

**COMMONWEALTH OF KENTUCKY
FINANCE AND ADMINISTRATION CABINET
DIVISION OF REAL PROPERTIES
INVITATION FOR PROPOSAL/REQUEST FOR BID**

**SEALED BID PROPOSAL
FOR SALE
SURPLUS REAL PROPERTY
OWNED BY THE COMMONWEALTH OF KENTUCKY**

**Hazard State Office Building
742 High Street
Hazard, Kentucky 41701**

Invitation No.: 071024
Bid Opens: July 10, 2024 at 11:00 a.m. Eastern Time

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| 1. Sealed bids must be submitted on the "Form of Proposal" included within and made part of this Invitation and received at the Division of Real Properties, Department for Facilities and Support Services, Finance and Administration Cabinet, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607, not later than the specified "bid opening" time and date. | conferencing bridge, Bidders may either dial 502-782-CONF (2663) OR 502-564-9110. Once called, Bidders will be prompted to enter a code. Bidders, as "attendees/participants" need to enter the code 42014. Please be mindful that the conference call will not begin until the moderator, Luka Bowman, is logged in and the conference call will end once the moderator hangs up. |
| 2. The Commonwealth of Kentucky reserves the unqualified right to reject any or all bids. | 4. To obtain additional information contact Luka Bowman, Division of Real Properties, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607 (Phone: 502-782-0361). |
| 3. Bids will be 'publicly' read aloud, and Bidders may access the bid opening through a conference call. To access the | |

SCOPE OF PROPOSAL

The Commonwealth of Kentucky has determined the following property is surplus to its needs and is being offered for sale in its AS-IS condition:

Hazard State Office Building
742 High Street
Hazard, Perry County, Kentucky 41701
2-Story brick building with 17,416+- Sq. Ft. on approximately 0.298 +/- acres

For reference, background information associated with the Hazard State Office Building is included in **EXHIBIT A**.

Additional information, including pictures and supplements to this bid package, may be viewed at <https://finance.ky.gov/departments-for-facilities-and-support-services/division-of-real-properties/Pages/properties-for-sale-or-lease.aspx> and clicking the link on the right-hand side of that page for “Buildings & Land for Sale or Lease.” Proposals will be accepted for the sale of the above property in compliance with the “Sealed Bid Form of Proposal” herewith.

BID CONDITIONS

1. All bids received by the due date and time will be considered for this property. **Bidders must include an approval letter from a lending institution for the amount of their bid or a letter verifying that the funds are available if a cash transaction is preferred.**
2. BID DEPOSIT: Each bid must also be accompanied by a deposit in the form of a certified check, cashier’s check, or money order made payable to the Kentucky State Treasurer in the amount of **\$5,000.00**, as a guarantee of good faith; cash will not be accepted. The bid deposit of all unsuccessful bidder(s) will be returned by mail as soon as possible once the bids have been opened and a contract awarded. The deposits of all bidders will be returned if all bids are rejected.

3. The successful bidder's bid deposit will be retained and applied toward the purchase price, if it is determined that the property will be sold. Payment of the balance of the purchase price must be in the form of a certified check, cashier's check, or money order made payable to the Kentucky State Treasurer and is due at the time of delivery of the deed. Closing shall occur no later than forty-five days from the date of the bid acceptance unless the Commonwealth of Kentucky approves a different closing time frame. The successful bidder's good faith deposit will be forfeited to the Commonwealth of Kentucky should the successful bidder fail or refuse to consummate the purchase of the property. The Commonwealth does not certify the square footage or condition of the improvements or the amount of acreage to be sold. **The property will be sold "AS-IS" with no guarantees or warranties. Should the Bidder or lending institution require an inspection of the property, this is the sole responsibility of the Bidder.**
4. Prospective bidders who wish to view the property may do so at the site visit scheduled for Wednesday, May 29, 2024 from 11:00 a.m. to 1:00 p.m. Please note: property related questions will not be answered the day of the site visit. Prospective Bidders shall submit written questions by Wednesday, June 5, 2024 at 4:00 p.m. via email to Luka Bowman at luka.bowman@ky.gov. Questions and answers will be posted no later than Wednesday, June 12, 2024 at 4:00 p.m. through an amendment to this bid package on the websites listed above.
5. It shall be the responsibility of the prospective bidder(s) to inspect the property prior to

submitting a bid to determine pertinent factors of access, zoning, utilities, and easements, etc. No refunds or adjustments will be made because the property fails to meet standards of quality or conditions expected, nor will failure to inspect the property be grounds for any claim for relief from bid.

6. A good marketable title to the property will be conveyed by deed containing covenant of special warranty. This sale is subject to the approval of the Secretary, Finance and Administration Cabinet, as authorized by KRS Chapters 45A and 56 and the Governor.
7. The Commonwealth may waive minor irregularities or technicalities; however, such waiver shall in no way operate to modify the solicitation requirements or provisions if the Bidder is awarded the contract.
8. The Bidder and the Commonwealth agree that all information shall be received by the Commonwealth in strict confidence and shall not be disclosed by the receiving party, its agents, or employees without the prior written consent of the other party. Such material shall be kept confidential subject to the Commonwealth of Kentucky and federal disclosure laws. Upon conveyance of the property and recording of the deed, terms become available to the public pursuant to provisions of Kentucky laws.
9. The successful bidder or his/her successor in title will be responsible for the payment of all taxes falling due on the property after delivery of the deed, including the deed recording fees.

10. **A BID WILL ONLY BE CONSIDERED VALID WHEN COMPLETED ON THE ATTACHED “FORM OF PROPOSAL.” IT MUST BE SIGNED AND SUBMITTED WITH THE BID DEPOSIT AS SPECIFIED IN A SEALED ENVELOPE WITH THE INVITATION NUMBER BOLDLY WRITTEN ON THE OUTSIDE OF THE ENVELOPE. BIDS MUST BE DELIVERED TO THE DIVISION OF REAL PROPERTIES, ATTN: LUKA BOWMAN ON OR BEFORE THE DESIGNATED BID OPENING. FAXED OR EMAILED BIDS WILL NOT BE ACCEPTED.**
11. **THE COMMONWEALTH OF KENTUCKY RESERVES THE UNQUALIFIED RIGHT TO REJECT ANY AND ALL BIDS.**

CHECKLIST FOR BID SUBMITTAL:

1. _____ BID IS SUBMITTED ON THE ATTACHED “FORM OF PROPOSAL”,
PROPERLY COMPLETED, AND SIGNED.
2. _____ LETTER FROM FINANCIAL INSTITUTION, INDICATING FUNDS ARE
AVAILABLE OR WILL BE MADE AVAILABLE TO BIDDER FOR AMOUNT OF
BIDDER’S BID.
3. _____ \$5,000.00 BID DEPOSIT

FORM OF PROPOSAL (SEALED BID)

TO: Finance and Administration Cabinet INVITATION NO. 071024
Department of Facilities & Support Services
Division of Real Properties BID OPENING: July 10, 2024
Bush Building, 3rd Floor
403 Wapping Street AT: 11:00 a.m. EST
Frankfort, Kentucky 40601-2607

BID FORM

Subject to the instructions, terms, and conditions and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest, I propose to pay the Commonwealth of Kentucky the following amount for the property described in this bid package:

\$ _____

Bidder Signature/Date

Print Name: _____

Address: _____

Telephone: _____

Email: _____

EXHIBIT A

LP
37
Perry Co

THIS DEED OF CONVEYANCE made and entered into this the 16th day of October, 1954 by and between I. H. Buchanan Sr., Katie Buchanan, his wife, Buchanan Coal Company, a corporation, and North Star Company, a corporation, Grantors, and COMMONWEALTH OF KENTUCKY, Grantee.

WITNESSETH:

For and in consideration of the sum of Fourteen Thousand Dollars (\$14,000.00) this day paid to grantors, the receipt of all of which is hereby acknowledged, Grantors do hereby sell, alien and convey to the Grantee, its successors and assigns, the following described tract of land, lying in the City of Hazard, Perry County, Kentucky and described as follows:

Beginning at a point in the curb at the intersection of Jail and High Streets, being the southeast corner of a lot now or formerly belonging to Buchanan Coal Company; thence running in a northerly direction along High Street N 3 - 38 W a distance of 88 feet to a point; thence turning and running in a northerly direction along High Street N I - 40 E a distance of 31 feet to a point, being the southeast corner of a lot now or formerly belonging to the Perry County Board of Education; thence turning and running in a westerly direction along the line of said lot N 78 - 05 W a distance of 90 feet to a point in the line of said lot; thence turning and running in a southerly direction across the lots now or formerly belonging to the I. H. Buchanan and Buchanan Coal Company S 3 - 00 W a distance of 138 feet to a point in the curb of Jail Street; thence in an easterly direction N 89 - 36 E a distance of 100 feet to the beginning.

Being the same property or parts thereof conveyed to Buchanan Coal Company by Ethel Mazer by deed dated the 7th day of December, 1943 and recorded in Deed Book 81 at page 210, and to North Star Company by I. H. Buchanan Sr., and Katie Buchanan by deed dated the 1st day of October, 1948, and recorded in Deed Book 96 at page 585, all records of the office of the Perry County Court Clerk at Hazard, Kentucky.

To have and to hold said property unto the grantee or its assigns with covenants of General Warranty.

I. H. Buchanan, Sr., and Katie Buchanan join herein for the purpose of conveying and do hereby sell and convey any and all interest or rights in and to said tract of land they have

EXHIBIT A

In witness whereof the grantors, the Buchanan Coal Company and the North Star Company by their duly authorized officers, set their hands, this the day and year first herein written.

(SEAL)

s/ I. H. Buchanan
I. H. Buchanan, Sr.

s/ Katie Buchanan
Katie Buchanan

Buchanan Coal Company

By s/ I. H. Buchanan President

(SEAL)

North Star Company

By s/ I. H. Buchanan President

COUNTY OF PERRY
COMMONWEALTH OF KENTUCKY

I, Hermana O. Gray, Notary Public in and for the State and County aforesaid, certify that on this day the foregoing deed from I. H. Buchanan Sr., Katie Buchanan, Buchanan Coal Company, and the North Star Company to the Commonwealth of Kentucky was produced to me in said county and acknowledged before me by I. H. Buchanan Sr., Katie Buchanan, Buchanan Coal Company by I. H. Buchanan Sr., its president, and North Star Company by I. H. Buchanan, Sr., its president, and the seal of said Corporations affixed by their Secretary, I. H. Buchanan, Jr. (SEAL) as their respective free acts and deeds and the act and deed of said Corporations and as officers thereof.

Given under my hand this the 16th day of October, 1954.

s/ Hermana O. Gray
Notary Public

My commission expires the 16th day of February,

EXHIBIT A

STATE OF KENTUCKY

COUNTY OF PERRY

I, Jessie Horn, Clerk of the County Court for the County and State aforesaid, certify that the foregoing deed was on the 16 day of October, 1954, lodged in my office for record, whereupon the same with the foregoing and this certificate have been duly recorded in my office.

Given under my hand, this 19 day of October, 1954.

JESSIE HORN, CLERK PERRY COUNTY

BY: s/ Dale Holliday D.C.

Stamp 5 Dollars	Stamp 2 Dollars	Stamp 1 Dollar	Stamp 1 Dollar	Stamp 25 cents
Stamp 1 Dollar	Stamp 2 Dollars	Stamp 1 Dollar	Stamp 1 Dollar	Stamp 25 cents
Stamp 5 cents	Stamp 5 cents	Stamp 25 cents	Stamp 25 cents	Stamp 25 cents
	Stamp 5 cents			



EXHIBIT A

W. T. JUDY
EXECUTIVE DIRECTOR

STATE PROPERTY AND BUILDINGS COMMISSION

DIVISION OF ENGINEERING

FRANKFORT, KENTUCKY

October 27, 1954

Honorable J. D. Buckman, Jr.,
Attorney General
Commonwealth of Kentucky
Frankfort, Kentucky

Attention: Honorable Jo M. Ferguson,
First Assistant Attorney General

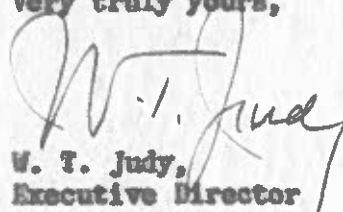
Dear Sir:

We are enclosing for your final review the plat, abstract, and recorded deed (with tax stamps affixed), together with pertinent correspondence, covering the transfer of property located in Hazard to the Commonwealth of Kentucky.

This property is being purchased for the purpose of constructing a district state office building sponsored by the Department of Economic Security.

After your final approval of these documents, please forward them for proper recording with the office of the Secretary of State.

Very truly yours,


W. T. Judy,
Executive Director

WTJ:jbs
Encls:

cc: Mr. Don Carden
Mr. James Moore
Mr. W. H. Atteberry ✓

EXHIBIT A

PHOTOGRAPHS OF SUBJECT PROPERTY

Building Front
(South)



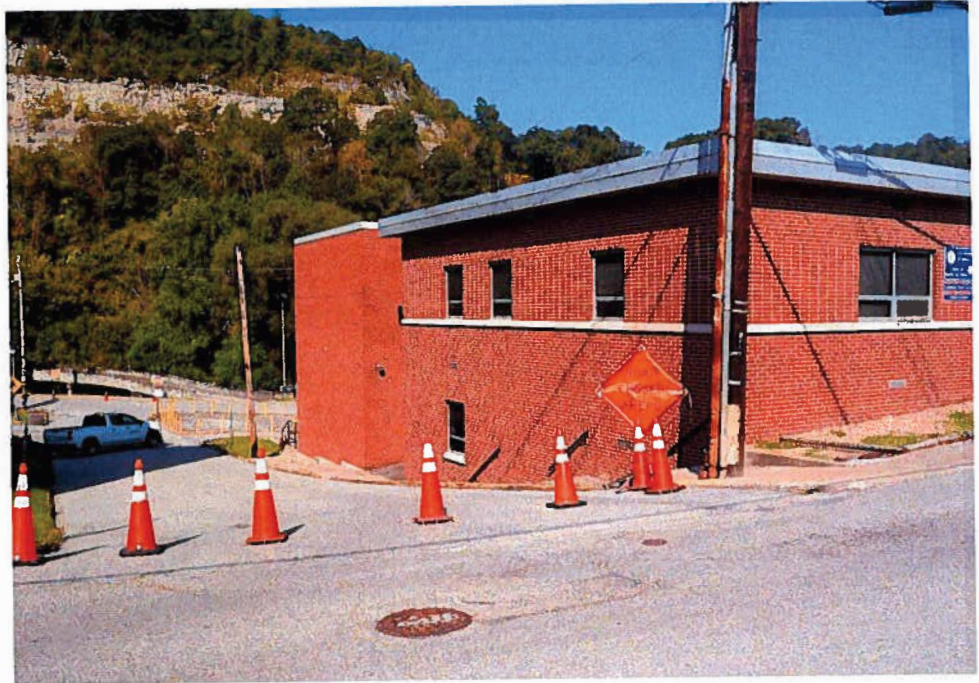
North Side



EXHIBIT A

PHOTOGRAPHS (Continued)

South Side



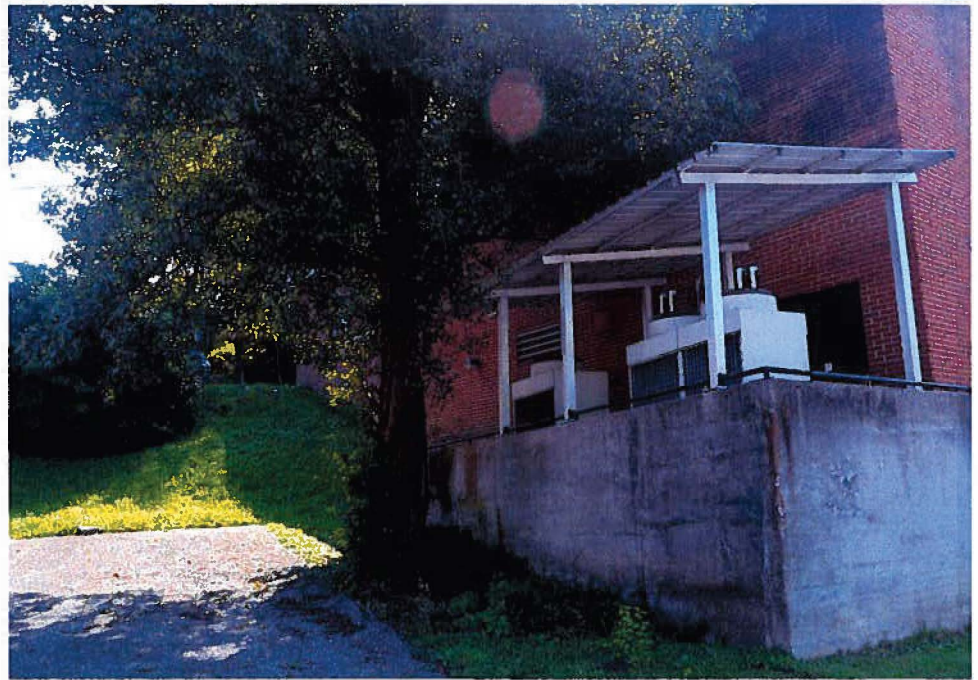
Front (North)



EXHIBIT A

PHOTOGRAPHS (cont'd)

North Side



Back of
Building



EXHIBIT A

PHOTOGRAPHS (cont'd)

Judy St.



Back of
Building



EXHIBIT A

PHOTOGRAPHS (cont'd)

Interior



Interior



EXHIBIT A

PHOTOGRAPHS (cont'd)

Interior



Interior



EXHIBIT A

PHOTOGRAPHS (cont'd)

Interior



Interior



EXHIBIT A

PHOTOGRAPHS (cont'd)

Interior



Interior



EXHIBIT A

LOCATION MAP

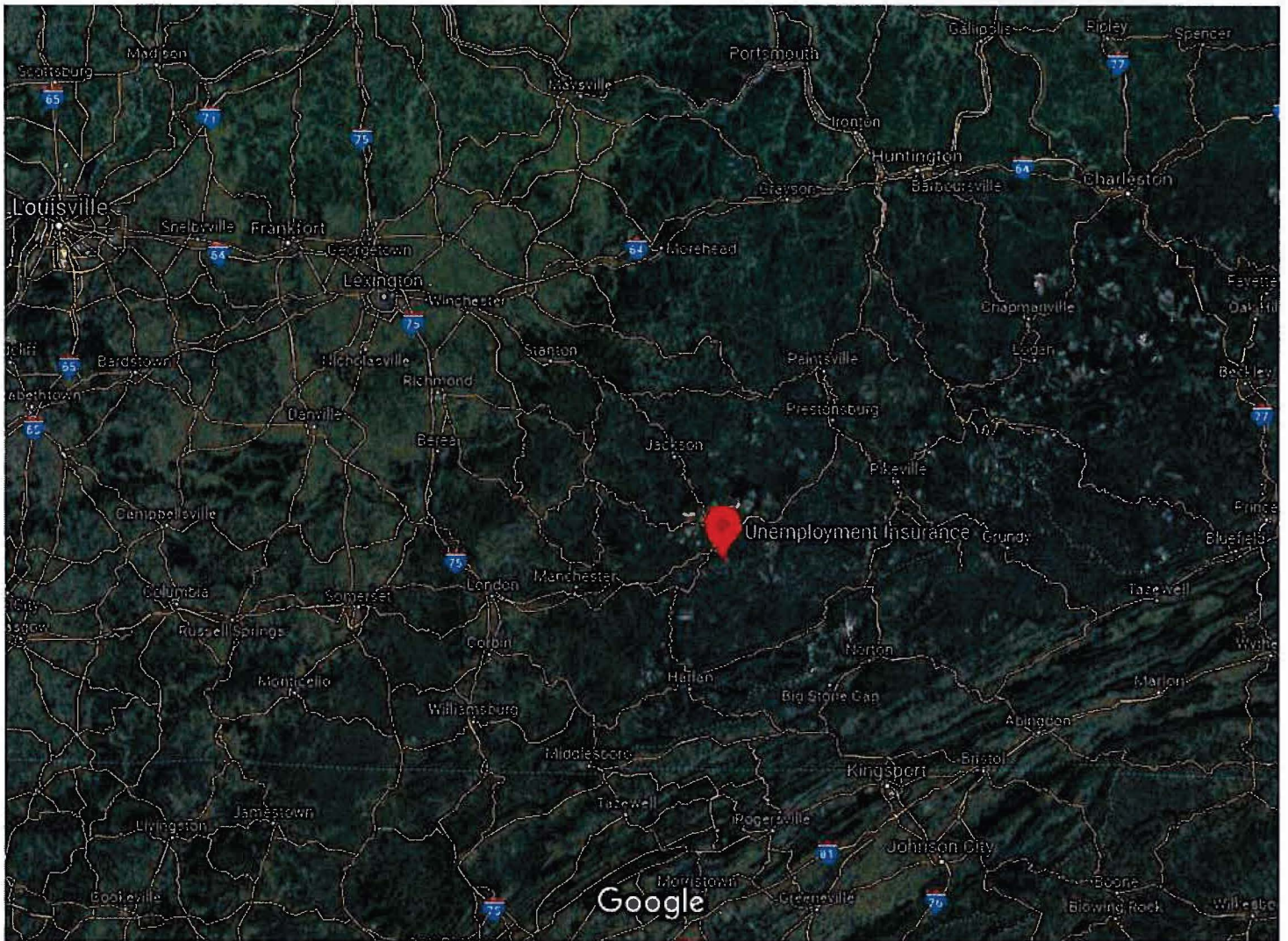


EXHIBIT A

Neighborhood Aerial Map

