

**DESIGN-BUILD-FINANCE-OPERATE, BUILT-TO-SUIT REQUEST FOR PROPOSALS
(RFP)**

**THROUGH A BUILT-TO-SUIT AGREEMENT FOR A STATE OFFICE BUILDING WITH
THE SUCCESSFUL OFFEROR TO FINANCE, DESIGN, DEVELOP, CONSTRUCT,
MAINTAIN AND LEASE TO THE COMMONWEALTH AN OFFICE BUILDING AND
PARKING GARAGE, ACCOMMODATING 1,500 EMPLOYEES (MINIMUM OF 385,500
GROSS SQUARE FEET) AND RELATED INFRASTRUCTURE**

as well as

**A BUILT-TO-SUIT AGREEMENT FOR DEMOLITION OF THE CAPITAL PLAZA
TOWER, THE FARNHAM DUDGEON CONVENTION CENTER, TWO PLAZA AREA
GARAGES, THE PLAZA AND PLAZA INFRASTRUCTURE, THE FOUNTAIN PLACE
SHOPS, THE WILKINSON BOULEVARD OFFICES, COOLING TOWERS ON
WILKINSON BOULEVARD, AND IMPROVEMENTS (INCLUDING GREENSPACE) TO
THE DEMOLITION PROPERTY, TO THE EASTERN CONNECTION TO PEDESTRIAN
BRIDGE TRAVERSING WILKINSON BOULEVARD, TO THE CAPITAL PLAZA
HOTEL FAÇADE, TO THE YMCA PARKING GARAGE, AND TO THE ELEVATED
PLAZA AREAS THAT OVERPASS MERO AND CLINTON STREETS**

The Commonwealth of Kentucky, Finance and Administration Cabinet, desires to pursue a contract with a developer to finance, design, develop, construct, lease-back to the Commonwealth, and maintain an office building accommodating 1,500 employees (minimum 385,500 gsf) on state-owned property located on Mero Street, Frankfort, Kentucky, as well as that same developer financing, designing, developing, improving, maintaining, and leasing-back to the Commonwealth the aforescribed demolition/improvement project. The Commonwealth seeks interest from private entities that wish to enter into a business relationship with the Commonwealth of Kentucky to accomplish this purpose. This solicitation will adhere to KRS 56.8161, et. seq.

In order to receive a copy of the project RFP, interested parties **MUST** submit responses on a "Commonwealth of Kentucky Solicitation" form to this Notice **on or before 10:30 a.m., May 31, 2017.** Forms may be obtained by contacting Nancy E. Brownlee via email at: Nancy.Brownlee@ky.gov

The form may be also downloaded at <http://eprocurement.ky.gov>. On the eprocurement page, click on the "Vendor Self Service (VSS) and Active Solicitations" button. On the top, left-hand side of the page, click on "guest access" button. The solicitations listing should be located on this page. Scroll through solicitations listings until you reach the Plaza Construction and Demolition Projects RFP number for this solicitation, click on "Details." Once on that page, click on "Attachments" in the middle left-hand side of the page. Scroll to and click on Final RFP Plaza Construction and Demolition Projects SO Form PDF, for a printable copy of the required Commonwealth Solicitation Form for this "Notice".

**PLEASE NOTE: A FIRM THAT FAILS TO MEET THE DEADLINE FOR THIS NOTICE
OR DOES NOT SUBMIT A RESPONSE ON THE REQUIRED ONE-PAGE
"COMMONWEALTH OF KENTUCKY SOLICITATION" FORM SHALL BE BARRED
FROM AND MAY NOT PARTICIPATE IN THE RFP PROCUREMENT PROCESS.**

NOTICE

**BUILT-TO-SUIT REQUEST FOR PROPOSALS (RFP) – CAPITAL PLAZA AREA,
FRANKFORT**

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Tentative schedule for the project is as follows:

On or about May 9	Advertise Notice for Request for Proposals (RFP), with recommended schedule
On or about May 31	Cut-off for acceptance of responses to notice of project (NOTE: responses for requests for copies of RFP must be submitted on Commonwealth of Kentucky Solicitation form, which may be obtained by email to Nancy.Brownlee@ky.gov)
On or about June 14	Pre-proposal conference with all interested parties – review lease and construction issues
On or about June 21	All inquiries submitted by Offerors to Buyer
On or about June 28	Official answers to all inquiries issued by Addendum to RFP
On or about August 4	Receipt date for (Phase I) submittals.
On or about August 10	Selection committee reviews proposals and selects three shortlisted firms
On or about August 11	Shortlisted firms notified
On or about August 14	Receipt date for questions from short-listed firms
On or about August 16	Official answers to inquiries from short-listed firms
On or about August 23	Receipt date for Phase II submittals
On or about August 28	Selection Committee receives oral presentations Phase II
On or about August 29	Select winner; award contract
On or about September 29	Convey property, enter into leases

Additional information, in the form of an RFP, specifying project and participation requirements for the contract, will only be provided to those timely respondents to this Notice, on the required, one-page, Commonwealth Solicitation Form (form may be obtained from Nancy Brownlee at email address listed above).

Responses to this Notice may be made by any person on a “Commonwealth of Kentucky Solicitation” form on or before 10:30 a.m. Monday May 31, 2017, and must be sent to: Department for Facilities and Support Services, RE: **RFP#080417**, ATTN: Nancy Brownlee, at the address listed above. Timely 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.