

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
RESOLUTION 2023-122**

**A RESOLUTION APPROVING LEASE ADDENDUM MODIFICATION #2
TO A LEASE AGREEMENT BETWEEN MADISON COUNTY FISCAL COURT
AND THE KENTUCKY ADMINISTRATIVE OFFICE OF THE COURTS**

WHEREAS, on May 1, 2022, the Madison County Fiscal Court (hereinafter the "Lessor") and the Administrative Office of the Courts (hereinafter "AOC" or the "Lessee") entered into a Lease Agreement for space for the Kentucky Court of Justice to operate the Circuit Court for Madison County on a temporary basis; and

WHEREAS, on May 1, 2022, the Parties entered into a Lease Addendum whereby the Lessor would be responsible for fitting up the leased premises per the specification in Paragraph 1 of the Lease Addendum; and

WHEREAS, on July 22, 2022, the Parties entered into Modification #1 to the Lease Addendum to add a third Circuit Judge suite on the second floor and a hearing room on the first floor; and

WHEREAS, the AOC desires to lease additional space with revisions to the second floor and basement of the Madison County Temporary Circuit Courthouse; and

WHEREAS, the Parties agree to the terms and specifications set forth in Addendum #2 and Exhibit A, with all other terms and conditions of Lease Addendum Modification #1 and the Lease Agreement to remain the same; which are hereby attached to this Resolution;

NOW, THEREFORE, BE IT RESOLVED THAT THE FISCAL COURT DOES HEREBY APPROVE THIS RESOLUTION AND AUTHORIZES THE JUDGE EXECUTIVE AND/OR HIS DESIGNEE TO NEGOTIATE AND EXECUTE CONTRACTS ON BEHALF OF THE COUNTY.

Motion made by Lochmueller, seconded by Combs.

Vote:	Yes	No
Judge Executive Reagan Taylor	<u>✓</u>	_____
Magistrate James Brian Combs	<u>✓</u>	_____
Magistrate Stephen Lochmueller	<u>✓</u>	_____
Magistrate Billy Ray Hughes	<u>✓</u>	_____
Magistrate Tom Botkin	<u>✓</u>	_____

Signed:

R-79
Reagan Taylor
Madison County Judge Executive

10-10-2023
Date

Attested:

Kenny Barger, M.C.C.
Kenny Barger
Madison County Clerk

10-10-2023
Date



LEASE ADDENDUM MODIFICATION 2

INTERNAL USE ONLY

PR#: 8482 Exhibit: _____

COUNTY: MADISON _____

Net Increase : ~~\$239,590.5~~

Annual Increase: ~~\$221,160.5~~

PROPERTY ADDRESS: 116 WEST MAIN STREET, RICHMOND, KY 40475

LESSOR'S NAME: MADISON COUNTY FISCAL COURT

LESSOR'S PHONE: 859-624-4700

THIS LEASE ADDENDUM (hereinafter the "Addendum"), is entered into on the **1st** day of **September, 2023**, by and between **Madison County Fiscal Court**(hereinafter the "Lessor") and the Kentucky Administrative Office of the Courts (hereinafter "AOC" or the "Lessee"), referred to collectively as the "Parties."

This MODIFICATION modifies the Lease Agreement dated May 1st, 2022 between the Parties, (hereinafter referred to as "Lease Agreement").

WHEREAS, on May 1, 2022, the AOC and the Madison County Fiscal Court entered into a Lease Agreement for space for the Kentucky Court of Justice to operate the Circuit Court for Madison County on a temporary basis;

WHEREAS, on May 1, 2022, the parties entered into a Lease Addendum whereby the Madison County Fiscal Court would be responsible for fitting up the leased premises per the specifications in Paragraph 1 of the Lease Addendum;

WHEREAS, on July 22, 2022, the parties entered into Modification #1 to the Lease Addendum to add a third Circuit Judge suite on the second floor and a hearing room on the first floor of the Madison County Temporary Courthouse;

WHEREAS, the AOC now desires to add an additional door between rooms 128 and 129, add window screens for prisoner staging in room 131; add VCT flooring to the second floor of the Madison County Temporary Courthouse; and add ~~3,524~~ square feet to the temporary space for a grand jury room and law library, bringing the total square footage to ~~20,000~~ square feet;

AND BASEMENT FILING & STORAGE

WHEREAS, the Parties may amend the Lease as may be necessary, as provided in Paragraph 23 of the Lease;

NOW, THEREFORE, the Parties agree the Lease Addendum (PR8482) is hereby modified as follows:

The Parties agree as follows:

1. The Lessor must build out the Leased Premises per the final plans and specifications attached hereto and incorporated herein as Attachment A.
2. The AOC will reimburse the Lessor for the actual costs of the build-out of the Leased Premises as described in Paragraph 1, above, not to exceed \$1,850,000.00

LEASE ADDENDUM

PR 8441

Page 2 of 2

- a. Once documented, the cost shall be amortized over the remaining life of the Lease, currently estimated to be 13 months; these amortized payments shall be in addition to the Rent established in Paragraph 4 of the Lease; and may be made by separate check.
- b. The AOC will not reimburse the Lessor for financing costs.

All other terms and conditions of the Lease Agreement remain the same. In the event the terms and conditions of this Addendum conflict with the terms and conditions of the Lease, the terms and conditions of the Addendum shall control.

LESSOR:

LESSEE:

LESSOR'S SIGNATURE DIRECTOR

DATE: _____

DATE: _____

RECOMMENDED BY:

DEPARTMENT OF COURT FACILITIES

APPROVED BY:

BUDGET DIRECTOR, AOC

DIRECTOR OF FINANCE AND ADMINISTRATION, AOC

REVIEWED BY:

LEGAL COUNSEL, AOC



LEASE ADDENDUM MODIFICATION #1

INTERNAL USE ONLY

PR#: 8482 Exhibit: A,B,C,D&E
COUNTY: Madison
Net Increase :\$644,163.80
Annual Increase:\$966,245.70

PROPERTY ADDRESS: 116 WEST MAIN STREET, RICHMOND, KY

LESSOR'S NAME: MADISON COUNTY FISCAL COURT

LESSOR'S PHONE: 859-624-4700

THIS LEASE ADDENDUM MODIFICATION (hereinafter the "Addendum Modification #1"), is entered into on the 22nd day of July, 2022, by and between Madison County Fiscal Court (hereinafter the "Lessor") and the Kentucky Administrative Office of the Courts (hereinafter "AOC" or the "Lessee"), referred to collectively as the "Parties."

This Modification modifies the Lease Addendum dated May 1st, 2022 between the Parties, (hereinafter referred to as "Lease Addendum").

WHEREAS, on May 1, 2022, the AOC and the Madison County Fiscal Court entered into a Lease Agreement for space for the Kentucky Court of Justice to operate the Circuit Court for Madison County on a temporary basis;

WHEREAS, on the 1st of May, 2022, the parties agreed to a Lease Addendum whereby the Madison County Fiscal Court would be responsible for fitting up the leased premises per the specifications in Paragraph 1 of the Lease Addendum;

WHEREAS, the AOC desires to now add a third Circuit Judge suite on the second floor and a hearing room on the first floor of the Madison County Temporary Courthouse;

WHEREAS, the Parties may amend the Lease as may be necessary, as provided in Paragraph 23 of the Lease;

NOW, THEREFORE, the Parties agree the Lease Addendum (PR8482) is hereby modified as follows:

MODIFICATION

1. The Lessor must build out the Leased Premises per the final plans and specifications attached hereto and incorporated herein as Attachments A, B, C, D and E.
4. The AOC will reimburse the Lessor for the actual costs of the build-out of the Leased Premises as described in Paragraph 1, above, not to exceed \$1,610,409.50.
 - a. Once documented, the cost shall be amortized over the remaining life of the Lease in which payments are to be made, currently estimated to be 20 months; these amortized payments shall be in addition to the Rent established in Paragraph 4 of the Lease; and may be made by separate check.
 - b. The AOC will not reimburse the Lessor for financing costs.

All other terms and conditions of the Lease Agreement remain the same. In the event the terms and conditions of this Addendum conflict with the terms and conditions of the Lease, the terms and conditions of the Addendum shall control.

LEASE ADDENDUM MODIFICATION #1

PR 8442

Page 2 of 2

LESSOR:

R7-30 -

LESSOR'S SIGNATURE

DATE: 8/10/2022

LESSEE:

Laurie K. Givens

DIRECTOR, AOC

DATE: 9/12/2022

RECOMMENDED BY:

Christie Collier

DEPARTMENT OF COURT FACILITIES, AOC

APPROVED BY:

Carole Henderson

CAROLE, HENDERSON, BUDGET DIRECTOR, AOC

Jenny Lafferty

JENNY LAFFERTY, DIRECTOR OF FINANCE AND
ADMINISTRATION, AOC

REVIEWED BY:

Ryan W. Becker

RYAN W. BECKER SENIOR LEGAL COUNSEL, AOC

Commonwealth of Kentucky
Court of Justice www.kycourts.gov

AP Part V, Sec. 3, Sec. 6(1)

**LEASE AGREEMENT**

(Government Owned or Occupied Property Office Space)

INTERNAL USE ONLYCheck One: ☐ Reimbursement Form☒ PR#: 8482

Account #: CZ01

Initial Encumbrance: \$ 131,808.00

Annual Encumbrance: \$ 197,712.00

Office/Dept: Temp. Circuit Courthouse

THIS LEASE AGREEMENT (hereinafter the "Lease"), is entered into on the 1st day of May, 2022, by and between Madison County Fiscal Court (hereinafter the "Local Government" or the "Lessor") and the Kentucky Administrative Office of the Courts (hereinafter "AOC" or the "Lessee"), referred to collectively as the "Parties".

IN CONSIDERATION OF the mutual promises contained herein, and other good and valuable consideration, the Parties hereto agree as follows:

- 1. REPRESENTATIONS AND WARRANTIES OF THE LOCAL GOVERNMENT.** The Local Government represents and warrants: (1) it is a validly existing Local Government and/or political subdivision of the Commonwealth of Kentucky; (2) it has the power and has been authorized to enter into this Lease and perform all of its obligations hereunder; and, (3) it is not subject to any contractual or other limitation which would prevent it from entering into this Lease.
- 2. REPRESENTATIONS AND WARRANTIES OF THE AOC.** The AOC represents and warrants: (1) it is an agency of the Commonwealth of Kentucky, Court of Justice (KCOJ); (2) it has the power and has been authorized to enter into this Lease and perform all of its obligations hereunder; and, (3) it is not subject to any contractual or other limitation which would prevent it from entering into this Lease.
- 3. TERMS OF USE.** The Lessor hereby leases to the Lessee and agrees to keep it in quiet and peaceful possession of the leased premises in connection with the operation of the judicial system by the AOC on behalf of the Commonwealth. The leased premises consist of the following described premises with their appurtenances:

116 West Main Street, Richmond, KY Madison
Street Address City County

Said premises consisting of 16,476 square feet to be used by the Circuit Judge and Circuit Clerk for:
Office/Department

☐ Warehouse ☒ Office ☒ Courtroom ☐ Other _____

Per KRS 26A.110, the Local Government shall provide necessary utilities for KCOJ facilities or KCOJ areas within the facilities. Utilities include electricity, water, sanitary sewer and any other fuel required for heating. Unless otherwise agreed, the AOC will provide Telecommunications and Data Infrastructures for KCOJ-occupied space. As additional consideration for the rental payments to be made by the Lessee, the Lessor shall furnish the Lessee with:

☒ Parking Space(s) ☒ Other: Janitorial-20+Parking spaces _____

The Lessee agrees to take good care of the premises and to return them at the expiration of their lease in as good order as received, ordinary wear and tear and natural decay excepted.

- 4. RENT.** The total annual rent for the leased premises is \$197,712.00, which the Lessee agrees to pay to the Lessor on a quarterly basis at the rate of \$49,428.00 per quarter

☒ by check; or

☐ included in the quarterly reimbursement payment as shown on the Local Government's annual Reimbursement Form.

5. **OPERATING COSTS.** The AOC ☐ will ☒ will not pay operating costs for the Leased Premises to the Lessor. Operating costs, if any, shall be paid as set forth in the annual Court Facilities Reimbursement Form. "Operating costs" are compensation equivalent to the annual expenses borne by the Lessor for utilities, janitorial service, insurance, and necessary maintenance, repair and upkeep of the facility which do not increase the permanent value or expected life of the facility but keeps it in efficient operating condition. Operating costs will be paid quarterly, and will remain constant except where a subsequent audit by the AOC shows any required increase or decrease in the amount of the operating cost allowance.
6. **TERM OF LEASE.** Subject to the limitations imposed by laws and as provided in paragraphs 7, 8 and 20 of this Lease, the term during which this Lease shall be effective shall begin 11/1/2022 and end 6/30/24. If the Lessee occupies the leased premises for less than a full calendar month, then rent shall be prorated based on the actual number of days of occupancy for that month. This lease supersedes all prior Lease Agreements between the Local Government and the AOC concerning the leased premises.
7. **AUTOMATIC RENEWALS.** Unless the Lessee shall give the Lessor written notice thirty (30) days prior to the expiration of the term or any extension that it will not be extended, this lease shall be extended automatically upon the same terms and conditions herein for additional periods of twenty four (24) months unless it is amended in writing or until the AOC ceases to occupy the Leased Premises.
8. **TERMINATION.** The AOC shall have the right to terminate this lease at any time upon thirty (30) days written notice. The thirty (30) day time period shall be computed from date of mailing the written notice. Termination under this Paragraph shall not be considered effective until the last day of the month in which the notice period ends.
9. **ASSIGNMENT.** The Lessee agrees not to assign this Lease, or to sublet the premises except to a desirable tenant and for a similar purpose, and will not permit the use of the premises by anyone other than the Commonwealth, the Federal Government, or such sublessee, and the agents and servants of the Commonwealth, the Federal Government, or such sublessee.
10. **FIXTURES.** The Lessee shall have the right during the existence of this Lease to make alterations, attach fixtures, and erect additions, structures, or signs, in or upon the leased premises, provided such alterations, additions, structures, or signs shall not be detrimental to or inconsistent with rights granted to other tenants on the property or in the building in which the premises are located. Fixtures, additions, structures or signs placed in or upon or attached to the premises shall remain Court of Justice property and may be removed by it prior to the termination of this lease.
11. **MAINTENANCE, REPAIR AND UPKEEP.** Unless otherwise specified, the Lessor shall maintain the leased premises in good repair and tenantable condition, except in case of damage arising from the negligent acts of the Lessee's agents or employees. For the purpose of maintaining the leased premises and to make necessary repairs, the Lessor reserves the right to enter and inspect the leased premises at reasonable times. Lessor's maintenance and repair obligations shall include, but not be limited to, the mechanical, electrical, interior lighting (including replacement of ballasts, starters and fluorescent tubes as required), plumbing, heating, ventilating and air-conditioning systems (including replacement of filters as recommended in equipment service manual), floor coverings, window coverings, elevators, inside and outside walls (including windows and entrance and exit doors), all structural portions of the building (including the roof and the watertight integrity of the same), porches, stairways, sidewalks, exterior lighting, parking lot, landscaping, and continuous satisfaction of all governmental requirements generally applicable to similar buildings in the area. The Lessor is solely and fully responsible for maintaining any and all common areas of the building in which the leased premises are located. For purposes of this Lease, "common areas" include any interior areas for joint use by tenants, invitees, or the public, as well as parking areas, sidewalks, and walkways for which rights to use are expressly granted herein or are reasonably necessary or reasonably anticipated with respect to the Lessee's enjoyment of the leased premises.

Lessor shall save and hold Lessee, its officers, directors, employees, agents, contractors and subcontractors harmless for any and all injuries, damages, causes of action, claims, lawsuits, judgments, costs and expenses, including attorney's fees and costs, (1) arising out of the Lessor's performance of its duties under this Lease or caused by the Lessor's officers, directors, employees, agents, contractors, or subcontractors; or (2) arising from defects or deficiencies in the leased premises or common areas of the property, whether or not these defects are hidden or apparent. To the extent that Lessor may be subject to the Kentucky Claims Commission Act, KRS Chapter 49, the Parties acknowledge that Lessor's liability pursuant to this provision may be limited by the Act.

12. **SNOW AND ICE REMOVAL.** Lessor shall provide snow and ice removal services for the leased premises including parking spaces, if provided. Lessor shall clear sidewalks, walkways, and other entrances and keep them free of ice and snow. The Lessor shall remove excess ice melt to minimize slipping hazards.
13. **HAZARDOUS MATERIALS.** The leased premises shall be free of actionable mold and of hazardous materials, hazardous substances, and hazardous wastes, as defined by and according to applicable Federal, state, and local environmental regulations. Should there be reason to suspect otherwise, the Lessee reserves the right, at Lessor's expense, to require documentation or testing to confirm that the leased premises is free of all such materials or substances.
14. **INSURANCE.** Lessor shall be responsible for procuring and continuously maintaining casualty and liability insurance on the leased premises. Lessor shall provide proof of insurance to Lessee within fourteen (14) days of the effective date of this Lease.
15. **BREACH AND CURE OF LESSOR.** Upon receiving notice of a condition requiring cure, the Lessor shall initiate and complete a cure or repair of such condition within a reasonable time. A condition requiring cure includes: (1) a condition that requires the Lessor to undertake repair/replacement and/or other maintenance of the premises; (2) a condition where Lessor has failed to maintain a required service or utility account in good standing; and (3) any other condition resulting in the Lessor's failure to carry out any obligation under the Lease.

If the Lessor does not cure the breach within a reasonable time, the Lessee may cure all or part of the default after providing notice to the Lessor of its intent to perform such cure, and may deduct any costs incurred from rent owed to Lessor. Lessee's costs incurred to cure include, but are not limited to, all reasonable out-of-pocket expenses, payment of unpaid utility or services charges for which Lessor is responsible, and all administrative costs the Lessee reasonably incurs and documents in performing or arranging for performance of the cure.

The term "reasonable time", as used in this Paragraph, shall mean as soon as reasonably possible but no longer than thirty (30) days, unless: (1) an emergency condition exists requiring an immediate cure to promptly begin without delay and to be complete within 24 hours to the extent reasonable possibly; or (2) a non-emergency condition exists that is not reasonably possible to cure within 30 days with due diligence and the Lessor provides the level of cure that is reasonably possible to do with due diligence within 30 days. An emergency condition exists if a condition requiring a cure (1) prevents or substantially disrupts the Lessee from using all or a substantial part of the premises; or (ii) causes or substantially threatens to cause injury to persons or damage to property or raises a substantial danger to the health or safety of any persons on or using the premises.
16. **BREACH AND CURE OF LESSEE.** If Lessee fails to pay rentals or otherwise fails to perform its obligations hereunder and this failure is not cured within thirty (30) days after written notice from Lessor to Lessee of such failure, then Lessee is in default and Lessor may terminate this Lease and may enter and take possession of the leased premises. No provision, covenant or agreement contained in this Lease shall be deemed a waiver of sovereign immunity of the AOC.

The AOC, as an agency of the Commonwealth of Kentucky, is vested with sovereign immunity and does not carry general liability insurance for itself, agents, or employees. Any claim brought against the AOC relating to personal injury or property damage must be filed and decided under the Kentucky Claims Commission Act, KRS Chapter 49.

17. **DESTRUCTION OF PREMISES.** If the premises are destroyed by fire or other casualty, this Lease shall immediately terminate. In case of partial destruction or damage so as to render the premises untenable, the Lessee may terminate this Lease by giving written notice to the Lessor within fifteen (15) days after such partial destruction or damage, and if so terminated, no rent shall accrue to the Lessor after the date of such partial destruction or damage.
18. **EXHIBITS.** The following documents are attached to and made part of the Lease, if assigned an Exhibit Number below. If an Addendum is required, this Lease is not effective until the Addendum has been executed.

Document Name	Number of Pages	Exhibit Number
Floor Plan(s)	1	A
Parking Plan(s)		
Addendum	42	B
Other		

19. **SEVERABILITY.** It is agreed by the parties hereto that if any one of the provisions of this lease shall contravene or be invalid under the laws of the Commonwealth of Kentucky, such contravention or invalidity shall not invalidate the whole lease but it shall be construed as if not containing that particular provision or provisions and the rights and obligations of the parties shall be construed accordingly.
20. **APPROPRIATIONS.** The Lessor understands that funds of the AOC cannot be committed beyond its current fiscal year and its applicable appropriation and the related allotment from which the rental payments will be made.
21. **COMPLIANCE.** The Lessor shall ensure the Leased Premises are compliant with all standards set by the State Fire Marshal, the Americans with Disabilities Act of 1990 ("ADA"), and the Occupational Safety and Health Administration ("OSHA"). If a determination of non-compliance is made by any federal or state agency, including the AOC ADA/OSHA Compliance Officer, the Lessor is responsible for correcting the non-compliant area at the Lessor's cost.
22. **ENTIRE AGREEMENT.** This document, including attachments, constitutes the entire agreement between the Parties regarding the subject matter described herein, and other promises, representations, understandings, arrangements, and prior agreements are superseded by this Lease. The Parties may make such amendments to this Lease as may be necessary. In order to become part of this Lease, amendments must be agreed to in writing and be signed by authorized representatives of both the Lessor and the Lessee.
23. **CHOICE OF LAW.** All questions as to the execution, validity, interpretation, construction and performance of this Agreement shall be governed by the laws of the Commonwealth of Kentucky. Furthermore, the Parties hereto agree that any legal action brought on the basis of this Agreement shall be filed in Franklin Circuit Court in the Commonwealth of Kentucky.

LESSOR:

R-79
LESSOR'S SIGNATURE

MADISON COUNTY FISCAL COURT
LOCAL GOVERNMENT

MAY 24, 2022
DATE

(859) 624-4700
LESSOR'S TELEPHONE NUMBER

LESSOR'S ADDRESS:

135 W. IRVINE ST., STE. 300
RICHMOND, KY 40475

LESSEE:

Laurie K. Givens
DIRECTOR, AOC

June 3rd, 2022
DATE

REVIEWED BY:

Ryan W. Beck
LEGAL COUNSEL, AOC

RECOMMENDED BY:

Christie Collier
DEPARTMENT OF COURT FACILITIES, AOC

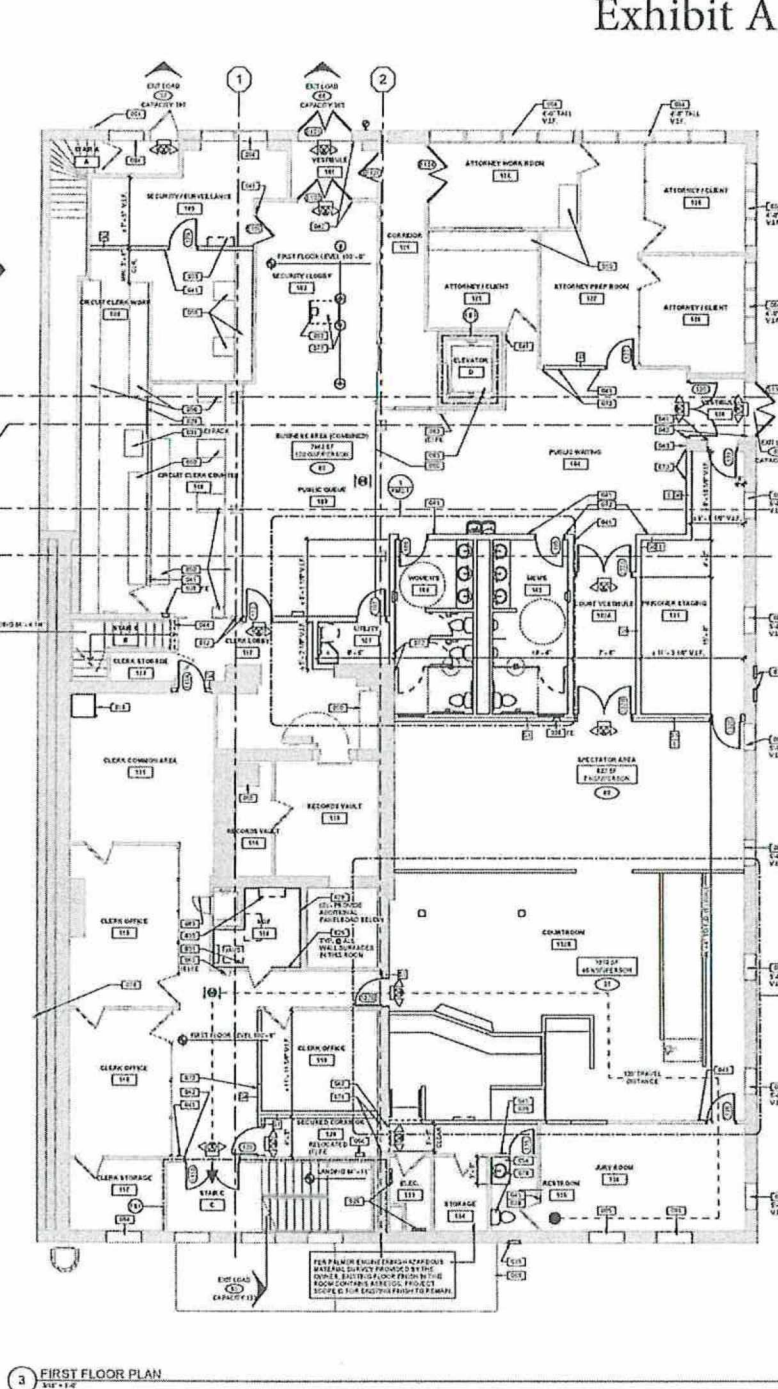
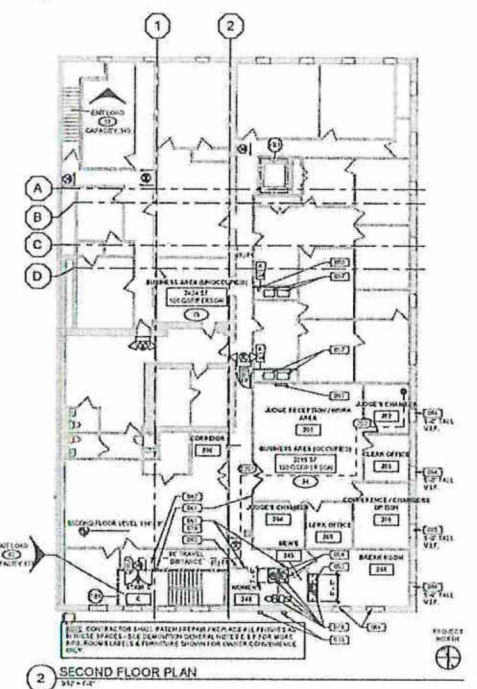
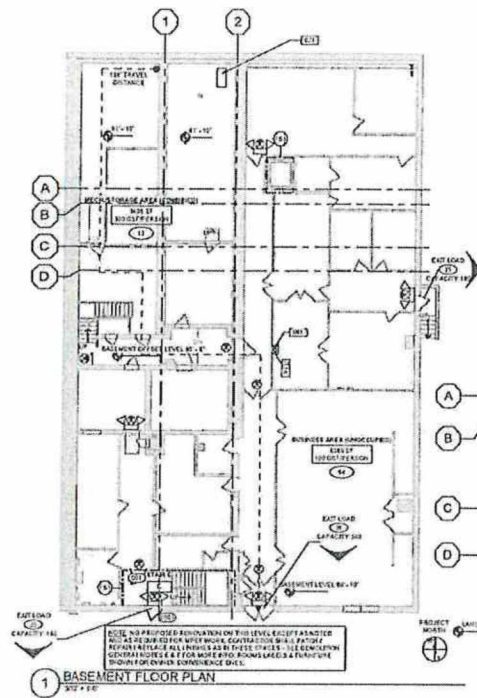
Approved by:

Jenny L. [Signature]
Director of Finance and Administration, AOC

INSTRUCTIONS: ALL NOTICES, CORRESPONDENCE, AND INQUIRIES CONCERNING THIS LEASE SHOULD BE DIRECTED TO THE ADDRESS BELOW:

GOVERNMENT LEASES
ATTN: DEPARTMENT OF COURT FACILITIES
ADMINISTRATIVE OFFICE OF THE COURTS
1001 VANDALAY DRIVE
FRANKFORT, KY 40601

Exhibit A



CODE COMPLIANCE DATA

[illegible]

CODE COMPLIANCE SYMBOL

1. **IDENTIFY THE PROBLEM**
 2. **ANALYZE THE PROBLEM**
 3. **DEVELOP A PLAN**
 4. **IMPLEMENT THE PLAN**
 5. **EVALUATE THE RESULTS**
 6. **REFLECT ON THE LEARNING**

FIRE EXTINGUISHER CABINET

[illegible]

DISPATCH

BASEMENT BUSINESS	54
MECHANICAL	12
BASEMENT OCCUPANT LOAD	78
FIRST FLOOR BUSINESS	80
COURT	108
FIRST FLOOR OCCUPANT LOAD	188
SECOND FLOOR BUSINESS	88
SECOND FLOOR OCC. LOAD	88
<u>TOTAL BUILDING OCC. LOAD</u>	<u>374</u>

FLOOR PLAN GENERAL NOTES

- A. SEE PROJECT GENERAL NOTES ON SHEET FOR MORE INFORMATION.
- B. THE FOLLOWING NOTES ARE TYPICAL FOR ALL FLOORS EXCEPT WHERE NOTED OTHERWISE. SEE SHEET FOR THIS STORY. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- C. CONCRETE SHALL BE 4000 PSI STRENGTH, 28 DAY COMPRESSIVE STRENGTH.
- D. DIMENSIONS GIVEN IN CONTACT OF STUD OR INDICATED OTHERWISE SHALL BE IN FEET AND INCHES. 1" = 1/8" SCALE.
- E. CONCRETE SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE.
- F. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- G. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- H. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- I. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- J. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- K. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- L. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- M. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- N. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- O. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- P. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- Q. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- R. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- S. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- T. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- U. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- V. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- W. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- X. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- Y. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.
- Z. CONCRETE FLOORING SHALL BE TYPICAL OF STUD OR INDICATED OTHERWISE. SEE ENLARGED DETAIL DRAWING FOR FLOOR SLAB SECTIONS.

FLOOR PLAN KEYNOTES

[illegible]

644 CASHED VHE REPRESENTS EDGE OF

1571 REPAIR/REPLACE DAMAGED, CRACKED, ETC. EXPOSED
 1572 REINFORCING BARS, BRACKETS, ETC. TO PROTECT AGAINST
 1573 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1574 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1575 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
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 1593 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1594 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1595 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1596 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1597 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1598 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1599 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE
 1600 FURTHER WEATHERING DAMAGE. REPAIR/REPLACE

GENERAL SYMBOLS

	WALL TYPE, SEE A408
	SHUTTER WEIGHTS
	ROOM NUMBER, SEE FLOOR PLANS
	WINDOW TYPE, SEE A415
	DOOR TYPE, SEE A411
	DETAIL, OR ENLARGED PLAN
	INTERIOR ELEVATION, SEE A423
	ELEVATION MARK

AND RATIO OF PARTITION, SEE A414 & SECTION FOR PARTITION
 LOCATION OF WALL, SEE A416
 PARTITION
 FINISH FLOOR PARTITION
 THICK FLOOR PARTITION (SEE A416)



HY ARCHITECTURE
4440 E. 1st Ave., Suite 105
Denver, CO 80202
303.733.7777
www.hyarchitect.com
AIA/CES-03-2022



Structure.

1

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1

1

100

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RES TEMP,
ILITIES
OVATION
CT ADDRESS

이제부터는
이제부터는
이제부터는

OUR PLANS

CTHO, 8214
WIRE, 2027

DESCRIPTION	DATE

M1.1



LEASE ADDENDUM

INTERNAL USE ONLY

PR#: 8482 Exhibit: B
COUNTY: Madison
Net Increase :\$517,801.20
Annual Increase:\$776,701.80

PROPERTY ADDRESS: 116 WEST MAIN STREET, RICHMOND, KY

LESSOR'S NAME: MADISON COUNTY FISCAL COURT

LESSOR'S PHONE: 859-624-4700

THIS LEASE ADDENDUM (hereinafter the "Addendum"), is entered into on the 1st day of May, 2022, by and between Madison County Fiscal Court (hereinafter the "Lessor") and the Kentucky Administrative Office of the Courts (hereinafter "AOC" or the "Lessee"), referred to collectively as the "Parties."

This ADDENDUM modifies the Lease Agreement dated May 1st, 2022 between the Parties, (hereinafter referred to as "Lease Agreement").

The Parties agree as follows:

1. The Lessor must build out the Leased Premises per the final plans and specifications attached hereto and incorporated herein as Attachments A and B.
2. During construction, Lessor must correct all ADA or OSHA conditions reported as non-compliant on the ADA/OSHA Lease Compliance Inspection Report.
3. The AOC understands and agrees that modifications to the Floor Plan may be made during construction due to existing conditions. Lessor understands and agrees that any modifications affecting final design must be approved by the AOC in writing. Upon completion of the build-out, Lessor shall provide the AOC Facilities Coordinator back-up documentation demonstrating actual costs of the build-out up to the maximum amount established by this Addendum or modification thereto. Back-up documentation includes invoices and cancelled checks.
4. The AOC will reimburse the Lessor for the actual costs of the build-out of the Leased Premises as described in Paragraph 1, above, not to exceed \$1,294,503.
 - a. Once documented, the cost shall be amortized over the remaining life of the Lease in which payments are to be made, currently estimated to be 20 months; these amortized payments shall be in addition to the Rent established in Paragraph 4 of the Lease; and may be made by separate check.
 - b. The AOC will not reimburse the Lessor for financing costs.
5. The AOC's obligation to pay rent to the Lessor will commence upon the first day of the month following completion of the build-out described herein. The Parties currently anticipate that completion of the build-out will occur prior to November 1, 2022. "Completion" means:
 - a. The AOC Facilities Coordinator has verified that the Leased Premises have been built out in accordance with the Floor Plan and any AOC-approved modifications; and

LEASE ADDENDUM

PR 8441

Page 2 of 2

- b. The AOC ADA/OSHA compliance officer has verified that the Leased Premises is ADA compliant and meets OSHA standards.
- c. A Certificate of Occupancy has been issued.

All other terms and conditions of the Lease Agreement remain the same. In the event the terms and conditions of this Addendum conflict with the terms and conditions of the Lease, the terms and conditions of the Addendum shall control.

LESSOR:

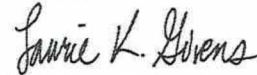


LESSOR'S SIGNATURE

DATE:

5-24-2022

LESSEE:

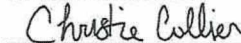


DIRECTOR, AOC

DATE:

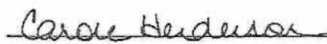
June 3rd 2022

RECOMMENDED BY:

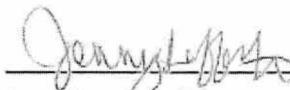


DEPARTMENT OF COURT FACILITIES, AOC

APPROVED BY:

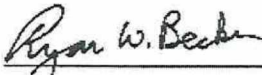


CAROLE, HENDERSON, BUDGET DIRECTOR, AOC



JENNY LAFFERTY, DIRECTOR OF FINANCE AND
ADMINISTRATION, AOC

REVIEWED BY:



RYAN W. BECKER LEGAL COUNSEL, AOC

BID SET





101. A person who is not a member of the public is not a member of the public.

WALL TYPE SEE ABOVE
SHEAR WALLS
ROOM NUMBER SEE FLOOR PLANS
VIBRATION SEE ABOVE
DOOR TYPE SEE ABOVE

CEILING, INTERIORS, ETC. PLAN
BATHROOMS, ETC. SEE FLOOR PLANS
ELECTRICAL, ETC.

DM1.1
BID SET

Integrity ARCHITECTS
Professional Service, Inc.
10000 N. 10th Ave., Suite 200
Scottsdale, AZ 85258
Tel: 480.344.1122
Web: www.integrityarchitects.com
AIA/CES #P201-001-2012-001

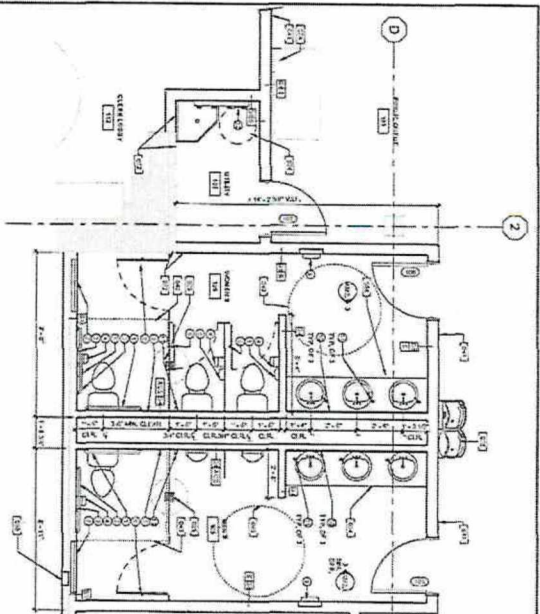


FLOOR PLANS

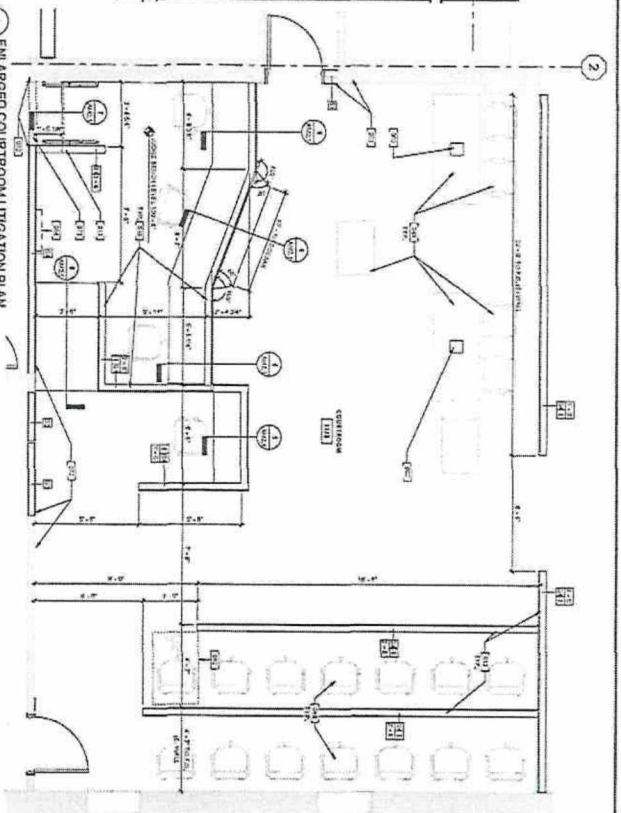
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 BY 1042045
 FBI NEW YORK
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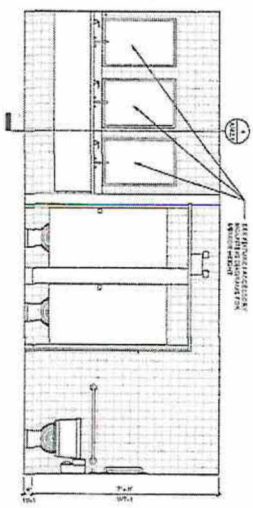
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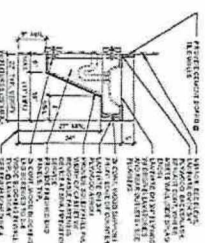
1 ENLARGED RESTROOM PLANS



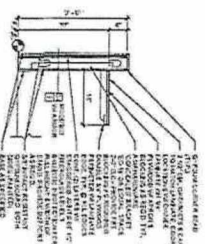
2 ENLARGED COURTROOM LITIGATION PLAN



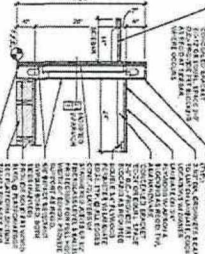
3 MOMENTS 106 INT. ELEVATION (TYP. AT WET WALLS)



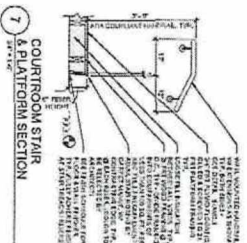
4 LABORATORY SECTION



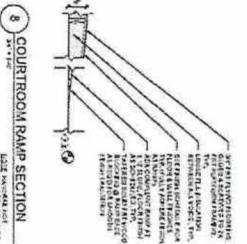
5 WITNESS STAND SECTION



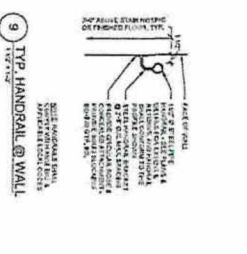
6 JUDGE BENCH SECTION



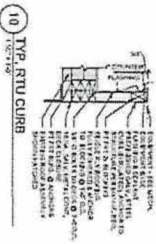
7 COURTROOM STAIR & PLATFORM SECTION



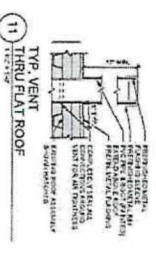
8 COURTROOM RAMP SECTION



9 TYP. HANDRAIL @ WALL



10 TYP. RIU CURB



11 TYP. VENT THRU FLAT ROOF

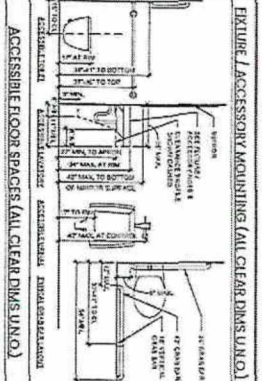
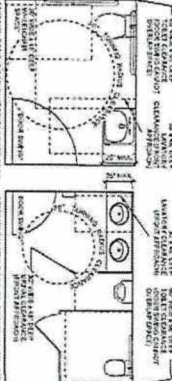


EXHIBIT / ACCESSORY MOUNTING (ALL CLEAR DIMS. UNO.)



ACCESSIBLE FLOOR SPACES (ALL CLEAR DIMS. UNO.)

EXHIBIT / ACCESSORY SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	EXHIBIT MOUNTING BRACKET	10	EA
2	ACCESSORY MOUNTING BRACKET	5	EA
3	EXHIBIT MOUNTING PLATE	10	EA
4	ACCESSORY MOUNTING PLATE	5	EA

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL WALLS ARE 12" THICK UNLESS NOTED OTHERWISE.
3. ALL FLOORS ARE 4" CONCRETE ON 8" GRAVEL.
4. ALL ROOFS ARE 4" CONCRETE ON 8" GRAVEL.
5. ALL CEILING ARE 12" THICK UNLESS NOTED OTHERWISE.
6. ALL DOORS ARE 36" WIDE UNLESS NOTED OTHERWISE.
7. ALL WINDOWS ARE 48" WIDE UNLESS NOTED OTHERWISE.
8. ALL STAIRS ARE 36" WIDE UNLESS NOTED OTHERWISE.
9. ALL RAMP ARE 36" WIDE UNLESS NOTED OTHERWISE.
10. ALL HANDRAILS ARE 36" WIDE UNLESS NOTED OTHERWISE.

FLOOR PLAN REMOVES

1. REMOVED EXHIBIT MOUNTING BRACKET
2. REMOVED ACCESSORY MOUNTING BRACKET
3. REMOVED EXHIBIT MOUNTING PLATE
4. REMOVED ACCESSORY MOUNTING PLATE
5. REMOVED EXHIBIT MOUNTING PLATE
6. REMOVED ACCESSORY MOUNTING PLATE
7. REMOVED EXHIBIT MOUNTING PLATE
8. REMOVED ACCESSORY MOUNTING PLATE
9. REMOVED EXHIBIT MOUNTING PLATE
10. REMOVED ACCESSORY MOUNTING PLATE

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
1	EXHIBIT MOUNTING BRACKET
2	ACCESSORY MOUNTING BRACKET
3	EXHIBIT MOUNTING PLATE
4	ACCESSORY MOUNTING PLATE
5	EXHIBIT MOUNTING PLATE
6	ACCESSORY MOUNTING PLATE
7	EXHIBIT MOUNTING PLATE
8	ACCESSORY MOUNTING PLATE
9	EXHIBIT MOUNTING PLATE
10	ACCESSORY MOUNTING PLATE

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
1	EXHIBIT MOUNTING BRACKET
2	ACCESSORY MOUNTING BRACKET
3	EXHIBIT MOUNTING PLATE
4	ACCESSORY MOUNTING PLATE
5	EXHIBIT MOUNTING PLATE
6	ACCESSORY MOUNTING PLATE
7	EXHIBIT MOUNTING PLATE
8	ACCESSORY MOUNTING PLATE
9	EXHIBIT MOUNTING PLATE
10	ACCESSORY MOUNTING PLATE

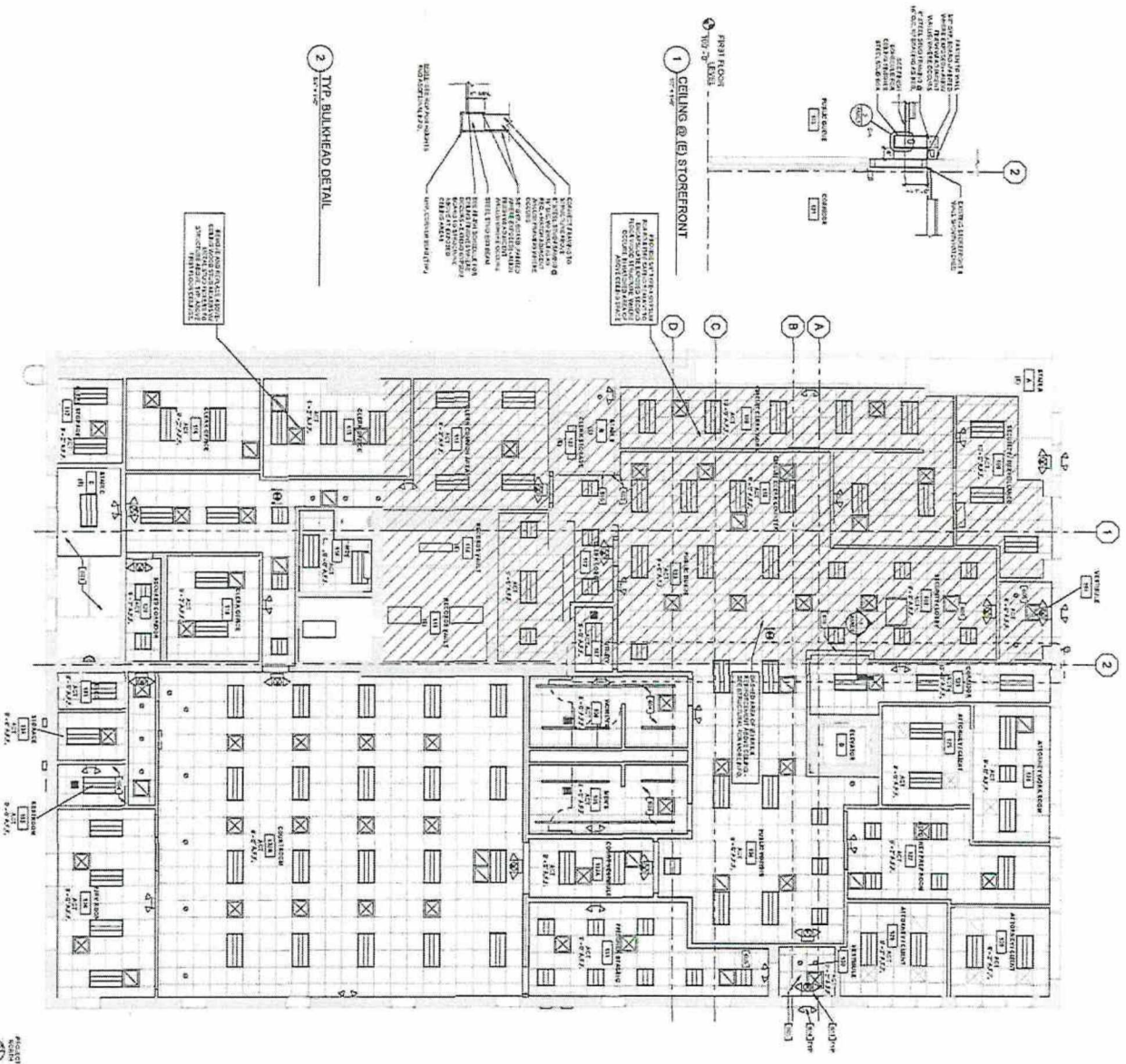


10.818.873
 10.818.873
 10.818.873

PCP CHEFRAIL NOTES

[illegible]

BGP SYMBOLS	
	STANDARD SYMBOL FOR A SOLID BLACK RECTANGLE
	STANDARD SYMBOL FOR A RECTANGLE WITH HORIZONTAL LINES
	STANDARD SYMBOL FOR A RECTANGLE WITH VERTICAL LINES
	STANDARD SYMBOL FOR A RECTANGLE WITH DIAGONAL LINES
	STANDARD SYMBOL FOR A RECTANGLE WITH CROSS-HATCH PATTERN
	STANDARD SYMBOL FOR A RECTANGLE WITH WAVY LINES
	STANDARD SYMBOL FOR A RECTANGLE WITH DOTS
	STANDARD SYMBOL FOR A RECTANGLE WITH TRIANGLES
	STANDARD SYMBOL FOR A RECTANGLE WITH STARS
	STANDARD SYMBOL FOR A RECTANGLE WITH CIRCLES
	STANDARD SYMBOL FOR A RECTANGLE WITH SQUARES
	STANDARD SYMBOL FOR A RECTANGLE WITH DIAMONDS
	STANDARD SYMBOL FOR A RECTANGLE WITH PLUS SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH CROSS SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH ASTERISKS
	STANDARD SYMBOL FOR A RECTANGLE WITH HASH MARKS
	STANDARD SYMBOL FOR A RECTANGLE WITH PERCENT SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH DOLLAR SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH POUND SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH YEN SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH EURO SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH AT SIGNS
	STANDARD SYMBOL FOR A RECTANGLE WITH TILDE SIGNS

[illegible]

1 CEILING @ (E) STOREFRONT

2 TYP. BULKHEAD DETAIL
E.P. 1-12

3 FIRST FLOOR REFLECTED CEILING PLAN
N 7° E 1/4

AM6.7

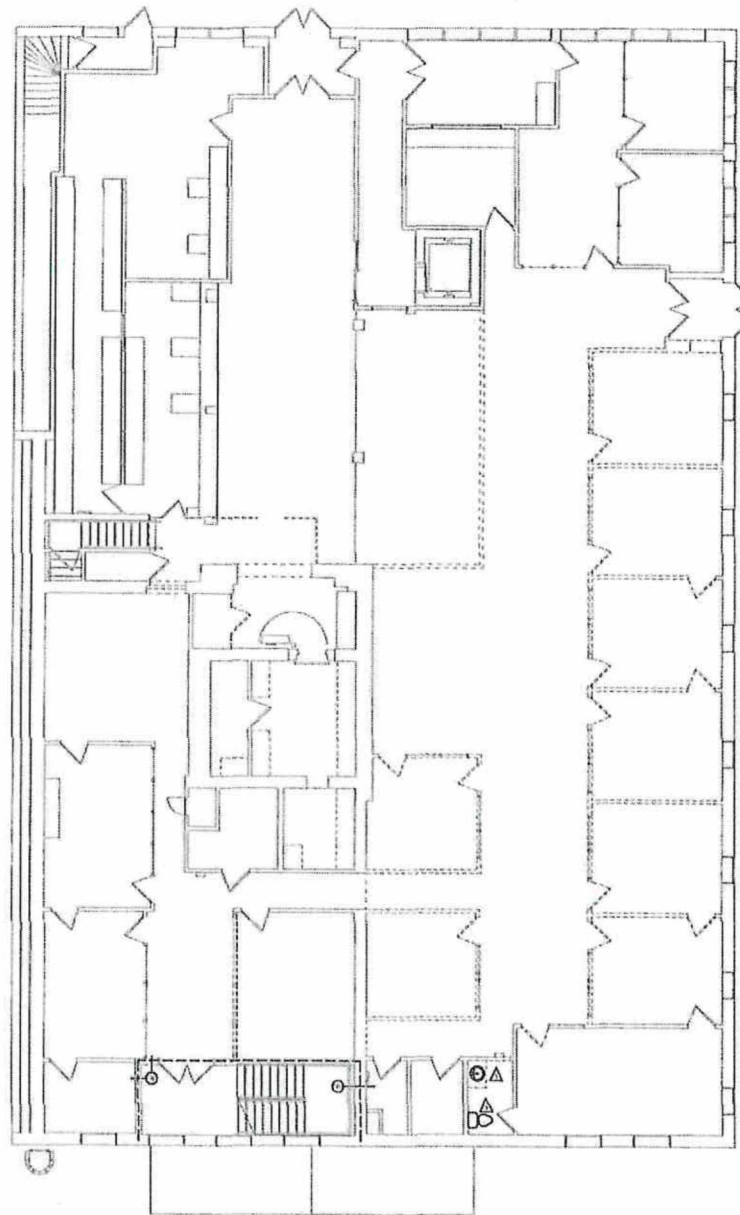
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SYMBOL	DESCRIPTION
	EMPLOYER'S COVER POWER
	COLD WATER PIPES
	HOT WATER PIPES
	COLD WATER TAP
	HOT WATER TAP
	BACKFLOW PREVENTION
	CLEANOUT
	CEMENT/BRICK TIE TEST CLEANOUT
	CLEANOUT TAP
	FLOOR DRAIN
	DRAINAGE PIPES BELOW HORIZONT
	HOSE BIBLE
	SPIN WHEELS
	SPIN ACCESSORY
	TRAP PIPING
	VENT THROUGH ROOF
	WALL CLEANOUT
	WASH TUBS
	WARD CLOSURE
	POINT OF DISCONTINUATION
	RAINLINE
	DATE VALVE
	SOUPING VALVE
	GAS VALVE
	URINAL
	GASE PRESSURE REGULATOR
	SHUT-OFF VALVE VALVE BACKFLOW PREVENTION

[illegible][illegible][illegible]

LN#	DESCRIPTION	REMARKS
E001	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E002	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E003	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E004	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E005	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E006	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E007	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
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E009	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.
E010	FLIGHT DATA	2:41 AM, 21-14-52 - 2P. 05/04/12. TIME 2:50:00 AM, ALT 10000 FT, POS 30000000, 30000000, CAST HIGH 2000, HEAD BRIDGE 10000, POS 10000, POS 10000.

[illegible]



FIRST FLOOR PLAN

MECHANICAL DEMOLITION TAG NOTES

ATTACHED TO THE DEMOLITION TAGS SHALL BE THE FOLLOWING INFORMATION:

- 1. IDENTIFY ALL MECHANICAL EQUIPMENT TO BE DEMOLISHED, INCLUDING THE LOCATION OF THE EQUIPMENT, THE TYPE OF EQUIPMENT, AND THE DATE OF DEMOLITION.



Integrity ARCHITECTURE
200 Park Avenue South
New York, NY 10003
Tel: 212.512.1000
www.integrityarch.com
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**MARCUM
ENGINEERING, LLC**
300 Park Avenue South
New York, NY 10003
Tel: 212.512.1000
www.marcumeng.com
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PROJECT NAME:
MADISON CO.
COURTS TEMP.
FACILITIES
RENOVATION
PROJECT NUMBER:
14-01-00000
Revised: 01/04/15

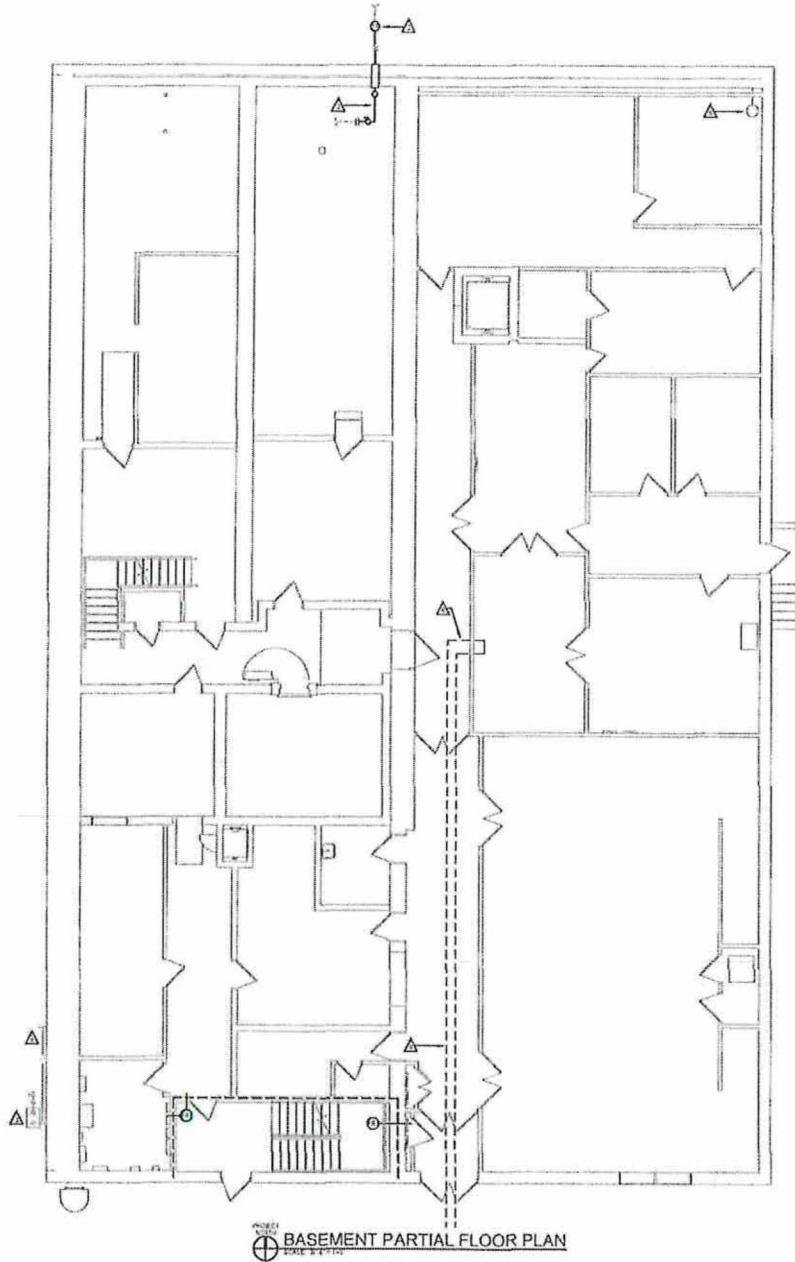
SHEET NAME:
DEMOLITION
MECHANICAL FIRST
FLOOR PLAN

PROJECT NO.: 14-01-00000
DATE: 01/04/15
BY: [Signature]
DATE: 01/04/15

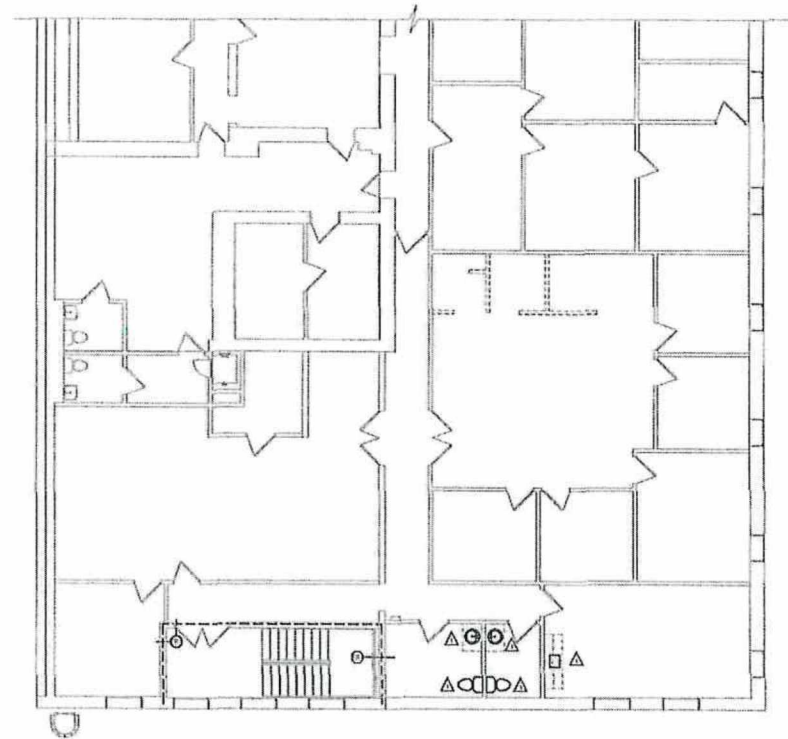
CLASSIFIED ASSEMBLY LEGEND

SYMBOL	DESCRIPTION	REQUIRED WORK
	MECHANICAL EQUIPMENT	REMOVE MECHANICAL EQUIPMENT AND DISPOSE OF IT IN AN APPROPRIATE MANNER.
	MECHANICAL EQUIPMENT	REMOVE MECHANICAL EQUIPMENT AND DISPOSE OF IT IN AN APPROPRIATE MANNER.

SHEET NUMBER:
DMM1.1
BO SET



BASEMENT PARTIAL FLOOR PLAN
SCALE: 3/8" = 1'-0"



SECOND FLOOR PARTIAL PLAN
SCALE: 3/8" = 1'-0"

MECHANICAL DEMOLITION TAG NOTES	
APPLIES TO THIS DRAWING ONLY	
1	REMOVE PLUMBING SYSTEMS, EXISTING OR REMAINING, SHALL REMAIN IN PLACE FOR FUTURE REPAIRS AND MAINTENANCE. SEE MECHANICAL FLOOR PLANS.
2	REMOVE WATER MAINS AND WATER PIPES EXISTING IN BLDG, SEE MECHANICAL FLOOR PLANS.
3	REMOVE MECHANICAL EQUIPMENT.
4	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
5	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
6	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
7	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
8	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.

CLASSIFIED ASSEMBLY LEGEND		
SYMBOL	DESCRIPTION	REQUIRED WORK
	MECHANICAL DEMOLITION TAG	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
	MECHANICAL DEMOLITION TAG	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
	MECHANICAL DEMOLITION TAG	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
	MECHANICAL DEMOLITION TAG	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.
	MECHANICAL DEMOLITION TAG	REMOVE MECHANICAL EQUIPMENT AND PIPES IN ALL REMOVALS.



Integrity ARCHITECTURE
2014 East 10th Street, Suite 100
Des Moines, IA 50319
515.266.1179
www.integrityarchitecture.com
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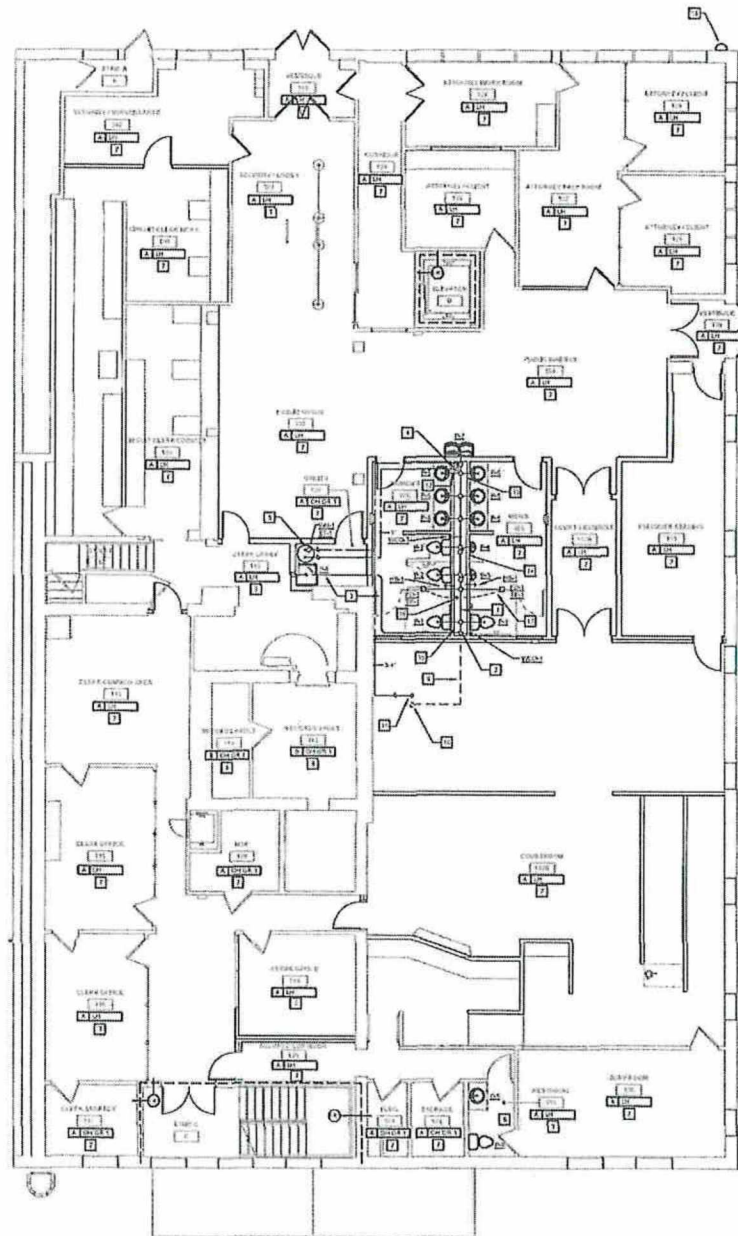
MARCUM
ENGINEERING, LLC
2014 East 10th Street, Suite 100
Des Moines, IA 50319
515.266.1179
www.marcumengineering.com
© 2017 M.E. & L. 2017-2018
Des Moines, IA

PROJECT NAME
MADISON CO. COURTS TEMP. FACILITIES RENOVATION
PROJECT ADDRESS
601 W. 10TH ST.
Des Moines, IA 50319

SHEET NAME
DEMOLITION BASEMENT AND SECOND FLOOR PLAN

PROJECT NO. 2017-0001
DATE 08/01/2017
REVISIONS
01 08/01/2017

SHEET NUMBER
DMM1.2
BID SET



FIRST FLOOR PLAN
MADISON COUNTY

MECHANICAL CONSTRUCTION TAG NOTES

1. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
2. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
3. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
4. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
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10. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
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14. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
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16. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
17. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.
18. VERIFY ALL MECHANICAL TAGS ARE IN PLACE AND CORRECT.

CLASSIFIED ASSEMBLY LEGEND		
SYMBOL	DESCRIPTION	REQUIRED WORK
	MECHANICAL ASSEMBLY	MECHANICAL ASSEMBLY
	MECHANICAL ASSEMBLY	MECHANICAL ASSEMBLY



iR Architecture
2015 Madison Drive, Suite 100
Madison, TN 37101
www.irarchitect.com
423.948.1000



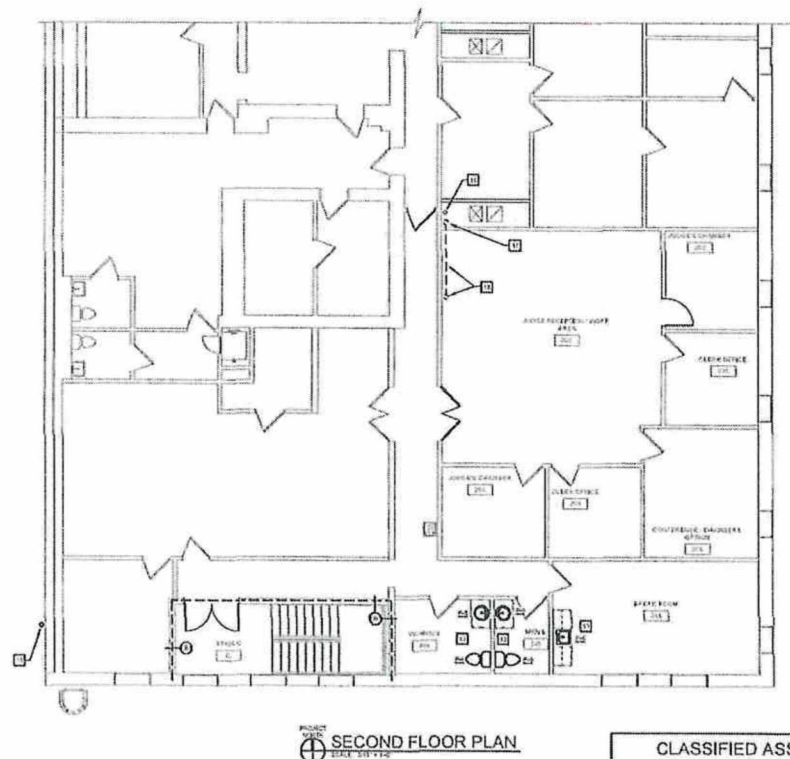
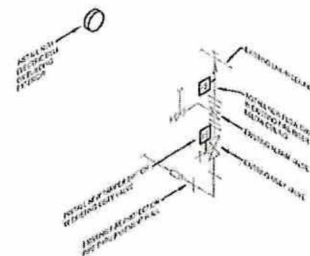
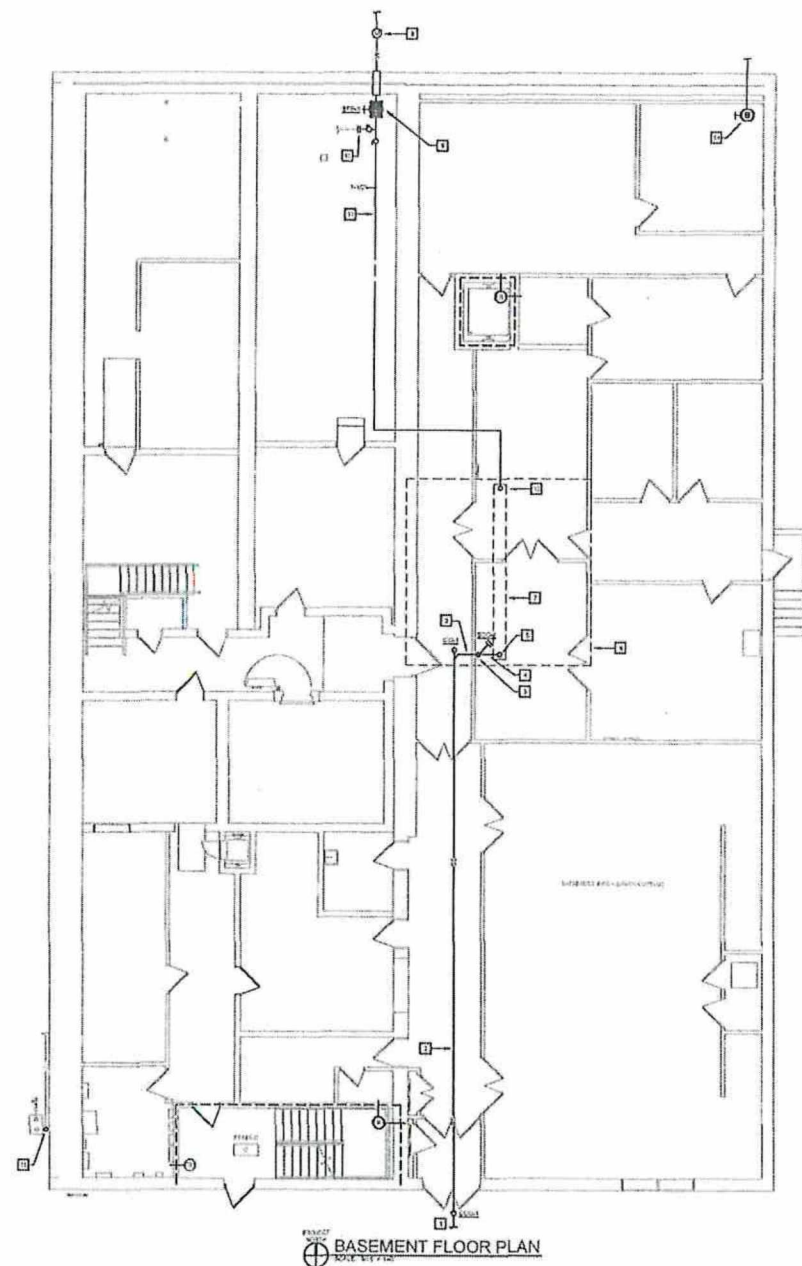
MARCUM ENGINEERING, LLC
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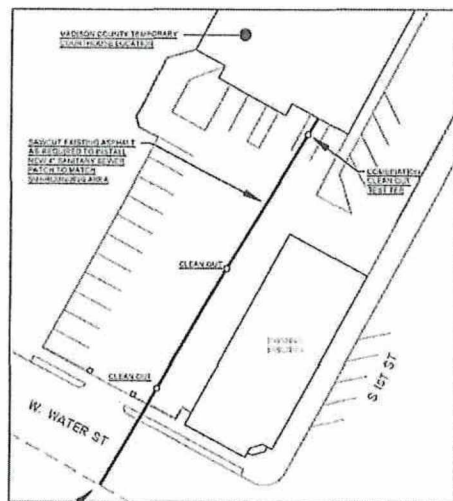
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MADISON CO. COURTS TEMP. FACILITIES RENOVATION
PROJECT ADDRESS
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PROJECT NAME
MECHANICAL FIRST FLOOR PLAN

PROJECT NO. 201501001
DATE MAY 01, 2015
BY J. B. BROWN
DATE MAY 01, 2015

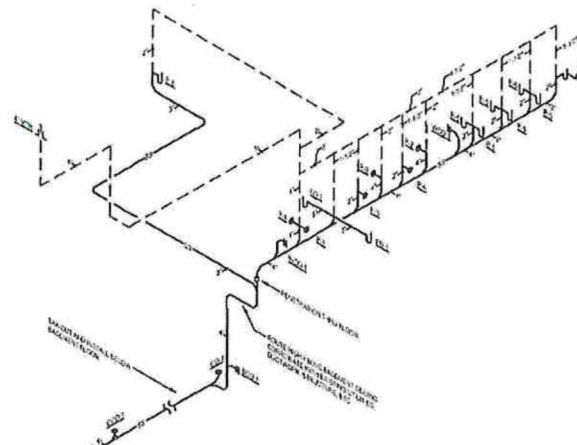
SHEET NUMBER
MM1.1
BID SET

[illegible][illegible]



PARTIAL SITE PLAN
AS SHOWN

CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR ALTERED.



DWV PIPING DIAGRAM
AS SHOWN

GENERAL SITE UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL THE EXISTING UTILITY LOCATIONS AND DEPTHS AND PROVIDING THE PROJECT FILE TO THE CITY ENGINEER WITHIN THE CITY OF KENTUCKY. ALL EXISTING UTILITIES OR STRUCTURES SHALL BE MAINTAINED TO THE ATTENTION OF THE CITY ENGINEER AND NOT TO BE REMOVED.
2. ALL WORK SHALL BE ACCORDING TO THE KENTUCKY STATE PLUMBING CODE, KSPA STANDARD PLUMBING CODE, INTERNATIONAL MECHANICAL CODE, NATIONAL ELECTRICAL CODE, AND KENTUCKY PLUMBING AND MECHANICAL STANDARDS REQUIREMENTS AND OTHER LOCAL/STATE/NATIONAL CODES OR STANDARDS THAT APPLY.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES, AND ALL ASSOCIATED PERMITS INCLUDING TEMPORARY PERMITS FOR ALL UTILITIES.
4. THESE PLANS ARE SUBMITTED IN ANTICIPATION OF THE APPROPRIATE AND GENERAL LOCATION OF PLUMBING, MECHANICAL, ELECTRICAL, AND OTHER UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
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14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.

UTILITY CONTACT

SANITARY SEWER & WATER: KENTUCKY 811
 KENTUCKY 811
 1-800-811-8111
 WWW.KENTUCKY811.COM

BURIED UTILITIES NOTE

ALL UTILITIES ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL EXISTING UTILITIES AND STRUCTURES AND PROVIDING THE LOCATION OF ALL UTILITIES AND STRUCTURES TO THE CITY ENGINEER.

Kentucky 811
 Know what's below.
 Call before you dig.
 1-800-811-8111
 WWW.KENTUCKY811.COM

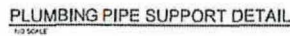
MARCUM ENGINEERS, LLC
 204 N. 10th Street, Suite 100
 Louisville, KY 40202
 502.581.1111
 WWW.MARCUMENGINEERS.COM

PROJECT NAME:
 MADISON CO. COURTS TEMP. FACILITIES
PROJECT ADDRESS:
 100 N. 10th St.
 Louisville, KY 40202

SHEET NAME:
 PLUMBING
DIAGRAMS

PROJECT NO.: 2019-01-001
DATE: 08/01/2022
REVISION:

SHEET NUMBER:
MM3.1
END SHEET



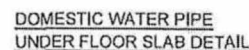
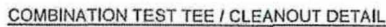
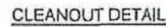
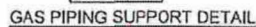
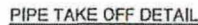
-
- Diagram illustrating a vertical pipe repair using a pipe bridge and a pipe clamp. The diagram shows a vertical pipe with a hole. A pipe bridge is installed across the hole, supported by a pipe clamp. The clamp is secured with a bolt and nut. The diagram also shows the pipe's internal structure, including the main pipe and a smaller pipe (possibly a vent or waste line) running through it. Labels include: MAIN PIPE, WASTE OR VENT, PIPE BRIDGE, PIPE CLAMP, BOLT AND NUT, and 1/2" BRASS PIPE COUPLER.

WALL CLEANOUT DETAIL



-
- 1/2 inch NPT Tee (with 1/2 inch NPT Tee)
- 1/2 inch NPT Tee
- 1/2 inch NPT Tee
- 1/2 inch NPT Tee
- 1/2 inch NPT Tee
- WELL
- 1/2 inch NPT Tee (with 1/2 inch NPT Tee)
- 1/2 inch NPT Tee (with 1/2 inch NPT Tee)

DOMESTIC WATER SERVICE DETAIL



GENERAL HVAC NOTES

- 1 ALL WORK SHALL BE PERFORMED IN THE SENSE BIDDING AND / OR STATE BIDDING. BY KNOWING AND ACCEPTING THE CONTRACT, BIDDING SHALL BE CONSIDERED TO ACCEPT THE GENERAL CONDITIONS OF CONTRACT THAT APPLY TO THE CONTRACTOR'S WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND ALL WORK SHALL BE COMPLETED BY THE CONTRACTOR'S DEADLINE.
- 2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE CONTRACT DOCUMENTS AND VERIFYING THE PROJECT'S SCOPE AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 3 THESE PLANS AND SPECIFICATIONS SHALL BE THE BASIS FOR THE CONTRACT. ANY CHANGES TO THE PLANS SHALL BE REQUESTED BY THE ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 5 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 7 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 9 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.
- 10 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ATTENTION OF THE ENGINEER FOR ANY CHANGES TO THE JOB DATE.

[illegible][illegible][illegible][illegible]

1. The Contractor shall provide and install a 100% efficient, low-voltage, energy-efficient lighting system in accordance with the International Electrical Code (IEC) and all applicable codes and standards. The lighting system shall be designed to provide uniform illumination throughout the building and shall be installed in accordance with the manufacturer's instructions. The lighting system shall be installed in a manner that is aesthetically pleasing and does not detract from the building's appearance. The lighting system shall be installed in a manner that is safe and does not create a fire hazard. The lighting system shall be installed in a manner that is accessible to all building occupants. The lighting system shall be installed in a manner that is durable and long-lasting. The lighting system shall be installed in a manner that is easy to maintain and repair. The lighting system shall be installed in a manner that is cost-effective and provides the best value for the building owner. The lighting system shall be installed in a manner that is compliant with all applicable codes and standards. The lighting system shall be installed in a manner that is safe and does not create a fire hazard. The lighting system shall be installed in a manner that is accessible to all building occupants. The lighting system shall be installed in a manner that is durable and long-lasting. The lighting system shall be installed in a manner that is easy to maintain and repair. The lighting system shall be installed in a manner that is cost-effective and provides the best value for the building owner. The lighting system shall be installed in a manner that is compliant with all applicable codes and standards.

[illegible]



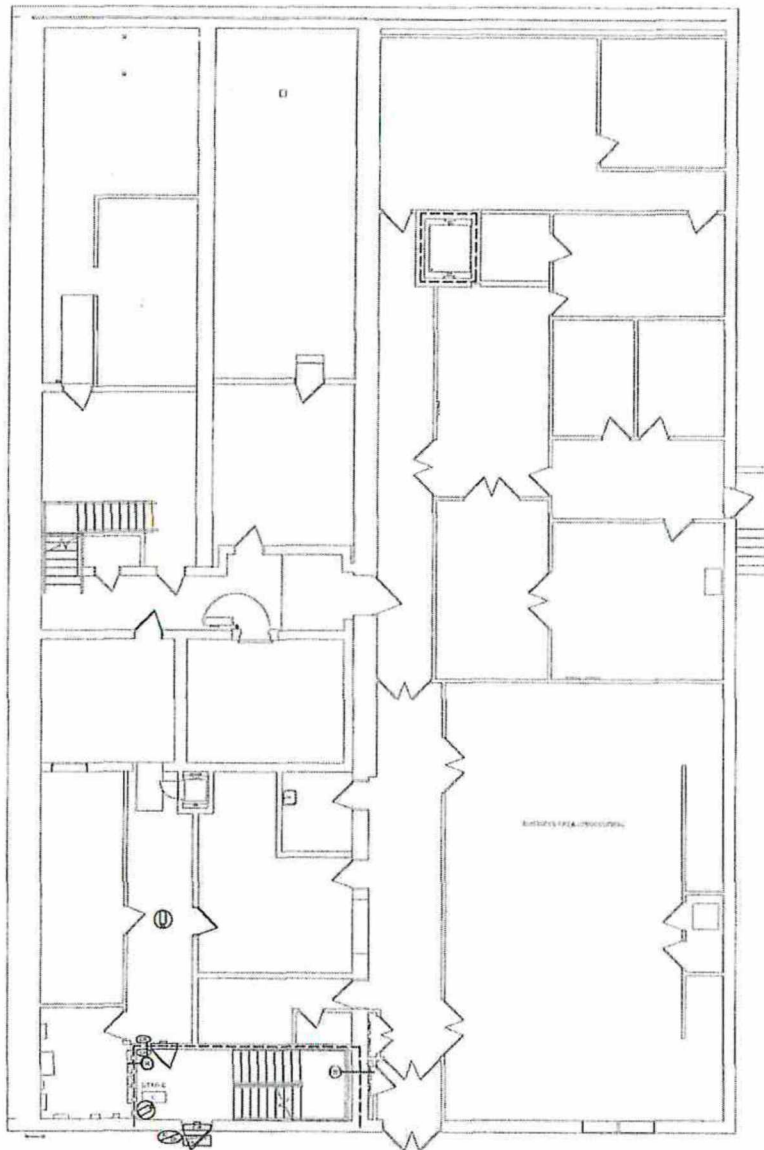
CLASSIFIED ASSEMBLY LEGEND		
SYMBOL	DESCRIPTION	REQUIRED WORK
	WELD JOINT ASSEMBLY	FULL PENETRATION INSTALLATION QUALIFICATION & WELDING PENETRATION PROCEED PER PART 9.3 SECTION 9.3
	WELD JOINT ASSEMBLY	FULL PENETRATION INSTALLATION QUALIFICATION & WELDING PENETRATION PROCEED PER PART 9.3 SECTION 9.3



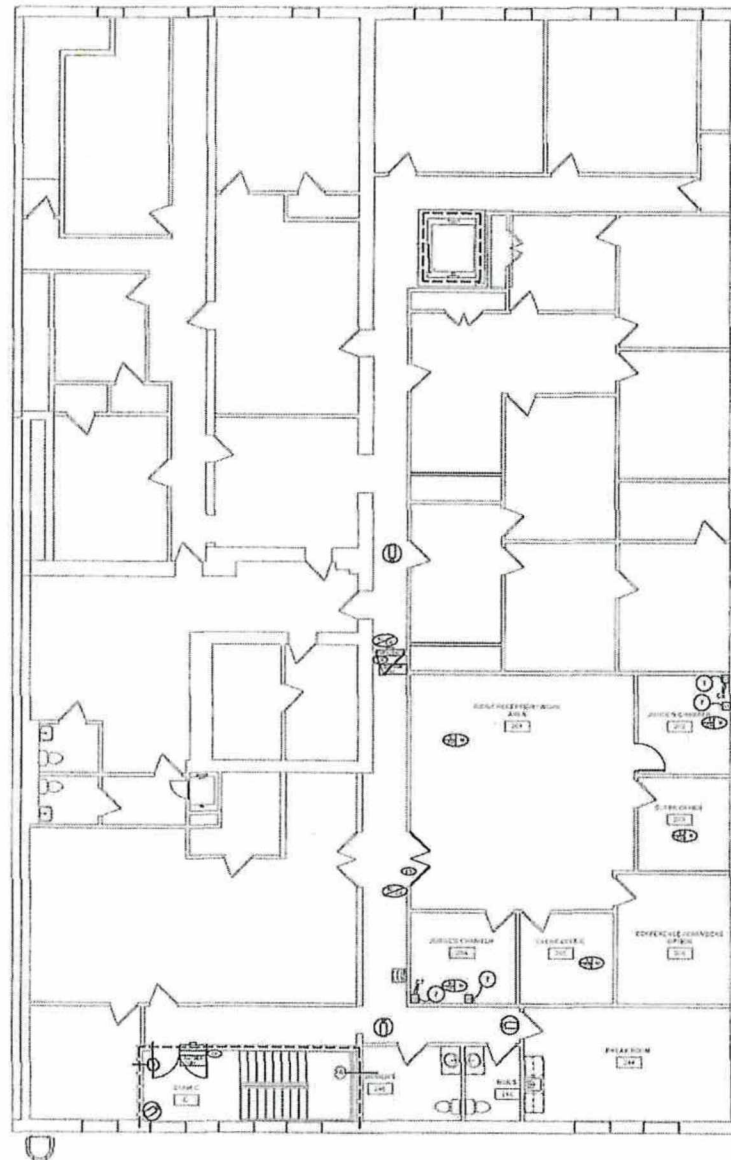


CFM RANGE	SIZE
0 - 100	6" DIA.
101 - 200	8" DIA.
201 - 300	10" DIA.
301 - 500	12" DIA.

SHEET NAME
HM1.1
BID SET



PROJECT
BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PROJECT
SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

COORDINATION NOTE:

TO AVOID CONFLICTS AND INTERFERENCE, ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.

CLASSIFIED ASSEMBLY LEGEND

SYMBOL	DESCRIPTION	REQUIRED WORK
⊕	1. ALL PENETRATIONS SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE OR 1/4" THICK STEEL PLATE.	1. ALL PENETRATIONS SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE OR 1/4" THICK STEEL PLATE.
⊕	2. ALL PENETRATIONS SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE OR 1/4" THICK STEEL PLATE.	2. ALL PENETRATIONS SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE OR 1/4" THICK STEEL PLATE.
⊕	3. ALL PENETRATIONS SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE OR 1/4" THICK STEEL PLATE.	3. ALL PENETRATIONS SHALL BE PROTECTED BY A MINIMUM OF 1/2" THICK CONCRETE OR 1/4" THICK STEEL PLATE.



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 www.kingbyarch.com
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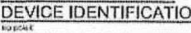
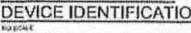
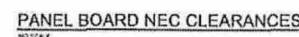
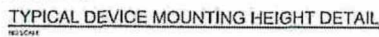
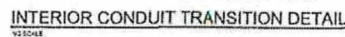
PROJECT NAME
 MADISON CO.
 COURTS TEMP.
 FACILITIES
 RENOVATION
 PROJECT NUMBER
 1000000000

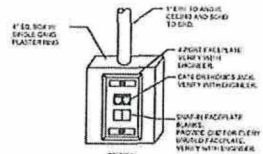
SHEET NAME
 ELECTRICAL
 SECURITY
 BASEMENT &
 SECOND FLOOR
 PLAN

PROJECT NO. 2012020001
DATE 03/01/2012
REVISIONS
 NO. DESCRIPTION BY

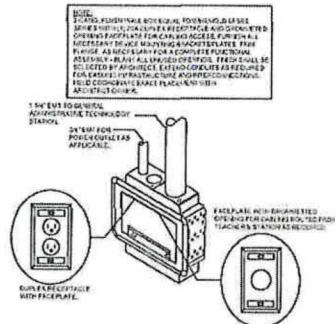
SHEET NUMBER
EM1.2.3

BY SET

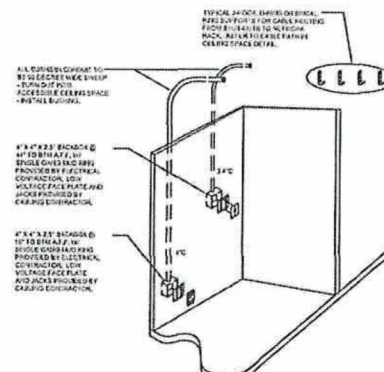




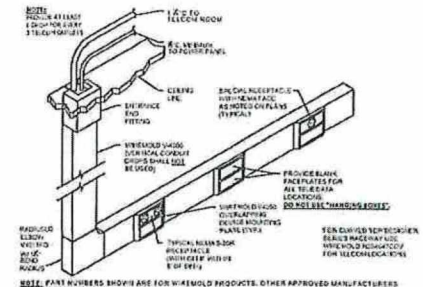
**GENERAL ADMINISTRATIVE
TECHNOLOGY WALL OUTLET**
NO SCALE



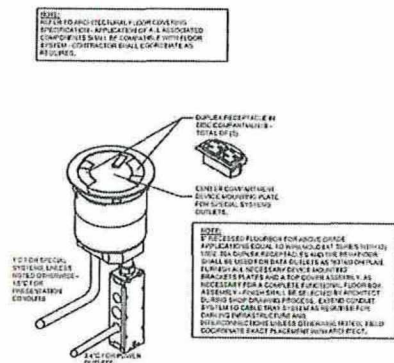
**FLAT PANEL TV BOX (FPTV)
MONITOR INTERFACE**
NO SCALE



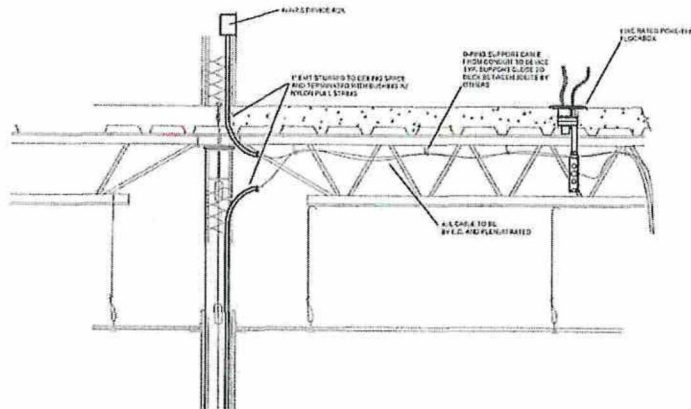
**STANDARD COMMUNICATIONS - RACEWAY
STUB-OUTS FOR OPEN CABLING FOR NEW
WALLS ONLY**
NO SCALE



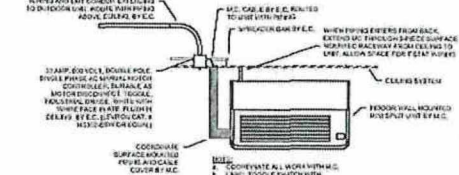
**INSTALLATION DETAIL - FOR EXISTING WALLS
TYPICAL DUAL CHANNEL METAL RACEWAY**
NO SCALE



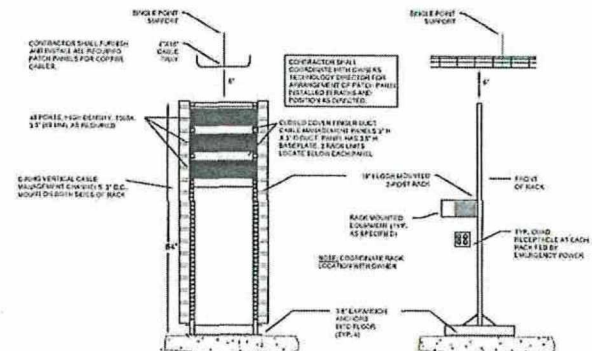
6\"/>



CABLE PATH IN CEILING SPACE DETAIL
NO SCALE



INDOOR MINI-SPLIT DETAIL
NO SCALE



RACK DETAIL
NO SCALE



Project ARCHITECTURE
2000 North Dixie Ave. Suite 200
Tampa, FL 33606
813.251.1111
www.projectarchitect.com



MARCONI ENGINEERING, LLC
2000 North Dixie Ave. Suite 200
Tampa, FL 33606
813.251.1111
www.marconi-engineering.com

PROJECT NAME
MADISON CO.
COURTS TEMP.
FACILITIES
RENOVATION
PROJECT ADDRESS
1000 N. GORRISON
TAMPA, FL 33606

DATE
ELECTRICAL DETAILS

PROJECT NO. 2006/01/01
DATE 01/01/06
REVISION
1.01 01/01/06

PROJECT NO. 2006/01/01
DATE 01/01/06
REVISION
1.01 01/01/06

LIGHTING CONTROL NARRATIVE																	
ROOM NUMBER	ROOM TITLE	MANUAL ON	MANUAL OFF	ON/OFF	TOGGLE SWITCH	WALL SWITCH	KEY SWITCH	TIME CLACK ON	TIME CLACK OFF	OCCUPANCY SENSOR	OCCUPANCY SENSING OFF	PHOTOEYE/PIR	PHOTOEYE/PIR OFF	EXTENDED OCCUPANCY SENSING	VIDEO MONITOR ASSISTANCE	RECEIVED OPERATIONS	REMARKS
-	LOBBY	X	X							X	X						
-	VESTIBULE									X	X						
-	CONCOURSE	X	X							X	X				NOOP ENG.	1	
-	STAIR									X	X				NOOP ENG.	7	
-	OFFICE	X	X	X						X	X				NOOP ENG.	5	
-	WRESTLE	X	X												NOOP ENG.	6	
-	TOILET									X	X				NOOP ENG.	7	
-	INTERVIEW	X	X	X						X	X				NOOP ENG.	5	
-	CONFERENCE ROOM	X	X	X						X	X				NOOP ENG.	6	
-	COURTROOM	X	X	X		X				X	X				NOOP ENG.	7	
-	JURY ROOM	X	X	X						X	X				NOOP ENG.	7	
-	PROSECUTOR STADIUM	X								X	X				NOOP ENG.	7	
-	EXHIBITION							X	X					X	NOOP ENG.	6	10/1/18

SEQUENCE OF OPERATIONS

- [illegible]

[illegible]

GENERAL NOTES

- [illegible]

SPECIAL NOTES

- SPECIAL NOTES:**
- ALL BRACKETS SHALL BE ELECTRICALLY FUSED, SLIDER TYPE, SUITABLE FOR THE CONNECTED LOAD AND SHALL BE SUITABLE FOR PROPER OPERATION WITH THE WIRE WITH OPEN BRACKETS. TERMINALS AND SPACIAL BRIDGE BRACKET MODULES AS REQUIRED FOR PROPER INSTALLATION AND CONTROL SCHEMES IS REQUIRED.
 - EMERGENCY SLIDING SWITCH MUST BE ALL FAIL TO OFF POSITION FOR FAULT SAFE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. AS APPLICABLE TO PATH OF CONDUIT FOR PUNCHOUT TYPE HARDWARE. BRACKET FEATURES WITH ENLARGED BRACKET SHALL BE COORDINATED DURING CONSTRUCTION, FROM 2 TO 35 FT. DEPTHS.

MECHANICAL EQUIPMENT CONNECTION SCHEDULE																
EQUIP#	EQUIPMENT	VOL./FAC#/PAGE	LOCATION	BASIC DATA				CONNECTIONS				DISTANCE CONNECTIONS				REMARKS/NOTES
				LOAD	UNIT#	MCA	MOOP	CONCAT	LINE	REF#	END	CONC.	TO/LOC	FROM/LOC	FEED	
501-1	REAR AIR COND/REF UNIT	1201	100R		301	51	8	14"	8	10						A, B, C, D, E
501-2	REAR AIR COND/REF UNIT	1201	100R		301	51	8	14"	8	10						A, B, C, D, E
501-3	ROOF FAN PUMP SYSTEM EQUIPMENT - OUTDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-4	ROOF FAN PUMP SYSTEM EQUIPMENT - OUTDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-5	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-6	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-7	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-8	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-9	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-10	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-11	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-12	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-13	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-14	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-15	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-16	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-17	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-18	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-19	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-20	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-21	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-22	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-23	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-24	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F
501-25	ROOF FAN PUMP SYSTEM EQUIPMENT - INDOOR UNIT	1201	110E		110	45		10"	12	12		2015A			16	F

VENTILATING EQUIPMENT CONNECTION SCHEDULE																
EQUIP#	EQUIPMENT	VOL./FAC#/PAGE	LOCATION	BASIC DATA				CONNECTIONS				DISTANCE CONNECTIONS		REMARKS/NOTES		
				LOAD	UNIT#	MCA	MOOP	CONCAT	LINE	REF#	END	CONC.	TO/LOC		FROM/LOC	
501-A	CHILLER/FAN	1201	100 W/100E	83	91		35	102	13	13	13		X	A, K, L		
501-B	CHILLER/FAN	1201	100 W/100E	83	91		35	102	12	12	12		X	A, K, L		
501-C	CHILLER/FAN	1201	100 W/100E	8	91		35	102	13	13	13		X	A, K, L		
501-D	CHILLER/FAN	1201	100 W/100E	13	91		35	102	12	12	12		X	A, K, L		
501-E	CHILLER/FAN	1201	100 W/100E	12	91		35	102	12	12	12		X	A, K, L		
501-F	CHILLER/FAN	1201	100 W/100E	13	91		35	102	13	13	13		X	A, K, L		
501-G	CHILLER/FAN	1201	100 W/100E	12	91		35	102	13	13	13		X	A, K, L		

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL COORDINATION OF ALL EROSION CONTROL, EROSION PREVENTION, AND EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL COORDINATION OF ALL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL COORDINATION OF ALL EROSION CONTROL MEASURES.
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SPECIAL NOTES:

- SPECIAL NOTES:**
1. UNIT FURNISHED WITH UNIDIRECTIONAL PHOTOVOLTAIC (UNIDIR) PHOTO-VOLTAIC SYSTEM WITH SINGLE-UNIT ELECTRICAL CONNECTIONS.
 2. UNIT FURNISHED WITH FACTORY-BUILT, PRE-ENGINEERED HYDROPOWER CONCRETE DUTCH.
 3. EQUIPMENT SUPPLY CONTRACTS CURRENT MARKET PRICES SHALL BE BASED ON THE CURRENT RATE THE MINIMUM AS SPECIFIED. EQUIPMENT NAME PLATE SHALL INCLUDE SCOTT ADDENDUM WITHIN 10 NATURAL ELECTRICAL CODE PERMITS, LOCK SHALL BE PROVIDED FOR PROTECTION OF THE UNIT FROM THEFT AND VANDALISM.
 4. UNIT FURNISHED WITH 1000WATT PHOTOVOLTAIC PANELS.
 5. NEUTRAL AND GROUND SHALL BE FURNISHED AND SHALL BE AVOIDANCE OF THE UNIT, BUT INSIDE OF THE UNIT SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.
 6. ELECTRICAL CONNECTION SHALL BE PROVIDED AND SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.
 7. EQUIPMENT SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.
 8. FURNISHED WITH ALL NECESSARY MATERIALS AND SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.
 9. UNIT FURNISHED WITH FACTORY-BUILT PHOTOVOLTAIC PANELS.
 10. ALL ELECTRICAL CONNECTIONS SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.
 11. UNIT SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.
 12. UNIT SHALL BE PROVIDED FOR THE UNIT TO BE USED FOR THE UNIT OPERATION AS SHOWN BY THE UNIT.

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**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
RESOLUTION 2022-06**

**A RESOLUTION TO ENTER INTO A CONTRACTUAL AGREEMENT BETWEEN
INTEGRITY ARCHITECTURE, PLLC AND MADISON COUNTY FISCAL COURT**

WHEREAS, the Madison County Fiscal Court desires to enter into a Contractual Agreement between Integrity Architecture, PLLC and Madison County Fiscal Court ("Owner"); and

WHEREAS, this Agreement is for the Madison County Temporary Court Facility Renovation Project; and

WHEREAS, the Madison County Temporary Court Facility Renovation Project ("Project") is a renovation of the existing facility located at 116 West Main Street, Richmond, Kentucky for the temporary use of the Madison County Circuit Court staff while the existing Madison County Courthouse is being renovated; and

WHEREAS, the Architect shall provide architectural services for the Project as described in the Agreement attached hereto; and

WHEREAS, the Architect shall assist the Owner in determining consulting services required for the Project; and

WHEREAS, this Agreement supersedes all previous Contracts and/or Agreements between Integrity Architecture, PLLC and Madison County Fiscal Court for the Temporary Court Facility Renovation Project;

NOW, THEREFORE, BE IT RESOLVED THAT THE FISCAL COURT DOES HEREBY APPROVE TO ENTER INTO THIS AGREEMENT AND AUTHORIZES THE JUDGE EXECUTIVE TO EXECUTE SAME ON BEHALF OF THE COUNTY TO GO INTO EFFECT RETROACTIVELY DECEMBER 10, 2021.

Motion made by Tudor, seconded by Bathui.

Vote:

Yes

No

Judge Reagan Taylor
Magistrate Ben Robinson III
Magistrate John Tudor
Magistrate Roger Barger
Magistrate Tom Botkin

<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>
<u>✓</u>	<u> </u>

Signed:

R-T-
Reagan Taylor
Madison County Judge Executive

1-11-2022
Date

Attested:

K. Barger
Kenny Barger
Madison County Clerk

1-11-22
Date

AIA® Document B105™ – 2017

Standard Short Form of Agreement Between Owner and Architect

AGREEMENT made as of the Tenth day of December in the year Two Thousand Twenty-one

(In words, indicate day, month and year.)

BETWEEN the Owner:

(Name, legal status, address and other information)

Madison County Fiscal Courts
Reagan Taylor, County Judge Executive
135 West Irvine Street. Richmond Kentucky

and the Architect:

(Name, legal status, address and other information)

integrity / Architecture, PLLC
Aaron Bivens, AIA
2414 Palumbo Drive, Suite 125. Lexington Kentucky

for the following Project:

(Name, location and detailed description)

Madison County Temporary Court Facility
Richmond Kentucky

The Madison County Temporary Court Facility is a renovation of the existing facility located at 116 W. Main Street, Richmond Kentucky for the temporary use of the Madison County Circuit Court staff while the existing Madison County Courthouse is being renovated.

The Owner and Architect agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Init.

ARTICLE 1 ARCHITECT'S RESPONSIBILITIES

The Architect shall provide architectural services for the Project as described in this Agreement. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall assist the Owner in determining consulting services required for the Project. The Architect's services include the following consulting services, if any:

Mechanical, electrical, plumbing and fire suppression engineering and design by Marcum Engineering. Structural engineering and assessment by Brown + Kubican Engineers. Interior design services by Design Link Interiors

During the Design Phase, the Architect shall review the Owner's scope of work, budget and schedule and reach an understanding with the Owner of the Project requirements. Based on the approved Project requirements, the Architect shall develop a design, which shall be set forth in drawings and other documents appropriate for the Project. Upon the Owner's approval of the design, the Architect shall prepare Construction Documents indicating requirements for construction of the Project and shall coordinate its services with any consulting services the Owner provides. The Architect shall assist the Owner in filing documents required for the approval of governmental authorities, in obtaining bids or proposals, and in awarding contracts for construction.

During the Construction Phase, the Architect shall act as the Owner's representative and provide administration of the Contract between the Owner and Contractor. The extent of the Architect's authority and responsibility during construction is described in AIA Document A105™-2017, Standard Short Form of Agreement Between Owner and Contractor. If the Owner and Contractor modify AIA Document A105-2017, those modifications shall not affect the Architect's services under this Agreement, unless the Owner and Architect amend this Agreement.

ARTICLE 2 OWNER'S RESPONSIBILITIES

The Owner shall provide full information about the objectives, schedule, constraints and existing conditions of the Project, and shall establish a budget that includes reasonable contingencies and meets the Project requirements. The Owner shall provide decisions and furnish required information as expeditiously as necessary for the orderly progress of the Project. The Architect shall be entitled to rely on the accuracy and completeness of the Owner's information. The Owner shall furnish consulting services not provided by the Architect, but required for the Project, such as surveying, which shall include property boundaries, topography, utilities, and wetlands information; geotechnical engineering; and environmental testing services. The Owner shall employ a Contractor, experienced in the type of Project to be constructed, to perform the construction Work and to provide price information.

ARTICLE 3 USE OF DOCUMENTS

Drawings, specifications and other documents prepared by the Architect are the Architect's Instruments of Service, and are for the Owner's use solely with respect to constructing the Project. The Architect shall retain all common law, statutory and other reserved rights, including the copyright. Upon completion of the construction of the Project, provided that the Owner substantially performs its obligations under this Agreement, the Architect grants to the Owner a license to use the Architect's Instruments of Service as a reference for maintaining, altering and adding to the Project. The Owner agrees to indemnify the Architect from all costs and expenses related to claims arising from the Owner's use of the Instruments of Service without retaining the Architect. When transmitting copyright-protected information for use on the Project, the transmitting party represents that it is either the copyright owner of the information, or has permission from the copyright owner to transmit the information for its use on the Project.

ARTICLE 4 TERMINATION, SUSPENSION OR ABANDONMENT

In the event of termination, suspension or abandonment of the Project by the Owner, the Architect shall be compensated for services performed. The Owner's failure to make payments in accordance with this Agreement shall be considered substantial nonperformance and sufficient cause for the Architect to suspend or terminate services. Either the Architect or the Owner may terminate this Agreement after giving no less than seven days' written notice if the Project is suspended for more than 90 days, or if the other party substantially fails to perform in accordance with the terms of this Agreement. Except as otherwise expressly provided herein, this Agreement shall terminate one year from the date of Substantial Completion.

Init.

ARTICLE 5 MISCELLANEOUS PROVISIONS

This Agreement shall be governed by the law of the place where the Project is located. Terms in this Agreement shall have the same meaning as those in AIA Document A105-2017, Standard Short Form of Agreement Between Owner and Contractor. Neither party to this Agreement shall assign the contract as a whole without written consent of the other.

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action in favor of, a third party against either the Owner or the Architect.

The Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

ARTICLE 6 PAYMENTS AND COMPENSATION TO THE ARCHITECT

The Architect's Compensation shall be:

Compensation for the design and engineering services referenced above will be set at 7% of the construction cost of the renovation. For the purpose of this agreement, the Architect will use the Construction Manager's most recent cost opinion to estimate the cost of the construction and percentage-based design fee.

DW Wilburn estimated construction cost = \$1,200,000.00
Design Fee established at 7% of estimated construction cost = \$84,000.00.

Because a portion of this work was performed under a separate contract, the Architect will credit the previous Schematic Design phase work contracted and paid by the Madison County Fiscal Courts to this agreement.

Estimated design fee= \$84,000 less previously paid Schematic Design fees of \$13,500.00 = \$70,500.00

Design services will be billed in milestones upon completion of the work. These milestones are as follows:
Design Development: 40%- \$28,250.00
Construction Documents: 40%- \$28,250.00
Construction Administration: 20%- \$14,000.00
(billed in two equal invoices of \$7,000 during construction)

If an increased construction cost is required and approved above the \$1,200,000.00 listed above, the percentage-based increase will be added evenly to the Construction Administration service invoices.

The Owner shall pay the Architect an initial payment of zero (\$ 0) as a minimum payment under this Agreement. The initial payment shall be credited to the final invoice

The Owner shall reimburse the Architect for expenses incurred in the interest of the Project, plus zero percent (0 %).

Payments are due and payable upon receipt of the Architect's monthly invoice. Amounts unpaid thirty (30) days after the invoice date shall bear interest from the date payment is due at the rate of one percent (1 %), or in the absence thereof, at the legal rate prevailing at the principal place of business of the Architect.

At the request of the Owner, the Architect shall provide additional services not included in Article 1 for additional compensation. Such additional services may include, but not be limited to, providing or coordinating services of consultants not identified in Article 1; revisions due to changes in the Project scope, quality or budget, or due to Owner-requested changes in the approved design; evaluating changes in the Work and Contractors' requests for substitutions of materials or systems; providing services necessitated by the Contractor's failure to perform; and the extension of the Architect's Article 1 services beyond nine (9) months of the date of this Agreement through no fault of the Architect.

ARTICLE 7 OTHER PROVISIONS

(Insert descriptions of other services and modifications to the terms of this Agreement.)

Init.

Not applicable

This Agreement entered into as of the day and year first written above.



OWNER (Signature)

Reagan Taylor County Judge Executive
(Printed name and title)



ARCHITECT (Signature)

Aaron Bivens, AIA Principal
(Printed name, title, and license number, if required)

init.

**MADISON COUNTY FISCAL COURT
MADISON COUNTY, KY
RESOLUTION 2022-72**

**A RESOLUTION APPROVING A LEASE AGREEMENT BETWEEN
MADISON COUNTY FISCAL COURT AND THE KENTUCKY
ADMINISTRATIVE OFFICE OF THE COURTS**

WHEREAS, the Madison County Fiscal Court (hereinafter the "Local Government" or "Lessor") agrees to lease office space and parking spaces at the Madison County Temporary Circuit Courthouse to the Kentucky Administrative Office of the Courts (hereinafter "AOC" or the "Lessee"); and

WHEREAS, the Lessee agrees to reimburse the Lessor for the use of office space and parking spaces at the Madison County Temporary Circuit Courthouse located at 116 West Main Street, Richmond, Kentucky as stated in the Agreement; which is attached hereto this Resolution; and

WHEREAS, the Lessee agrees to take good care of the premises and to return them at the expiration of their lease in as good order as received, ordinary wear and tear and natural decay excepted;

NOW, THEREFORE, BE IT RESOLVED THAT THE FISCAL COURT DOES HEREBY APPROVE TO ENTER INTO THIS AGREEMENT AND AUTHORIZES THE JUDGE EXECUTIVE AND/OR HIS DESIGNEE TO EXECUTE SAME ON BEHALF OF THE COUNTY.

Motion made by Tudor, seconded by Barger.

Vote:	Yes	No
Judge Executive Reagan Taylor	<u>/</u>	<u> </u>
Magistrate Ben Robinson III	<u>ABSENT</u>	<u> </u>
Magistrate John Tudor	<u>/</u>	<u> </u>
Magistrate Roger Barger	<u>/</u>	<u> </u>
Magistrate Tom Botkin	<u>ABSENT</u>	<u> </u>

Signed:
R-29
Reagan Taylor
Madison County Judge Executive

5-24-2022
Date

Attested:
Kenny Barger
Kenny Barger
Madison County Clerk

5-24-2022
Date