
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 PUBLIC ADVOCACY and HM SHORT STREET LLC PO BOX 54497 LEXINGTON KY 40555-4497 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):

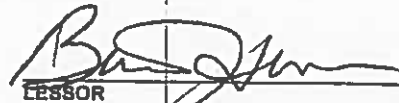
<input checked="" type="checkbox"/>	2023	<input type="checkbox"/>	2024	<input type="checkbox"/>	2025	<input type="checkbox"/>	2026
<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029	<input type="checkbox"/>	2030

The annual base rental rate shall remain \$ 14.50 per square foot for 18,009 square feet for office space.

LEASE NUMBER: PR05095	LOCATION:
COUNTY: FAYETTE	163 WEST SHORT STREET LEXINGTON KY 40507
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.

Annual Amount \$ 261,130.52


LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

859-624-1038
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Suite 300, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2319.

BSH/jb



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

ANDY BESHEAR
Governor

SAM RUTH
Commissioner

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

HOLLY M. JOHNSON
Secretary

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 2, 2021

SUBJECT: PR-5657, Jefferson County
Department of Correction
Annual Rental Exceeding \$100,000.00

As outlined, attached please find notification of a lease agreement being processed by the 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-5657 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5657		County: Jefferson
Using Agency: Department of Corrections		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Lessor: 4710 Champions Trace LLC	
Property Location: 4710 Champions Trace, Louisville, KY, 40218		
Check One: <input checked="" type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office	Cost Per Square Foot: \$18.64	
Annual Rental Cost: \$178,701.68	Average Cost Per Square Foot of Leased-In Space in County: \$10.61	
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, 2029	
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 AGREEMENT

LEASE/PR #	PR-5657, Jefferson County	AGENCY/DEPARTMENT	Department of Corrections
INITIAL ENCUMBRANCE	\$	DIVISION	
ANNUAL ENCUMBRANCE	\$178,701.68	DATE	November 2, 2021
VENDOR CODE #		BUILDING CODE #	

THIS LEASE, entered into between: **4710 CHAMPIONS TRACE LLC** whose address is: **2606 ALIA CIRCLE; LOUISVILLE KY 40222** (Business Phone: **502-643-6919**), his heirs and assigns, hereinafter called the "Lessor", and the COMMONWEALTH OF KENTUCKY, hereinafter referred to as the "Commonwealth";

WITNESSETH, that for the consideration hereinafter mentioned, the parties hereto agree as follows:

1a. The Lessor hereby leases to the Commonwealth and agrees to keep in quiet and peaceful possession the following described premises with its appurtenances; property located at **4710 Champions Trace, Louisville KY 40218**, in the County of **Jefferson**.

1b. Said premises consisting of **9,587** square feet are to be rented at the cost of **\$18.64** per square foot and will be used by the Commonwealth for **Office** space.

2. The Commonwealth agrees to pay rent to the Lessor for the leased premises at the rate of **\$44,675.42**, payable **Quarterly**. The Lessor shall provide the Commonwealth with the following services: **None**; with **Fifty Three (53)** reserved parking spaces.

3. Subject to the limitations imposed by law and as provided in paragraphs 5 and 6 of this Lease, the term during which the Lease shall be effective shall begin **as specified in the attached addendum**, and end **JUNE 30, 2022**.

4. This Lease shall be extended automatically upon the same terms and conditions herein for further periods of 12 months, not to exceed **Seven (7)** extension period(s) unless the Commonwealth shall give the Lessor written notice **30** days prior to the expiration of the term or any extension that it will not be extended; no extension shall prolong the period of occupancy of the leased premises beyond the **30TH** day of **June 2029**. The Lessor understands that the Commonwealth's funds cannot be committed beyond its current fiscal year and its applicable appropriation, and the related allotment from rental payments will be made.

5. The Commonwealth shall have the further right to terminate this Lease at any time upon **30** days written notice, time to be computed from date of mailing notice; termination under this paragraph shall not be considered effective until the last day of the month in which the notice period ends.

6. The Commonwealth agrees not to assign this Lease, or to sublet the premises except to a desirable tenant and for a similar purpose, and will not permit the use of the premises by anyone other than the Commonwealth, the Federal Government, or such sub-lessee, and the agents and servants of the Commonwealth, the Federal Government, or such sub-lessee.

7. The Commonwealth shall have the right during the existence of this Lease to make alterations, attach fixtures and erect additional structures or signs in or upon the leased premises, provided such alterations, additions, structures or signs shall not be detrimental to or inconsistent with rights granted to other tenants on the property or in the building in which the premises are located. Fixtures, additions, structures or signs placed in or upon or attached to the premises shall remain the Commonwealth's property and may be removed by it prior to the termination of this Lease.

8. Unless otherwise specified, the Lessor shall maintain the premises in good repair and tenantable condition, including heating and/or air conditioning equipment, except in case of damage arising from the negligent acts of the Commonwealth's agents or employees. For the purpose of maintaining the premises and to make necessary repairs, the Lessor reserves the right to enter and inspect the premises at reasonable times.

9. The Commonwealth agrees to take good care of the premises and to return them at the expiration of their Lease in as good order as received, ordinary wear and tear and natural decay excepted.

10. The Lessor shall be responsible for procuring and continuously maintaining casualty and liability insurance on the leased premises.

11. If the premises are destroyed by fire or other casualty, this Lease shall immediately terminate. In case of partial destruction or damage so as to render the premises untenable, the Commonwealth may terminate or suspend this Lease by giving written notice to the Lessor within 15 days after such partial destruction or damage, and, if so suspended, no rent shall accrue to the Lessor after the date of such partial destruction or damage until such damage is repaired and premises are considered tenantable.

12. It is agreed by the parties hereto that if any one of the provisions of this Lease shall contravene or be invalid under the laws of the Commonwealth of Kentucky, such contravention or invalidity shall not invalidate the whole Lease, but it shall be construed as if not containing that particular provision or provisions, and the rights and obligations of the parties shall be construed accordingly.

13. 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 Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

14. The Lessor agrees to notify the Commonwealth of all persons owning or upon any change or transfer of ownership involving 5% or more in stock, in partnership, business trust, or corporation, including silent or limited partners. Non-compliance may result in termination of the Lease Agreement.

15. Lessor shall comply with all standards set by the Department of Housing, Buildings and Construction, Division of Building Codes Enforcement, and that of the Kentucky Occupational Safety and Health Standards Board and the Americans with Disabilities Act (ADA).

16. The contractor, as defined in KRS 45A.030 (8) 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.

IN WITNESS WHEREOF, the parties hereto have subscribed their names:

STATE LEASING AGENCY REPRESENTATIVE _____ 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____

When executed by the Secretary, Finance & Administration Cabinet, this instrument constitutes a finding and order, pursuant to KRS Chapters 45A and 66, that the leased property is needed for use by the Commonwealth of Kentucky. All correspondence and inquiries regarding this Lease 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.



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

ANDY BESHEAR
Governor

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


HOLLY M. JOHNSON
Secretary

SCOTT AUBREY
Director

SAM RUTH
Commissioner

MEMORANDUM

TO: Scott Aubrey, Director
Division of Real Properties

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

DATE: October 27, 2021

SUBJECT: PR-5657, Jefferson County
Department of Corrections

The Department of Corrections presently occupies 7,748 square feet of space, leased at a rental rate of \$9.50 per square foot (\$73,606.00 annually) including utilities and janitorial services, with a term expiring December 31, 2021 (reference PR-5290, Jefferson County). In the course of regular renewal processing for Fiscal Year 2021 the lessor advised that they would not entertain a lease renewal; however, they did consent to a six-month term extension to allow the Department additional time to relocate. The space request provided by the Department indicates a need for approximately 7,662 square feet of space and specifies geographic restrictions for this District office. Jefferson County includes a total of four District offices with this District serving the southern and southeastern portions of the county. A competitive bid project was completed with three (3) best and final proposal submitted as follows:

1. T. King Fern Strip Mall proposed property located at 5442 Delmaria Way, Louisville, KY 40291 with 8,897 square feet of office space and 53 reserved parking spaces at \$13.72 per square foot (\$122,066.84 annually) excluding utilities and janitorial services, through June 30, 2029.
2. 4710 Champions Trace LLC proposed property located at 4710 Champion Trace, Louisville, KY with 9,587 square feet of office space and 53 reserved parking spaces at \$18.64 per square foot (\$178,701.68 annually) excluding utilities and janitorial services, through June 30, 2029. The best & final solicitation specified use of 8,587 square feet; however, this proposal included exceptions requiring moderate changes in the original layout that serve to reduce the total scope of renovations and that result in the inclusion of 1,000 square feet of space. Examination of the proposed renovation changes and the additional square footage indicates that the changes are consistent with the agency space requirements and with our regular space standards.
3. 4710 Champions Trace LLC proposed property located at 4710 Champion Trace, Louisville, KY with 8,587 square feet of office space and 53 reserved parking spaces at \$25.18 per square foot (\$216,225.81 annually) excluding utilities and janitorial services, through June 30, 2029.

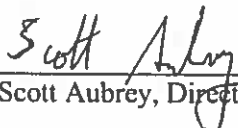
Subsequent to review of the aforementioned proposals, the Department of Corrections has recommended acceptance of the proposal from 4710 Champions Trace LLC with use of 9,587 square feet at a rental rate of \$18.64 per square foot (\$178,701.68 annually), excluding utilities and janitorial services, with a term expiring June 30, 2029. The Department of Corrections has acknowledged the additional annual cost of \$56,634.84 associated with the recommended proposal and offering the following considerations relative to the proposed lease award.

1. The 4710 Champion Trace facility provides multiple accessible points of entry which allows Department staff to remove detained individuals from the facility without passing through the reception area or public access spaces. This allows staff to avoid contact and potential confrontations with friends, family members, etc. and was noted as a staff safety consideration by the Department. This is a design consideration for all recent and current projects for the Department of Corrections we define as a programmatic consideration appropriately deferred to the agency. The T. King Fern Strip Mall proposal includes access to an emergency exit however due to the second floor location the additional exit does not provide a fully accessible means of access. If the proposed lease award is approved we would anticipate that the Department will incorporate multiple accessible entrances in future lease projects despite the fact that this condition may require use of additional square footage and will almost certainly result in an increase in proposed rental rates for those offered properties.
2. The Department advised that a review of the offender caseload supervised by this District indicates that the 4710 Champion Trace facility is more centrally located relative to residences for the client base. We questioned the Department regarding this consideration and understand it to be unique to Jefferson County due to the presence of multiple Department of Corrections offices that are intended to serve defined geographic portions of the county. We would anticipate that it may also apply to future projects in primarily urban counties, those with substantial population differences between county seats and population centers (e.g., Bell County), and locations where the Department may later elect to establish multiple offices. Recognizing that the Department is required to conduct regular visits to offender residences we would concur that the recommended property provides an enhanced service level and should result in unqualifiable savings for the Department due to the reduction in staff travel time.
3. The recommended proposal includes a lower overall scope of renovations necessary prior to occupancy and is therefore expected to offer expedited availability for relocation of the Department. The agency noted potential costs and disruptions of regular operations associated with the use of temporary space in their award recommendation. We would concur that the recommended proposal offers the shortest estimated delivery timeline; however, we would also note that actual costs for use of a temporary facility are unquantifiable at this time.

Pursuant to applicable provisions of KRS 56.803, and noting that we have historically provided a significant degree of deference to appropriately defined agency programmatic considerations in the course of lease awards pursuant to the agency consultation requirement defined under KRS 56.803(14)(a), the attached lease agreement provides for the use of 9,587 square feet of space at a rental rate of \$18.64 per square foot (\$178,701.68 annually), excluding utilities and janitorial services, with a term expiring June 30, 2029. Capital Projects and Bond Oversight Committee reporting is required for the proposed lease agreement, and qualified as defined herein, your approval of the proposed lease agreement is recommended to secure suitable replacement space as requested by the Department of Corrections.

Should you require additional information, please advise.

JSA/BSH/br
Attachment

APPROVED: 
Scott Aubrey, Director



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

ANDY BESHEAR
Governor

SAM RUTH
Commissioner

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HOLLY M. JOHNSON
Secretary

SCOTT AUBREY
Director

MEMORANDUM

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

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

DATE: November 9, 2021

SUBJECT: PR-5500, Campbell County
Department of Corrections

As outlined, attached please find notification of a lease modification reflecting amortization of monies that is being processed by the Leased Properties Branch:

PR-5500, Campbell County

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

BSH/BGR/br
Attachment

Cc: Capital Construction Log
OSBD
PR-5500 File
BSH

**REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE
LEASE MODIFICATION EXCEEDING 50,000
LEASE MODIFICATION AMORTIZATION**

Date Posted in 30-Day Register: November 9, 2021	
Lease No.: PR-5500	County: Campbell
Using Agency: Department of Corrections	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	103 Landmark Drive LLC
Property Location: 103 Landmark Drive, Bellevue KY 41073	
Existing Rental Terms	
Type Space: Office	Square Feet: 14,702
Annual Payment: \$308,006.92	Contract Expiration: June 30, 2026
Modified Rental Terms	
Type Space: Office	Square Feet: 14,702
Annual Payment: \$308,006.92	New Contract Expiration: June 30, 2026
Total Cost to be Amortized: \$53,200.00	
Projected Period of Amortization – Effective: TBD Through June 30, 2026	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies):	
<ul style="list-style-type: none"> (1) 53,200.00 from 103 Landmark Drive LLC (2) \$54,800.00 from Commercial Roofing Services, Inc 	



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DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES

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SCOTT AUBREY
Director

MEMORANDUM

TO: Scott Aubrey, Director
Division of Real Properties

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

DATE: November 8, 2021

SUBJECT: PR-5500, Campbell County
Department of Corrections

The Department of Corrections currently occupies 14,702 square feet of space, leased at a rental rate of \$20.95 per square foot (\$308,006.92 annually), with a term expiring June 30, 2026 under the referenced lease agreement. The Department also occupies 3,766 square feet of space, leased at a rental rate of \$13.38 per square foot (\$50,389.08 annually), with a term expiring June 30, 2023 (reference PR-5219, Boone County). The Department recently submitted a request for leasehold improvements to convert existing conference and storage areas to eight staff offices and they have advised that the proposed improvements will allow for the consolidation of the Campbell and Boone County offices.

In accordance with KRS 56.813 two estimates were obtained for the proposed improvements as follows:

- (1) \$53,200.00 from 103 Landmark Drive LLC; 103 Landmark Drive, Suite 101; Bellevue KY 41073.
- (2) \$54,800.00 from Commercial Roofing Services, Inc; 5120 Waynesville-Jamestown Road; Jamestown OH 45335.

The Department of Corrections has recommended acceptance of the low estimate from 103 Landmark Drive LLC and the attached modification therefore provides for the amortization of \$53,200.00 in improvement expenses beginning on a date to be determined and ending June 30, 2026. Capital Projects and Bond Oversight Committee reporting is required subsequent to defining the proposed terms and prior to execution of the proposed lease modification. Recognizing that the proposed consolidation of offices as described herein results in an estimated cost recovery period of approximately thirteen months, your approval of the attached modification is recommended to accomplish the leasehold improvements requested by the Department of Corrections.

Should you require additional information, please advise.

BSH/BGR/br
Attachment

APPROVED: *Scott Aubrey*
Scott Aubrey, Director



COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	103 LANDMARK DRIVE LLC
ADDRESS	103 Landmark Drive, Suite 101 Bellevue KY 41073

PR NUMBER, COUNTY	PR-5500, CAMPBELL COUNTY
VENDOR NUMBER	KY0048577
AGENCY/DEPARTMENT	Department of Corrections
DIVISION	
DATE	November 9, 2021
BUILDING CODE #	91747001

1. Lease Agreement number **PR-5500**, dated **November 25, 2019**, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:
 1. To amortize the **\$53,200.000** cost for leasehold improvements per attached estimate from **103 Landmark Drive LLC**, same attached and incorporated herein by reference.
 2. The amortization effective date will be established by signature of the Director, Division of Real Properties, upon this modification once verification has been received from the using agency that all renovations have been satisfactorily completed and will extend through the lease expiration date **June 30, 2026**. The effective date for the amortization shall be defined as the first day of the month following the effective date defined below unless the effective date established thereby is the first day of a 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.

STATE LEASING AGENCY REPRESENTATIVE 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 502/564-2200 BGR

FILE COPY

Commercial Roofing Services, Inc.

5120 Waynesville-Jamestown Rd
 Jamestown, OH 45335

Estimate

Date	Estimate #
10-4-2021	1033

Name / Address
103 Landmark Drive LLC 103 Landmark Drive Bellevue, KY 41073

Project

Description	Qty	Rate	Total
Location of work to be performed: (Landmark Parole Dept. & Offices 2nd floor) 103 Landmark Drive Bellevue KY Scope of work is for interior and limited to the outline listed below. Area of work is limited to the build-out of eight (8) new offices Does NOT include any existing office or additional connecting spaces, common spaces, bathrooms, or stairwells. Frame new walls per measurements. Install new drywall, finished. Insulation in walls. Paint walls in area of being completed. Install new doors, locks, molding. Install new electrical outlets in offices Install new HVAC access ducts. Total amount due (Labor and Materials)		54,800.00	54,800.00
		Total	

Phone #
937-675-7205

QUOTATION FOR 8 NEW OFFICES BUILD OUT

LOCATION : Bellevue commons,2ND Floor,103 Landmark Drive ,Bellevue ,KY 41073,
Parole Dept.

Scope of work:

Light gauge metal framing

Dry wall hung and ready to paint

Sound batt wall insulation

Hollow metal door frames ,doors, and hardware

Electrical work

Hvac work- relocate the vents

Painting to match existing paint

Total Consideration: \$ 53,200.00

Sbumitted By: 103 Landmark Drive LLC.

November,1st,2021

103 landmark drive ,suite# 101

Bellevue, Ky. 41073

Attn: Dan Moore, 859 250 0902

103landmark@gmail.com