

DESIGN-BUILD-FINANCE BUILT-TO-SUIT REQUEST FOR PROPOSALS (RFP)
LEASE CONTRACT FOR APPROXIMATELY 4.6 ACRES OF LAND TO PRIVATE ENTITY TO
FINANCE, DESIGN, DEVELOP, CONSTRUCT, AND LEASE-BACK TO THE
COMMONWEALTH, A 200,000 SQUARE FOOT WAREHOUSE FACILITY, WITH POTENTIAL
FUTURE OPTION TO CONSTRUCT 100,000 SQUARE FOOT ADDITION, AND RELATED
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 warehouse facility 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., July 30, 2012. Forms may be obtained by contacting Nancy Brownlee at: Division of Real Properties, Third Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607; by calling: telephone: (502) 564-2205, ext. 225; or via email at: Nancy.Brownlee@ky.gov.

The form may be also 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 should be located on this page. Scroll through solicitations listings until you reach the RFP number for this solicitation, click on "Details" and then once on that page, click on "Attachments" in the middle left hand side of the page. Scroll to and click on "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.

Tentative schedule for the project is as follows:

On or about July 17	Advertise Request for Proposals (RFP), with recommended schedule
On or about July 30	Cut-off for acceptance of responses to notice of project (NOTE: responses for requests for copies of RFP must be submitted on one-page Commonwealth of Kentucky Solicitation form, which may be obtained by email to Nancy.Brownlee@ky.gov)
On or about August 6	Pre-proposal conference with all interested parties – review lease and construction issues
On or about August 9	All inquiries submitted by Offerors to Buyer
On or about August 14	Official answers to all inquiries issued by Addendum to RFP
On or about August 21	Receive proposals (Phase I – Qualifications and Experience)
On or about August 28	Selection committee meets to select short list of Offerors
On or about September 4	Receipt date for questions from selected short listed Offerors

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| On or about September 13 | Selection committee receives oral presentations, including construction documents ready for review (Phase II – Technical Proposal & Revenue Payable to the Commonwealth) |
| On or about September 13 | Select winner, forward construction documents ready for review. Note: only foundation and footing plans require an affixed seal on August 17. Building plans may be at the approximate schematic design level at this time. See attached DHBC guidance on Partial Permits, attached hereto as Exhibit C. |
| On or about September 18 | Award contract, convey property, enter into lease |
| On or about September 24 | Receive approved construction documents from HBC; advise successful Offeror to begin foundation work |
| On or about October 1 | Receive approved construction documents from HBC |

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 (form may be obtained from Nancy Brownlee at email address listed above).

Responses to this Notice may be made by any person on a “Commonwealth of Kentucky Solicitation” form on or before 10:30 a.m. Monday, July 30, 2012, and must be sent to: Division of Real Properties, RE: RFP#082112, ATTN: Nancy Brownlee, 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.