

DESIGN-BUILD-FINANCE BUILT-TO-SUIT REQUEST FOR PROPOSALS (RFP)
LEASE CONTRACT FOR APPROXIMATELY 4.59 ACRES OF LAND TO PRIVATE
ENTITY TO FINANCE, DESIGN, DEVELOP, CONSTRUCT, AND LEASE-BACK TO
THE COMMONWEALTH, A 200,000 SF
ADMINISTRATION/OPERATIONS/WAREHOUSE/SHIPPING-
RECEIVING/TRANSPORTATION BUILDING AND RELATED SITE WORK &
INFRASTRUCTURE
AT BLUEGRASS STATION, LEXINGTON, KENTUCKY

The Commonwealth of Kentucky, Department of Military Affairs, Bluegrass Station Division, desires to pursue a lease contract to finance, design, develop, construct, and lease-back a 200,000 square foot administration/operations/warehouse/shipping – receiving/transportation building on Bluegrass Station, 5751 Briar Hill Road, Fayette County, Kentucky. The Commonwealth seeks interest from private entities that wish to enter into a business relationship with the Commonwealth of Kentucky to accomplish this purpose. Should the project become a reality, the facility would be treated and marketed as being a part of Bluegrass Station, Lexington, Kentucky. This solicitation will adhere to KRS 56.8161, et. seq.

In order to receive a copy of the project RFP, interested parties **MUST** submit responses on a “Commonwealth of Kentucky Solicitation” form to this Notice **on or before 10:30 a.m. EST, Nov. 17, 2014.** Forms may be obtained by contacting Nancy Brownlee or Natalie Brawner at: Division of Real Properties, Third Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607; by telephone at (502) 782-0358 (Nancy) or (502) 564-2111 (Natalie) or via email at: Nancy.Brownlee@ky.gov or Natalie.Brawner@ky.gov.

The form may also be downloaded at <http://eprocurement.ky.gov>. On the eprocurement page, click on the “Vendor Self Service (VSS) and Active Solicitations” button. On the bottom, left hand side of the page, click on “public access” button. The solicitation listings are on this page. Scroll through solicitations listings to the RFP number for this solicitation, click on “Details” and then click on the “Attachments” tab in the middle of the page. Click on and open “Final RFP 785 (left blank intentionally) _____ SO Form PDF”, for a printable copy of the required Commonwealth Solicitation Form for Phase I.

PLEASE NOTE: A FIRM WHICH FAILS TO MEET THE DEADLINE FOR THIS NOTICE OR DOES NOT SUBMIT A RESPONSE ON THE REQUIRED ONE-PAGE “COMMONWEALTH OF KENTUCKY SOLICITATION” FORM SHALL BE BARRED FROM THE RFP PROCUREMENT PROCESS.

Additional information, in the form of an RFP, specifying project and participation requirements for the lease, will only be provided to those timely respondents to this Notice, on the required, one-page, Commonwealth Solicitation Form.

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Responses to this Notice may be made by any person on a "Commonwealth of Kentucky Solicitation" form on or before 10:30 a.m. EST, Monday, Nov. 17, 2014, and must be sent to: Division of Real Properties, RE: RFP#121614, ATTN: Nancy Brownlee and Natalie Brawner, at the address listed above. Timely FAX/email responses, on the "Commonwealth of Kentucky Solicitation" form, are acceptable for purposes of this Notice. All responses received to this Notice will be publicly opened and read at the above-designated time.

A pre-proposal conference will be held at Bluegrass Station Division on Nov. 19, 2014 - time to be announced to those interested parties submitting in a timely fashion a Commonwealth of Kentucky Solicitation Form. It is anticipated that representatives from the Department of Military Affairs/Bluegrass Station Division and the Department for Facilities and Support Services will be in attendance to answer questions from prospective offerors. Although a question and answer session will occur, participants should understand that the final, official answer or position of the Commonwealth on any material points will be stated in writing and distributed to all offerors by addendum subsequent to the meeting. Offerors are encouraged to submit written questions prior to the meeting. All inquiries should be directed to the Division of Real Properties, Third Floor Bush Building, 403 Wapping Street, Frankfort, Kentucky, 40601 or [email to: Nancy.Brownlee@ky.gov](mailto:Nancy.Brownlee@ky.gov) or Natalie.Brawner@ky.gov prior to 10:30 a.m. EST Nov. 17, 2014.