



FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES

Matthew G. Bevin
Governor

Division of Real Properties
Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601
(502) 564-2205
Fax: (502) 564-8108

William M. Landrum III
Secretary

Robert M. Burnside
Commissioner

Scott Aubrey
Director

MEMORANDUM

TO: Josh W. Nacey, Committee Staff Administrator
Capital Projects and Bond Oversight Committee

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

DATE: April 5, 2016

SUBJECT: PR-3590, Franklin County
Cabinet for Health & Family Services
Statutory Lease Modification Report

As outlined, attached please find notification of a lease modification reflecting amortization of monies that have been processed by our Leased Properties Branch:

PR-3590, Franklin County

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

BSH/bh

Cc: Capital Construction Log
John Hicks, OSBD
PR-3590 File
BSH

Attachment

REPORT TO CAPITAL PROJECTS AND BOND OVERSIGHT COMMITTEE

LEASE MODIFICATION AMORTIZATION

Date Posted in 30-Day Register: April 5, 2016	
Lease No.: PR-3590	County: Franklin
Using Agency: Cabinet for Health & Family Services	
Lessor (identify all parties having 5% or more ownership): Attached extra sheet if necessary	First City Complex
Property Location: 102 Athletic Drive, Frankfort, KY	
Existing Rental Terms	
Type Space: Office	Square Feet: 99,458
Annual Payment: \$1,127,853.72	Contract Expiration: June 30, 2017
Modified Rental Terms	
Type Space: Office	Square Feet: 99,458
Annual Payment: \$1,127,853.72	New Contract Expiration: June 30, 2017
Total Cost to be Amortized: \$32,869.08	
Projected Period of Amortization – Effective: April 1, 2016 Through: June 30, 2017	
Reason for Modification (see attached approval memo and modification): Please see attached	
Estimate Details (see attached copies): 1. Warnick Construction: \$49,915.00 2. Cunningham Electric: \$1,700.00; Allison-Collins Glass Works: \$5,794.08; Whitehouse Concrete Construction: \$2,675.00; Gary Sharfe Paint Contractor: \$500.00; Sorg Heating & Cooling: \$22,200.00 – Total: \$32,869.08	

COMMONWEALTH OF KENTUCKY LEASE MODIFICATION AGREEMENT

LESSOR	First City Complex	PR NUMBER, COUNTY	PR-3590, Franklin COUNTY
ADDRESS	P O Box 191 Frankfort KY 40601	VENDOR NUMBER	VC 0000103569
		AGENCY/DEPARTMENT	Cabinet for Health & Family Services
		DIVISION	
		DATE	December 10, 2015
		ACCOUNT NUMBER	90807001

1. Lease Agreement number **PR-3590**, dated **July 1, 2001**, is hereby modified as set forth in Paragraph 2.
2. This Lease is modified as follows:
 1. To amortize the \$32,869.08 cost for various improvements for disabled employees; per estimate submitted by Cunningham Electric for \$1,700.00; Allison-Collins for \$5,794.08; Whitehouse Concrete for \$2,675.00; Gary Sharfe Paint Contractor for \$500.00; Sorg Heating and cooling for \$22,200.00 (Total: \$32,869.08) 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, 2017**.
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.

Ch C 12-29-15
STATE LEASING AGENCY REPRESENTATIVE Date

First City Complex By
Mary Ann Stulick, Manager 12/18/15
LESSOR Date

[Signature] 29 JAN 2016
ANALYST, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

[Signature] 2/4/16
ATTORNEY, FINANCE & ADMINISTRATION CABINET Date

[Signature] 29 JAN 2016
MANAGER, LEASING BRANCH, DIVISION OF REAL PROPERTIES Date

[Signature]
DIRECTOR, DIVISION OF REAL PROPERTIES

William M. Randon 4 Feb 16
SECRETARY, FINANCE & ADMINISTRATION CABINET Date

APPROVED THIS 1st DAY OF April, 2016

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. MBF

ORIGINAL



**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES**

Matthew G. Bevin
Governor

Division of Real Properties
Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601
(502) 564-2205
Fax: (502) 564-8108

William M. Landrum III
Secretary

Charles O. Bush, Jr.
Acting Commissioner
MEMORANDUM

Scott Aubrey
Director

TO: William M. Landrum III, Secretary
Finance and Administration Cabinet

FROM: Scott Aubrey, Director SA
Division of Real Properties

DATE: January 29, 2016

SUBJECT: PR-3590, Franklin County
Cabinet for Health & Family Services

The Cabinet for Health & Family Services recently submitted a request for various improvements at the subject facility to provide a reasonable accommodate for disabled employees and to facilitate installation of new mail equipment. The accommodation requests include conversion of parking spaces, installation of a curb ramp, and installation of multiple ADA door operators. The renovations necessary to facilitate installation of the new mail equipment include minor structural changes, electrical improvements, and modifications and/or upgrades to the HVAC system to provide appropriate temperature and humidity control for the new equipment.

In accordance with KRS 56.813, the lessor provided two estimates for installation of the strobe devices as follows:

1. \$49,815.08 from Mark Warnick includes the electrical, the automatic openers, conversion of parking spaces, modifications of walls and ceiling and painting, and upgrades to the HVAC system.
2. \$1,700.00 from Cunningham Electric; \$5,794.08 from Allison-Collins; \$2,675.00 from Whitehouse Concrete; \$500.00 from Gary Sharfe Paint Contractor; \$22,200.00 from Sorg Heating and cooling; total cost \$32,869.08.

The Cabinet for Health & Family Services has recommended acceptance of the low bids at a total cost of \$32,869.08. The costs associated with this request would be amortized over the remaining term of the lease with an expiration date of June 30, 2017. A Capital Projects and Bond Oversight Committee report is required and will be completed when an effective date for the modification is established in accordance with applicable provisions of KRS 56.813. Your approval of this request is recommended to accomplish the various improvements to this facility as requested by the Cabinet for Health & Family Services. Should you require additional information, please advise.

Should you require additional information, please advise.

JSA/BSH/bh
Attachment

RECOMMENDED:

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

Mark Warnick
DBA Warnick Construction
480 O'nans Bend Rd.
Frankfort, Kentucky 40601
Ph.: 502-803-5291

PROPOSAL

November 13, 2015

Commercial & Industrial Services
P.O. Box 191
Frankfort, Kentucky 40602
Re: PR-3590, Franklin County: Disability Determination; 1st City Complex

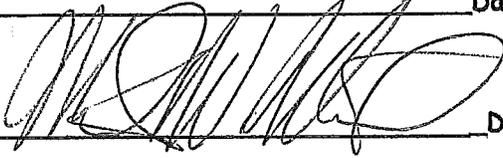
We have been asked to provide and an estimate for the repairs and renovations to the above Ky. State Agency mentioned above. Specifically, the addition of 2 handicap access electronic door openers, as per plan, to 2 of the bathrooms as shown on the plans. A new electronic handicap access opener and hardware to the Side Entrance door at the location shown on the plans. It will also be necessary to demolition part of the outside sidewalk located new this entrance to provide a handicap/wheel chair access ramp [location shown on plans]. All necessary electric and wiring will be provided for the openers.

In addition, there is a new mail-sorting machine [provided by others] to be added to the mailroom. This installation will entail new wiring and receptacles as per plan. A wall in the mailroom separating the location of the new sorter and the existing equipment has been marked for removal as per plan. The wall will be removed and any existing wire or data outlets will be relocated and the opening finished to match existing. Due to the addition of the new equipment, an HVAC upgrade will be necessary. We propose to install 2 Mitsubishi mini-split systems 3-ton ea. In each end of the completed mailroom, in addition an energy recovery system will be included with this installation to assure control of the humidity, ventilation, and temp. HVAC for the existing office located in the mailroom will not be altered. All existing ductwork, supply and return, will be re-routed to the main floor area of the building.

We propose to provide all necessary labor, materials, and equipment [with the exception of the Document Inserting System], and necessary electric as per plan and as necessary for the proposed equipment for the sum of Forty-Nine Thousand Nine Hundred Fifteen Dollars [\$49,915.00].

*****Any work other than listed above will be done on a T&M basis @ a labor rate of \$40.00/hr/man or by signed and written agreement between the State Agency or Leasing Agent and the General Contractor or by an authorized representative thereof. This proposal may be withdrawn if not Accepted within 30 days.**

Accepted by: _____ Date: _____

Mark W. Warnick  Date: 11/13/2015

CUNNINGHAM ELECTRIC CO., INC
P.O. BOX 34
125 LARALAN AVE.
FRANKFORT, KY. 40602

Proposal

Page No. 1 of 1 Pages

PHONE (502) 695-2136 FAX (502) 695-2101

PROPOSAL SUBMITTED TO	COMMERCIAL SERVICES	PHONE	DATE
STREET		JOB NAME/LOCATION	11/05/2015
CITY, STATE AND ZIP CODE			
ATTN.	LESLIE DRISKELL	QUOTE#	

THE FOLLOWING QUOTE IS FOR THE REMOVAL OF ELECTRIC AND DATA IN WALL TO BE REMOVED IN MAIL ROOM AT 1ST CITY COMPLEX.

THANKS FOR THE OPPORTUNITY TO QUOTE THIS WORK FOR YOU.

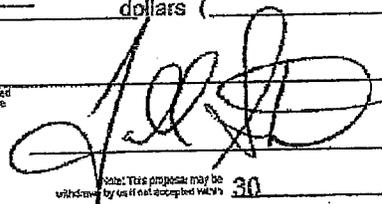
Life Proposal

THREE HUNDRED FIFTY _____ dollars **\$350.00**

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be associated only upon written orders, and will become an extra charge unless otherwise specified. Our responsibility does not extend to equipment, accidents or injury beyond our control. Order to carry fire, theft and other necessary insurance. Our

AUTHORIZED SIGNATURE



Valid: This proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal

The above prices, specifications and conditions are well understood and are hereby accepted. You are authorized to do the work as specified. Payment will be made as indicated above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE

CUNNINGHAM ELECTRIC CO., INC
P.O. BOX 34
125 LARALAN AVE
FRANKFORT, KY. 40602

Proposal

Page No. 1 of 1 Pages

PHONE (502) 695-2135 FAX (502) 695-2101

PROPOSAL SUBMITTED TO	COMMERCIAL SERVICES	PHONE	DATE
STREET		JOB NAME / LOCATION	11/05/2015
CITY, STATE AND ZIP CODE			
ART#	LESLIE DRISKELL	QUOTE #	

We hereby warrant against errors and omissions for:
THE FOLLOWING QUOTE IS FOR MATERIAL AND LABOR TO COMPLETE INSTALLATION OF ELECTRIC AND CONTROLS FOR NEW DOOR OPENERS AT MEN'S RESTROOM #2 AND WOMEN'S RESTROOM #3.

THANKS FOR THE OPPORTUNITY TO QUOTE THIS WORK FOR YOU.

openers and installation of openers

Net Proposal

SEVEN HUNDRED TWENTY-FIVE _____ dollars (\$725.00).
Payment to be made as follows:

All material is guaranteed by its supplier. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be computed only upon written consent, and will become an extra charge unless otherwise specified. Our responsibility is limited to workmanship, accidents or delay beyond our control. Owner to carry fire, tornado and other necessary insurance. Our

Author's Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE

CUNNINGHAM ELECTRIC CO., INC
P.O. BOX 34
125 LARALAN AVE.
FRANKFORT, KY. 40602

Proposal

Page No. 1 of 1 Pages

PHONE (502) 695-2136 FAX (502) 695-2101

PROPOSAL SUBMITTED TO COMMERCIAL SERVICES	PHONE	DATE 11/17/2015
STREET	JOB NAME / LOCATION 1ST CITY COMPLEX	
CITY, STATE AND ZIP CODE	FRANKFORT, KY 40601	
ATTN. LESLIE/MARY ANN	QUOTE #	

We hereby warrant acceptance and execution for:
THE FOLLOWING QUOTE IS FOR THE MATERIALS AND LABOR TO COMPLETE THE FOLLOWING ITEMS:

--INSTALLATION OF THREE (3) NEW RECEPTACLES FOR NEW MAIL ROOM EQUIPMENT

THANKS FOR THE OPPORTUNITY TO QUOTE THIS WORK FOR YOU!!

We Propose

SIX-HUNDRED TWENTY-FIVE _____ dollars (\$625.00)

Payment to be made as follows:

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within 30 days

All material to be guaranteed to be as specified. All work 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 unless authorized by the Client. Cunningham Electric Company is not responsible for any delay beyond our control. Owner to carry fire, theft and other necessary insurance. Our

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

SIGNATURE

SIGNATURE

DATE OF ACCEPTANCE:

Whitehouse Concrete Construction, Inc.

300 Rouse Ave
 Frankfort, KY 40601
 502-223-7879

Estimate

Date	Estimate #
10/23/2015	5867

Name / Address
Commerical Services Ratliff Trust A P.O. Box 191 Frankfort, KY 40602

P.O. No.	Other
Handicap Ramp E...	227-7518

Item	Description	Total
Concrete/Comm	Location: 102 Athletic Drive We will cut and remove the existing blacktop at the sidewalk in front of the employee's door. We will form and pour a new concrete handicap ramp over a rock base with dimple strip in place. Concrete will be a 4000 PSI mix with fiber mesh and 1/2" rebar drilled and pinned to all existing concrete and throughout concrete. Concrete will have a medium broom finish with control joints and a clear sealer. Total labor, materials and equipment to complete this job:	2,675.00

Fax: 502-875-7016

Email: whitehouseconcrete@yahoo.com

Total

\$2,675.00

** 50% DOWNPAYMENT ON ALL JOBS OVER \$2,500.00
 ** ESTIMATES ARE GOOD FOR THREE MONTHS
 ** WE CANNOT GUARANTEE AGAINST CRACKS IN CONCRETE.
 ** THIS ESTIMATE IS BASED ON THE EXISTING CONCRETE OR ROCK TO BE REMOVED AT A 4" DEPTH. THERE MAY BE A CHANGE IN THE ESTIMATE IF THE CONCRETE OR ROCK IS MORE THEN 4" DEEP.
 ** THIS ESTIMATE MAY CHANGE IF WE ENCOUNTER UNFORESSEN PROBLEMS THAT REQUIRE EXTRA MATERIALS OR LABOR.



GARY SHARFE, INC
PAINT CONTRACTOR
315 HERMITAGE DRIVE
FRANKFORT, KY 40601
502-319-0743

October 27, 2015

ESTIMATE

Ratliff Rentals
First City Complex

Remove one 10' wall
Finish walls out
Add one beam to ceiling
Adding one 6" board between ceilings (flush) to match existing color
Add one outside metal corner

Labor and Materials.....\$500.00

Thanks
Gary Sharfe

SORG HEATING & COOLING, LLC

Q U A L I T Y I N D O O R A I R C O M F O R T

P. O. BOX 1490,
598 WARSAW STREET,
FRANKFORT, KY 40602-1490

Phone 502-227-4521
Fax 502-227-8053
www.sorg.org

October 23, 2015

First City Complex
Frankfort, KY 40601

Project: FIRST CITY COMPLEX – Print/Mail Room

We are pleased to provide our quotation for the installation of the following project:

We will relocate the supply and return air duct from the existing print room and the new addition for the print room to the open area corridor. The office area connected to the print room will remain as is.

We will install 2 new 3 ton CARRIER mini split systems at each end of the print room along with an Energy Recovery Ventilator for precise temperature, humidity and ventilation control.

2 each model 38GVQ036/40GVQ036 Inverter driven Heat Pumps
1 each model ERVCCSHB Energy Recovery Ventilator

Installed for \$22,200.00 (twenty two thousand two hundred dollars).

Electric by others

Offer firm for 45 days

Tom Wunderlich