

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.: 111324
Bid Opens: November 13, 2024 at 11:00 a.m. Eastern Time

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. Bids will be 'publicly' read aloud, and Bidders may access the bid opening through a conference call. To access the 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, Jason Martin, is logged in and the conference call will end once the moderator hangs up.
4. To obtain additional information contact Jason Martin, Division of Real Properties, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607 (Phone: 502-564-2014).

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/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.

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 **\$1,000.00**, 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, October 30, 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 Monday, November 4, 2024 at 4:00 p.m. via email to Jason Martin at Jason.martin@ky.gov. Questions and answers will be posted no later than Friday, November 8, 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: JASON MARTIN 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. _____ \$1,000.00 BID DEPOSIT

FORM OF PROPOSAL (SEALED BID)

TO: Finance and Administration Cabinet INVITATION NO. 111324
Department of Facilities & Support Services
Division of Real Properties BID OPENING: November 13, 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: _____