

DESIGN-BUILD-FINANCE BUILT-TO-SUIT REQUEST FOR PROPOSALS (RFP)
LEASE CONTRACT FOR APPROXIMATELY 14.68 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.

Interested parties **MUST** submit responses on a “Commonwealth of Kentucky Solicitation” form to this Notice in a timely fashion. 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 downloaded at <http://eprocurement.ky.gov>. On the eprocurement page, click on the blue button at the middle of the page “eMars Vendor Self Service”. On the right hand side of the page, click on “view solicitation”. The solicitation listings should be located at the bottom of the page; this solicitation should, in the “description column”, “**Design-Build-Finance RFP Bluegrass Station Division**”. Once solicitation is located in the “number column”, click on the RFP number associated with the aforementioned description. On the “Solicitation Details View” page, click on “PDF Button” and “download”, then print the required “Commonwealth of Kentucky Solicitation” form.

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

Tentative schedule for the project is as follows:

- On or about February 21: Advertise notice of project
- On or about February 28: Cut off for acceptance of responses to notice of project
- On or about February 29: Conduct pre-bid site visit
- On or about March 16: Receive proposals with foundation plans and select short-list of three Offerors
- On or about March 30: Oral presentations, with rest of construction documents for committee and DHBC review
- On or about April 2: Award project

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- On or about April 4: Award lease, convey property to awarded Offeror
- On or about April 9: Begin site work and foundation work; submit plans for review/approval so that steel is ordered/ready as site work/foundation are completed
- On or about September 15: Completion of construction; Certificate of Occupancy expected.

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

Responses to this Notice may be made by any person on a "Commonwealth of Kentucky Solicitation" form on or before 10:30 a.m. Tuesday, February 28, 2012, and must be sent to: Division of Real Properties, RE: RFP#031512, 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. Note: If you plan to attend the responses to the Notice opening and have a disability which requires accommodation, please contact our office by February 27, 2012 to permit us to make reasonable arrangements. For additional information contact Nancy Brownlee, Division of Real Properties at 502.564.2205 Ext. 225.