

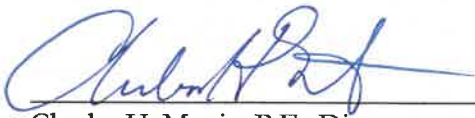
MAYOR LINDA GORTON



**LEXINGTON**

CHARLES H. MARTIN, P.E.  
DIRECTOR  
WATER QUALITY

To: Mayor Linda Gorton  
Lexington Fayette Urban County Council

From:   
Charles H. Martin, P.E., Director  
Division of Water Quality

Date: January 21, 2021

Subject: Division of Water Quality Tate Building Lease Agreement  
125 Lisle Industrial Ave., Suite 180

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Request

The Division of Water Quality requests approval of a building lease agreement with WINMAR Corporation for office space located at 125 Lisle Industrial Avenue, Suite 180, aka, the Tate Building.

Purpose of Request

Water Quality has been a tenant in the Tate Building space since 2011 and wishes to continue operations at that location. The duration of the initial lease is five (5) years and allows for five (5) additional one year renewals. Each year's renewal is conditioned on future budgetary approvals by the Urban County Council.

Project Cost in FY2021 budget year and future budget years

The current leased space is 25,449 square feet. Once the renovation and relocation work associated with the Samuel Brown Clinic relocation is complete, Water Quality will be occupying 24,168 square feet of space. The FY21 and future year annual costs are determined using Table 1 below.



**TABLE 1**

YEAR	DATE	RATE (\$/Yr./SF)	MONTHLY COST	ANNUAL COST
1	2/1/2021	\$15.95	^	^
2	2/1/2022	\$15.95	\$32,123.30	\$385,479.60
3	2/1/2023	\$15.95	\$32,123.30	\$385,479.60
4	2/1/2024	\$16.27	\$32,767.78	\$393,213.36
5	2/1/2025	\$16.59	\$33,412.26	\$400,947.12
6	2/1/2026	\$16.93	\$34,097.02	\$409,164.24
7	2/1/2027	\$17.26	\$34,761.64	\$417,139.68
8	2/1/2028	\$17.61	\$35,466.54	\$425,598.48
9	2/1/2029	\$17.96	\$36,171.44	\$434,057.28
10	2/1/1930	\$18.32	\$36,896.48	\$442,757.76

Are Funds Budgeted

FY21 funds are budgeted in: 4002 303401 3401 71302

Martin/Albright

