



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 21, 2025

SUBJECT: PR-5817, Franklin County
Office of the Attorney General

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

PR-5817, Franklin County

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

NWB/CTY
Attachment

Cc: Capital Construction Log
OSBD
PR-5817 File
CTY

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Rainier Capital Complex Acquisitions LLC	PR NUMBER, COUNTY	PR-5817, FRANKLIN COUNTY
ADDRESS	C/O Paul Ray Smith 771 Corporate Drive, Suite 500 Lexington KY 40503	VENDOR NUMBER	KY0038947
		AGENCY/DEPARTMENT	Office of the Attorney General
		DIVISION	
		DATE	April 9, 2025
		BUILDING CODE #	90828002

1. Lease Agreement number **PR-5817, Franklin County** (document) dated **April 9, 2025**, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:

1. To amortize the **\$416,594.02** portion of cost for renovations to the leased premises per attached estimate from NAI Issacs/Koller Warner Construction, same attached and incorporated herein by reference and as shown on the floor plan, which includes but is not limited to replacement of breakroom cabinets and faucet, painting existing ceiling grid, replacing existing ceiling tiles, KYOAG office and conference room soundproofing, panic notification in KYOAG's office, and the Reception area: level 4 ballistic drywall on East and South walls and two(2) Level 4 ballistic doors.

2. To add three (3) automatic extension periods, at the modified terms and conditions defined herein, resulting in a new final lease expiration date of June 30, 2031.

3. 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. 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.
4. All other terms and conditions of the lease remain unchanged.
5. The Lessor is required to sign this document and return all copies for further processing.
6. The Lessor certifies by his signature hereinafter affixed that he (“he” is construed to mean “they” if more than one person in involved; and, if a firm, partnership, corporation, business trust or other organization is involved, then “he” is construed to mean any person with an interest therein) is legally entitled to enter into contracts with the Commonwealth of Kentucky and that by holding and performing this contract will not be violating either any conflict of interest statute (KRS 45A.330 - 45A.340 or 45A.990) of the Executive Branch Code of Ethics, KRS Chapter 11A, or any other applicable statute or principle by the performance of this Lease, or will he realize any unlawful benefit or gain directly or indirectly from it. The Lessor further certifies that he has not knowingly violated any provision of the campaign finance law of the Commonwealth, and that by entering into this Lease Modification Agreement he will not be in violation of the campaign finance laws of the Commonwealth.

STATE LEASING AGENCY REPRESENTATIVE

Date

LESSOR

Date

ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES

Date

ATTORNEY, FINANCE & ADMINISTRATION CABINET

Date

MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES

Date

DIRECTOR, DIVISION OF REAL PROPERTIES

SECRETARY, FINANCE & ADMINISTRATION CABINET

Date

APPROVED THIS _____ DAY OF _____, 20____

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Bush Building, 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2205.

CTY

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

Date Posted in 30-Day Register:	
Lease No.: PR-5817	County: Franklin
Using Agency: Office of the Attorney General	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Rainier Frankfort Acquisitions, LLC
Property Location: 1024 Capital Center Drive, Frankfort, Kentucky	
<u>Existing Rental Terms</u>	
Type Space: Office	Square Feet: 8,961
Annual Payment: \$86,025.60	Contract Expiration: June 30, 2028
<u>Modified Rental Terms</u>	
Type Space: Office	Square Feet: 8,961
Annual Payment: \$86,025.60	New Contract Expiration: June 30, 2031
Total Cost to be Amortized: \$416,594.02	
Projected Period of Amortization – Effective: TBD Through June 30, 2031 (approximately 72 months)	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies): (1) Briggs Commercial Construction for \$694,345.00 (2) Koller Warner Construction for \$610,717.16, (with lessor fee) with an additional cost for the HVAC adjustment of \$72,0000 for a total of 682,717.16 Agency's portion: \$416,594.02 (Lessor to absorb \$266,123.14)	

\$539,050.00	Koller Quote including replacement of breakroom cabinets and faucet, painting existing ceiling grid, replacing existing ceiling tiles												
6600	Plus AG office and conference room soundproof												
908	Plus panic notification in AG's office												
\$546,558.00													
72000	NAI Issacs HVAC adjustment												
\$618,558.00													
5218.1	NAI management fee landlord portion												
7153.06	NAI management fee tenant portion												
\$630,929.16													
\$51,788	Plus Reception Area: Level 4 ballistic drywall on East wall \$13,200, Level 4 ballistic drywall on South wall \$12,430, Level 4 ballistic doors (2)	\$26,158											
\$682,717.16													
Landlord Portion	\$266,123.14												
Tenant Reception	\$ 51,788.00												
Tenant Portion/Amo	\$364,806.02												
Tenant total	\$416,594.02												
Total:	\$682,717.16												

KOLLER/NAI ISSAC LEASE MODIFICATION INFORMATION FOR PR-5817, SEE FLOOR PLAN FOR ADDITIONAL INFORMATION



TO: Jennifer Pennington NAI Isaac
FR: DeWayne J. Koller
RE: Capital Complex East Attorney General – 3rd Floor
DATE: March 12, 2025

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Koller Warner Construction proposes to perform the work indicated on the Franklin County/ PR-5817 plan dated 2/6/25 for the following lump sum cost of **Five Hundred Thirty-Nine Thousand Fifty Dollars (\$539,050)**.

The proposed costs are based on the following Scope of Work:

General Conditions	25,000
• Supervision / Dumpsters / Cleaning	
Casework	22,955
• Plastic laminate toilet partitions	
• Solid surface vanity countertops	
• Plastic laminate break room cabinets	
Carpentry	5,000
• Chair rail trim	
Doors and Frames	26,590
• Relocate existing doors and frames	
• Install missing door pairs	
• Install locksets on doors as indicated	
• Install electric strikes at doors to receive access control	
• Install panic/ exit devices	
• Steel stiffened door for vault	
Glass	6,400
• Bulletproof window in Reception area	

Demolition/ Drywall Partitions/ Acoustic Ceilings	99,575
<ul style="list-style-type: none"> • Remove selected walls and existing ceiling tiles • Install drywall partitions • Repair ceiling grid as required by new wall layout • Install 2'X4', square edged, fissured ceiling tiles • Existing batt insulation to remain in place • Minor drywall repairs 	
Painting	41,190
<ul style="list-style-type: none"> • Paint ceiling grid, walls, and door frames 	
Floor Covering	106,195
<ul style="list-style-type: none"> • Remove existing flooring • Install LVT and vinyl base in restrooms and corridors • Install VCT as indicated • Install carpet tile and vinyl base in offices 	
Toilet Accessories	4,000
<ul style="list-style-type: none"> • Framed mirrors and grab bars 	
Plumbing	41,500
<ul style="list-style-type: none"> • Replace existing fixtures in Common area restrooms • Replace water lines to install flush valves on water closets • Install Executive restroom • Replace Break room sink and faucet 	
HVAC	11,400
<ul style="list-style-type: none"> • Relocate/ add grilles and diffusers • Relocate t-stats as required 	
Electric	91,920
<ul style="list-style-type: none"> • Rewire 156 existing 2X4 fixtures for LED lamps • Install 22 new 2X4 LED fixtures • Relocate 54 existing 2X4 fixtures • Install 21 emergency/ exit light fixtures • Install 4 emergency light fixtures • Install 30 switches • Install 108 receptacles • Install 83 empty rough-in outlets for data wiring by others • Install 13 empty rough-in boxes for key card system by others • Fire alarm modifications 	
Sprinkler	8,320
<ul style="list-style-type: none"> • Relocate / add sprinkler heads as required 	

Contractor's Fee	49,005
Total Cost	539,050

PROJECT PROPOSAL

Attorney General Offices

1024 Capitol Center Drive Frankfort, KY

03.12.2025



437 LEWIS HARGETT CIRCLE STE. 150 LEXINGTON, KY 40503
859.223.1278 www.BRIGGS.US



LETTER OF TRANSMITTAL

March 12th, 2025

RE: Attorney General

Dear Jennifer,

Briggs Commercial Construction would like to thank you for the opportunity to present a proposal to renovate the proposed 8,961 square feet office building located at 1024 Capitol Center Drive. Frankfort, KY.

Briggs' Design-Build team of professional construction managers are specifically qualified to construct the project you have proposed. Our team has extensive general construction experience and more precisely we have extensive experience with office renovation projects. Our experience includes a broad range of clients and various projects. We have worked closely with many different specialties and as a result have acquired a unique understanding of the important characteristics that accompany office building renovation. We invite you to visit our website to view additional projects we have completed – www.Briggs.us

We approach every project with a unique blend of character, dedication and discipline and believe close, constant communication with our clients is the key to a successful project. Our team is ready to assist you with general contracting of your new medical office building and look forward to the opportunity to work with you.

Respectfully,

David Briggs
Briggs Commercial Construction

EXECUTIVE SUMMARY

Briggs Commercial Construction is a full-service general contractor providing concept to completion, design-build services for commercial projects. We specialize in office buildings, medical and surgery centers, veterinary clinics, retail shopping centers and more. Briggs Commercial Construction is committed to serving our clients' diverse construction related needs by providing the best of our collective experience, talent, and resources to deliver exceptional value to their projects.

Briggs Commercial Construction has been serving Fayette and surrounding counties for a vast range of commercial projects. We have worked with design professionals, engineering firms and owners to ultimately deliver a final product that is satisfactory to their needs.

We feel at Briggs that we fit this project more adequately than our competitors. Our company was started in 1998 and over the years we have built a solid network of suppliers, contractors, and bankers along with close relationships with the local and state building inspectors. These relationships provide a 'value add' to our customers versus large, out of town developers/contractors as we have access to competitive pricing from professional contractors. Our construction management team has many years of experience in Central Kentucky on projects like yours and works hard to develop strong working relationships with our customers. We are always accessible during *and* after completion of each job to ensure our clients can focus on their business and leave the construction management to us. Lastly, we have many years of experience in the design-build process, specifically in office construction.

Briggs Commercial Construction would like to provide 3 examples of projects completed in the last 6 years that are a similar project. See below:

1. CHI / St. Joseph - 3581 Harrodsburg Rd. – MOB/Urgent Care - 27,000sf
Contract amount- \$5,400,000
Reference- Chris Wood- (859) 312-7724
2. Baptist Health - MOB/Urgent Care- 2108 Nicholasville Rd., MOB/Urgent Care, 15,000sf
Contract amount- \$3,100,000
Reference- Eli Mashni- (859) 621-9557
3. Dental Wellness/RPS - 527 Wellington Way- Office Building- 42,000sf (on basement)
Contract amount- \$4,780,000
Reference- Mike Ritchie- (859) 321-3804

FORMAL PROPOSAL

Briggs Commercial Construction is pleased to present the following proposal for the proposed Attorney General Offices located in Frankfort, KY. This proposal is based on the bidding document provided by NAI Issacs dated 02-06-25. The cost of the project is subject to be increased/reduced pending final plans, specs and selections provided by design professionals and Owners.

Scope of Work

General Construction Divisions

- Division 00- Engineering and Design
 - Not included
- Division 01- General Conditions
 - Includes- Site Management, construction documents, temp facilities, general equipment rentals, cleaning, and commissioning
- Division 02- Site Improvements
 - Not included
- Division 03- Concrete-
 - Not Included
- Division 04- Masonry-
 - Not included
- Division 05- Metals
 - New metal stud framed partitions per wall types & notes
 - Hang & insulate metal stud partitions per wall types & notes
 - Blocking for RR accessories & wall hung items
 - Demo metal stud partitions
 - Demo ACT tile, existing grid to remain
 - Demo flooring and prepare floor for new finish
- Division 06- Wood and Plastics
 - Includes existing casework protection, blocking, trim repair as needed
- Division 07- Thermal and Moisture Protection
 - Includes insulation, joint sealants, and caulking, Fire caulking
- Division 08- Doors and Windows
 - Existing doors to remain. New doors needed will be pulled from Landlords stock. New door hardware throughout figured (commercial grade lever handles- lockable). Includes bulletproof door system for the vault, Existing entry door to remain. No fire rating or sound rating on doors or frames.

No auto operators are included in the proposal.

- **Glazing-**

Stainless Steel Bullet proof CR Lawrence system included for receptionist window.

No other glazing included

- **Division 09- Finishes**

- Carpet based on Aladdin Scholarship II- 28 oz.

AREAS: AS PER SPECIFIED OFFICES, EX DIRECTOR OFFICES, EX

ATTORNEY GENERAL, EX CONFERENCE ROOM, EX WAITING AREA, CLERICAL, COMMUNICATIONS, SM

CONFERENCE, TRAINING, VACANT

- VCT TILE: BASED ON TARKETT VCT II

AREA: JANITOR, BREAKROOM, EXE. RR, NETWORK, STORAGE

NOTHING FIGURED RR SHARED BTW AGENCIES

- GLUE DOWN LVP: BASED ON TARKETT IN STUDIO

AREA: HALLWAY, WAITING, COPY,

- COVEBASE AND TRANSITIONS: BASED ON 4" TARKETT VINYL

COVEBASE AREA: ALL FLOORING AREAS

- Interior 3- $\frac{5}{8}$ " 20 ga metal stud Sound partitions, $\frac{5}{8}$ " FC drywall and R-11 Sound Batt insulation full height w/ acoustical sealant per Legend sheet 1

- Interior 3- $\frac{5}{8}$ " 20 ga metal stud all other partitions, $\frac{5}{8}$ " FC drywall full height per Legend sheet 1

- Level 4 finish smooth on new drywall

- Danback blocking for wall hung items

- Includes break metal where partition meets exterior glass

- Patch & Repair following demo

- Replacement ACT tile Armstrong #1773B Dune suspended

- R-38 ins above ACT ceiling

- **Division 10-Specialties**

- New Bathroom accessories, Signage required by AHJ, Mirrors, fire extinguishers, etc.

- **Division 11- Equipment**

New Sprinkler heads figured through out to fit accommodate new floor plan

- **Division 12- Furnishings**

- Not included

- **Division 13- Special Construction**

- **Division 14- Conveying Systems**

- **Division 15- Mechanical**

- No plumbing figured in proposal- existing fixtures to remain in restrooms, break and janitor

- **HVAC** – Relocate supply and returns to accommodate new floor plan, existing system to remain in

current operation condition. Existing Thermostat to remain.

- Division 16- Electrical-

- We hereby submit specifications and estimates for:

- Lighting**

- Install (148) 2x4 Fixtures, this includes fixtures with emergency operations. (55) A1 COL LCAT24-LSCS
- (7) A1E COL LCAT24-LSCS-ELL14
- (22) A2 COL LCAT24-LSCS
- (1) A2E COL LCAT24-LSCS-ELL14
- (56) A3 COL LCAT24-LSCS
- (7) A3E COL LCAT24-LSCS-ELL14
- (1) B1 COL CSL4-A-LSCS
- (15) EX COM CCRRC
- (37) &OCD NXLC LHRDMIRS3-N-WH
- Install (1) Strip light in electrical room.
- Install (15) Exit light fixtures.
- Install new switches for all rooms.
- Demo and Disposal of existing fixtures will be the responsibility of GC. (AE will disconnect and demo power of lighting for safety)
- Temp lighting provided by new fixtures.

- Power**

- Install (115) Receptacles new. All existing receptacles that are staying in structure are not included for change/replacement. AE will change covers.

- Add (18) new circuits using existing breakers in panel. Some circuits will become available after demo of plugs and circuits. Some plugs will be added to existing plug circuits in wall.
- Add (40) Data Drops (conduit and box) in new walls. Existing walls will not have conduit installed, data can be fished in.
- Data runs not provided. Customer is responsible for Data, internet, and Fire and Safety.
- Install (8) Key/Access card junctions only.
- All circuits run with MC Cable.
- Gear or electrical equipment not included. (A/C, Water heaters, Etc.)
- Inspection included.

- Division 17- Permits and Fees

- Includes construction fees or any other fees associated with project.

Total Project Proposal- \$694,345

- **Exclusions-**

- Work hours- M-F, 7:30-5, No nights, and weekends work hours included in proposal
 - Any items not listed in this proposal
 - Alternate selections could change the total price
 - Final STC Rating not provided, if higher rating is desired a change in price would occur
 - Reusing existing doors in space, all new doors needed will be provided by landlord
 - Per walk through, existing common area restrooms, and common area entry ways are excluded
 - Bonding excluded
 - No FFE included or labor to install.
 - No prevailing wage included in proposal
-

TEAM MEMBERS

Briggs Team members bring a unique approach to our construction management services. We understand the design build process with the end goal in mind. Our dedicated approach to working with owners, design professionals, local building officials and selective sub-contractors makes exceptional customer satisfaction achievable. Please see recent experience below along with references.

All of Briggs Commercial Construction staff members are dedicated to project development and construction management. We have completed a vast range of projects in Fayette and surrounding counties for more than 20 years along with extensive office construction. We have recently completed similar office renovation with the same team format over the last several years. Examples to follow in the reference section below.

Proposed Team

1. Director of Operations - Keith Tanksley, 26 years' experience, 13 years with Briggs
2. Project Manager - Tanner Perkins, 8 years' experience, 6 years with Briggs
3. Site Superintendents - Mike Johnson, 13 years' experience, 8 years with Briggs
4. Office Manager- April Sword, 13 years construction billing experience, 12 Years with Briggs

-Team Resumes next page-

David Briggs

President/CEO

EDUCATION

University of Kentucky, BA, 1995

WORK EXPERIENCE

The Briggs Company/Briggs Commercial Construction

Established 1998

PHONE:

859-983-0951

WEBSITE:

www.Briggs.us

EMAIL:

David@Briggs.us

Years' Experience: 27

David is a Lexington native and graduate of the University of Kentucky. His companies have developed over 250 acres of land, constructed 2,000 homes and have completed over \$100,000,000 of commercial construction projects spanning a 25-year career.

In addition to performing as a Design/Build General Contractor, David is an entrepreneur with many years of experience owning and managing property. His unique approach to each project is simple – treat every one of them as though they were his own. This ensures the highest standard of construction, management and customer service will be exhibited for all Briggs clients.

David resides in Nicholasville with his wife Lauren and four children.



Contact

PHONE:

859-621-2582

WEBSITE:

www.Briggs.us

EMAIL:

Keith@Briggs.us

Years Experience: 36

Medical Construction History:

- 3581 Harrodsburg Rd.
30,000 sqft MOB
- 531 Wellington Way
30,000 sqft OB
- 998 Governors Ln
30,000 sqft OB
- Fayette Surgical Associates
2350 Regency rd.
Medical Remodel
- Retina Associates of
Kentucky- Somerset
Medical Remodel

Other Project Management Construction History:

- Planet Fitness Georgetown
- Planet Fitness Richmond
- BGRV Headquarters
- Higbee Mill Childcare
Facility
- BG Storage
- Clays Mill Shell Station
- Patchen Retail

Keith Tanksley

Operations Director

EDUCATION

Hinds Community College
1983-1985

Mississippi State University
1985-1987

WORK EXPERIENCE

JHawk Construction

Owner

2002-2015

Commercial and Industrial construction general contractor

Briggs Commercial Construction- Operational Director 2015- Current

Planning and Implementation of company construction projects. Managing all aspects of construction business.

Certifications

- OSHA 10



Contact

PHONE:

606-308-3439

WEBSITE:

www.Briggs.us

EMAIL:

Tanner@Briggs.us

Years Experience: 8

Other Project Management Construction History:

- Planet Fitness Georgetown
- Planet Fitness Richmond
- BGRV Headquarters
- Keller Williams Office Remodel
- Higbee Mill Childcare Facility
- Millpond and Nicholasville Carwashes
- BG Storage
- Clays Mill Shell Station
- Patchen Retail

Medical Construction History:

- Fayette Surgical Associates
2350 Regency rd.
Medical Remodel
- Retina Associates of
Kentucky- Somerset
Medical Remodel

Tanner Perkins

Project Manager

EDUCATION

Western Kentucky University
2009-2013

Eastern Kentucky University
2013-14

Bachelor's Degree in interdisciplinary studies, Completed Master courses in Safety, OSHA, and emergency management

WORK EXPERIENCE

Nicely Excavating

2016-2018

Specialized in concrete placement and finishing, equipment operator and personnel management

Gray Construction- Field Engineer

2018-2019

Site team management

Briggs Commercial Construction- Project Manager

2019-Current

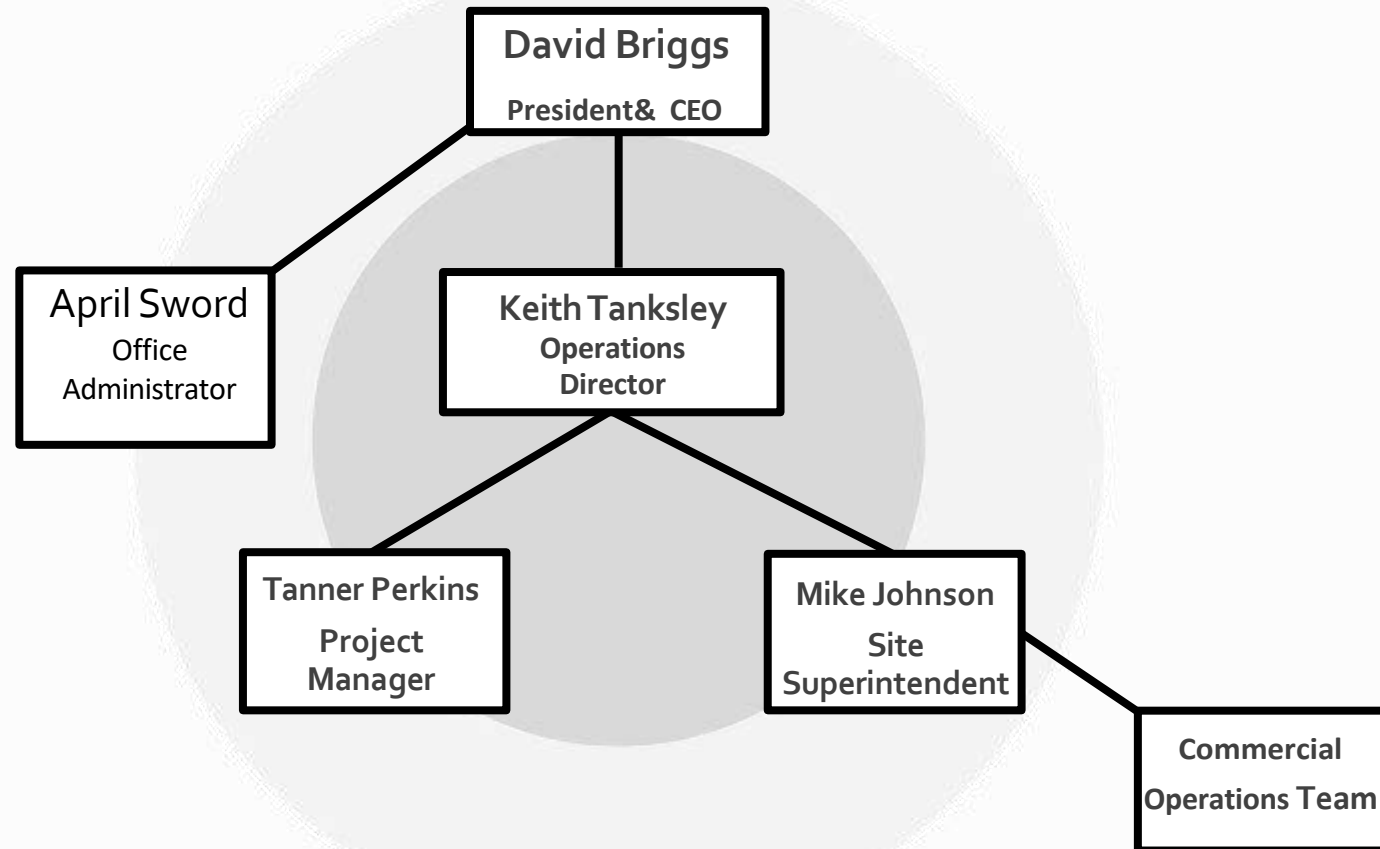
Overall project planning and management from preconstruction to completion

Certifications

- OSHA 30
- Forklift Safety Certified
- Aerial Operator Safety Certified



Preconstruction and Construction Services Organizational Chart





Andy Beshear
GOVERNOR

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DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES
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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: April 9, 2025

SUBJECT: PR-5817, Franklin County
Kentucky Office of the Attorney General
Lease and Lease Modification

The Office of the Attorney General 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 Office of the Attorney General submitted a space request, which indicated a need for approximately 9,285 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 Office of the Attorney General support staff (reference PR-3799, Franklin). Upon review of the floor plans and specifications for the proposed space, the lessor has consented to lease 8,961 square feet of space at the same terms and conditions of PR-3799, which is permitted under KRS 56.813(1). Therefore, the attached lease agreement provides for the use of 8,961 square feet of office space at a rental rate of \$9.60 per square foot (\$86,025.60 annually), excluding utilities and janitorial services with a term expiring June 30, 2028.

Further, it was determined that renovations are necessary to accommodate the Office of the Attorney General 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 with one from Briggs Commercial Construction for \$694,345.00 and the other one from Koller Warner Construction for a total of \$610,717.16 (with lessor fee) with an additional cost for the HVAC adjustment of \$72,000 for a total of \$682,717.16. With the total renovation cost of \$682,717.16 by Koller Warner Construction, the lessor has agreed to

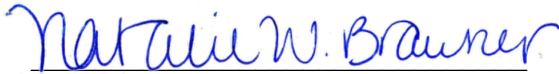
Memo to: Natalie Brawner, Director
PR-5817, Franklin County
Office of the Attorney General
April 9, 2025
Page Two

absorb \$266,123.14 of that cost with the agency's remaining cost of \$416,594.02. The Office of the Attorney General has recommended approval of the proposal with \$416,594.02 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 \$416,594.02 in renovation expenses. The anticipated amortization period of seventy-two (72) months results in estimated monthly cost of \$5,786.03R for 71 monthly payments and one monthly payment of \$5,785.89. This results in an annual amortization cost of \$69,432.36R and an annual rent cost of \$86,025.60 for a total annual lease and amortization cost of approximately \$155,457.96 with a new term through June 30, 2031. 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 Office of the Attorney General.

If you require additional information, please advise.

APPROVED:


Natalie W. Brawner, Director

NWB/CTY
Attachment



Andy Beshear
GOVERNOR

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Phone: (502) 564-2205

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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: May 2, 2025

SUBJECT: PR-5843, Franklin County
Finance and Administration Cabinet, Board of Cosmetology

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

PR-5843, Franklin County

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

NWB/CTY
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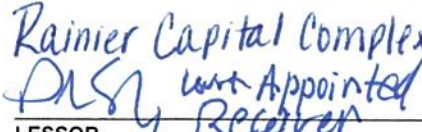
Cc: Capital Construction Log
OSBD
PR-5843 File

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Rainier Capital Complex Acquisitions, LLC	PR NUMBER, COUNTY	PR-5843, FRANKLIN COUNTY
ADDRESS	C/O Paul Ray Smith Lexington KY 40503	VENDOR NUMBER	KY0047311
		AGENCY/DEPARTMENT	Board of Cosmetology
		DIVISION	
		DATE	April 23, 2025
		BUILDING CODE #	90828003

1. Lease Agreement number PR-5843, Franklin County (document) dated April 23, 2025, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:
- 1. To amortize the \$49,850.00 cost for renovations to the leased premises per estimates from NAI Issac, same attached and incorporated herein by reference.
 - 2. To extend the end date of the lease term from June 30, 2029 to June 30, 2030.
 - 3. 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 new lease expiration date of 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 5/2/2025


LESSOR
Date 5/1/25

ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES
Date

ATTORNEY, FINANCE & ADMINISTRATION CABINET
Date

MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES
Date

DIRECTOR, DIVISION OF REAL PROPERTIES

SECRETARY, FINANCE & ADMINISTRATION CABINET
Date

APPROVED THIS _____ DAY OF _____, 20____

All correspondence and inquiries regarding this Lease Modification Agreement are to be directed to the Division of Real Properties, Bush Building, 3rd Floor, 403 Wapping Street, Frankfort, Kentucky 40601-2607, phone 502/564-2205.
ER

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

Date Posted: May 2, 2025	
Lease No.: PR-5843	County: Franklin
Using Agency: Board of Cosmetology	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Rainier Capital Complex Acquisitions, LLC
Property Location: 1025 Capital Center Drive, Frankfort, Kentucky	
<u>Existing Rental Terms</u>	
Type Space: Office	Square Feet: 3,929
Annual Payment: \$39,290.00 Rent	Contract Expiration: June 30, 2029
<u>Modified Rental Terms</u>	
Type Space: Office	Square Feet: 3,929
Annual Payment: \$39,290.00	New Contract Expiration: June 30, 2030
Total Cost to be Amortized: \$49,850.00	
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): <div style="margin-left: 40px;"> (1) Koller Warner Construction -Total \$165,660.00 (2) Grass Masters for a total of \$139,734.00 Agency's portion: \$49,850.00 </div>	

PR-5843 Board of Cosmetology

PSF

3,929

Demo	\$13,500.00			
Electrical	\$1,450.00			
Dedicated Circuit	\$600.00			
Framing/Insulation/Drywall	\$19,460.00			
Ceiling Work	\$6,100.00			
Dumpster	\$2,500.00			
Painting	\$11,650.00			
Flooring	\$25,074.00			
Clean UP	\$2,200.00			
Lighting	\$13,500.00			
Locks	\$2,000.00			
Window	\$1,700.00			
Demising Wall	\$7,500.00			
Plumbing	\$6,000.00			
Sprinkler	\$7,400.00			
HVAC	\$6,400.00			
SubTotal LL	\$76,524.00	Adjustment to \$77,184		
SubTotal Tenant	\$50,510.00	Adjustment to \$49,850		
CM LL	\$2,540.68			
Total	\$129,574.68	\$32.98		
Landlord Portion	\$79,064.68	\$20.12	\$79,724.68	20.29
Tenant Portion/Amortized	\$50,510.00	\$12.86	\$49,850.00	12.69
	\$129,574.68	\$32.99	\$129,574.68	32.98
Highest Current Rent	\$10.00 PSF			
07/01/25-06/30/30 (5)	Monthly	Annually	PSF	
Rent	\$3,274.17	\$39,290.00	\$10.00	
Amortization thru 06/30/30	\$830.83	\$9,970.00	\$2.54	
Total	\$4,105.00	\$49,260.00	\$12.54	

GrassMasters, Inc.
PO Box 23953
Lexington, KY 40523
(859) 309-9808
grassmasterslex@gmail.com



Estimate

ADDRESS

Rainier Capital Complex
Acquisitions, LLC, Paul Ray
Smith Jr, Receiver c/o NAI
Isaac
771 Corporate Drive #500
Lexington, Ky 40503

ESTIMATE # 1328

DATE 11/04/2024

EXPIRATION DATE 11/11/2024

ACTIVITY	AMOUNT
Sales	0.00
1025 Capital Complex Frankfort Board of Cosmetology	
Demo	13,500.00
Demo	
Electrical Work	14,150.00
Electrical Demo	
Electrical Work	600.00
Install dedicated circuit for printer	
Framing/Insulation/Drywall	19,460.00
Framing Install insulation Drywall	
Ceiling Work	6,100.00
Repair ceilings	
Dumpster	2,500.00
Dumpster for the job	
Painting	11,650.00
Painting	
Flooring	25,074.00
Install 3,675sq ft of Carpet \$22,074.00 Install 250sq ft of VCT \$3000.00	
Clean Up	2,200.00
Final site clean up	
Lights	13,500.00
Remove and Install (60) Led Lights	
Locks	2,000.00

Please remit payments electronically or by mail to:
PO Box 23953
Lexington, Ky 40523

ACTIVITY	AMOUNT
Install (13) keyed locks Does not include data drops or keycard	
Window Install new pass thru window	1,700.00
Framing Frame demising wall	7,500.00
Plumbing Plumbing work \$6000	6,000.00
Sprinkler Allowance Sprinkler work \$7400	7,400.00
Revised 11/22/2024 HVAC	
	6400
TOTAL	\$133,334.00 139,734

Accepted By

Accepted Date



TO: Jennifer Pennington NAI Isaac
FR: DeWayne J. Koller
RE: Capital Complex East Board of Cosmetology
DATE: November 16, 2024

.....

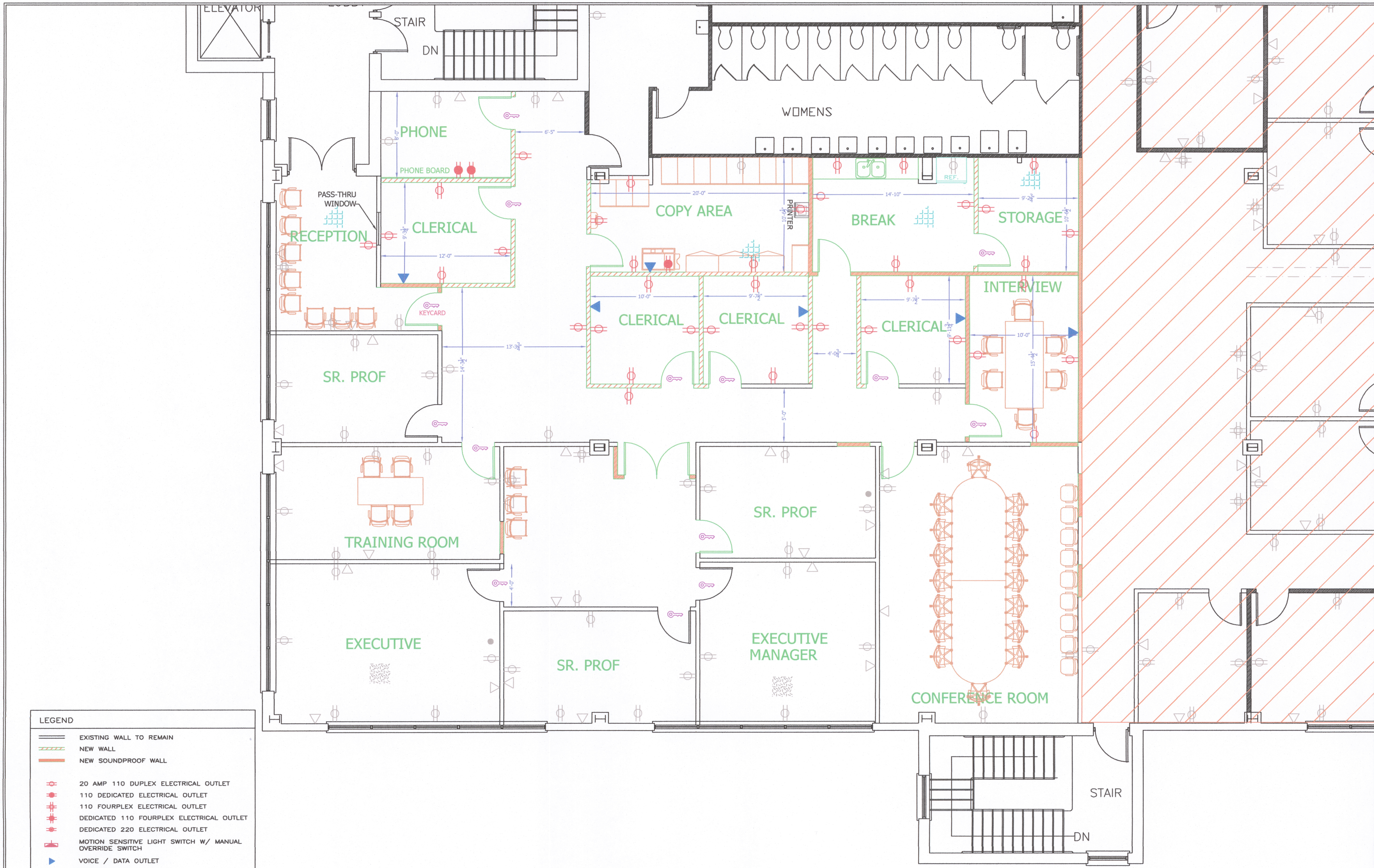
Koller Warner Construction proposes to perform the following work as identified in the PR-5648 and plan dated 7/29/24 for the lump sum cost of **One Hundred Sixty-Five Thousand Six Hundred Sixty Dollars (\$165,660.00)**. The breakdown of cost is as follows:

General Conditions	7,000
Casework	6,175
Doors and Hardware	5,500
Demolition/ Drywall Partitions/ Acoustic Ceilings	30,800
Painting	14,050
Floor Covering	27,450
Plumbing	10,000
HVAC	6,400
Electric	33,750
Sprinkler	9,475
Contractor's Fee	15,060
Total Cost	165,660

Qualifications:

- Does not include buying any new doors. Additional doors will be salvaged from vacant areas in the building.
- New locksets will be provided
- No repairs to HVAC equipment or controls
- No telephone or computer cabling is included.
- No blind cleaning, repairs or replacement

If you have any questions or require additional information, please contact me at 859-333-9105.



NOTES

- * SCALED DRAWING SHOWS MEASUREMENTS FROM FINISHED INTERIOR WALL, UNLESS OTHERWISE NOTED.
- * ELECTRICAL OUTLETS ARE SHOWN WHERE NEEDED BY THE OCCUPANT. LOCATE ALL OTHERS ACCORDING TO CODE.
- * PRIOR TO INITIATING CONSTRUCTION, PROPERTY OWNER/CONTRACTOR SHALL VERIFY ALL MEASUREMENTS DEPICTED BY SCALED DRAWING.
- * INTERIOR SPACE/FLOORPLAN OF FINISHED CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL ADA REGULATIONS, STANDARDS SET BY THE DEPT. OF BUILDING CODES ENFORCEMENT, AND THAT OF THE KY.OCCUPATIONAL SAFETY AND HEALTH STANDARDS BOARD.
- * THIS DRAWING REPRESENTS THE APPROVED SPACE PLAN. NO CHANGES IN THIS LAYOUT ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE DIVISION OF REAL PROPERTIES (502) 564-2319. ANY CHANGES REQUIRED BY THE DIVISION OF CODE ENFORCEMENT WILL BE APPROVED, AFTER THEY HAVE BEEN REVIEWED BY THIS OFFICE. THE APPROVED PLAN WILL BE USED FOR THE FINAL WALKTHROUGH. INSPECTION, AND LESSOR WILL BE RESPONSIBLE FOR CORRECTING ALL UNAUTHORIZED DEVIATIONS.

REVISIONS	
1	
2	
3	
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COMMONWEALTH OF KENTUCKY

DIVISION OF REAL PROPERTIES
PLANNING AND UTILIZATION BRANCH
THIRD FLOOR BUSH BUILDING
403 WAPPING STREET
FRANKFORT, KY. 40601
(502) 564-5490

PROPERTY OWNER	RAINER FRANKFORT AQUITIONS
SQUARE FOOTAGE	3,929
DRAWN BY	M.BRAWNER

COUNTY / PR #	FRANKLIN COUNTY - PR-5648
AGENCY	BOARD OF COSMETOLOGY
PROPERTY ADDRESS	1025 CAPITAL CENTER DRIVE FRANKFORT, KY
DATE	7/29/24
SCALE	1/8" = 10"



LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW SOUNDPROOF WALL
	20 AMP 110 DUPLEX ELECTRICAL OUTLET
	110 DEDICATED ELECTRICAL OUTLET
	110 FOURPLEX ELECTRICAL OUTLET
	DEDICATED 110 FOURPLEX ELECTRICAL OUTLET
	DEDICATED 220 ELECTRICAL OUTLET
	MOTION SENSITIVE LIGHT SWITCH W/ MANUAL OVERRIDE SWITCH
	VOICE / DATA OUTLET
	LOCKABLE DOOR
	VINYL FLOOR TILE
	20 AMP 110 DUPLEX ELECTRICAL OUTLET
	VOICE / DATA OUTLET



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: Holly M. Johnson, Secretary
Finance and Administration Cabinet

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

DATE: May 2, 2025

SUBJECT: PR-5843, Franklin County
Board of Cosmetology
Lease and Lease Modification

The Board of Cosmetology currently occupies 2433 square feet of leased space in Frankfort, Kentucky in PR-5648. The Board of Cosmetology has indicated it needs more space for its operations including the ability to hold board meetings, and the agency has indicated its current building is unsatisfactory. Therefore, the agency submitted a space request, which indicated a need for approximately 4,273 square feet. 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 partially occupied by 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 3,929 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 3,929 square feet of office space at a rental rate of \$10.00 per square foot (\$39,290.00 annually), excluding utilities and janitorial services with a term expiring June 30, 2029.

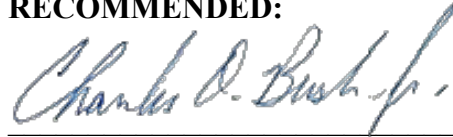
Further, it was determined that renovations are necessary to accommodate the Board of Cosmetology within the proposed leased space which includes paint, carpet, electrical, demo and installation of framing/drywall. Two estimates have been provided for the renovation costs with one from Koller Warner Construction for \$165,660 and the other from Grass Masters for a total of \$139,734.00. The lessor has agreed to absorb a large portion of the renovation cost with the agency's remaining portion being \$49,850.00.

In accordance with applicable provisions of KRS 56.813(2), the attached lease modification provides for the amortization of \$49,850.00 in renovation expenses and a one-year term extension through June 30, 2030. The anticipated amortization period of sixty (60) months results in estimated monthly cost of \$830.83 R for 59 monthly payments and one monthly payment of \$831.03. This results in an annual amortization cost of \$9,969.96 and an annual rent cost of \$39,290.00 for a total annual lease and amortization cost of approximately \$49,259.96. Capital Projects & Bond Oversight Committee reporting is required for the proposed lease modification within thirty days

of execution. Your approval of the attached lease and lease modification is recommended to secure suitable space as requested by the Board of Cosmetology.

If you require additional information, please advise.

RECOMMENDED:

A handwritten signature in blue ink, reading "Charles O. Bush Jr.", written over a horizontal line.

Charles O. Bush Jr., Interim Commissioner
Dept. for Facilities & Support Services

NWB/CTY
Attachment