



The Plan for Lexington's New Government Center

Council Work Session
September 16, 2025

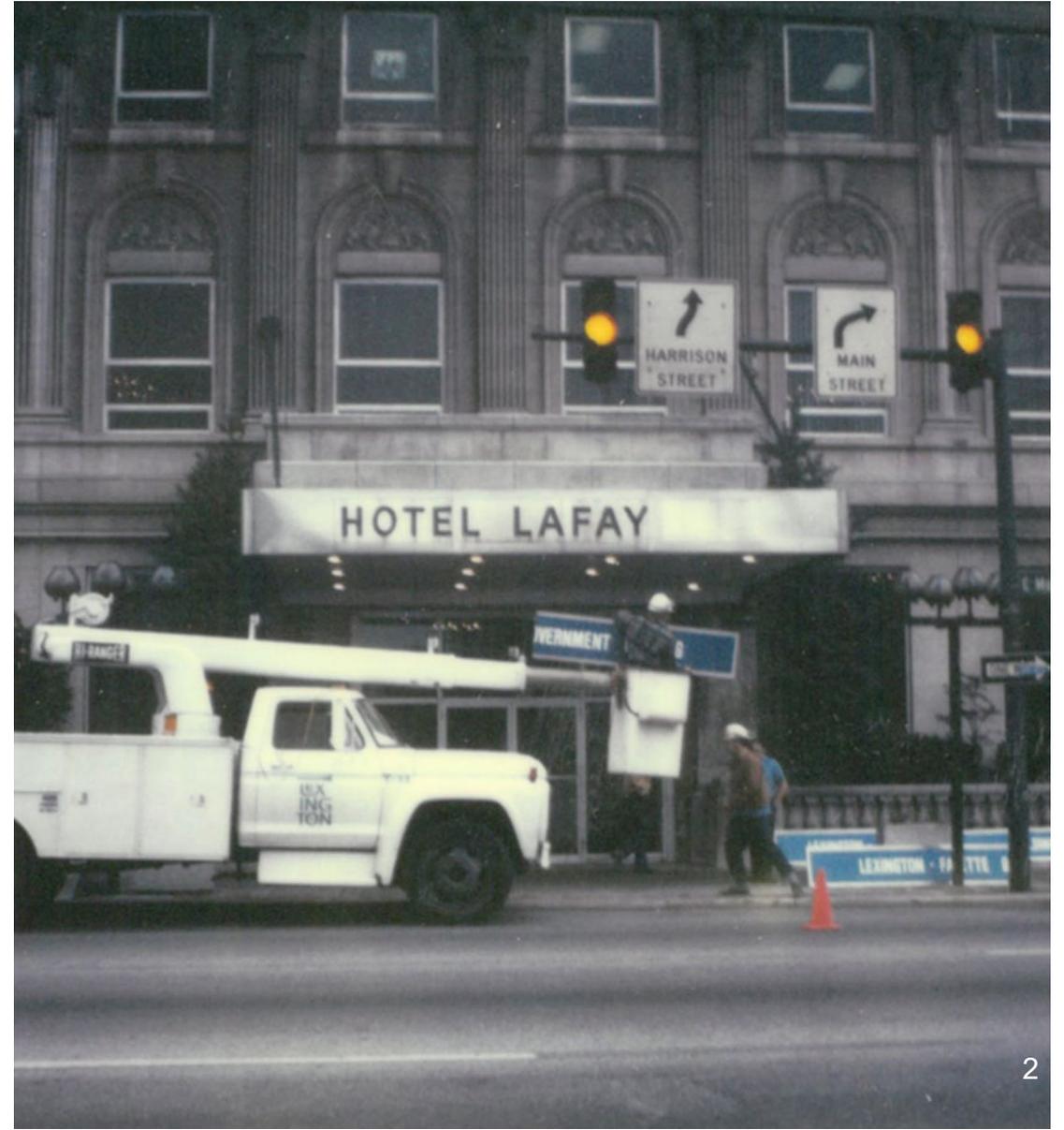




Legacy of 200 E. Main Street

- Lafayette Hotel opened in 1920
- City-County Merger vote in 1972
- Purchased by Lexington-Fayette Urban County Government in 1982
- LFUCG move-in 1984

This space has served us continuously for 40 years as the local government's headquarters, but it was never intended to be permanent.





Our Building's Current Condition

The historic building has accessibility challenges, costly capital improvement forecasts, lacks modern systems and amenities, and has space limitations for public meetings

Estimated Deferred Maintenance Costs: \$55M

Recent Major Capital Improvements Total: \$4.35M

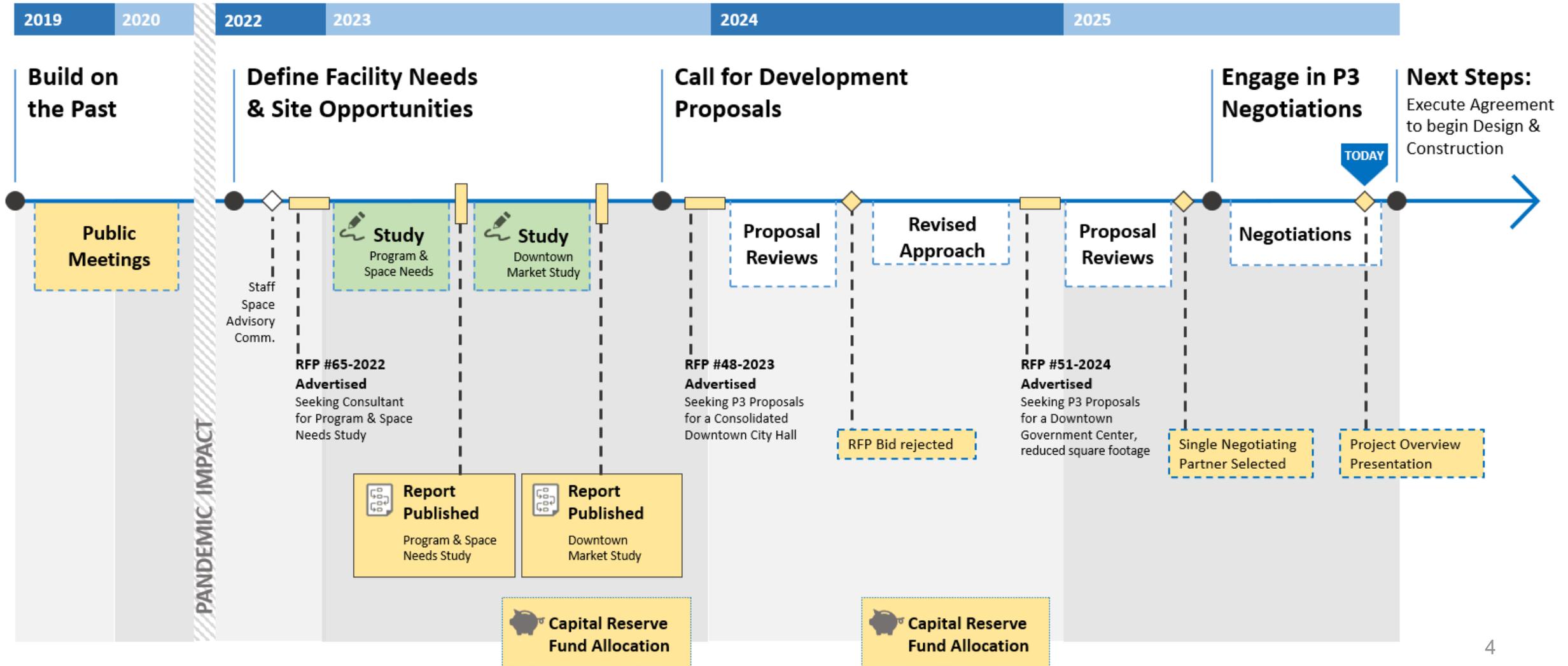
FY18- FY24

- Generator Replacement
- Envelope Repairs
- Elevators
- Parking Garage
- HVAC





LFUCG's More Recent Pathway to a New Government Center





A New Approach- Lessons Learned & Progress Made

Revision

- ✓ Reduced building footprint to minimum 100,000 sf
- ✓ Fiscal priority to contain project development costs
- ✓ Keep Phoenix Building; leverage to support new Govt Center.

Research

- ✓ Programming & Space Needs Study (2023)
- ✓ Downtown Market Study (2023)
- ✓ Retained
 - P3 Legal Counsel: Frost Brown Todd
 - Financial Advisors: Baird

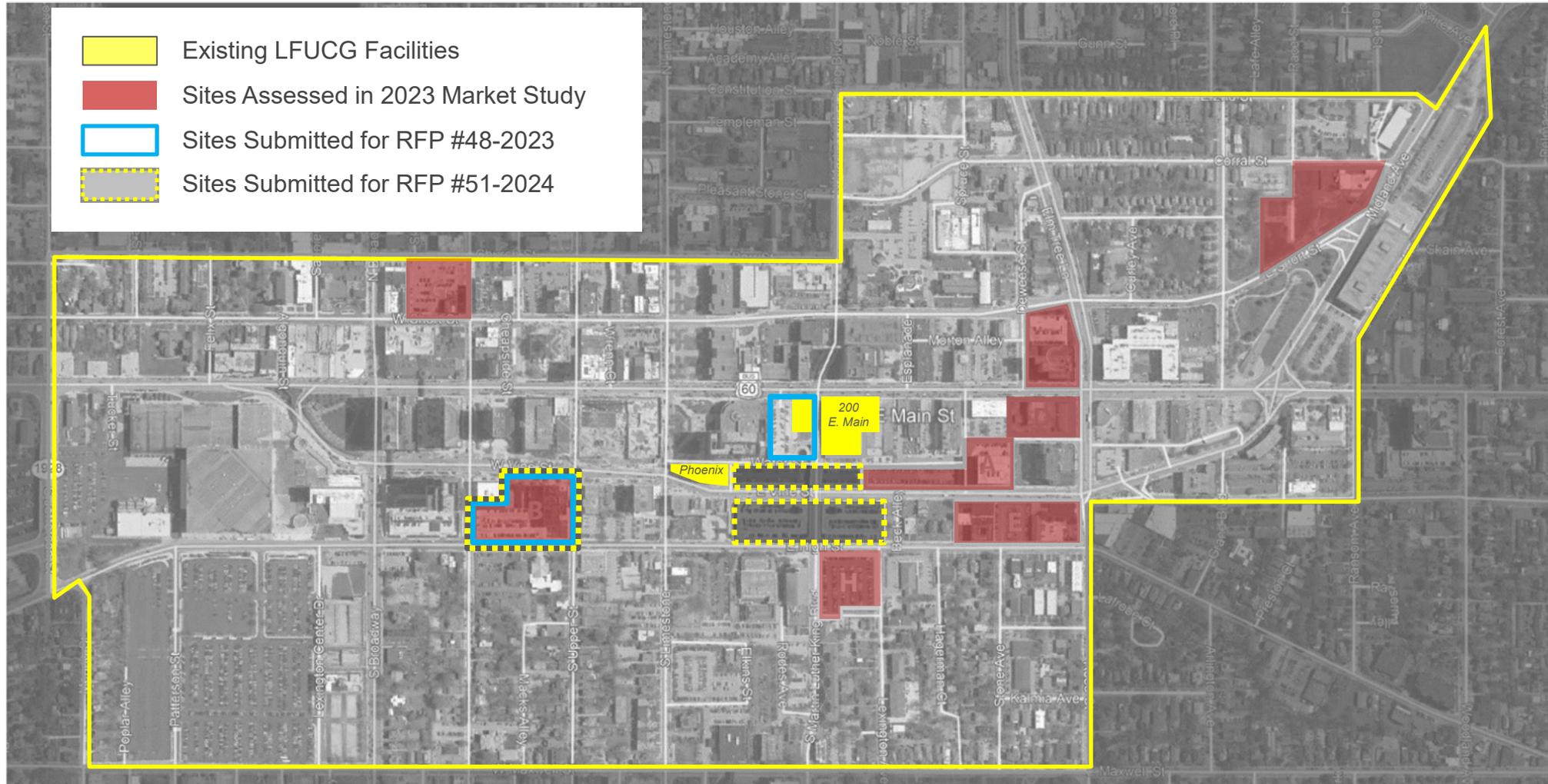
Resources

- ✓ Project Development: Cash Reserves
- ✓ Real Estate Holdings (potential disposable)
- ✓ Leadership: Administration & Council





Downtown: The Heart of Lexington, The Home of Government





Request for Proposals: Open & Transparent Procurement Process

RFP #51-2024

Advertised September 27 – December 4, 2024

- 3 proposals received
- 10 selection committee meetings held
- 2 presentations & site visits with each proposer

April 2025: selected a Single Negotiating Partner that reflected the strongest, most shovel-ready option

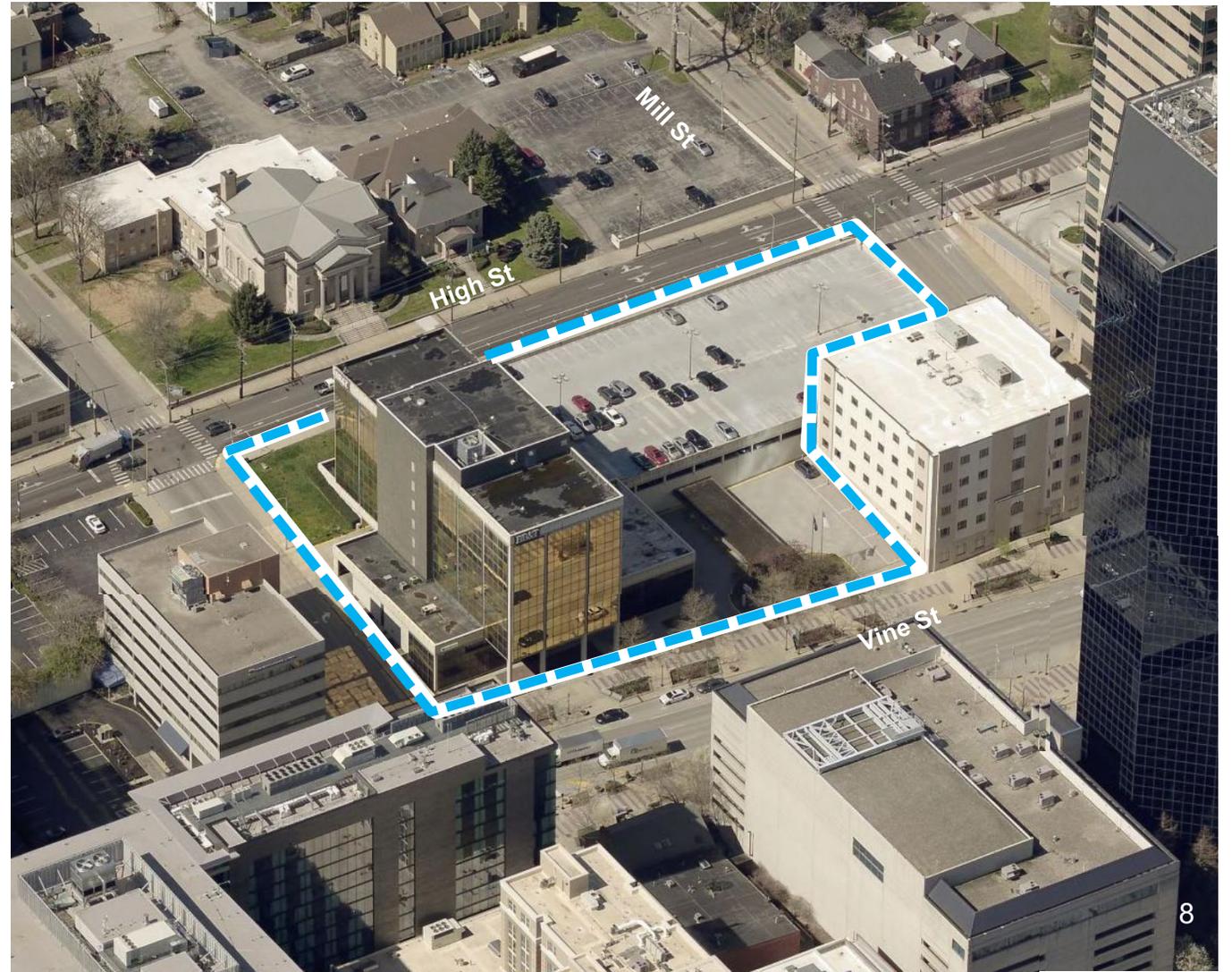
- Lexington Opportunity Fund
- 200 W. Vine Street
(building & parking garage)





Our Vision: A Civic Home for the Future at 200 W. Vine Street

- **Inclusive & Safe:** Open to all, with well-being at the core
- **Efficient & Functional:** Designed for productivity and seamless service
- **Community Hub:** Welcoming spaces for dialogue, service, and connection
- **Downtown Anchor:** Connecting government and community
- **Trusted Landmark:** A symbol of Lexington's pride and transparent government





A Center for the Community

Goal: Make public spaces the heart of the building, creating a civic front door that invites community gatherings, meetings, and civic participation.



The first two floors will include:

- **Welcoming Lobby:** A gallery and event space that reflects our city and invites residents in
- **Community Rooms:** Flexible spaces for groups of all sizes to meet and gather
- **Council Chamber:** Accessible, modern, and big enough so everyone has a seat



Welcoming & Accessible to All

Goal: Ensure every employee and visitor, regardless of ability or background, can easily navigate, participate in, and feel at home in their government center.



- **Universal Design:** Going beyond ADA to make the building usable for everyone
- **Easy-to-Navigate:** Clear layout so people can move through without confusion
- **On-site Parking:** Convenient access for all visitors



Healthy, Safe, Productive Workplace

Goal: Provide LFUCG employees with a safe, modern, and collaborative environment that supports their well-being and improves service to residents.



Image: ASDSKY TRIMONT, ©Garey Gomez

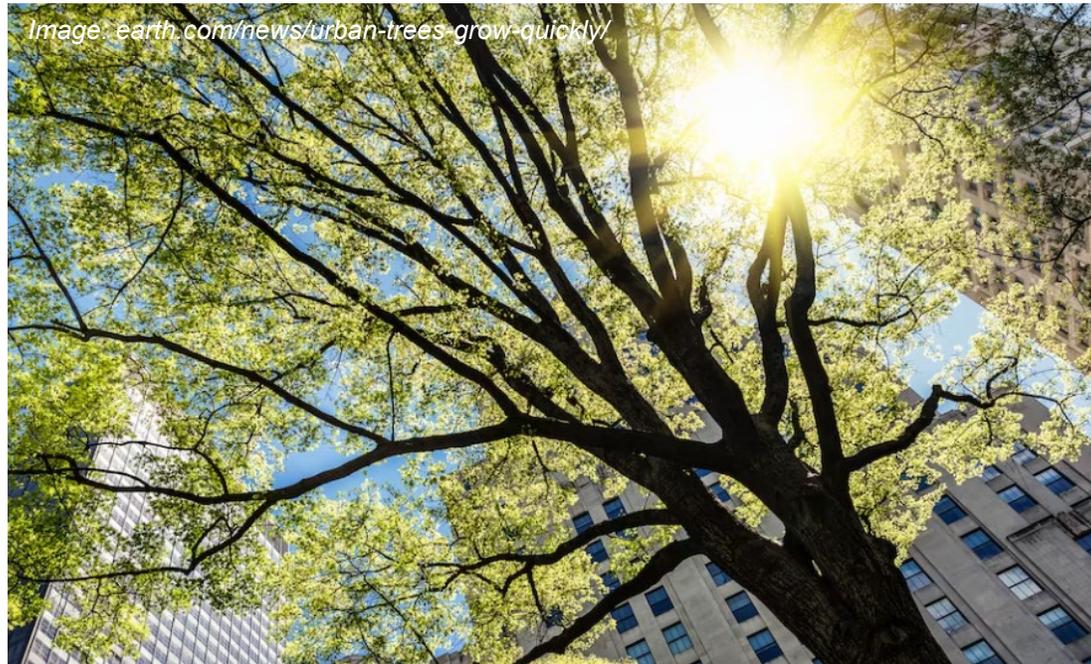
- **Healthy Spaces:** Natural light, clean air, and safe design boost well-being
- **Collaboration:** Shared hubs and meeting rooms build teamwork across departments
- **Safe Design:** Controlled access and modern offices keep staff and visitors secure
- **Service:** Investing in staff means better service for Lexington residents





Sustainability & Environmental Stewardship

Goal: Build a government center that lowers costs, reduces environmental impact, and sets a visible example of sustainability for our community.



- **Efficient:** Smart systems cut energy costs and save taxpayer dollars
- **Healthy:** Natural light and clean air benefit employees and visitors
- **Built to Last:** Durable materials reduce maintenance and extend the life of the building



The Time is Now for a new Government Center

One that is safe, inviting, accessible and functional

- **Past Efforts:** Previous attempts laid the groundwork for current success
- **Thoughtful & Methodical:** We continue to be committed to a careful, step-by-step process
- **Shovel-Ready:** The project is ready to move forward now
- **Responsible:** Investment does not take away from other local priorities
- **Future-Focused:** Solves a decades-old problem and delivers a civic home for residents, community, and employees for generations to come

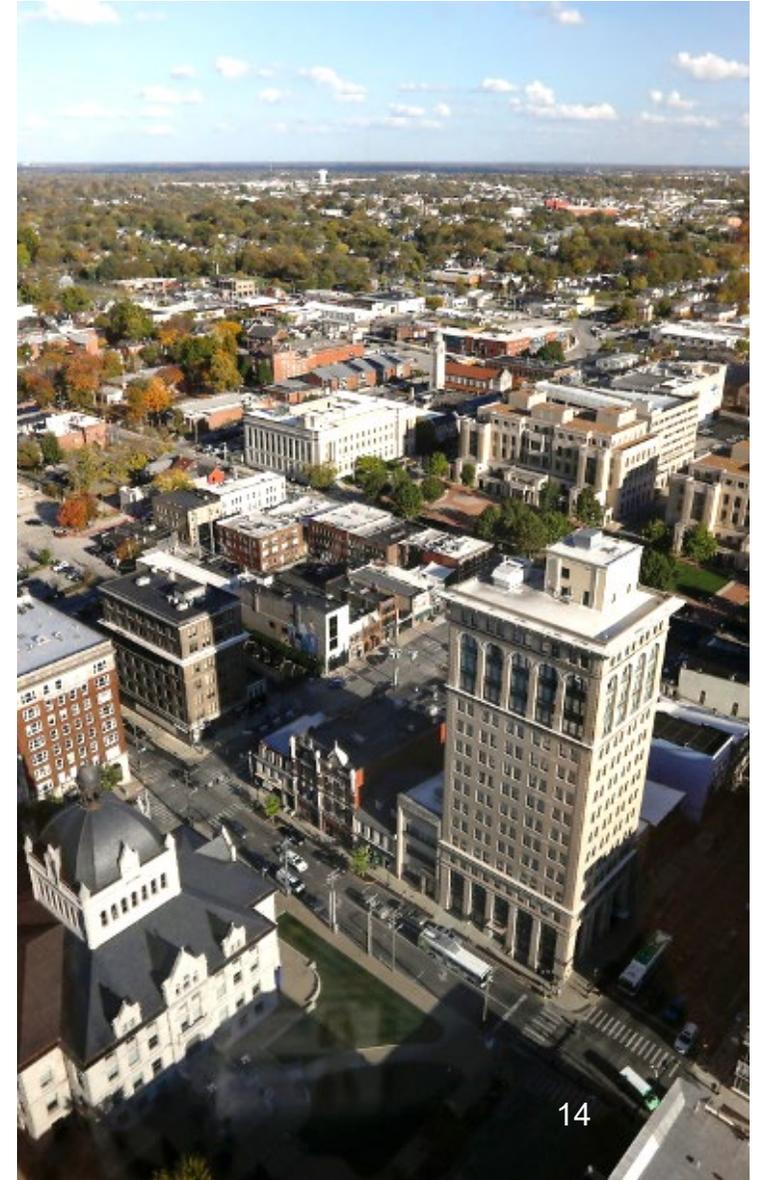




Public-Private Partnership (P3)

Goal: Leverage private expertise and investment to deliver Lexington a modern Government Center efficiently and responsibly.

- **Shared Risk:** Public and private partners share risks and responsibilities
- **Cost Savings:** Lowers LFUCG's total life-cycle costs and spreads investment over time
- **Faster Delivery:** Private expertise and a design-build, phased approach delivers the project more quickly
- **Higher Quality:** Best value selection and private expertise provides higher quality facilities
- **Focused Government:** Allows LFUCG to focus on serving residents while partners manage development





Key Next Steps & Opportunity

- Continue & finalize negotiations with our single negotiating partner
- Request Council authorization to execute a P3 agreement
- Ensure the design phase will be shaped by engagement with the public, staff, & Council
- Goal to break ground and begin project in 2026





Lexington's New Government Center

This is more than a building, this is a lasting investment in our people, our employees, and our future

Stay up to date on the project by visiting
Lexingtonky.gov/GovernmentCenter



Thank You

Questions?



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