



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: June 10, 2025

SUBJECT: FY26 Lease Renewals Greater than \$100,000
Cabinet for Health and Family Services, Dept for Community Based Services

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

PR Lease	DEPARTMENT NAME	VENDOR NAME	COST PER SQ FT	SQUARE FT	COUNTY NAME	ANNUA AMOUNT	YEAR EXTENDED TO
PR-4849	HEALTH AND FAMILY SERVICES, DCBS	AUGUST PROPERTIES, LLC	\$10.00	10,946	CLARK	\$109,460.00	2026
PR-5300	HEALTH AND FAMILY SERVICES, DCBS	William C. Fowler	\$15.45	57,325	KENTON	\$885,671.24	2026

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

NWB/CTY
Attachment

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-4849		County: CLARK	
Using Agency: Cabinet for Health and Family Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		AUGUST PROPERTIES, LLC	
Property Location: 1113 PIONEER PLAZA WINCHESTER KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$10.00	
Annual Rental Cost: \$109,460.00		Average Cost Per Square Foot of Leased-In Space in County: <u>\$10.00</u>	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days	<input type="checkbox"/> No If no, explain why not:	
Effective Date: July 1, 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 AUGUST PROPERTIES, LLC 2066 TALMAGE-MAYO ROAD HARRODSBURG, KY 40330 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 \$ 10.00 per square foot for 10946 square feet for office space.

LEASE NUMBER: PR04849	LOCATION:
COUNTY: CLARK	1113 PIONEER PLAZA WINCHESTER, 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 \$ 109460

Astrud Masterson

5/20/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

Mark K. Dwyer
LESSOR

859 619 7253

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

TWDER

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE RENEWAL WITH ANNUAL RENTAL EXCEEDING \$100,000.00

Lease No.: PR-5300		County: KENTON	
Using Agency: Cabinet for Health and Family Services, Department for Community Based Services			
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary		William C. Fowler	
Property Location: 130 West 43rd Street, Covington, KY			
Check One: <input type="checkbox"/> New Lease <input checked="" type="checkbox"/> Renewal <input type="checkbox"/> Modification			
Type Space: Office		Cost Per Square Foot: \$15.45	
Annual Rental Cost: \$885,671.24		Average Cost Per Square Foot of Leased-In Space in County: <u>\$16.73</u>	
Utilities Included: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Cancellation Clause:	<input checked="" type="checkbox"/> Yes If yes, explain terms: 30 Days		<input type="checkbox"/> No If no, explain why not:
Effective Date: July 1, 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 **WILLIAM C FOWLER PO BOX 2527 DANVILLE, KY 40423-2527** 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 \$ 15.45 per square foot for 57325 square feet for office space.

LEASE NUMBER: PR05300	LOCATION:
COUNTY: KENTON	130 WEST 43RD STREET COVINGTON, 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 \$ 885671.24

Astrud Masterson

5/20/2025

Commonwealth of Kentucky - LEASING AGENCY REPRESENTATIVE

ATTORNEY, FINANCE & ADMINISTRATION CABINET

William C Fowler
LESSOR

LESSOR'S CURRENT PHONE NUMBER

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



Andy Beshear
GOVERNOR

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

Bush Building, 3rd Floor
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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: June 10, 2025

SUBJECT: PR-5411, Franklin County, 300 Building
Tenant Improvement Fund Request - Leasehold Improvement Report

Attached please find notification of a leasehold improvement requested by the Energy and Environment Cabinet to upgrade electric and run cable to twelve locations on the 2nd and 3rd floors of the 300 Building located at 300 Sower Blvd, Frankfort, Kentucky (PR-5411). The improvements will be paid for by the Energy and Environment Cabinet as described in the amended and restated lease agreement with reference to the tenant improvement fund.

Per KRS 56.813(2)d, agencies occupying the 300 Building may fund improvements required to meet programmatic needs, but the improvements may not exceed \$600,000 in total.

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

NWB
Attachment

Cc: Capital Construction Log
Office of the State Budget Director
PR-5411 File

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASEHOLD IMPROVEMENTS

Date Posted: June 10, 2025	
Lease No.: PR-5411	County: Franklin
Using Agencies: Energy and Environment Cabinet	
LESSOR (identify all parties having 5% or more ownership): Attached extra sheet if necessary	CRM/D. W. WILBURN, LLC
Property Location: 300 Sower Boulevard, Frankfort, KY	
Existing Rental Terms	
Type Space: Office	Square Feet: 371,160
Annual Payment: \$4,405,312.76(FY25)	Contract Expiration: June 30, 2051
Modified Rental Terms	
Type Space: Office	Square Feet: 371,160
Annual Payment: \$4,405,312.76(FY25)	New Contract Expiration: June 30, 2050
Cost for Leasehold improvements: \$12,198.00	
Total Cost for Leasehold Improvements approved to date including this request: \$276,117.61	
Reason for Modification (see attached approval memo): Please see attached	
Estimate Details (see attached copies): 300 Building (including 7% management fee): CRM Development Company: \$12,198.00 Fox Electric: \$13,696.00 AE Electrical Solutions: \$14,402.20	



CRM DEVELOPMENT COMPANY

**1629 Ashwood Drive
Lexington, KY 40502
954-205-0412**

**QUOTE
Feb 19, 2025**

Email: megan@reddrawdev.com or andres@crmdev.com

Customer: 300 Sower Building

**Address: 300 Sower
Frankfort, KY 40601**

Project: Monitor Installation

Location of work: 300 Sower Building; First, Second & Third Floor

Description	Cost
12 outlets and 12 TV installations per floor layouts below (labor, materials, installation, clean up, etc) @ \$950 per outlet/TV install	\$11,400
CRM Development Markup (7%)	\$798
TOTAL	\$12,198





CRM DEVELOPMENT COMPANY

**1535 Delaware Ave
Lexington, KY 40505**

April 15, 2025

Email: megan@reddrawdev.com or andres@crmdev.com

300 Sower Building

**Address: 300 Sower
Frankfort, KY 40601**

QUOTE

Project: Duplex and TV Installation

Location of work: 300 Sower Building

Description	Cost
12 duplex and 12 TV installations (labor and materials included)	\$12,800
CRM Development Markup (7%)	\$896
TOTAL	\$13,696



228 VIEW POINT DR
RICHMOND KY 40475
FOX.ELECTRIC@OUTLOOK.COM
(859)351-0370

Andres @crmdev.com

300 Sower Building

Frankfort Ky 40601

Proposal

03/16/2025

Fox Electric agrees to provide all necessary labor & material to complete installation for 12 duplex & 12 tv installs per drawings for the total sum of \$12,800.00

Thank You & we appreciate the opportunity to earn your business
James Fox



CRM DEVELOPMENT COMPANY

1535 Delaware Ave
Lexington, KY 40505

May 8, 2025

Email: megan@reddrawdev.com or andres@crmdev.com
300 Sower Building

Address: 300 Sower
Frankfort, KY 40601

QUOTE

Project: AE Electrical Solutions Quote for 12 TV installs

Location of work: 300 Sower Building

Description	Cost
12 duplex and 12 TV installations (labor and materials included)	\$13,460
CRM Development Markup (7%)	\$942.20
TOTAL	\$14,402.20



Our Mission: To provide superior workmanship and service to our customers in a safe, cost effective manner.

AE Electrical Solutions
210 Commerce BLVD
Frankfort KY 40601

Tel: (502)223-5754 Fax:(502)227-7608
www.aees.com

PROPOSAL

Quote ID#: 300SWRPLUGS0001-1

Proposal Submitted To:

Job Name: Plug Install for T.V.

Job Location:

300 Sower Blvd

Frankfort Ky 40601

ATTN: Todd B.

Date: 05/08/2025

We hereby submit specifications and estimates for:

- Install (12) Receptacles for T.Vs.
 - F1E - (2) rooms
 - F1W - (2) rooms
 - F2E - (2) rooms
 - F2W - (2) rooms
 - F3E - (2) rooms
 - F3W - (2) rooms
- Receptacles will be 20A Commercial White
- Locations must be marked prior to job, for installation, by tenant.
- Conduit will be ran from panel to hall. MC cable from hall junction to each room.

Labor: \$8,850.00

Materials: \$4,610.00

Total Cost: \$13,460.00

We propose to furnish material and labor - complete in accordance with above specifications, for the sum of:

Authorized for AE Electrical Solutions by:

Austin Kirk
Account Manager

Cell: (502) 517 - 1747

AE Electrical Solutions may withdraw this proposal if not accepted within ten days. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays are beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. AE Electrical Solutions warrants and guarantees all labor, materials and equipment furnished and installed for a period of one year.



Andy Beshear
GOVERNOR

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Frankfort, Kentucky 40601
Phone: (502) 564-2205

Holly M. Johnson
SECRETARY

Charles O. Bush, Jr.
INTERIM COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

TO: FILE

DATE: June 10, 2025

SUBJECT: PR-5411, Franklin County, 300 Building
Tenant Improvement Fund Request

Per KRS 56.813(2)d, agencies occupying the 300 Building may fund improvements required to meet programmatic needs, but the improvements may not exceed \$600,000. The Energy and Environment Cabinet has submitted a tenant improvement request to upgrade electric and run cable to twelve locations on the 2nd and 3rd floors.

Three quotes for each building were received from the building management company as follows:

300 Building (including 7% management fee):

CRM Development Company:	\$12,198.00
Fox Electric:	\$13,696.00
AE Electrical Solutions:	\$14,402.20

After reporting to the Capital Projects Bond Oversight Committee, the Energy and Environment Cabinet has requested to proceed with the low bid of \$12,198.00, and it has agreed to pay the expense.

Your approval of this action is recommended to accomplish the improvements to this facility as requested by the agency.

APPROVED:

Natalie W. Brawner, Director
Division of Real Properties

NWB
Attachment



Andy Beshear
GOVERNOR

**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES
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Natalie W. Brawner
DIRECTOR

MEMORANDUM

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

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

DATE: June 10, 2025

SUBJECT: PR-5872, Franklin County
Finance and Administration Cabinet, Office of Revenue Legal

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

PR-5872, 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-5872 File

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

Date Posted: June 10, 2025	
Lease No.: PR-5872	County: Franklin
Using Agency: Finance and Administration Cabinet, Office of Legal Services for Revenue	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	Rainier Frankfort Acquisitions, LLC
Property Location: Building 11, Mill Creek Park, Frankfort, Ky. 40601	
<u>Existing Rental Terms</u>	
Type Space: Office	Square Feet: 5,070
Annual Payment: \$63,375.00 Rent	Contract Expiration: June 30, 2031
<u>Modified Rental Terms</u>	
Type Space: Office	Square Feet: 5,070
Annual Payment: \$65,403.00	New Contract Expiration: June 30, 2031
Total Cost to be Amortized: \$36,244.24	
Projected Period of Amortization – Effective: TBD Through June 30, 2031 (76 months)	
Reason for Modification (see attached approval memo and modification): Please see attached.	
Estimate Details (see attached copies): (1) NAI Issacs-Total \$40,752.00 (2) \$41,474.24 from Allison Glass, GLR Contracting and Rite Rug Lexington Agency's portion: \$36,244.24	

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	Rainier Frankfort Acquisitions, LLC	PR NUMBER, COUNTY	PR-5872, FRANKLIN COUNTY
ADDRESS	C/O Paul Ray Smith Lexington KY 40503	VENDOR NUMBER	KY0047311
		AGENCY/DEPARTMENT	Finance Cabinet
		DIVISION	Revenue Legal
		DATE	January 28, 2025
		BUILDING CODE #	90556005

1. Lease Agreement number **PR-5872, Franklin County** (document) dated **January 28, 2025**, is hereby modified as set forth in Paragraph 2.

2. This Lease is modified as follows:

1. To amortize the \$36,224.24 cost for renovations to the leased premises per attached estimate from NAI Issacs, 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, 2031. 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.

/s/ Bethany Atkins Rice

2/13/25

STATE LEASING AGENCY REPRESENTATIVE

Date

Rainier Frankfort Acquisitions, LLC
By: Paul Ray Smith, Jr. as Court Appointed Receiver
PR 52

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____

ALLISON - COLLINS

GLASS WORKS

745 East Main Street
Frankfort, KY 40601
Phone (502) 875-2000

MATERIAL	PRICE	AMOUNT
1 3'0 x 7'0 Door + Frame		
- Bronze		
- Bronze tempered		
- Safety glass		
- Door closer		
- Door Sweep		
- 795 DC Sealant		
* Remove drive-thru window		
- Reframe lower section + top to accept door frame		
- Black top walkway for entry		
* Remove (2) exterior barriers		
Truck Service		
Sub Total Material Used		
%		
Equipment Use Charge		
Total Charge Materials & Equipment		

All claims for corrections must be made within a 30 day period.



44631

INVOICE/ESTIMATE

JOB PHONE	DATE OF ORDER
JOB NAME/LOCATION	12/19/24
Mill Creek Part	
Salesperson	Bldg. # 11

CALL TO

Nai Isaac

268 923-0582

Jennifer

CHARGE	COD	CALL BACK	1ST CALL	BEFORE 12	AFTER 12	CALL 1st
--------	-----	-----------	----------	-----------	----------	----------

Look at removing drive-thru windows + installing
new door - match door beside window

DATE

DESCRIPTION OF WORK PERFORMED

OUR TRAINED SERVICE TECHNICIAN RECOMMENDS THE FOLLOWING

LABOR	HOURS	RATE	AMOUNT	TOTAL MATERIAL	TOTAL LABOR
DATE:				SALES TAX	
CODE:				EQPT. CHARGE	
SIGNATURE (I acknowledge the satisfactory completion of above described work)				3% up-charge on credit cards	

THANK YOU!
PAY THIS AMOUNT ▶ 12,217 90

INTEREST AT 1 1/2 % PER MONTH AFTER 30 DAYS



637 Springridge Drive
Lexington, Kentucky 40503
glrcontracting2015@gmail.com
859 533-6409

PROPOSAL

12/20/2024

Revised 1/7/2025

Proposal Submitted To: Jennifer Pennington
Company: NAI Isaac
Address: 771 Corporate Drive Suite 500
City: Lexington State: KY Zip: 40503

GLR Contracting proposes to furnish all material and labor necessary for the completion of the work at 1 Mill Creek Park Building 11, Frankfort, KY and described as follows:

- Minor drywall repairs and apply two top coats of paint to all of the walls and door frames in the highlighted area(5,334 SF) of the drawing you texted me dated 12/14/24 and revised with an exclusion
Materials and labor - \$9,400.00
- Minor drywall repairs and apply two top coats of paint to all of the walls and door frames in the corridors from the front exit door to the side exit door including two bathrooms(no doors are included in this item)
Materials and labor - \$3,850.00
- Lightly sand, touch up stain on damaged areas and apply two coats of poly to all of the doors(14) in the above mentioned highlighted area of the texted drawing
Materials and labor - \$1,400.00

The work will be performed with first class workmanship for the sum of **\$14,650.00**. Thank you for the opportunity to work with you on this project.

Respectfully Submitted:

Gary L. Rice

Date: 1/7/2025

Accepted By:

Date: _____

RITE RUG LEXINGTON - RETAIL
2330 FORTUNE DRIVE
LEXINGTON, KY 40509
Telephone: 859-299-0737

Page 1

ES464054

QUOTE

Sold To	Ship To
JW LLC DBA NA ISAAC 771 CORPORATE DRIVE SUITE 500 LEXINGTON, KY 40503	JW LLC DBA NA ISAAC 1 MILL CREEK PARK BLDG 11 FRANKFORT, KY 40601

Quote Date	Home Phone	PO Number	Quote Number
12/20/24	859-224-2000	REPLACE COMMERCIAL C	ES464054

Style/Item	Color/Description	Quantity Units	Price	Extension
PRELUDE	TO BE DETERMINED	4,326.00 SF	2.99	12,934.74
MAX 3300 4 G	.	3.00 EA	0.00	0.00
4" 1/8 W/TOE GP#2(V) COIL	CB40 BLACK	840.00 LF	1.99	1,671.60
7200 COVEBASE ADH 30	30 OZ	17.00 EA	0.00	0.00
FLAT SILVER	.	1.00 EA	0.00	0.00
LEX-RET-CARPET INSTALL PLATINUM		4,326.00 SF	0.00	0.00
LEX-RET-RIP UP GLUE		4,326.00 SF	0.00	0.00
DOWNDISPOSE				
LEX-RET-COVEBASE		840.00 LF	0.00	0.00

**SCOPE OF WORK: REPLACE GLUE DOWN COMMERCIAL BROADLOOM
CARPET & EXISTING COVE BASE**

1/8/25 UPDATE: NO LONGER INCLUDES 30X32'6" ROOM

— 01/08/25 —	10:41AM —
Sales Representative(s):	Material: 14,606.34
MCBRIDE, MARK - 1848	Service: 0.00
	Misc. Charges: 0.00
	Sales Tax: 0.00
	Misc. Tax: 0.00
	QUOTE TOTAL: \$14,606.34



Commercial Real Estate Services, Worldwide.

January 9, 2025

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

RE: PR-5872 Revenue Legal (11 Mill Creek Park, Frankfort, KY)

NAI Isaac proposes to perform the following work based on the request submitted by Division of Real Properties for the agency referenced above for the sum of Forty Thousand, Seven Hundred, Fifty-Two Dollars (\$40,752.00):

Remove and replace carpet (Philadelphia Prelude-Herald 00206)
Paint walls (SW-Worldly Gray) and door trim (SW-Intellectual Gray)
Install new exterior door at location of existing drive thru window

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

Jennifer Pennington
Property Manager

Accepted by

Dated

771 Corporate Drive, Suite 500
Lexington, Kentucky USA 40503
+1 859 224 2000
naiisaac.com



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: Holly M. Johnson, Secretary
Finance and Administration Cabinet

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

DATE: February 13, 2025

SUBJECT: PR-5872, Franklin County
Office of Legal Services for Revenue
Finance and Administration Cabinet
Lease and Lease Modification

The Finance and Administration Cabinet, Office of Legal Services for Revenue (Revenue Legal) occupies state owned space in the Kentucky State Office Building in Frankfort, Kentucky. Due to multiple moves that need to occur to vacate tenants from Capitol during its renovation, it was determined necessary to relocate Revenue Legal. Revenue Legal submitted a space request, which indicated a need for approximately 5,244 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 Department for Public Advocacy (reference PR-5250 Franklin). Upon review of the floor plans and specifications for the proposed space, the lessor has consented to lease 5,070 square feet of space at the same terms and conditions of PR-5250, which is permitted under KRS 56.813(1). Therefore, the attached lease agreement provides for the use of 5,070 square feet of office space at a rental rate of \$12.90 per square foot (\$65,403.00 annually), excluding utilities and janitorial services with a term expiring June 30, 2031.

Further, it was determined that renovations are necessary to accommodate Revenue Legal within the proposed leased space which includes paint, carpet, creation of a new exterior door, electrical, concrete, window treatment and new interior door hardware modifications. The lessor has indicated the total renovation cost is \$99,511.44, and the lessor has agreed to absorb \$63,224.24 of that cost with the agency's remaining cost of \$36,224.70. Two estimates have been provided for a portion of the work to be absorbed by the agency. One from NAI Issacs for \$40,752.00 and the other with a combined total of \$41,474.24 from three vendors as follows: \$12,217.90 from

Memo to: Holly Johnson, Secretary
PR-5872, Franklin County
Finance Cabinet-Revenue Legal
February 13, 2025
Page Two

Allison Glass, \$14,650.00 from GLR Contracting and \$14,606.34 from Rite Rug Lexington. Revenue Legal has recommended acceptance of the lower quote from NAI Issacs with the \$36,224.70 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 \$36,224.24 in renovation expenses. The anticipated amortization period of seventy-six (76) months results in estimated monthly cost of \$476.63R for 75 monthly payments and one monthly payment of \$476.99. This results in an annual amortization cost of \$5,719.56 and an annual rent cost of \$65,403.00 for a total annual lease and amortization cost of \$71,122.56. 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 Revenue Legal.

If you require additional information, please advise.

RECOMMENDED:

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

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

NWB/JLB/jlb
Attachment