

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

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

**Office Building**  
**15 W. Lexington Avenue**  
**Winchester, KY 40391**

Invitation No.: 042920  
Bid Opens: April 29, 2020 at 11:00 a.m. Eastern Time  
In the Division of Real Properties Office

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 a (Form of Proposal/Bid Package) and further information contact Jason Martin, Division of Real Properties, 3rd Floor, Bush Building, 403 Wapping Street, Frankfort, Kentucky 40601-2607 (Phone: 502-782-0360).
5. Notice to Bidders - If you plan to attend the bid opening and have a disability which requires accommodation by the Division of Real Properties, please contact our office by April 27, 2020 so that reasonable arrangements can be made.

## SCOPE OF PROPOSAL

Surplus real property for sale consisting of a 9,265 Sq. Ft., 2-Story brick office building situated on approximately 0.166 +/- acres located at 15 W. Lexington Avenue, Winchester, Kentucky. **Additional information, including pictures of this structure, may be viewed at [www.finance.ky.gov](http://www.finance.ky.gov)** and clicking the link on the right for Surplus Real Estate. 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 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.
3. 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. Closing shall occur no later than forty-five days from the date of the bid acceptance. 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 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. Should you be a prospect and wish to view the property, the building will be open for a site visit on April 17, 2020 from 10 a.m. to 1 p.m. EST.
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 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.

**NOTE: 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 RECEIVER ON OR BEFORE THE DESIGNATED BID OPENING. FAXED OR EMAILED BIDS WILL NOT BE ACCEPTED.**

- 8. THE COMMONWEALTH OF KENTUCKY RESERVES THE UNQUALIFIED RIGHT TO REJECT ANY AND ALL BIDS.**



**FORM OF PROPOSAL (SEALED BID)**

TO: Finance and Administration Cabinet                      INVITATION NO. 042920  
Department of Facilities & Support Services  
Division of Real Properties                                      BID OPENING: April 29, 2020  
Bush Building, 3<sup>rd</sup> Floor  
403 Wapping Street    AT:                                      11:00 a.m. EST  
Frankfort, Kentucky 40601-2607

BID FORM

Subject to the instructions, terms and conditions, an 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 as approved on the attached letter:

\$ \_\_\_\_\_

NOTE:                      BIDS SIGNED BY AN AGENT ARE TO BE ACCOMPANIED BY EVIDENCE OF HIS/HER AUTHORITY, UNLESS SUCH EVIDENCE HAS BEEN PREVIOUSLY FURNISHED TO THE AGENCY REPRESENTATIVE.

Should I be the successful bidder, make deed to:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(with)                      (without)                      Survivorship Clause

SIGNED BY: \_\_\_\_\_

SIGNED: (Type or Print) \_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address, Street & Number)

\_\_\_\_\_  
(City, State, Zip)

\_\_\_\_\_  
(Telephone)

**IMPORTANT:** Complete this Bid Form in duplicate and mail the original with good faith bid deposit and lending approval to the address shown herein; keep the duplicate as your record.