



Andy Beshear
GOVERNOR

**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES
DIVISION OF REAL PROPERTIES**

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


Holly M. Johnson
SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner
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: September 11, 2023

SUBJECT: PR-4232, Franklin County
Department of Juvenile Justice
Lease Modification Exceeding \$50,000.00

As outlined, attached please find notification of a lease agreement modification being processed by our Division's Leasing Branch.

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

BSH/bh
Attachment

CC: Capital Construction Log
OSBD
PR-4232 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION EXCEEDING \$50,000.00

Lease No.: PR-4232		County: Franklin	
Using Agency: Department of Juvenile Justice			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Rainier Capital Complex Acquisitions LLC	
Property Location: 1025 Capital Center Drive, Frankfort, KY			
Check One: <input type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input checked="" type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$9.41	
Annual Rental Cost: \$231,213.12		Average Cost Per Square Foot of Leased-In Space in County: \$ 8.63	
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, 2026	
Justification for Lease: Please see attached			
Has the Finance & Administration Cabinet complied with statutory requirements: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, explain:			
Explain why the Finance & Administration Cabinet chose this lessor (see attached approval memo and modification): Please see attached.			

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Rainier Capital Complex Acquisitions LLC	PR NUMBER, COUNTY	PR-4232, Franklin County
ADDRESS	C/O Paul Ray Smith, Receiver 771 Corporate Drive, Suite 500 Lexington KY 40503	VENDOR NUMBER	KY0038947
		AGENCY/DEPARTMENT	Department of Juvenile Justice
		DIVISION	
		DATE	August 31, 2023
		BUILDING CODE	90828003

1. Lease Agreement number **PR4232, Franklin County**, dated **July 1, 2000** is hereby modified as set forth in Paragraph Two.

2. This Lease is modified as follows:

- 1) To increase the leased space by 6,789 square feet; from 17,782 square feet to 24,571 square feet; at the same terms and conditions reflected in the existing lease, resulting in an annual increase of \$63,884.48 from \$167,328.64 to \$231,213.12.**
- 2) The effective date will be established by signature of the Director, Division of Real Properties, once verification has been received from the using agency that all renovations have been satisfactorily completed, and all requirement of the Division of Building Codes Enforcement have been met.**

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 Date

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, Suite 300, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2205.



Andy Beshear
GOVERNOR

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COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

TO: Natalie W. Brawner, Director
Division of Real Properties

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

DATE: August 31, 2023


SUBJECT: PR-4232, Franklin County
Department of Juvenile Justice

The Department of Juvenile Justice currently occupies 17,782 square feet, leased at a rental rate of \$9.41 per square foot (\$167,328.64 annually) excluding utilities and janitorial services, with a term expiring June 30, 2026. The Department also occupies 2,595 square feet of space, leased at a rental rate of \$8.68 per square foot (\$22,524.60 annually), with a term expiring June 30, 2024 (reference PR-5479, Franklin County). The agency recently submitted a space request indicating a need for approximately 4,935 square feet of supplemental space to accommodate the relocation of staffs from the Community Office (PR-5479) located at 1049 US 127 S, Frankfort KY into the office at 1025 Capital Center Drive (PR-4232), Frankfort KY. Pursuant to KRS 56.813, and subsequent to review of plans and specifications for the additional space, the lessor has agreed to lease the supplemental space at the same terms and conditions that applied to the existing lease. It should be noted that the office suite proposed for addition to the lease brings the Department's occupancy of the floor to 100%, therefore common areas (corridors, elevator lobby, etc.) previously excluded from the leased premises must now be included pursuant to applicable provisions of KRS 56.806.

The attached lease modification therefore provides for an increase of 6,789 square feet in the area under lease; from 17,782 square feet to 24,571 square feet, and the corresponding increase of \$63,884.48 in the annual rent; from \$167,328.64 to \$231,213.12. Capital Projects and Bond Oversight Committee reporting is required for the proposed modification in accordance with the provisions of KRS 56.823(11)(a). Your approval of the attached modification is recommended to secure supplemental space as requested by the Department of Juvenile Justice.

Should you require additional information, please advise.

JSA/BSH/bh
Attachment

APPROVED: 
Natalie W. Brawner, Director

**TEAM
KENTUCKY** 