



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

Holly M. Johnson
SECRETARY

Charles O. Bush, Jr.
INTERIM 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: April 3, 2025

SUBJECT: PR-5874, Scott County
Cabinet for Health & Family Services
KRS 56.803 - Annual Rental Exceeding \$100,000.00

Per KRS 56.823(2), attached please find notification of a lease agreement being processed by our Division's Leased Properties Branch. If you have any questions or require additional information concerning this matter, please advise

NWB/ML/ml
Attachment

CC: Capital Construction Log
OSBD
PR-5874 File

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5874		County: Scott	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Mohans 1, LLC	
Property Location: 100 Technology Court, Georgetown, Kentucky 40324			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$13.00	
Annual Rental Cost: \$180,011.00		Average Cost Per Square Foot of Leased-In Space in County: \$12.12	
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, 2025		Expiration Date: June 30, 2030	
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			

ADDENDUM

The following items are to be considered a part of lease agreement PR-5874, Scott County, dated April 2, 2025:

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 scrubable neutral color latex enamel paint with either a satin or eggshell finish in conjunction with the floor covering replacement defined in item # 5 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.**
2. The Lessor shall install a chair rail at a height of 32" from the floor in the reception area and large conference room.
3. An acoustical tile ceiling shall be installed at a height of 9'.
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, neutral color commercial grade 28 oz. carpet squares shall be installed where indicated on the floor plan.
6. The Lessor shall provide lockable doors where indicated on the floor plan. All exit doors require push bars or push pads hardware. The door(s) between the Reception Area and the Main Office shall be a solid-core wood door or metal door with a metal frame and vision panel, and automatic door closer and shall be equipped with a keypad and remote buzzer.
7. The Lessor shall provide a sink and counter in the break room, with cabinets above and below, if/as shown on the floor plan.
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 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.
10. The Lessor shall provide reserved parking for **84** 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.
11. 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. The Lessor understands PR-5297 will expire on June 30, 2025.

Upon verification from the Department of Housing, Buildings, and Construction, Division of Building Codes Enforcement that all life safety regulations and all accessibility specifications (in accordance with ADA) have been satisfactorily met and verification from the Cabinet for Health & Family Services that all renovations have been satisfactorily completed, the lease effective date will be established by signature of the Director, Division of Real Properties, upon the lease document.

ACKNOWLEDGED BY:

ACKNOWLEDGED BY:

Cabinet for Health & Family Services Date

Mohans 1, LLC

Date



Andy Beshear
GOVERNOR

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DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES
DIVISION OF REAL PROPERTIES**

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INTERIM COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

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

FROM: Michael Lynn, Property Management Program Analyst
Division of Real Properties

DATE: April 2, 2025

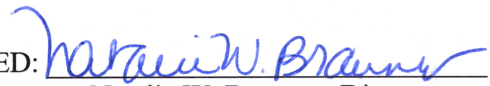
SUBJECT: PR-5874, Scott County
Cabinet for Health & Family Services

The Cabinet for Health & Family Services currently occupies 13,847 square feet of space under PR-5297, leased at a rental rate of \$9.23 per square foot (\$127,807.80 annually) excluding all utilities and janitorial services, with a term expiring June 30, 2025. During the Fiscal Year 2026 renewal cycle, the lessor advised that they would require a rental rate increase. Per KRS 56.803, a competitive bid project was initiated with one (1) best and final proposal submitted as follows:

1. Mohan1, LLC, proposed to lease 13,847 square feet of space at a rental rate of \$13.00 per square foot (\$180,011.00 annually), excluding all utilities and janitorial services, with a term expiring June 30, 2030.

Per KRS 56.803(15)(b), efforts to negotiate more favorable terms for the agency were not successful with the lessor, and subsequent to review of the offered proposal, the Cabinet for Health & Family Services has recommended the proposal submitted by the current lessor (Mohan1, LLC). Pursuant to applicable provisions of KRS 56.803, the attached lease agreement therefore provides for the use of 13,847 square feet at a rental rate of \$13.00 per square foot (\$180,011.00 annually), excluding all utilities and janitorial services, with a term expiring June 30, 2030. Per KRS 56.823, Capital Projects and Bond Oversight Committee approval is required for the proposed lease agreement prior to execution, and your approval is recommended to secure continued use of the office space as requested by the Cabinet for Health & Family Services.

Should you require additional information, please advise.

APPROVED: 
Natalie W. Brawner, Director

NWB/ML/ml



Andy Beshear
GOVERNOR

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

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403 Wapping Street
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Phone: (502) 564-2205
Fax: (502) 564-8108

Holly M. Johnson
SECRETARY

Charles O. Bush, Jr.
INTERIM 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: April 14, 2025

SUBJECT: FY26 Lease Renewal in Excess of \$100,000

During the regular renewal cycle processing for Fiscal Year 2026, 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, 2025. Pursuant to KRS 56.823(2), since the annual lease cost equals or exceeds \$100,000.00, the following leases are being reported to the Committee.

FY26 LEASE RENEWALS GREATER THAN \$100,000 AS OF APRIL 14, 2025							
PR NUMBER	Department Name	Vendor Name	Cost Per SQ FT	Square FT	County Name	Amount - Annual Rent	Renewal Year
PR-2591	Unified Prosecutorial System	LOUISVILLE/ JEFFERSON CO METRO GOV	\$16.55	24233	JEFFERSON	\$401,056.16	2026
PR-2829	HEALTH AND FAMILY SERVICES	Montgomery County Fiscal Court	\$13.50	11544	MONTGOMERY	\$155,844.00	2026
PR-4432	HEALTH AND FAMILY SERVICES	ROWAN CENTER PROPERTIES LLC	\$11.35	20000	SHELBY	\$227,000.00	2033
PR-5501	HEALTH AND FAMILY SERVICES	WILLIAM R. FOWLER	\$19.00	11324	GREENUP	\$215,156.00	2033

Lease Renewals Over \$100,000

April 14, 2025

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PR NUMBER	DEPARTMENT NAME	VENDOR NAME	COST PER SQ FT	SQUARE FT	COUNTY NAME	ANNUAL AMOUNT	Renewal Year
PR-5683	Transportation Cabinet	Louisville Jefferson County Metro Government	\$15.00	7594	JEFFERSON	\$113,910.00	2026
PR-5723	Transportation Cabinet	Cumberland Gap Properties LLC	\$4.23	39,684	WHITLEY	\$168,000.00(R)	2028

CC: Capital Construction Log, OSBD, PR Files

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/JEFFERSON CO METRO GOVERNMENT 745 WEST MAIN ST, 3RD FLOOR LOUISVILLE, KY 40202** 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"/>	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	<input type="checkbox"/>	2033

The annual base rental rate shall remain \$ 16.55 per square foot for 24233 square feet for office space.

LEASE NUMBER: PR02591	LOCATION: 514 W LIBERTY 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 inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply with all applicable standards (life safety and ADA accessibility).
- The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Annual Amount \$ 401056.16

[Signature] 11-11-2014
LESSOR

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

502-574-0104
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only If the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

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

TWD/ER

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 County Metro Government	
Property Location: 514 West 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: \$12.92	
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, 2025		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 **MONTGOMERY CO FISCAL COURT P O BOX 690 MT STERLING, KY 40353** by mutual agreement, is hereby renewed at the same terms and conditions for further periods of twelve (12) months not to extend beyond June 30 (please check and initial your choice on the appropriate line):

<input checked="" type="checkbox"/>	2026	<u>CMH</u>	<input type="checkbox"/>	2027	<input type="checkbox"/>	2028	<input type="checkbox"/>	2029
<input type="checkbox"/>	2030		<input type="checkbox"/>	2031	<input type="checkbox"/>	2032	<input type="checkbox"/>	2033

The annual base rental rate shall remain \$ 13.50 per square foot for 11544 square feet for office space.

LEASE NUMBER: PR02829	LOCATION: <u>Cabinet For Family Services</u>
COUNTY: MONTGOMERY	108 E LOCUST ST
	MOUNT STERLING, 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 inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply with all applicable standards (life safety and ADA accessibility).
- The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Annual Amount \$ 155844

Astrud Masterson

1/29/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

LESSOR

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

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

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-2829		County: Montgomery	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Montgomery County Fiscal Court	
Property Location: 108 East Locust Street, Mount Sterling, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$13.50	
Annual Rental Cost: \$155,844.00		Average Cost Per Square Foot of Leased-In Space in County: \$15.10	
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, 2025		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 **ROWAN CENTER PROPERTIES LLC PO BOX 10 SHELBYVILLE, KY 40066** by mutual agreement, is hereby renewed at the same terms and conditions for further periods of twelve (12) months not to extend beyond June 30 (please check and initial your choice on the appropriate line):

<input type="checkbox"/> 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	<input checked="" type="checkbox"/> 2033

The annual base rental rate shall remain \$ 11.35 per square foot for 20000 square feet for office space.

LEASE NUMBER: PR04432	LOCATION:
COUNTY: SHELBY	31 MT RUSHMORE SHELBYVILLE, 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 inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply with all applicable standards (life safety and ADA accessibility).
- The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Annual Amount \$ 227000

Randall C. Shivers
LESSOR

Astrud Masterson 2/27/2025
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

502-593-3476
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

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

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4432		County: SHELBY	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		ROWAN CENTER PROPERTIES LLC	
Property Location: 31 MT RUSHMORE, SHELBYVILLE, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$11.35	
Annual Rental Cost: \$227,000.00		Average Cost Per Square Foot of Leased-In Space in County: \$12.59	
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, 2025		Expiration Date: June 30, 2033	
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 R. FOWLER 408 BOOKER ROAD SPRINGFIELD, KY 40069** by mutual agreement, is hereby renewed at the same terms and conditions for further periods of twelve (12) months not to extend beyond June 30 (please check and initial your choice on the appropriate line):

<input type="checkbox"/> 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	<input checked="" type="checkbox"/> 2033

The annual base rental rate shall remain \$ 19.00 per square foot for 11324 square feet for office space.

LEASE NUMBER: PR05501	LOCATION:
COUNTY: GREENUP	20 LIL WAY GREENUP, 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 inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply with all applicable standards (life safety and ADA accessibility).
- The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Annual Amount \$ 215156

Astrud Masterson

1/29/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

William R Fowler
LESSOR

899-319-6679
LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

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

TWD/ER

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5501		County: Greenup	
Using Agency: Cabinet for Health & Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		William R. Fowler	
Property Location: 20 Lil Way, Greenup, KY 41144			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$19.00	
Annual Rental Cost: \$215,156.00		Average Cost Per Square Foot of Leased-In Space in County: \$16.22	
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, 2025		Expiration Date: June 30, 2033	
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 (see attached approval memo and modification): 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 CO METRO GOVERNMENT 745 WEST MAIN ST, 3RD FLOOR 3501 LOUISVILLE, KY 40202** 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"/> 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	<input type="checkbox"/> 2033

The annual base rental rate shall remain \$ 15.00 per square foot for 7594 square feet for office space.

LEASE NUMBER: PR05683	LOCATION: 3501 ROGER E SCHUPP STREET 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 inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply with all applicable standards (life safety and ADA accessibility).
- The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Annual Amount \$ 113910

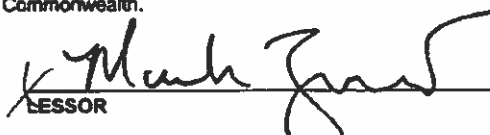
Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

SECRETARY, FINANCE & ADMINISTRATION CABINET

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

TWD/ER

 11-11-2024
LESSOR

502-574-0104
LESSOR'S CURRENT PHONE NUMBER

NEW ADDRESS Only if the above address is incorrect

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 Cabinet			
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Louisville Jefferson County 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: \$12.92	
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, 2025		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 **TRANSPORTATION and CUMBERLAND GAP PROPERTIES LLC PO BOX 128 BARBOURVILLE, KY 40906** by mutual agreement, is hereby renewed at the same terms and conditions for further periods of twelve (12) months not to extend beyond June 30 (please check and initial your choice on the appropriate line):

<input type="checkbox"/> 2026	<input type="checkbox"/> 2027	<input checked="" type="checkbox"/> 2028	<input type="checkbox"/> 2029
<input type="checkbox"/> 2030	<input type="checkbox"/> 2031	<input type="checkbox"/> 2032	<input type="checkbox"/> 2033

The annual base rental rate shall remain \$ 0.00 per square foot for 0 square feet for office space.

LEASE NUMBER: PR05723	LOCATION:
COUNTY: WHITLEY	16 PERKINS STREET
	WOODBINE, 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 inspected by the Division of Building Codes Enforcement and/or the State Fire Marshal and must comply with all applicable standards (life safety and ADA accessibility).
- The contractor, as defined in KRS 45A.030 (9) agrees that the contracting agency, the Finance and Administration Cabinet, the Auditor of Public Accounts, and the Legislative Research Commission, or their duly authorized representatives, shall have access to any books, documents, papers, records, or other evidence, which are directly pertinent to this contract for the purpose of financial audit or program review. Records and other prequalification information confidentially disclosed as part of the bid process shall not be deemed as directly pertinent to the contract and shall be exempt from disclosure as provided in KRS 61.878(1)(c). The contractor also recognizes that any books, documents, papers, records, or other evidence, received during a financial audit or program review shall be subject to the Kentucky Open Records Act, KRS 61.870 to 61.884. In the event of a dispute between the contractor and the contracting agency, Attorney General, or the Auditor of Public Accounts over documents that are eligible for production and review, the Finance and Administration Cabinet shall review the dispute and issue a determination, in accordance with Secretary's Order 11-004.
- The Lessor certifies by his signature hereinafter affixed that he ("he" is construed to mean "they" if more than one person is involved; and if a firm, partnership, corporation, business trust or other organization is involved, then "he" is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

Annual Amount \$ 168000

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

LESSOR

LESSOR'S CURRENT PHONE NUMBER

ATTORNEY, FINANCE & ADMINISTRATION CABINET

NEW ADDRESS Only if the above address is incorrect

SECRETARY, FINANCE & ADMINISTRATION CABINET

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

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5723		County: Whitley	
Using Agency: Transportation Cabinet			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		Cumberland Gap Properties	
Property Location: 16 Perkins Street, Woodbine KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office and Warehouse 37,329 Square Feet of Warehouse Space 2,355 Square Feet of Office Space		Cost Per Square Foot: \$14,000.00 Monthly (\$4.23 equivalent rate when applied to office/warehouse area only)	
Annual Rental Cost: \$168,000.00		Average Cost Per Square Foot of Leased-In Space in County: \$11.75 office/\$4.23 warehouse	
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, 2025		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			



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

Charles O. Bush, Jr.
INTERIM 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: April 14, 2025

SUBJECT: PR-5866, Franklin County
Secretary of State
KRS 56.823 (11)(a) Lease Modification Report

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

PR-5866, Franklin County

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

NWB/CY
Attachment

Cc: Capital Construction Log
OSBD
PR-5866 File
CTY

LESSOR	Rainier Frankfort Acquisitions, LLC	PR NUMBER, COUNTY	PR-5866, FRANKLIN COUNTY
ADDRESS	C/O Paul Ray Smith Lexington KY 40503	VENDOR NUMBER	KY0047311
		AGENCY/DEPARTMENT	Secretary of State
		DIVISION	
		DATE	March 31, 2025
		BUILDING CODE #	90828003

1. Lease Agreement number **PR-5866, Franklin County** (document) dated **March 31, 2025**, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:
 1. **To amortize the \$102,385.56 portion of cost for renovations to the leased premises per attached estimate from NAI Issacs/Central Kentucky Roofing and Contracting (Grass Masters), same attached and incorporated herein by reference.**
 2. **The amortization effective date will be established by signature of the Director, Division of Real Properties, upon this modification once verification has been received from the using agency that all renovations have been satisfactorily completed and will extend through the lease expiration date June 30, 2030. 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 DateANALYST, 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____

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

Date Posted in 30-Day Register:	
Lease No.: PR-5866	County: Franklin
Using Agency: Secretary of State	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Rainier Frankfort Acquisitions, LLC
Property Location: 1025 Capital Center Drive, Frankfort, Kentucky	
<u>Existing Rental Terms</u>	
Type Space: Office	Square Feet: 12,746
Annual Payment: \$127,460.00	Contract Expiration: June 30, 2029
<u>Modified Rental Terms</u>	
Type Space: Office	Square Feet: 12,746
Annual Payment: \$127,460.00	New Contract Expiration: June 30, 2030
Total Cost to be Amortized: \$102,385.56	
Projected Period of Amortization – Effective: TBD Through June 30, 2030 (approximately 60 months)	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies): (1) NAI Issacs for \$208,997.00 (2) Central Kentucky Roofing & Contracting (Grass Masters) for \$187,814.64 (including Lessor fee) Agency's portion: \$102,385.56	

PR-5866 Secretary of State**PSF****12,746**

Demo	\$25,950.00	
Ceiling Work	\$13,440.00	
Framing and Insulating	\$28,600.00	
IT Room	\$2,200.00	
Door Hardware	\$3,000.00	
Electrical Work	\$32,400.00	
Paint	\$14,900.00	
Millwork	\$9,117.00	
Carpet and VCT	\$20,220.00	
Sprinkler Work	\$9,400.00	
HVAC and minisplit	\$14,688.00	
Plumbing	\$7,117.00	
Dumpsters and Cleaning	\$3,100.00	
SubTotal Landlord	\$83,754.00	
SubTotal Tenant	\$100,378.00	
CM Landlord	\$1,675.08	
CM Tenant	\$2,007.56	
Total	\$187,814.64	\$14.74
Landlord Portion	\$85,429.08	\$6.70
Tenant Portion/Amortized	\$102,385.56	\$8.03

Highest Current Rent	\$10.00 PSF
-----------------------------	--------------------

07/01/25-06/30/30 (5)	Monthly	Annually	PSF
Rent	\$10,621.67	\$127,460.00	\$10.00
Amortization thru 06/30/30	\$1,706.43	\$20,477.11	\$1.61
Total	\$12,328.09	\$147,937.11	\$11.61

Estimate

Central Kentucky Roofing & Contracting
2417 Regency Road Ste D
Lexington, Ky 40503
(270) 401-6896

Estimate #1009
Date: 01/27/2024

To:
NAI Isaac Commercial Properties

1025 Capital Complex		
Secertary Of State		

Demo	Demo old carpet, demo ceiling as needed & demo walls.	9.99	\$25,950.00
Ceiling Repair	Rebuild ceiling grid as needed from walls being moved.		\$13,440.00
Framing + Insulating Walls	Frame new walls with metal studs, install and finish 5/8 drywall and insulate new walls as required.		\$28,600.00
IT room	Install ¾ plywood and fire-retardant paint		\$2,200.00
Door Hardware	Install new locking door hardware and passage locks as requested.		\$3,000.00
Electrical Work	Install 20-amp duplex outlets as requested, clean up electrical as needed from demo work, install dedicated 220 outlets as requested, new exit, directional and motion lights as requested Replace all fluorescent lights with new flat 2x4 lights.		\$32,400.00
Paint	Overall paint for 12,746: Color Steamed Milk		14,900.00
Millwork	Install new office doors and relocate doors as plans specify.		\$9,117.00
Carpet & VCT	Prepare all floors and install carpet (Herlad) and VCT in the requested rooms. Install 4" cove base in all rooms.		\$20,220.00
Sprinkler work	Relocate and rework sprinkler heads and lines as needed from demo.		\$9,400.00
HVAC	Re-work duct and supply vents after demo work to make sure all rooms are balanced with heat/ac load Install Diakin 12000BTU mini split system for the server room as requested		\$14,688.00
Plumbing	Install half bath to include commode, sink, grab bars, bucket pump. All will be within ADA compliance.		\$7,117.00
Dumpsters & Cleaning	We will need (3) dumpster for this job. We will clean the job site daily and do a final site clean (white glove) of the space upon completion.		\$3,100.00
Exclusions	Voice over, badge entry's, cabinets or new shelving		
Subtotal			\$184,132.00

Sales Tax		0.00
Total		\$184,132.00

Thank you for your business!



Commercial Real Estate Services, Worldwide.

February 6, 2025

Rainier Frankfort Acquisitions, LLC
Paul Ray Smith Jr., Receiver
771 Corporate Drive, Suite 500
Lexington, KY 40503

RE: PR-5866 Secretary of State Office

Dear Paul Ray Smith, Jr.,

For the sum of One Hundred Two Hundred, Eleven Thousand, Two Hundred Ninety-One (\$211,291). Improvement dated June 12, 2024.

If you have any questions or to further discuss this proposal, please contact me at 859-224-2000.

Sincerely,

Jennifer Pennington
Property Manager

771 Corporate Drive, Suite 500
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naiisaac.com



Commercial Real Estate Services, Worldwide.

February 6, 2025 (revised 02 20 25)

Rainier Frankfort Acquisitions, LLC, Paul Ray Smith Jr, Receiver
c/o NAI Isaac
771 Corporate Drive, Suite 500
Lexington, KY 40503

RE: PR-5866 Secretary of State – 1025 Capital Center Drive, 2nd Floor, Frankfort, KY

NAI Isaac proposes to perform the following work based on the request and plans for 12,746 SF of space located at the address mentioned above, submitted by Division of Real Properties for the agency referenced above for the sum of Two Hundred Eight Thousand, Nine Hundred, Ninety-Seven Dollars (\$208,997.00).

Demolition (walls, carpet and ceiling	\$29,214
Ceiling Rework	\$15,140
Framing/Insulation	\$32,195
Door Hardware	\$3,395
Electrical	\$36,470
Paint	\$16,783
Millwork	\$10,277
Flooring (carpet and vct)	\$22,768
Sprinkler Rework	\$10,575
HVAC Rework	\$16,524
Plumbing	\$8,074
Dumpsters/Cleaning	\$3,261
Contracting Fee	\$4,094
TOTAL	\$208,997

If you have any questions or concerns, please contact me at 859-224-2000.

Jennifer Pennington

Jennifer Pennington
Property Manager

Accepted by

Dated

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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

Charles O. Bush, Jr.
INTERIM COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

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

FROM: Calleen T. Yett, Leased Properties Branch Manager
Division of Real Properties

DATE: March 31, 2025

SUBJECT: PR-5866, Franklin County
Secretary of State
Lease and Lease Modification

The Secretary of State currently occupies state owned space in the Kentucky State Capitol Building in Frankfort, Kentucky, and due to the upcoming Capitol renovation project, the agency must be relocated. The Secretary of State submitted a space request, which indicated a need for approximately 12,017 square feet of office space. A review of state owned and leased space was conducted, and it was determined the most suitable space to accommodate the agency was in a building occupied by multiple state agencies, including the Kentucky State Police (reference PR-5456 Franklin). Upon review of the floor plans and specifications for the proposed space, the lessor has consented to lease 12,746 square feet of space at the same terms and conditions of PR-5456, which is permitted under KRS 56.813(1). Therefore, the attached lease agreement provides for the use of 12,746 square feet of office space at a rental rate of \$10.00 per square foot (\$127,460.00 annually), excluding utilities and janitorial services with a term expiring June 30, 2029.

Further, it was determined that renovations are necessary to accommodate the Secretary of State within the proposed leased space which includes demolition, ceiling work, framing and insulating, IT room, door hardware, creation of a restroom, electrical, drywall, window treatment, new interior door hardware modifications, sprinkler work, and HVAC. Two estimates have been provided for with one from NAI Issacs for \$208,997.00 and the other from Central Kentucky Roofing & Contracting (Grass Masters) \$187,814.64, which includes lessor oversight fee. With the total renovation cost of \$187,814.64 by Central Kentucky Roofing & Contracting, the lessor has agreed

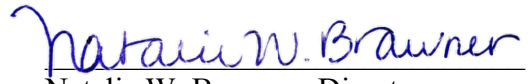
Memo to: Natalie Brawner, Director
PR-5866, Franklin County
Secretary of State
March 31, 2025
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to absorb \$85,429.08 of that cost with the agency's remaining cost of \$102,385.56. The Secretary of State has recommended approval of the proposal with \$102,385.56 to be amortized over the lease term in accordance with applicable provisions of KRS 56.813(2) as defined below.

In accordance with applicable provisions of KRS 56.813(2), the attached lease modification provides for the amortization of \$102,385.56 in renovation expenses. The anticipated amortization period of sixty (60) months results in estimated monthly cost of \$1,706.43R for 59 monthly payments and one monthly payment of \$1,706.19. This results in an annual amortization cost of \$20,477.16 and an annual rent cost of \$127,460.00 for a total annual lease and amortization cost of approximately \$147,937.16 with a new term through June 30, 2030. Pursuant to KRS 56.823(11)(a), Capital Projects & Bond Oversight Committee reporting is required for the proposed lease modification. Your approval of the attached lease and lease modification is recommended to secure suitable space as requested for the Secretary of State.

If you require additional information, please advise.

APPROVED:


Natalie W. Brawner, Director

NWB/CTY
Attachment