

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

**SEALED BID PACKAGE
FOR SALE
SURPLUS REAL PROPERTY
OFFERED BY THE COMMONWEALTH OF KENTUCKY**

**The Crawford House
Lot 1 - 0.2971+- acres
935 Harrodsburg Road (US 68)
Perryville, Boyle County, Kentucky**

Invitation No.: 100423
Bids Due: October 4, 2023 at 2:00 p.m. EDT

Instructions to Bidders

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.
2. The Commonwealth of Kentucky reserves the unqualified right to reject any or all bids.
3. Bidders are invited to attend the bid opening.
4. To obtain further information contact Gabe Gortney, Division of Real Properties, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607 or by phone or email at 502-782-0362 or gabriel.gortney@ky.gov.
5. Notice to Bidders - If you plan to attend the bid opening and have a disability which requires accommodations by the Division of Real Properties, please contact our office by 9/27/23 to allow time for reasonable arrangements to be made.

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:

The Crawford House
Lot 1 - 0.2971+- acres
935 Harrodsburg Road (US 68)
Perryville, Boyle County, Kentucky

For reference, background information associated with the Crawford House - Lot 1 is included in the following exhibits:

1. **EXHIBIT A** – Survey - Lot 1 0.2971 acres - recorded Survey Plat Book 2176A PG 1
2. **EXHIBIT B** – Deed to Commonwealth of Kentucky for the Department of Parks DB513 PG 292
3. **EXHIBIT C** – DEED OF CORRECTION clarifying the LWCF restricted--Lot 2 4.1899 acres DB 573 PG 653
4. **EXHIBIT D** – Crawford House - National Register of Historic Places
5. **EXHIBIT E** – Crawford House Baseline Report

Additional information, including pictures and supplements to this bid package, may be viewed at <https://finance.ky.gov/department-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.

Contingencies Related to the Sale of The Crawford House - Lot 1, Bid Conditions/Additional Terms:

1. Subject to the terms of other legal agreements.
2. All requirements of local (including Planning and Community Development), state, and federal laws.
3. At closing, the successful bidder will be required to execute a Historic Preservation and Conservation Easement, and the Commonwealth of Kentucky will file and record it in the Boyle County Clerk's Office. See **EXHIBIT F** for a sample Historic Preservation and Conservation Easement.
4. Additional terms as outlined in this bid package.
5. All bids received by the due date and time will be considered for this property.

6. The Bidder must demonstrate, as a minimum, experience with owning or renovating a similar sized historic home within the past 10 years.
7. Financial information to be reviewed by the Finance and Administration Cabinet's Office for Financial Management:
 - a. A letter from a financial institution indicating funds are available or will be made available to the Bidder for the amount of Bidder's bid.
 - b. Bidders must provide evidence that the completion of its proposed project (including design and construction) will be financially viable to its organization or team. The Bidder must arrange their own financing. The Commonwealth has no arrangement to obligate any State, City or Local government to provide financing. As such, the Bidder shall provide:
 1. An audited financial statement for each of the last three years must be provided for the applicable legal entity submitting a proposal. This statement should, at a minimum, list all assets and liabilities and be certified by a registered certified public accountant who is not an officer of the company or individual submitting the proposal. Bidder should also include a statement of changes of financial position of the business entity within the last three- (3) years. If the Bidder is a new entity incorporated for the purposes of operation of this project, then Bidder must provide individual income tax records and financial statements for all owners and/or general partners with more than twenty percent (20%) interest, for each of the last three (3) years.
 2. A current (unaudited) financial statement.
 3. Bank references for the company shall be provided including name, address, and current telephone number of the given financial institution. This should include a signed authorization for release of financial information from each bank listed.
 4. Projected design, development costs, and explained contingencies must be detailed. This section provides the opportunity for the Bidder to show the attributes of their design, diligence, and competitiveness in controlling costs and their ability to plan for and overcome obstacles they may encounter.
 5. A description of the proposed financing plan including, but not limited to, source of credit, terms of credit and repayment schedule.

Source of credit will identify credit for construction, as well as long term financing of structures.

8. A Bidder must discuss its development plan with the Boyle County Planning Commission for review by that department and preliminary approval that the Bidder's proposed use is acceptable.
9. 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 \$1,000.00, as a guarantee of good faith; cash will not be accepted. The good faith 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. The successful Bidder's good faith 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 made payable to the Kentucky State Treasurer and is due at the time of delivery of the deed. Unless otherwise approved by the Commonwealth of Kentucky, the closing shall occur forty-five days or sooner from the date the award of sale of Crawford House is awarded, conditioned upon a preservation and conservation easement being placed upon the property. 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.
10. REQUIRED FORMS included in **EXHIBIT G**:
 - REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS, AND CONTRACTORS
 - STATEMENT OF FINAL DETERMINATION OF VIOLATIONS PURSUANT TO KRS 45A.485
 - AUTHENTICATION OF BID AND AFFIDAVIT OF NON-COLLUSION AND NON-CONFLICT OF INTEREST
11. The Commonwealth does not certify specifics associated with 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 financial institution require an inspection of the property, this is the sole responsibility and cost of the Bidder.**
12. Prospective Bidders may submit written questions by September 13, 2023 at 2:00 p.m. via email to Gabe Gortney at gabriel.gortney@ky.gov . Questions and answers will be posted no later than September 20, 2023 through an amendment to this bid package on the websites listed above.
13. It shall be the responsibility of the prospective Bidder(s) to inspect the title of the property prior to submitting a bid to determine pertinent factors of access, 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. A site visit will NOT be scheduled.

16. Title to the property will be conveyed by deed containing covenant of special warranty, subject to the Historic Preservation and Conservation Easement mentioned herein. 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.
17. 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.

EVALUATION AND AWARD OF SALE:

Bidder must comply with all items on the "Pass-Fail" Bidder Checklist. The "Pass/Fail" items are delineated in the following "Checklist" (see Page 7). Should the Bidder omit any item on the checklist, then the Bidder's bid fails; then the Bidder's bid shall be declared non-responsive and shall be excluded from further consideration for this award of sale.

Once each Bidder's bid passes the pass-fail process, then each Bidder's financial information shall be reviewed by the Finance and Administration Cabinet's Office of Financial Management, on a 'pass fail' basis to determine financial wherewithal to complete Bidder's acquisition of and restoration of The Crawford House.

After each Bidder's bid passes the "Pass/Fail" checklist and OFM's financial review, the Bidder with the highest bid amount (page 8) for the purchase of The Crawford House shall be awarded the bid.

The issuance of this solicitation in no way constitutes an expressed or implied commitment by the Commonwealth to award the sale or to pay for the costs incurred in the preparation of a response to this solicitation.

The Commonwealth unconditionally reserves the right to withdraw or cancel this solicitation and to reject any and all offers at any time and for any reason without recourse. Receipt of bid materials by the Commonwealth or submission of a bid to the Commonwealth confers no rights upon the Bidder nor obligates the Commonwealth in any manner.

No contract or sale resulting from this solicitation can be deemed valid and/or binding until properly approved and executed by the Secretary of the Finance and Administration Cabinet.

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.

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 the conveyance of the property by all parties and recording of the deed, terms of the lease become available to the public, pursuant to provisions of Kentucky laws.

PASS-FAIL ITEMS/CHECKLIST:

_____ BID IS SUBMITTED ON THE ATTACHED "FORM OF PROPOSAL", PROPERLY COMPLETED, AND SIGNED.
THIS SHALL BE SEALED IN A SEPARATE, SEALED ENVELOPE SUBMITTED WITH BIDDER'S BID.

_____ SUMMARY OF BIDDER'S EXPERIENCE OWNING OR RENOVATING A SIMILAR SIZED HISTORIC HOME WITHIN THE PAST 10 YEARS– see Item #6, Page 3.

_____ LETTER FROM FINANCIAL INSTITUTION, INDICATING FUNDS ARE AVAILABLE OR WILL BE MADE AVAILABLE TO BIDDER FOR AMOUNT OF BIDDER'S BID AND RESTORATION CONSTRUCTION COSTS.

_____ THE FOLLOWING FINANCIAL INFORMATION:

- An audited financial statement for each of the last three years
- A current (unaudited) financial statement
- Bank references for the company
- Projected restoration and construction costs and explained contingencies
- A description of the proposed financing plan including, but not limited to, source of credit, terms of credit and repayment schedule

_____ THE ABOVE INFORMATION WILL BE REVIEWED BY THE FINANCE AND ADMINISTRATION CABINET'S OFFICE FOR FINANCIAL MANAGEMENT

_____ \$1,000 BID DEPOSIT

_____ REQUIRED FORMS:

- REQUIRED AFFIDAVIT FOR BIDDERS, OFFERORS, AND CONTRACTORS - EXHIBIT G-1AFFIDAVIT FOR BIDDERS, OFFERORS AND CONTRACTORS
- STATEMENT OF FINAL DETERMINATION OF VIOLATIONS PURSUANT TO KRS 45A.485 - EXHIBIT G-2
- AUTHENTICATION OF BID AND AFFIDAVIT OF NON-COLLUSION AND NON-CONFLICT OF INTEREST - EXHIBIT G-3

_____ ALL OF THE ABOVE ARE SEALED IN AN ENVELOPE WITH THE BID NUMBER, 100423, NOTED ON THE OUTSIDE ENVELOPE AND DELIVERED TO THE RECEIVER ON OR BEFORE THE DESIGNATED BID OPENING

FORM OF PROPOSAL (SEALED BID)

TO: Finance and Administration Cabinet INVITATION NO. 100423
Department of Facilities & Support Services
Division of Real Properties BID OPENING: October 4, 2023
Bush Building, 3rd Floor
403 Wapping Street AT: 2:00 p.m. EDT
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:

\$_____

Signature/Date