



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 *BSH*
Division of Real Properties

DATE: November 14, 2023

SUBJECT: PR-3974, Jefferson County
Transportation Cabinet
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-3974 File
BSH

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION EXCEEDING \$50,000.00

Lease No.: PR-3974		County: Jefferson	
Using Agency: Transportation Cabinet			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Louisville Underground LLC	
Property Location: 1841 Taylor Avenue, Louisville, KY			
Check One: <input type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input checked="" type="checkbox"/> Modification			
Type Space: Storage (Salt)		Cost Per Square Foot: \$2.25	
Annual Rental Cost: \$395,446.52		Average Cost Per Square Foot of Leased-In Space in County: \$ N/A (No comparable leases)	
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: May 1, 2023		Expiration Date: June 30, 2025
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.			



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Natalie W. Brawner
DIRECTOR

MEMORANDUM

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

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

DATE: November 7, 2023

SUBJECT: PR-3974, Jefferson County
Transportation Cabinet

The Transportation Cabinet presently utilizes a total of 151,938 square feet of underground salt storage space, leased at a rental rate of \$2.25 per square foot (\$341,860.52 annually) including utilities, with a term expiring June 30, 2025. The Cabinet recently submitted a request to increase the area under lease by 23,816 square feet to accommodate additional salt storage requirements, with a total of 175,754 square feet to be secured for use under the modified lease agreement.

Pursuant to applicable provisions of KRS 56.813, the existing lessor consented to the increase in storage space at the terms and conditions applied to the existing lease agreement. The attached lease modification therefore provides for an increase of 23,816 square feet in the area under lease; from 151,938 square feet to 175,754 square feet, and the corresponding increase of \$53,586.00 in the annual rental cost; from \$341,860.52 to \$395,446.52. Capital Projects and Bond Oversight Committee reporting is required for this lease modification pursuant to applicable requirements of KRS 56.823(11) and your approval of the attached lease modification is recommended to increase the area under lease for salt storage space as requested by the Transportation Cabinet.

Should you require additional information, please advise.

NWB/BSH/bh
Attachment

APPROVED: *Natalie W. Brawner*
Natalie W. Brawner, Director

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Louisville Underground LLC	PR NUMBER, COUNTY	PR-3974, Jefferson County
ADDRESS	PO Box 35174 Louisville KY 40232	VENDOR NUMBER	KY0018942
		AGENCY/DEPARTMENT	Transportation Cabinet
		DIVISION	
		DATE	November 7, 2023
		BUILDING CODE	90410001

1. Lease Agreement number **PR-3974, Jefferson County**, dated **July 1, 2019**, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:

EFFECTIVE May 1, 2023:

To increase the leased space by 23,816 square feet; from 151,938 square feet to 175,754 square feet, at the terms and conditions reflected in the existing lease, resulting in an annual increase of \$53,586.00 from \$341,860.52 to \$395,446.52.

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

BSH



Andy Beshear
GOVERNOR

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Sam Ruth
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Natalie W. Brawner
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 29, 2023

SUBJECT: PR-3582, Franklin 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-3582, Franklin 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-3582 File
BSH

**REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE
LEASE MODIFICATION AMORTIZATION**

Date Posted in 30-Day Register: November 29, 2023	
Lease No.: PR-3582	County: Franklin
Using Agency: Department of Corrections	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Twin Oaks Circle LLC
Property Location: 2439 Old Lawrenceburg Road, Frankfort KY 40601	
<i>Existing Rental Terms</i>	
Type Space: Office	Square Feet: 15,364
Annual Payment: \$86,038.44	Contract Expiration: June 30, 2027
<i>Modified Rental Terms</i>	
Type Space: Office	Square Feet: 15,364
Annual Payment: \$86,038.44	New Contract Expiration: June 30, 2027
Total Cost to be Amortized: \$33,470.69	
Projected Period of Amortization – Effective: December 1, 2023 Through June 30, 2027	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies):	
Peach Contracting & Construction \$33,470.69	
Capital Craftsman \$43,828.65	

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	TWIN OAKS CIRCLE LLC
ADDRESS	103 TWIN OAKS CIRCLE, NO 2 FRANKFORT KY 40601

PR NUMBER, COUNTY	PR-3582, FRANKLIN COUNTY
VENDOR NUMBER	KY0018433
AGENCY/DEPARTMENT	Department of Corrections
DIVISION	
DATE	APRIL 27, 2023
BUILDING CODE #	90216001

1. Lease Agreement number PR-3582, dated January 2, 1991, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:
 1. To amortize the \$33,470.69 cost for leasehold improvements per attached estimate from Peach Contracting & Construction, 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, 2027. 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.

Libby J. Dailey 5/1/23
STATE LEASING AGENCY REPRESENTATIVE Date

Jason Jenkins 5/1/23
LESSOR Date

Bias Redding 5/1/2023
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

Patrick Miller 5/22/2023
ATTORNEY, FINANCE & ADMINISTRATION CABINET Date

Eric S. Hansen 02MAY2023
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

Natalie W. Brauner
DIRECTOR, DIVISION OF REAL PROPERTIES

Kelly M. Cannon 05.23.2023
SECRETARY, FINANCE & ADMINISTRATION CABINET Date

APPROVED THIS 21st DAY OF November, 2023



Andy Beshear
GOVERNOR

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

Holly M. Johnson
SECRETARY

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Fax: (502) 564-8108

Sam Ruth
COMMISSIONER

Scott Aubrey
DIRECTOR

MEMORANDUM

TO: Holly M. Johnson, Secretary
Finance and Administration Cabinet

FROM: Scott Aubrey, Director *SA*
Division of Real Properties

DATE: May 1, 2023

SUBJECT: PR-3582, Franklin County
Department of Corrections

The Department of Corrections currently occupies 15,364 square feet of space, leased at a rental rate of \$5.60 per square foot (\$86,038.44 annually), with a term expiring June 30, 2027. The Department recently submitted a request for the following leasehold improvements.

1. Removed the wall between the reception area and manager office to enlarge the reception office. The door that was for the manager office shall stay, however a mechanical keypad shall be installed on the reception area side to allow entrance to the office area by Correction employees only.
2. Replace the sliding reception area window with fixed windows with voice ports and transfer trays opening located at the countertops.
3. Convert the existing breakroom into a drug testing room by removing the existing sink/s, countertop, and cabinets; and replacing them with one toilet, one wash basin and one locking wall mounted cabinet. Install a privacy window film or frosting over the existing window/s in the breakroom. If feasible and with approval from the Department of Corrections, the lessor can propose to use the existing breakroom sink/s and cabinet/s.
4. Change the locking and operating mechanism on the double doors leading from the Department of Corrections, Probation and Parole to the Department of Correction, Capital Construction Management Branch side by installing panic bar door opening on the Probation and Parole side and keyed only opening on the Capital Construction Management Branch.

In accordance with KRS 56.813(2) two estimates were obtained for the proposed improvements as follows: \$33,470.69 from Peach Contracting & Construction, and \$43,828.65 from Capital Craftsman. The Department of Corrections has recommended acceptance of the low estimate from \$33,470.69 from Peach Contracting & Construction and the attached modification therefore provides for the amortization of \$33,470.69 in improvement expenses beginning on a date to be determined and ending June 30, 2027. Capital Projects and Bond Oversight Committee reporting is required in accordance with applicable provisions of KRS 56.823(11). Your approval of the attached modification is recommended to accomplish the aforementioned leasehold improvements as requested by the Department of Corrections.

Should you require additional information, please advise.

JSA/BSH/BGR/br
Attachment

RECOMMENDED: _____

Sam Ruth
Sam Ruth, Commissioner
Dept. for Facilities & Support Services

Twin Oaks Circle LLC

April 14 2023

To: Bias Redding
RE: PR-3582
Request for Improvements

Hello Bias-

I have the obtained the two estimates as requested. The following pages include a detailed proposal from both groups.

1. Peach Contracting & Construction bid \$30427.90 with a added 10% management fee total \$33470.69
2. Capital Craftsman bid \$39844.23 with a added 10% management fee total \$43828.65

Let me know how you would like to proceed. It is always a pleasure working with the folks at Real Properties!

Thank You

Jason Luking



Peach Contracting & Construction
2104 Lawrenceburg Road
Frankfort, KY 40601

Probation Office
2439 Lawrenceburg Road
Frankfort, KY

BID PROPOSAL

• Demo Labor	\$2,750.00
• Dumpster & Debris Removal	\$825.50
• LVL Beam & Install	\$1,395.85
• Flooring Allowance	\$3,500.00
• Electrical Allowance	\$1,200.00
• Locking Commercial Cabinet	\$750.00
• Plumbing Labor & Materials	\$7,150.00
• Keypad Locks (3) & Install	\$1,273.60
• New Reception Window (Custom Order)	\$2,900.00
• Commercial BreakAway door & install	\$4,714.10

<i>Subtotal</i>	\$26,459.05
<i>CONTRACTORS FEE 15%</i>	\$3,968.85

<u>TOTAL</u>	<u>\$30,427.90</u>
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Thank you

Scope: Bring in dumpster, Begin removing drywall off existing wall between reception and old office, Remove flooring from office, reception, and break room. Install LVL beam to support the fire wall in the attic, finish with drywall, install new floor in reception area, install shoemold, remove/ install new reception window, move plugs/ wires in walls and attic, Remove all cabinets and flooring from break room. Add one toilet and sink to the existing break room, reinstall flooring, add ADA bars, add locking cabinet, Remove existing break away doors, install new double latching keyed entry break away doors, install keyed/ keypad locks on new reception door, Haul away dumpster

2439 Lawrenceburg Road Frankfort KY

Capital Craftsman

1055 River Bend Road Frankfort KY

(502)-320-9086 CapitalcraftsmanKY@gmail.com

Scope of work

- Install site protection in affected areas.
- Demo flooring, drywall framing, and mechanicals required.
- Remove all demo debris.
- Modify framing and install LVL beam.
- Modify electrical system to adjusted framing.
- Modify plumbing to adjusted area.
- Install and finish drywall where needed.
- Install LVL flooring.
- Install baseboards, doors, and other trims to complete the area affected.
- Install locking commercial cabinet.
- Install commercial keypad locks.
- Install reception area window.
- Install commercial break away door.
- Paint affected areas.

Project cost

\$39,844.23

Terms

- Project timeframe is 2-4 months.
- Working hours are 8:00 to 5:00 Monday to Friday
- Deposit of 50% required.
- Draw of 25% requested after the drywall is installed.
- Final payment of 25% due upon completion
- Change orders will be contracted and billed separately.
- All finishes will be selected to match the existing building.
- Any unseen issues with the building that affect the project are not covered by Capital Craftsman.

Client Sign & Date

Contractor Sign & Date



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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 20, 2023

SUBJECT: PR-5792, Hopkins County
Department of Public Advocacy

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

PR-5792, Hopkins 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-5792 File
BSH

**REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE
LEASE MODIFICATION AMORTIZATION**

Date Posted in 30-Day Register: November 20, 2023	
Lease No.: PR-5792	County: Hopkins
Using Agency: Department of Public Advocacy	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	T&M Asset Management, LLC
Property Location: 1075 Thornberry Drive, Madisonville KY 42431	
Existing Rental Terms	
Type Space: Office	Square Feet: 5,999
Annual Payment: \$39,653.40	Contract Expiration: June 30, 2025
Modified Rental Terms	
Type Space: Office	Square Feet: 5,999
Annual Payment: \$39,653.40	New Contract Expiration: June 30, 2025
Total Cost to be Amortized: \$36,607.72	
Projected Period of Amortization – Effective: December 1, 2023 Through June 30, 2025	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies):	
LVT Flooring	Coal Field Flooring - \$18,676.08
Interior Painting	Downey Professional Const - \$14,504.00
Install Data Drops	Modern Electrical Solutions - \$2,475.00
Carpet Cleaning	MonsterClean - \$952,64
	Downey Professional Const - \$19,998.00
	L&L Painting – \$15,954.40
	McAfee Electric - \$3,200.0
	Downey Professional Const - \$1,047.90

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	T&M Asset Management, LLC	PR NUMBER, COUNTY	PR-5792, Hopkins County
ADDRESS	2874 Anton Road Madisonville KY 42431	VENDOR NUMBER	KY0071916
		AGENCY/DEPARTMENT	Department of Public Advocacy
		DIVISION	
		DATE	August 21, 2023
		BUILDING CODE	90697001

1. Lease Agreement number PR-5792, Hopkins County dated August 21, 2023 is hereby modified as set forth in Paragraph 2

2. This Lease is modified as follows:

- To amortize the \$36,607.72 cost for renovations/improvements to the leased premises per attached estimate from various vendor/contractors, same attached and incorporated herein by reference.
- 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, 2025. 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.

Jim Lamb 8/28/23
STATE LEASING AGENCY REPRESENTATIVE Date

John Nicks 8/26/23
LESSOR Date

Bias Redding 8/28/2023
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

Patrick M. Dineen 8/30/2023
ATTORNEY, FINANCE & ADMINISTRATION CABINET Date

D. Brian S. Hansen 29AUG2023
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

Nathan W. Brauner
DIRECTOR, DIVISION OF REAL PROPERTIES

Keith A. Ober 08.30.2023
SECRETARY, FINANCE & ADMINISTRATION CABINET Date

APPROVED THIS 8th DAY OF November, 2023

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. BGR

COAL FIELD FLOORING
 2515 S. MAIN
 P. O. BOX 24
 MADISONVILLE, KY 42431
 Telephone: 270-825-8821 Fax: 270-821-5208

ES300451

ESTIMATE

Sold To	Ship To
T & M ASSET MANAGEMENT 2874 ANTON RD MADISONVILLE, KY 42431	NORTHSIDE OFFICE CENTER 1079 THORNBERRY DR MADISONVILLE, KY 42431

Quote Date	Tele #1	PO Number	Quote Number
08/11/23	270-339-2932		ES300451

Inventory	Style/Item	Color/Description	Quantity	Units
001	PLYGUARD	1/4 UNDERLAYMENT	49.00	EA
	PLYGUARD INSTALL		1.00	1R
001	LVT	LVT WOOD LOOK	1,595.67	SF
	INSTALL LVT		1.00	1R
	7399 ADHESIVE INCLUDED			
001	COVE BASE	4" VINYL COVE BASE	960.00	LNFT
	EAST & WEST SIDE			
	INSTALL COVE BASE		1.00	1R
001	VCT	TILE	1.00	EA
	FOR REPAIRS IN WEST SIDE			
	FREIGHT		1.00	1R

08/12/23
 Sales Representative(s):
 DONOVAN/CILETTE

1:55PM

DATE: _____

APPROVED BY: _____

ESTIMATE TOTAL: \$18,676.08



JOSH MITCHELL, OWNER
2674 ANTON ROAD
MADISONVILLE, KENTUCKY 42431
Office: (270) 825-1757
Fax: (270) 821-1573
josh@downeypro.com

PROPOSAL SUBMITTED TO: T&M Asset Management
Re: Painting
Madisonville, Kentucky

The following is a list of items included in the current estimated construction cost and serves as a more detailed itemization.

General Construction Components:

- Paint second floor walls
- Approximately 3600 sq ft

Exclusions:

- Any item not specifically detailed above.

We hereby propose to furnish material and labor, complete in accordance with above specifications for the sum of **\$14,504.00 Fourteen thousand, Five Hundred and Four dollars and Zero cents.**

Payment will be made as follows, On Completion

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal void if not accepted in 30 days.

AUTHORIZED SIGNATURE
08-19-23

Josh Mitchell, Owner

Modern Electrical Solutions

ESTIMATE	#3
TOTAL	\$3,075.00

2874 Anton Rd
Madisonville, KY 42431

☎ (270) 339-2932
✉ josh@downeypro.com

CONTACT Us
4162 Stagecoach Rd
Hanson, KY 42413

☎ (270) 541-7782
✉ jolntbae58296@gmail.com

ESTIMATE

Services	Qty	Unit Price	Amount
Install Data Drops Surface Mount Cat5 data drops	15.0	\$105.00	\$1,575.00

Services subtotal: \$1,575.00

Materials	Qty	Unit Price	Amount
Surface mount raceway	15.0	\$25.00	\$375.00
Surface mount Box	15.0	\$20.00	\$300.00
RJ45 + Faceplate	15.0	\$15.00	\$225.00
Cat5 cable 1000' - <i>Not Needed RK</i>	15.0	\$40.00	\$600.00

Materials subtotal: \$1,500.00

Subtotal **\$3,075.00**

Total

JK
~~\$3,075.00~~
\$2,475.00



MonsterClean

Downey Professional Construction
 2874 Anton Rd
 Madisonville, KY 42431

☎ (270) 339-2932
 ✉ josh@downeypro.com

ESTIMATE	#565
EXPIRATION DATE	Sep 14, 2023
TOTAL	\$952.64

SERVICE ADDRESS
 1075 Thornberry Dr
 Madisonville, KY 42431

INTERNAL USE
 661 Constanza Dr
 Henderson, KY 42420

☎ (270) 860-9257
 ✉ service@monsterclean.us

ESTIMATE

Services	Qty	Unit Price	Amount
Carpet Cleaning - commercial carpet cleaning commercial carpet cleaning to IICRC Standards 2 offices for state tenancy 2nd story commons area stairs as discussed on 8/14/23 Note some wear areas noted. cleaning may not significantly improve appearance of worn areas	1.00	\$898.72	\$898.72
Services subtotal			\$898.72
Subtotal			\$898.72
Tax (Kentucky 6%)			\$53.92
Total			\$952.64



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GOVERNOR

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Holly M. Johnson
SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

TO: Holly Johnson, Secretary
Finance and Administration Cabinet

FROM: Natalie Brawner, Director *NWB*
Division of Real Properties

DATE: August 28, 2023

SUBJECT: PR-5792, Hopkins County
Department of Public Advocacy

The Department of Public Advocacy presently occupies 4,174 square feet of space located in a county owned facility (reference PR-5126, Hopkins County) leased at a rental rate of \$12.00 per square foot (\$50,088.00 annually) including utilities and janitorial services. The agency submitted a request for both immediate temporary and regular long term replacement space based on continuous water leaks, associated damage, and increasing indoor air quality concerns with the current facility. A competitive bid project will be initiated accordingly for regular replacement space and the proposed lease award described herein is intended to address the request for temporary space. The space request from the agency indicated a need for approximately 4,610 square feet of space and a review of properties currently leased by the Commonwealth indicated that suitable space to accommodate this request was available in a facility occupied by the Education & Labor Cabinet (reference PR-3985, Hopkins County). Subsequent to review of plans and specifications for the proposed space, the lessor has consented to lease 5,999 square feet of space at the terms applicable to the existing lease agreement. The lessor and agency have both acknowledged that this proposed use is defined as temporary pending completion of the competitive bid project.

The renovations necessary to accommodate the Department of Public Advocacy within the proposed temporary space requires moderate improvements (e.g., painting, installation of LVT flooring, installation of data drops and carpet cleaning) to the proposed space. Based on the scope of work and the cost of renovations to convert the temporary space in a manner that satisfies current operational requirements of for Department of Public Advocacy, the lessor has requested that the agency absorb the entire renovation and improvement cost. In accordance with applicable provisions of KRS 56.813(2), the lessor has provided estimates for renovations/improvements and the agency has recommended acceptance of the low bids from the various vendors/contractors at a total combined cost of \$36,607.72 as listed below.

Memo to: Holly Johnson, Secretary
PR-5792, Hopkins County
Department of Public Advocacy
August 28, 2023
Page Two

LVT Flooring	Coal Field Flooring - \$18,676.08	Downey Professional Const - \$19,998.00
Interior Painting	Downey Professional Const - \$14,504.00	L&L Painting - \$15,954.40
Install Data Drops	Modern Electrical Solutions - \$2,475.00	McAfee Electric - \$3,200.0
Carpet Cleaning	MonsterClean - \$952.64	Downey Professional Const - \$1,047.90

In accordance with applicable provisions of KRS 56.813(1), the attached lease agreement therefore provides for the use of 5,999 square feet of office space at a rental rate of \$6.61 per square foot (\$39,653.40 annually), excluding utilities and janitorial services with a term expiring June 30, 2025. In accordance with applicable provisions of KRS 56.813(2), the attached lease modification agreement then provides for the amortization of \$36,607.72 in renovation/improvement expenses per estimates submitted. The anticipated amortization period of twenty (20) months results in estimated annual amortization costs of \$21,964.63 and a total estimated annual lease cost of \$61,618.03. Capital Projects & Bond Oversight Committee reporting is required for the proposed lease modification and your approval of the attached lease agreement and lease modification agreement is recommended to secure suitable temporary space as requested by the Department of Public Advocacy.

Should you require additional information, please advise.

JSA/BSH/BGR/br
Attachment

RECOMMENDED



Sam Ruth, Commissioner
Dept. for Facilities & Support Services

COAL FIELD FLOORING
2515 S. MAIN
P. O. BOX 24
MADISONVILLE, KY 42431
Telephone: 270-825-8821 Fax: 270-821-5208

ES300451

ESTIMATE

Sold To
T & M ASSET MANAGEMENT
2874 ANTON RD
MADISONVILLE, KY 42431

Ship To
NORTHSIDE OFFICE CENTER
1079 THORNBERRY DR
MADISONVILLE, KY 42431

Quote Date
08/11/23

Tele #1
270-339-2932

PO Number

Quote Number
ES300451

Inventory	Style/Item	Color/Description	Quantity Units
001	PLYGUARD PLYGUARD INSTALL	1/4 UNDERLAYMENT	49.00 EA 1.00 1R
001	LVT INSTALL LVT 7399 ADHESIVE INCLUDED	LVT WOOD LOOK	1,595.62 SF 1.00 1R
001	COVE BASE EAST & WEST SIDE	4" VINYL COVE BASE	960.00 LNFT
001	INSTALL COVE BASE VCT FOR REPAIRS IN WEST SIDE FREIGHT	TILE	1.00 1R 1.00 EA 1.00 1R

— 08/12/23 — 1:55PM —

Sales Representative(s):
DONOVAN/CILETTE

DATE: _____

APPROVED BY: _____

ESTIMATE TOTAL: \$18,676.08



**DOWNEY PROFESSIONAL
CONSTRUCTION**
EST. 1985

JOSH MITCHELL, OWNER
2874 ANTON ROAD
MADISONVILLE, KENTUCKY 42431
Office: (270) 825-1757
Fax: (270) 821-1573
josh@downeypro.com

PROPOSAL SUBMITTED TO: T&M Asset Management
Re: LVT flooring and cove base
Madisonville, Kentucky

The following is a list of items included in the current estimated construction cost and serves as a more detailed itemization.

General Construction Components:

- Clean floors and prep for underlayment
- Provide and install 1/4" underlayment per manufacturers recommendations.
- Provide and install glue down LVT on second floor (Approximately 1600 Sq ft)
- Install cove molding after floor is installed.
- Install VCT upstairs where repairs are needed.
- Clean up and removal of debris.

Exclusions:

- Any item not specifically detailed above.

We hereby propose to furnish material and labor, complete in accordance with above specifications for the sum of **\$19,998.00 Nineteen thousand, Nine hundred and Ninety-Eight dollars and zero cents.**

Payment will be made as follows, On Completion

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal void if not accepted in 30 days.

AUTHORIZED SIGNATURE
08-14-23

Josh Mitchell, Owner



JOSH MITCHELL, OWNER
2874 ANTON ROAD
MADISONVILLE, KENTUCKY 42431
Office: (270) 825-1757
Fax: (270) 821-1573
josh@downeypro.com

PROPOSAL SUBMITTED TO: T&M Asset Management
Re: Painting
Madisonville, Kentucky

The following is a list of items included in the current estimated construction cost and serves as a more detailed itemization.

General Construction Components:

- Paint second floor walls
- Approximately 3600 sq ft.

Exclusions:

- Any item not specifically detailed above.

We hereby propose to furnish material and labor, complete in accordance with above specifications for the sum of **\$14,504.00 Fourteen thousand, Five Hundred and Four dollars and Zero cents.**

Payment will be made as follows, On Completion

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal void if not accepted in 30 days.

AUTHORIZED SIGNATURE
08-19-23

Josh Mitchell, Owner



L&L Painting

Noel leyva
Business Number 270-201-1447
4131 clarks river road
2702011447

L.painting19@gmail.com

ESTIMATE

EST0259

DATE

08/19/2023

TOTAL

USD \$15,954.40

TO

Downey Professional Construction

4550 Hanson Road Madisonville Ky

☎ 270-825-1757

☏ 270-339-2932

josh@downeypro.com

DESCRIPTION	RATE	QTY	AMOUNT
Thornberry Drive Office painting Scope of Work Wipe down walls for paint prep.	\$15,954.40	1	\$15,954.40

Areas that don't get painted will get covered with plastic and paper (windows, doors, electrical, etc.)

Walls will get two coats of paint.

SUBTOTAL	\$15,954.40
TAX	\$0.00
TOTAL	USD \$15,954.40

DATE SIGNED

08/19/2023

Modern Electrical Solutions

ESTIMATE	#3
TOTAL	\$3,075.00

2874 Anton Rd
Madisonville, KY 42431

(270) 339-2932
josh@downeypro.com

CONTACT US

4162 Stagecoach Rd
Hanson, KY 42413

(270) 841-7782
johnblue0820@gmail.com

ESTIMATE

Services	qty	unit price	amount
Install Data Drops	15.0	\$105.00	\$1,575.00
Surface Mount Cat5 data drops			

Services subtotal: \$1,575.00

Materials	qty	unit price	amount
Surface mount raceway	15.0	\$25.00	\$375.00
Surface mount Box	15.0	\$20.00	\$300.00
RJ45 + Faceplate	15.0	\$15.00	\$225.00
Cat5 cable x1000	2.0	\$300.00	\$600.00

NOT NEEDED

Materials subtotal: \$1,500.00

Subtotal \$3,075.00

Total

~~\$3,075.00~~
\$2,475.00

415 E 14th Street
Hopkinsville KY, 42240
270-339-4802-cell
www.McAfeeElectricinc.com



• Industrial • Commercial •
• Residential • Service Calls

McAFEE ELECTRIC
INC.
ELITE ELECTRICAL SERVICES

PROPOSAL

Thornberry Drive—Madisonville, KY

For: Data Quote

Date: 8-14-23

Ref #: 23T

McAfee Electric Inc is pleased to submit this proposal for consideration of the above-mentioned project. Please review the scope of work to make sure this proposal includes all items anticipated. All the work listed below is the only work to be provided for the price listed below. This proposal is our contract price and shall be included in the contract as our scope of work.

We Include:

- We will install (15) surface mounted Cat5 data drops
 - Cat 5 cable
 - Surface mounted raceways
 - Surface mounted boxes and faceplates
- Data will all be landed in upstairs data room.

We Exclude:

- Any item not listed in above scope

Electrical Pricing.....\$3,200.00

Thank you for the opportunity and look forward to working with you in the future. If you have any questions, please give us a call. This Proposal will be valid for thirty-days.

Thanks,



McAFEE ELECTRIC
INC.
ELITE ELECTRICAL SERVICES

Shannon McAfee

President

415 East 14th Street
Hopkinsville, Ky 42240

Cell-(270) 339-4802 Office-(270) 885-6095

smcafee@mcafeelectricinc.com



ESTIMATE	#565
EXPIRATION DATE	Sep 14, 2023
TOTAL	\$952.64

MonsterClean

Downey Professional Construction
 2874 Anton Rd
 Madisonville, KY 42431

(270) 339-2932
 josh@downeypro.com

SERVICE ADDRESS
 1075 Thornberry Dr
 Madisonville, KY 42431

CONTACT US
 661 Constanza Dr
 Henderson, KY 42420

(270) 860-9257
 service@monsterclean.us

ESTIMATE

Services	qty	unit price	amount
Carpet Cleaning - commercial carpet cleaning commercial carpet cleaning to IICRC Standards 2 offices for state tenancy 2nd story commons area stairs as discussed on 8/14/23 Note some wear areas noted, cleaning may not significantly improve appearance of worn areas	1.0	\$898.72	\$898.72

Services subtotal: \$898.72

Subtotal	\$898.72
Tax (Kentucky 6%)	\$53.92

Total \$952.64



JOSH MITCHELL, OWNER
2874 ANTON ROAD
MADISONVILLE, KENTUCKY 42431
Office: (270) 825-1757
Fax: (270) 821-1573
josh@downeypro.com

PROPOSAL SUBMITTED TO: T&M Asset Management
Re: Carpet Cleaning
Madisonville, Kentucky

The following is a list of items included in the current estimated construction cost and serves as a more detailed itemization.

General Construction Components:

- Professionally clean office space
- Entire space on first floor and three offices on second floor.

Exclusions:

- Any item not specifically detailed above.

We hereby propose to furnish material and labor, complete in accordance with above specifications for the sum of **\$1,047.90 One thousand, Forty-Seven dollars and Ninety cents.**

Payment will be made as follows, On Completion

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This proposal void if not accepted in 30 days.

AUTHORIZED SIGNATURE
08-19-23

Josh Mitchell, Owner