



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: Natalie W. Brawner, Director
Division of Real Properties 

DATE: February 23, 2024

SUBJECT: PR-5769, McCreary County
Cabinet for Health & Family Services
Annual Rental Exceeding \$100,000.00

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

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

NWB/JLB/jlb
Attachment

CC: Capital Construction Log
OSBD
PR-5769 File
NWB

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5769		County: McCreary	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Matt Mills	
Property Location: 19 Medical Loop, Whitley City KY			
Check One: <input checked="" type="checkbox"/> New Lease <input type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$17.90	
Annual Rental Cost: \$157,287.32		Average Cost Per Square Foot of Leased-In Space in County: \$4.71	
Utilities Included: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Water & Sewer			
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, 2031	
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 lease agreement): Please see attached			

COMMONWEALTH OF KENTUCKY LEASE AGREEMENT

LEASE/PR #	PR-5769, McCreary County	AGENCY	Cabinet for Health & Family Services
INITIAL ENCUMBRANCE	\$	DIVISION	
ANNUAL ENCUMBRANCE	\$157,287.32	DATE	February 23, 2024
VENDOR CODE #		BUILDING CODE #	

THIS LEASE, entered into between: **Matt Mills**, whose address is: **194 Anna Lane, London, KY 40744** (Business Phone: **606-545-2236**), 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:

- 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 **19 Medical Loop, Whitley City, KY 42653**, in the County of **McCreary**.
- Said premises consisting of **8,787** square feet are to be rented at the cost of **\$17.90** per square foot and will be used by the Commonwealth for office space.
- The Commonwealth agrees to pay rent to the Lessor for the leased premises at the rate of **\$39,321.83**, payable **Quarterly**. The Lessor shall provide the Commonwealth with the following services: **Water and Sewer**; with **56** reserved parking spaces.
- 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 **Per the addendum**, and end **June 30, 2024**.
- This Lease shall be extended automatically upon the same terms and conditions herein for further periods of 12 months, not to exceed **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 **30rd** day of **June, 2031**. 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- The Lessor shall be responsible for procuring and continuously maintaining casualty and liability insurance on the leased premises.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.

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

APPROVED THIS _____ DAY OF _____, 20_____

SECRETARY, FINANCE & ADMINISTRATION CABINET Date

When executed by the Secretary, Finance & Administration Cabinet, this instrument constitutes a finding and order, pursuant to KRS Chapters 45A and 56, 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.

ADDENDUM

The following items are to be considered a part of lease agreement PR-5769, McCreary County, dated February 23, 2024:

SECTION 1

1. The building shall meet all Kentucky building codes and accessibility specifications in accordance with ADA, as enforced by the Kentucky Department of Housing, Buildings and Construction. The Department may require a set of construction plans from the Lessor. The Lessor is required to submit a copy of these plans, if/as approved by the Department, to the Division of Real Properties. The Lessor shall be responsible for determining/complying with the requirements of the Department. Issues such as fire rated corridors, fire suppression systems (if applicable), HVAC installation, etc. are not addressed in the space planning information (i.e., floor plans and specifications) provided by the Division of Real Properties.
2. All facilities with a total leased square footage of 3,000 square feet or more shall be equipped with automatic fire suppression systems (sprinklers). The system shall be installed in accordance with all applicable provisions/requirements of the Department of Housing, Buildings, and Construction. **NOTE: Access to an underground water main with a minimum diameter of six (6) inches is required for sprinkler systems serving spaces that exceed 3,000 square feet.** The Lessor shall be responsible for installation and maintenance of the fire suppression system. The Commonwealth prepares floor plans based on the presence of a suppression system. Should the Lessor submit an exception to this requirement they shall be solely responsible for any expenses associated with additional requirements as determined by the Department.
3. Central heating and air conditioning (HVAC) shall be installed throughout. The HVAC system shall be installed in conformance with Kentucky building codes, as administered by the Kentucky Department of Housing, Buildings and Construction. The Lessor shall also install an adequate fresh air handling system in accordance with applicable ASHRAE Standards. Electronic thermostats with programmable functions shall be installed for new or existing HVAC systems. A standard locking cover shall be installed on the thermostat. The local supervisor, in conjunction with the Lessor, will determine appropriate settings (i.e.: daytime/evening temperature settings, set back timer settings as required by regular office hours, etc.) for each property. Central air units, heat pumps, etc. must be ENERGY STAR qualified where available. Alternative systems (e.g., geo-thermal, etc.) may be proposed at the discretion of the lessor but are subject to review and approval by the Division of Real Properties. The Lessor shall ensure that applicable HVAC systems are serviced (e.g., clean and check) not less than twice annually and filters shall be replaced not less than once per quarter. Documentation regarding annual servicing shall be provided to the Division of Real Properties.
4. The Lessor shall insulate exterior walls at a minimum R-13 or equivalent and the ceiling at a minimum R-38 or equivalent. Weather stripping and/or other suitable insulation shall be applied to all doors and windows and all other exterior of the leased space. This shall be inspected on an annual basis and repaired/replaced as necessary. Windows shall be installed or replaced with Low E/ENERGY STAR qualified windows. The lessor shall provide documentation identifying the type/rating of installed windows. The Lessor shall provide mini-blinds for all windows.
5. Separate utility meters are needed if the using agency is to pay utilities, with service to be established in the name of the using agency. *{Agencies that are billed directly by a local utility should contact the utility company to identify their agency as "tax exempt"}*. If a separate meter is not feasible, the Lessor shall bill the using agency on a pro-rated basis. If this method is used, the Lessor shall provide the using agency sufficient documentation to justify the percentage of the total bill to be charged to the using agency. *{Agencies that receive utility invoices from the Lessor (based on the percentage of space occupied) should reimburse the Lessor for the full amount of the invoice including any applicable taxes}*.
6. If a plenum ceiling is to be used, all wiring shall be housed in conduit, or plenum cable shall be used. The Lessor shall advise the Division of Real Properties as soon as possible when it is determined that plenum or a ducted ceiling is to be used. This will ensure that the agency's appointed electricians will be prepared with the right cabling. **Failure to notify the Division of Real Properties of a plenum ceiling, prior to award of a lease, shall be considered grounds for termination of the lease.**

SECTION 2

1. Floor-to-ceiling walls shall be constructed as indicated on the floor plan. Install acoustical insulation (R-11 or equivalent) or soundboard in interior walls if/where indicated on the floor plan. All walls shall be drywalled and painted or repainted a scrubbable neutral color latex enamel paint with either a satin or eggshell finish in conjunction with the floor covering replacement defined in item # 3 below. New walls require a primer coat (sprayed or rolled) and two finish coats (rolled). **Existing walls require one finish coat (rolled) if same color is being used or two finish coats (rolled) if changing color or patching is required.** The Lessor shall install a chair rail at a height of 32" from the floor in the reception area(s).

2. An acoustical tile ceiling shall be installed at a height of 9'.
3. Shelving shall be installed if/where shown on the floor plan.
4. Rest rooms must comply with ADA requirements and be furnished with hot and cold water, toilet tissue holders, soap dispensers, paper towel dispensers, and mirrors. Prior to installation, verify with the using agency the type of dispensers required for products currently on Commonwealth of Kentucky price contract. Water fountain(s) shall be installed as shown on the floor plan, or as approved by the Department of Housing, Buildings, & Construction.
5. Vinyl composition tile (VCT) shall be installed where indicated on the floor plan, luxury vinyl tile shall be installed throughout the remainder of the leased premises.
6. The Lessor shall provide a sink and counter in the break room, with cabinets above and below, if/as shown on the floor plan.
7. The Lessor shall provide in the janitorial closet, shelving at a height of 54" from the floor, and a built-in floor sink with drain at a height of 10" to 12" from the floor.
8. Water Sense labeled products shall be installed as applicable (i.e. restroom, breakroom fixtures, etc.). (See www3.epa.gov/watersense/index.html). Product information (e.g., maximum flow rates, gallons per flush, etc.) shall be provided to the Division of Real Properties prior to installation. Water heaters may be replaced with point of use/demand heaters where feasible and must be appropriately sized for restroom(s), break room(s), and offices or other spaces supplied with water. Water heaters may alternatively be replaced with ENERGY STAR certified water heaters. Upon completion of renovations or construction, the lessor must supply confirmation of the installation of certified/qualified products to the Division of Real Properties. This requirement may be waived for laboratory facilities subject to specific requirements of the tenant agency and approval from the Division of Real Properties.
9. The Lessor shall provide reserved parking for 56 agency staff and visitors, plus accessible space(s) as required by the Department of Housing, Buildings, & Construction. The parking lot shall be asphalted and striped with all spaces clearly marked and identified. All holes and other damage shall be repaired on a timely basis. All spaces shall be a minimum of 9' x 18' with the exception of ADA accessible spaces.
10. The Lessor shall be responsible for the maintenance and upkeep of the grounds surrounding the property, to include mowing/trimming grass and raking leaves. The Lessor shall also be responsible for maintenance and cleaning of the parking lot, including snow removal from the parking lot and snow & ice removal from the sidewalks.

SECTION 3 - Telephone/Computer Access/Electrical Fit Up

1. Adequate recessed fluorescent lighting shall be installed for office use, including telephone/storage rooms, with separate light switches for each room. Light fixtures shall be installed (or all existing fixtures shall be replaced) with T-8 fixtures equipped with direct replacement LED lamps. Alternatively, fixtures may be replaced with LED Contemporary Architectural Troffers or equivalent fixtures. Alternate fixture types may be proposed by the lessor provided that adequate lighting levels are maintained for the proposed facility use and a similar level of efficiency can be documented. The lessor will be responsible for supplying/replacing lamps as required. Sufficient fixtures must be installed to provide adequate lighting levels for the application (e.g., office, storage, clinical/laboratory, etc.).
2. All exit and directional lights shall be the LED type.
3. Appropriate electrical and telephone outlets are to be installed where indicated on the floor plan. The Lessor shall also provide access to phone outlets by conduit. Electrical circuits in the electrical panel box shall be labeled and identified. Lessor shall install electrical surge protection for the main electric service.
4. The Lessor shall install a three-wire, 117 volt, 60 Hz single phase, 20 AMP dedicated 4-plex AC outlet in the wall located within 4' of the telephone system for each telephone system installed in building. ***NOTE: The third wire, or ground wire, in this circuit shall be connected to earth/ground.*** The Lessor shall install a 5/8", 4' x 8' sheet of plywood (painted black) on the wall in the telephone equipment room for each telephone system installed. If space permits, the plywood will be mounted horizontally.

5. The Lessor shall install an entrance conduit with pull string with a minimum diameter of 4", or other size as recommended by the local telephone service provider (the lessor shall contact the local telephone service provider to determine service entrance requirements and conduit size), through the foundation or building wall to facilitate the incoming telephone service cable to a predetermined telephone company "network access unit" (demarcation point) location within the building. If the "network access unit" does not terminate in the telephone equipment room, the Lessor shall install conduit from the "network access unit" location to the telephone equipment room. **Note: The number and size of this conduit depends on the terminal devices served on a floor, the type of cable used, and the need to use one cable or a cable per floor. At least one spare conduit of the same size with a pull wire should be installed for future expansion.**
6. On multi-story buildings, the Lessor shall install conduit with pull string from the "network access unit" to each designated telephone equipment room (see note for proper sizing of conduit). If telephone closets rooms are vertically aligned, sleeves through the floor may be used instead of conduit.
7. The Lessor shall be responsible for providing a closable HVAC vent and cold air return for the telephone equipment room.
8. Conduit, cable tray, or raceway fill rate is to comply with the National Electrical Code.
9. The Lessor shall obtain basic phone service, including at a minimum the installation of a network access unit (demarcation point), for newly constructed buildings and those facilities not already equipped with a network access unit. The using agency may assume responsibility for the ongoing costs associated with the aforementioned basic phone service, or the Lessor may cancel service, upon occupancy.
10. The Lessor shall contact the Division of Real Properties at a point when the agency's electricians can install computer cables and telephone wiring through conduit.
11. The Lessor shall provide empty conduit with pull string within the walls from the ceiling on locations shown on the floor plan as voice/data outlets. Similar conduit installations shall be provided above the ceiling for network camera (2) installations above the ceiling in the Assessment and Visitation Rooms where indicated on the floor plan. Install a cut-in box where conduit symbols are shown on the floor plan, the conduit should have smooth edged bushings at the box and above the ceiling. One inch (1") conduit shall be provided for data terminals, printers, and telephone instruments from each designated outlet location. **NOTE: In most instances, voice/data cables (from individual office conduits) merge above the ceiling and should be supported by cable trays or pass through conduits (sized by number of outlets in the building) to the telephone equipment room or controller location.**

SECTION 4

1. Due to the continuing development of new office technology the Lessor authorizes competent agency personnel to install additional security and/or access control equipment, telephone wiring, computer cabling, and conduit or wire molding (as required) to accommodate such technology during the term of the agency's occupancy. Agency will notify the Division of Real Properties for approval before commencing any of this type work.
 2. The exterior front of the building shall have a professional office appearance; with street number(s) of subject building displayed prominently.
 3. Subsequent to the receipt of approval to begin renovations/construction from both the Division of Building Codes Enforcement and the Division of Real Properties, the lessor shall submit an estimated schedule for completion of the renovations/construction. Written progress reports, and a revised completion schedule, if appropriate, shall be submitted to the Division of Real Properties not less than once per month until complete.
 4. The Division of Real Properties and/or the using agency reserves the right to inspect the facility at any time during construction/renovations/occupation.
 - 5.
- ACKNOWLEDGED BY:** _____ **ACKNOWLEDGED BY:** _____



Andy Beshear
GOVERNOR

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

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Holly M. Johnson
SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

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

FROM: John Brawner, Property Analyst
Division of Real Properties

DATE: February 23, 2024

SUBJECT: PR-5769, McCreary County
Cabinet for Health & Family Services

The Cabinet for Health and Family Services currently occupies 9,375 square feet of space (PR-3586), leased at a rental rate of \$4.71 per square foot (\$44,156.28 annually) excluding utilities and janitorial services, with a term expiring June 30, 2031. The existing facility has several maintenance issues and attempts by the lessor to remediate have been unsuccessful. The space request submitted by the agency indicates a need for approximately 8,359 square feet of space. Accordingly, and pursuant to applicable provisions of KRS 56.803, advertisements were placed and two best & final proposals was received as follows:

1. Matt Mills proposed existing space at 19 Medical Loop Way in Whitley City, Kentucky with 8,787 square feet of office space and 56 reserved paved parking spaces at \$17.90 per square foot (\$157,287.30 annually) including water and sewer, through June 30, 2031.
2. William R. Fowler proposed new space at Lot 1 next to Whitley City Church in Whitley City, Kentucky. with 9,174 square feet of office space and 56 reserved paved parking spaces at \$29.95 per square foot (\$274,761.30 annually) excluding utilities, through June 30, 2031.

Memo to: Natalie Brawner, Director
PR-5769, McCreary County
CHFS
February 23, 2024
Page Two

The Cabinet for Health and Family Services has recommended acceptance of the proposal submitted by Matt Mills at the proposed terms as defined herein. Capital Projects and Bond Oversight Committee reporting is required for the proposed lease agreement and your approval of same is recommended to secure continued office space for benefit of the Cabinet for Health and Family Services.

NWB/JLB/jlb
Attachment

APPROVED:


Natalie W. Brawner, Director



Andy Beshear
GOVERNOR

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

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SECRETARY

Sam Ruth
COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

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

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

DATE: March 13, 2024

SUBJECT: FY24 Lease Renewals in Excess of \$100,000

During the regular renewal cycle processing for Fiscal Year 2024, the Division of Real Properties, Leased Properties Branch has secured various lease renewals for an additional year or years at the existing terms of the leases that were previously set to expire June 30, 2024. Pursuant to KRS 56.823(2), since the annual lease cost equals or exceeds \$100,000.00, the leases are being reported to the Committee. A total of eighteen (18) renewals are included in this grouping as follows:

FY24 LEASE RENEWALS GREATER THAN \$100,000 AS OF 3/13/2024							
PR LEASE	DEPARTMENT NAME	VENDOR NAME	COST PER SQ FT	SQUAR E FT	COUNTY NAME	ANNUAL AMOUNT	YEAR EXTENDED TO
PR-2591	UNIFIED PROSECUTORIAL SYSTEM	LOUISVILLE/JEFFERSON CO METRO GOVERNMENT	\$16.55	24,233	JEFFERSON	\$401,056.16	2025
PR-2829	HEALTH AND FAMILY SERVICES	MONTGOMERY CO FISCAL COURT	\$13.50	11,544	MONTGOMERY	\$155,844.00	2025
PR-3282	HEALTH AND FAMILY SERVICES	FRANKFORT LEASING AND RENTAL LLC	\$7.55	15,465	FRANKLIN	\$116,760.76	2026

Continued: FY24 LEASE RENEWALS GREATER THAN \$100,000 AS OF 3/13/2024

PR-3590	HEALTH AND FAMILY SERVICES	RAINIER FRANKFORT ACQUISITIONS LLC	\$11.34	99,458	FRANKLIN	\$ 1,127,853.72	2029
PR-3665	HEALTH AND FAMILY SERVICES	SIMPSON DEVELOPMENT CORP	\$6.65	20,750	BARREN	\$137,987.52	2032
PR-3855	HEALTH AND FAMILY SERVICES	CITY OF PARIS	\$13.20	8,275	BOURBON	\$109,230.00	2026
PR-4354	COMM FOR CHILDREN W/SPECIAL	BICKNELL & CRAVENS LLC	\$16.50	10,912	FAYETTE	\$180,048.00	2028
PR-4460	HEALTH AND FAMILY SERVICES	EAGLE CREEK PROPERTIES LLC	\$9.00	19,333	PULASKI	\$173,997.00	2025
PR-4487	HEALTH AND FAMILY SERVICES	CHILDERS OIL CO INC	\$9.26	19,285	LETCHER	\$178,579.12	2025
PR-4804	AGRICULTURE	CENTURY INVESTMENT GROUP LLC	\$12.96	10,640	FRANKLIN	\$137,894.40	2032
PR-4882	HEALTH AND FAMILY SERVICES	WILLIAM LYNN ASSETS LLC	\$8.50	6,759	FRANKLIN	\$105,175.52	2026
PR-5095	PUBLIC ADVOCACY	HM SHORT STREET LLC	\$14.50	18,009	FAYETTE	\$261,130.52	2025
PR-5181	WORKFORCE INVESTMENT	BICKNELL & CRAVENS LLC	\$16.50	11,513	FAYETTE	\$189,964.52	2027
PR-5343	EEC-OFFICE OF THE SECRETARY	WILLIAM C FOWLER	\$15.79	10,016	PERRY	\$158,152.64	2032
PR-5373	HEALTH AND FAMILY SERVICES	J. ALLEN BUILDERS INC	\$13.42	43,428	WARREN	\$582,803.76	2032
PR-5412	CORRECTIONS	121 EAST SECOND STREET, LLC	\$13.25	8,758	DAVISS	\$116,043.52	2028
PR-5683	TRANSPORTATION	LOUISVILLE/JEFFERSON CO METRO GOVERNMENT	\$15.00	7,594	JEFFERSON	\$113,910.00	2025
PR-5720	HEALTH AND FAMILY SERVICES	PROPERTY DEVELOPMENT ACCOUNT	\$15.25	7,410	GRAVES	\$113,002.52	2032

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4804	County: FRANKLIN
Using Agency: AGRICULTURE	
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	CENTURY INVESTMENT GROUP LLC
Property Location: 109 CORPORATE DR, FRANKFORT, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$12.96
Annual Rental Cost: \$137,894.40	Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.76</u>
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, 2024	Expiration Date: June 30, 2032
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 AGRICULTURE and CENTURY INVESTMENT GROUP LLC, 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):

2025 _____
 2026 _____
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 *ASMA*

The annual base rental rate shall remain **\$12.96** per square foot for **10640** rentable square feet.

LEASE NUMBER: PR-4804	LOCATION: 109 CORPORATE DR FRANKFORT, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.

Century Investment Group LLC
by William Chan, member
 LESSOR

Annual Amount \$137,894.40

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

859-285-4406
 LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only if the above Address is Incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-2591	County: Jefferson
Using Agency: UNIFIED PROSECUTORIAL SYSTEM	
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	LOUISVILLE/JEFFERSON CO METRO GOVERNMENT
Property Location: 514 W LIBERTY, 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: \$16.55
Annual Rental Cost: \$401,056.16	Average Cost Per Square Foot of Leased-In Space in County: <u>\$12.79</u>
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, 2024	Expiration Date: June 30, 2025
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 ~~UNIFIED PROSECUTORIAL SYSTEM and LOUISVILLE PERSONAL SERVICES GOVERNMENT~~, 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):

2025 2026 2027 2028
 2029 2030 2031 2032

The annual base rental rate shall remain [REDACTED]

LEASE NUMBER: PR-2591	LOCATION: [REDACTED]
COUNTY: JEFFERSON	LOUISVILLE, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$401,056.16

 2-6-24

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

502-574-0104
LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only if the above Address is incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

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: 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: <u>\$17.16</u>
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, 2024	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 WORKFORCE INVESTMENT and BICKNELL & CRAVENS LLC, 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):

2025 _____
 2026 _____
 2027 RH _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 _____

The annual base rental rate shall remain \$16.5 per square foot for 11513 rentable square feet.

LEASE NUMBER: PR-5181	LOCATION: 333 WALLER AVENUE LEXINGTON, KY
COUNTY: FAYETTE	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.


 LESSOR

Annual Amount \$189,964.52

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

859-983-9062
 LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

151 PERIMETER DR. SUITE 605
 NEW ADDRESS Only if the above Address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

Lexington, KY 40517

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) 564-2205.

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5343	County: PERRY
Using Agency: EEC-OFFICE OF THE SECRETARY	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	WILLIAM C FOWLER
Property Location: 1332 SOUTH KY HWY 15, HAZARD, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$15.79
Annual Rental Cost: \$158,152.64	Average Cost Per Square Foot of Leased-In Space in County: <u>\$12.59</u>
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, 2024	Expiration Date: June 30, 2032
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 EEC-OFFICE OF THE SECRETARY and WILLIAM C FOWLER, 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):

2025 _____
 2026 _____
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 _____ ✓

The annual base rental rate shall remain **\$15.79** per square foot for **10016** rentable square feet.

LEASE NUMBER: PR-5343	LOCATION: 1332 SOUTH KY HWY 15 HAZARD, KY
COUNTY: PERRY	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
4. The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
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.

William C Fowler

 LESSOR

Annual Amount \$158,152.64

 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

 LESSOR'S CURRENT PHONE NUMBER

 NEW ADDRESS Only *If the above Address is Incorrect*

 ATTORNEY, FINANCE & ADMINISTRATION CABINET

 SECRETARY, FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4882		County: FRANKLIN	
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		WILLIAM LYNN ASSETS LLC	
Property Location: 1711 TWILIGHT TRAIL, FRANKFORT, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$8.50	
Annual Rental Cost: \$105,175.52		Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.76</u>	
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, 2024		Expiration Date: June 30, 2026	
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 WILLIAM LYNN ASSETS LLC, 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):

2025 _____
 2026 _____
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 _____

The annual base rental rate shall remain \$8.5 per square foot for 6759 rentable square feet.

LEASE NUMBER: PR-4882	LOCATION: 1711 TWILIGHT TRAIL FRANKFORT, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.

Charles W. Wren

LESSOR

Annual Amount \$105,175.52

606 269 - 9879

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

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4354	County: FAYETTE
Using Agency: COMM FOR CHILDREN W/SPECIAL HEALTHCARE NEEDS	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	BICKNELL & CRAVENS LLC
Property Location: 333 WALLER AVE STE 300, 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: \$180,048.00	Average Cost Per Square Foot of Leased-In Space in County: <u>\$17.16</u>
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, 2024	Expiration Date: June 30, 2028
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 COMM FOR CHILDREN W/SPECIAL HEALTHCARE NEEDS and BICKNELL & CRAVENS LLC, 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):

2025 _____
 2026 _____
 2027 _____
 2028 *RLH*
 2029 _____
 2030 _____
 2031 _____
 2032 _____

The annual base rental rate shall remain \$16.5 per square foot for 10912 rentable square feet.

LEASE NUMBER: PR-4354	LOCATION: 333 WALLER AVE STE 300 LEXINGTON, KY
COUNTY: FAYETTE	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.

[Signature]
LESSOR

Annual Amount \$180,048.00

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

259-983-9062
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

651 PERIMETER DR. SUITE 605
NEW ADDRESS Only if the above Address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

LEXINGTON, KY 40517

All correspondence and inquires 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) 564-2205

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-3590		County: FRANKLIN
Using Agency: Cabinet for Health and Family Services		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	RAINIER FRANKFORT ACQUISITIONS LLC	
Property Location: 102 ATHLETIC DR, FRANKFORT, KY		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office	Cost Per Square Foot: \$11.34	
Annual Rental Cost: \$1,127,853.72	Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.76</u>	
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, 2024	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		

B217-8 (Rev. 10/98) April 7, 2010

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 RAINIER FRANKFORT ACQUISITIONS LLC, 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):

2025 _____ 2026 _____ 2027 _____ 2028 _____
 2029 ALB _____ 2030 _____ 2031 _____ 2032 _____

The annual base rental rate shall remain **\$11.34** per square foot for 99458 rentable square feet.

LEASE NUMBER: PR-3590	LOCATION: 102 ATHLETIC DR FRANKFORT, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.

Rainier Frankfort Acquisitions, LLC.
By: PLSZ, Receiver
LESSOR *Paul Ray Smith, Jr., Court Appointed Receiver*

Annual Amount \$1,127,853.72

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only *If the above Address Is Incorrect*

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

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 and Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		MONTGOMERY CO FISCAL COURT	
Property Location: 108 E LOCUST ST, 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: <u>\$15.10</u>	
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, 2024		Expiration Date: June 30, 2025	
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, 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):

- 2025 OMK 2026 _____ 2027 _____ 2028 _____
 2029 _____ 2030 _____ 2031 _____ 2032 _____

The annual base rental rate shall remain \$13.5 per square foot for 11544 rentable square feet.

LEASE NUMBER: PR-2829	LOCATION: 108 E LOCUST ST MOUNT STERLING, KY <u>38,961.00 Quarterly</u>
COUNTY: MONTGOMERY	<u>Cabinet for Family Services</u>
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A 030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.

[Signature]
LESSOR

Annual Amount \$155,844.00

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

859-498-8707
LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only if the above Address is Incorrect

ATTORNEY FINANCE & ADMINISTRATION CABINET

SECRETARY FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-3282		County: FRANKLIN
Using Agency: Cabinet for Health and Family Services		
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	FRANKFORT LEASING AND RENTAL LLC	
Property Location: 677 COMANCHE TRAIL, Frankfort, KY		
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification		
Type Space: Office	Cost Per Square Foot: \$7.55	
Annual Rental Cost: \$116,760.76	Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.76</u>	
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, 2024	Expiration Date: June 30, 2026	
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 FRANKFORT LEASING AND RENTAL LLC, 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):

2025 _____
 2026 *JBB* _____
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 _____

The annual base rental rate shall remain \$7.55 per square foot for 15465 rentable square feet.

LEASE NUMBER: PR-3282	LOCATION: 677 COMANCHE TRAIL FRANKFORT, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$116,760.76

FRANKFORT LEASING AND RENTAL
Anthony B. Bush
 LESSOR

 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

(502) 803-1980
 LESSOR'S CURRENT PHONE NUMBER

 NEW ADDRESS Only *If the above Address Is Incorrect*

 ATTORNEY, FINANCE & ADMINISTRATION CABINET

 SECRETARY, FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-3665	County: BARREN
Using Agency: Cabinet for Health and Family Services	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	SIMPSON DEVELOPMENT CORP
Property Location: 746 E MAIN ST, GLASGOW, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$6.65
Annual Rental Cost: \$137,987.52	Average Cost Per Square Foot of Leased-In Space in County: <u>\$8.40</u>
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, 2024	Expiration Date: June 30, 2032
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 SIMPSON DEVELOPMENT CORP, 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):

2025 _____ 2026 _____ 2027 _____ 2028 _____
 2029 _____ 2030 _____ 2031 _____ 2032 D.S.

The annual base rental rate shall remain \$6.65 per square foot for 20750 rentable square feet.

LEASE NUMBER: PR-3665	LOCATION: 746 E MAIN ST GLASGOW, KY
COUNTY: BARREN	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$137,987.52

SIMPSON DEVELOPMENT CORP
 LESSOR
Daniel C. Simpson PRESIDENT

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

270-590-1499
 LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only if the above Address is incorrect

 ATTORNEY, FINANCE & ADMINISTRATION CABINET

 SECRETARY, FINANCE & ADMINISTRATION CABINET

All correspondence and inquires 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) 564-2205

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-3855	County: BOURBON
Using Agency: Cabinet for Health and Family Services	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	CITY OF PARIS
Property Location: 525 HIGH ST, PARIS, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$13.20
Annual Rental Cost: \$109,230.00	Average Cost Per Square Foot of Leased-In Space in County: \$13.20 (single lease)
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, 2024	Expiration Date: June 30, 2026
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 CITY OF PARIS, 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):

2025 JP
 2026 JP
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 _____

The annual base rental rate shall remain **\$13.2** per square foot for **8275** rentable square feet.

LEASE NUMBER: PR-3855	LOCATION: 525 HIGH ST PARIS, KY
COUNTY: BOURBON	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
4. The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
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.



 LESSOR

Annual Amount \$109,230.00

 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

869-987-2110
 LESSOR'S CURRENT PHONE NUMBER

 NEW ADDRESS Only if the above Address is Incorrect

 ATTORNEY, FINANCE & ADMINISTRATION CABINET

 SECRETARY, FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4460	County: PULASKI
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	EAGLE CREEK PROPERTIES LLC
Property Location: 67 EAGLE CREEK DR, SOMERSET, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$9.00
Annual Rental Cost: \$173,997.00	Average Cost Per Square Foot of Leased-In Space in County: <u>\$10.46</u>
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, 2024	Expiration Date: June 30, 2025
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 EAGLE CREEK PROPERTIES LLC, 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):

2025 ISM 2026 _____ 2027 _____ 2028 _____
 2029 _____ 2030 _____ 2031 _____ 2032 _____

The annual base rental rate shall remain \$9 per square foot for 19333 rentable square feet.

LEASE NUMBER: PR-4460	LOCATION: 67 EAGLE CREEK DR SOMERSET, KY
COUNTY: PULASKI	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$173,997.00

Bob McQuinn 2/19/24
LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

606-305-4242
LESSOR'S CURRENT PHONE NUMBER

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, Bush Building 3rd Floor, 403 Wapping Street, Frankfort Kentucky 40601-2607, phone (502) 564-2205

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 AND FAMILY SERVICES			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		CHILDERS OIL CO INC	
Property Location: 415 HWY 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: <u>\$11.39</u>	
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, 2024		Expiration Date: June 30, 2025	
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, 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"/> 2025 _____	<input type="checkbox"/> 2026 _____	<input type="checkbox"/> 2027 _____	<input type="checkbox"/> 2028 _____
<input type="checkbox"/> 2029 _____	<input type="checkbox"/> 2030 _____	<input type="checkbox"/> 2031 _____	<input type="checkbox"/> 2032 _____

The annual base rental rate shall remain \$9.26 per square foot for 19285 rentable square feet.

LEASE NUMBER: PR-4487	LOCATION: 415 HWY 2034 WHITESBURG, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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

Stephanie Johnson
 LESSOR
Childers Oil Co.

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

606-259-9548
 LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only *If the above Address Is Incorrect*

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET


REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5373	County: WARREN
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	J. ALLEN BUILDERS INC
Property Location: 356 SUWANNEE TRAIL CT, BOWLING GREEN, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$13.42
Annual Rental Cost: \$582,803.76	Average Cost Per Square Foot of Leased-In Space in County: <u>\$13.83</u>
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, 2024	Expiration Date: June 30, 2032
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 J. ALLEN BUILDERS INC, 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):

2025 _____
 2026 _____
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032  _____

The annual base rental rate shall remain **\$13.42** per square foot for **43428** rentable square feet.

LEASE NUMBER: PR-5373	LOCATION: 356 SUWANNEE TRAIL CT BOWLING GREEN, KY
COUNTY: WARREN	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$582,803.76

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

J Allen Builders

LESSOR

270 781 5023

LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only *If the above Address is Incorrect*

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5720	County: GRAVES
Using Agency: CABINET FOR HEALTH AND FAMILY SERVICES	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	PROPERTY DEVELOPMENT ACCOUNT
Property Location: 351 CHARLES DRIVE, MAYFIELD, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$15.25
Annual Rental Cost: \$113,002.52	Average Cost Per Square Foot of Leased-In Space in County: <u>\$15.77</u>
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, 2024	Expiration Date: June 30, 2032
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 PROPERTY DEVELOPMENT ACCOUNT, 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):

2025 _____ 2026 _____ 2027 _____ 2028 _____
 2029 _____ 2030 _____ 2031 _____ 2032 *PKW*

The annual base rental rate shall remain \$15.25 per square foot for 7410 rentable square feet.

LEASE NUMBER: <p style="text-align: center;">PR-5720</p>	LOCATION: <p style="text-align: center;">351 CHARLES DRIVE MAYFIELD, KY</p>
COUNTY: <p style="text-align: center;">GRAVES</p>	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
4. The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
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.


 LESSOR

Annual Amount \$113,002.52

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

LESSOR'S CURRENT PHONE NUMBER _____

NEW ADDRESS Only *If the above Address is Incorrect* _____

ATTORNEY, FINANCE & ADMINISTRATION CABINET _____

SECRETARY, FINANCE & ADMINISTRATION CABINET _____

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5412	County: DAVISS
Using Agency: CORRECTIONS	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	121 EAST SECOND STREET, LLC
Property Location: 121 EAST 2ND STREET, OWENSBORO, KY	
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification	
Type Space: Office	Cost Per Square Foot: \$13.25
Annual Rental Cost: \$116,043.52	Average Cost Per Square Foot of Leased-In Space in County: <u>\$11.78</u>
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, 2024	Expiration Date: June 30, 2028
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 121 EAST SECOND STREET, LLC, 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)

2025 2026 2027 2028 *BA*
 2029 2030 2031 2032

The annual base rental rate shall remain \$13.25 per square foot for 8758 rentable square feet.

LEASE NUMBER: PR-5412	LOCATION: 121 EAST 2ND STREET OWENSBORO, KY
COUNTY: DAVISS	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility)
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$116,043.52

Ronalds Neal
LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

270-316-8831
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, Bush Building, 3rd Floor, 403 Weeping Street, Frankfort, Kentucky 40601-2807, phone (502) 564-2205

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: 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: <u>\$17.16</u>
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, 2024	Expiration Date: June 30, 2025
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, 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):

2025 *BAH* 2026 _____ 2027 _____ 2028 _____
 2029 _____ 2030 _____ 2031 _____ 2032 _____

The annual base rental rate shall remain **\$14.5** per square foot for **18009** rentable square feet.

LEASE NUMBER: PR-5095	LOCATION: 163 WEST SHORT STREET LEXINGTON, KY
COUNTY: FAYETTE	
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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.


 LESSOR

Annual Amount \$261,130.52

 Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

859-621-1038
 LESSOR'S CURRENT PHONE NUMBER

 NEW ADDRESS Only if the above Address is Incorrect

 ATTORNEY, FINANCE & ADMINISTRATION CABINET

 SECRETARY, FINANCE & ADMINISTRATION CABINET

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5683	County: JEFFERSON
Using Agency: TRANSPORTATION	
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	LOUISVILLE/JEFFERSON CO METRO GOVERNMENT
Property Location: 3501 ROGER E SCHUPP 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: \$15.00
Annual Rental Cost: \$113,910.00	Average Cost Per Square Foot of Leased-In Space in County: <u>\$12.79</u>
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, 2024	Expiration Date: June 30, 2025
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 ~~TRANSPORTATION AND LOUISVILLE/JEFFERSON METRO GOVERNMENT~~, 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):

2025 _____
 2026 _____
 2027 _____
 2028 _____
 2029 _____
 2030 _____
 2031 _____
 2032 _____

The annual base rental rate shall remain ~~_____~~ _____ per square foot.

LEASE NUMBER: PR-5683	LOCATION: _____ LOUISVILLE, KY
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 reinspected by the Division of Building Codes Enforcement and must comply with all applicable standards (life safety and ADA accessibility).
- The Contractor, as defined in KRS 45A.030(7), 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. Furthermore, any books, documents, papers, records, or other evidence provided to the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, or the Legislative Research Commission which are directly pertinent to the contract shall be subject to public disclosure regardless of the proprietary nature of the information, unless specific information is identified and exempted and agreed to by the Secretary of the Finance and Administration Cabinet as meeting the provisions of KRS 61.878(1)(c) prior to the execution of the contract. The Secretary of the Finance and Administration Cabinet shall not restrict the public release of any information which would otherwise be subject to public release if a state government agency provides the service.
- 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 \$113,910.00

Mark Jones 2-6-24
LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

502-574-0104
LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only if the above Address is Incorrect

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET



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

Andy Beshear
GOVERNOR

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: Natalie W. Brawner, Director *NWB*
Division of Real Properties

DATE: March 7, 2024

SUBJECT: PR-5711, Jefferson County
Board of Accountancy

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

PR-5711, Jefferson County

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

NWB/BGR/br
Attachment

Cc: Capital Construction Log
OSBD
PR-5711 File
NWB

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION AMORTIZATION EXCEEDING \$50,000.00

Date Posted in 30-Day Register: March 7, 2024	
Lease No.: PR-5711	County: Jefferson
Using Agency: Board of Accountancy	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Hurstbourne Office Park LLC
Property Location: 312 Whittington Parkway, Louisville, KY, 40222	
Existing Rental Terms	
Type Space: Office	Square Feet: 2,556
Annual Payment: \$23,226.00	Contract Expiration: June 30, 2025
Modified Rental Terms	
Type Space: Office	Square Feet: 2,067
Annual Payment: \$24,287.28	New Contract Expiration: June 30, 2027
Total Cost to be Amortized: \$50,524.59	
Projected Period of Amortization – Effective: July 1, 2024 Through June 30, 2027	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies):	
1. Kevin D. Cogan/DBA Hurstbourne Office Park LLC	\$50,524.59
2. Jefferson Development Group	\$52,244.59

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Hurstbourne Office Park LLC	PR NUMBER, COUNTY	PR-5711, Jefferson County
	2650 Technology Drive Louisville; KY; 40299-6424	VENDOR NUMBER	KY0012994
ADDRESS		AGENCY/DEPARTMENT	Board of Accountancy
		DIVISION	
		DATE	February 4, 2024
		BUILDING CODE #	90411002

1. Lease Agreement number **PR-5711, Jefferson County, dated February 4, 2024**, is hereby modified as set forth in Paragraph 2.

2. This Lease is modified as follows:

- To amortize the \$50,524.59 cost for renovations to the leased premises per attached estimate from Kevin D. Cogan/DBA Hurstbourne Office Park LLC, 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, 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.

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____



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: Natalie Brawner, Director
Division of Real Properties

FROM: Bias Redding, Resource Management Analyst
Division of Real Properties

DATE: February 4, 2024

SUBJECT: PR-5711, Jefferson County
Board of Accountancy

The Board of Accountancy presently leases 2,556 square feet of space leased at a rental rate of \$9.09 per square foot (\$23,226.00 annually), including utilities and janitorial services, with term expiring June 30, 2025 (reference PR-3963, Jefferson County). The Board submitted a request to obtain permanent replacement space due to the facility they presently occupy at 332 Broadway, Louisville KY suffering from multiple maintenance deficiencies and is presently in receivership. The space request from the Board indicated a need for approximately 2,246 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 the facility containing a previously awarded lease for the Division of Building Code (reference PR-4836, Jefferson County).

The renovations necessary to accommodate the Board within the proposed space requires some demolition and renovation (e.g., demo/installation of framing and drywall, upgrade of electrical services, flooring, and painting). Based on the scope of work and the cost of renovations to convert the space in a manner that satisfies current specification requirements for the Board the lessor has requested that the Board absorb the renovation cost. In accordance with applicable provisions of KRS 56.813(2), the lessor has provided an estimate for renovations/construction (\$50,524.59 from the lessor Kevin D. Cogan/DBA Hurstbourne Office Park LLC). The Board has recommended acceptance of the bid from Kevin D. Cogan/DBA Hurstbourne Office Park LLC for \$50,524.59 with this amount amortized over the term of the lease.

Memo to: Natalie W. Brawner, Director
PR 5711, Jefferson County
Board of Accountancy
February 4, 2024
Page Two

In accordance with applicable provisions of KRS 56.813(1), the attached lease agreement therefore provides for the use of 2,067 square feet of office space at a rental rate of \$11.75 per square foot (\$24,287.28 annually), excluding electric and janitorial services with a term expiring June 30, 2027. In accordance with applicable provisions of KRS 56.813(2), the attached lease modification agreement then provides for the amortization of \$50,524.59 in renovation expenses per estimate submitted by Kevin D. Cogan/DBA Hurstbourne Office Park LLC. The anticipated amortization period of thirty-six (36) months results in estimated annual amortization costs of \$16,841.52 and a total estimated annual lease cost of \$41,128.80. 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 space as requested by the Board of Accountancy.

Should you require additional information, please advise.

NWB/BGR/br
Attachment

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

#1

Hurstborne Office Park LLC

Board of Accountancy

312 Whittington Pkwy

Borrower:

Project:

Revised 10/19/23

Usable Area: 2,367

Requisition:

Budget \$ /sf

Item No.	Code	Item Description	Scheduled Value (Budget)	Current Changes	Total Changes	Revised Value (Budget)	Previous Applications	This Application	Total Completed & Drawn to Date	Percent Complete	Date	Balance to Finish + Retainage
A	B	C	D	E	F	G	H	I	J	K	L	L
			(D + F)			(D + F)	(J prev. draw)	(H + I)	(J / G)	(G - J)		
		Division 0 - Pre Construction										
	00907	Construction Management Fee (7%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
	00921	Architect/Printing/Reproduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
	00937	Licenses & Permits	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Division 1 - General Requirements										
	01045	General Conditions (3.0%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
	01207	Contingency (3.0%)	1,471.59	0.00	0.00	1,471.59	0.00	0.00	0.00	0.0%		1,471.59
	01250	Demolition-Walls and ceilings	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.0%		1,000.00
	01250	Demolition-Flooring	1,692.24	0.00	0.00	1,692.24	0.00	0.00	0.00	0.0%		1,692.24
		Division 2 - Site Construction										
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Division 3 - Concrete										
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Division 4 - Masonry										
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Division 5 - Metals										
		Frame - Labor & Material	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Division 6 - Wood & Plastics										
		Frame - Labor & Material	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Trim Material-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Casework-	350.00	0.00	0.00	350.00	0.00	0.00	0.00	0.0%		350.00
		Miscellaneous Carpentry	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.0%		250.00
	06105	Division 7 - Thermal & Moisture Protect.										
		Insulation -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!		0.00
		Division 8 - Doors & Windows										
	08110	Doors Mat.	2,500.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.0%		2,500.00

#2

JEFFERSON DEVELOPMENT GROUP

Board of Accountancy

312 Whittington Pkwy

Borrower:

Project:

Revised 10/19/23

Usable Area: 2,367

Requisition:

Date

Budget \$ /sf

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A	B	C	D	E	F	G	H	I	J (H + I)	K (J / G)	L (G - J)
		Division 0 - Pre Construction									
	00907	Construction Management Fee (7%)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
	00921	Architect/Printing/Reproduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
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	01207	Contingency (3.0%)	1,471.59	0.00	0.00	1,471.59	0.00	0.00	0.00	0.0%	1,471.59
	01250	Demolition-Walls and ceilings	1,000.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.0%	1,000.00
	01250	Demolition-Flooring	1,692.24	0.00	0.00	1,692.24	0.00	0.00	0.00	0.0%	1,692.24
		Division 2 - Site Construction									
		Division 3 - Concrete									
		Division 4 - Masonry									
		Division 5 - Metals									
		Division 6 - Wood & Plastics									
		Frame - Labor & Material	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
		Frame - Labor & Material	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
		Trim Material-	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
		Casework-	350.00	0.00	0.00	350.00	0.00	0.00	0.00	0.0%	350.00
		Miscellaneous Carpentry	250.00	0.00	0.00	250.00	0.00	0.00	0.00	0.0%	250.00
	06105	Division 7 - Thermal & Moisture Protect.									
		Insulation -	0.00	0.00	0.00	0.00	0.00	0.00	0.00	#DIV/0!	0.00
		Division 8 - Doors & Windows									
	08110	Doors Mat.	2,500.00	0.00	0.00	2,500.00	0.00	0.00	0.00	0.0%	2,500.00

