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

6904 Highway 899
Pippa Passes, Kentucky
22,108 Sq. Ft. Building
w/Maintenance Garage & Storage Building
2.3 +/- ACRES

Invitation No.: 102519
Bid Opens: October 25, 2019 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 October 22, 2019 so that reasonable arrangements can be made.
SCOPE OF PROPOSAL

Surplus real property for sale consisting of 2.3+/- acre with 22,108 Sq. Ft. brick building located at 6904 Hwy 899, Pippa Passes, Kentucky. Additional information, including pictures of this structure, may be viewed at 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 amount of acreage or
square footage to be sold and a survey of the property will be the responsibility of the
winning bidder. **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 October 16, 2019 from 10:00 a.m. to 1:00 p.m.

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.
SWORN STATEMENT REGARDING CAMPAIGN FINANCE LAWS
PURSUANT TO KRS 45A.110 KRS 45A.115

The undersigned hereby swears or affirms, under the penalty prescribed by law for perjury, that neither she/he, individually, nor, to the best of her/his knowledge and belief, the corporation, partnership, or other business entity which she/he represents in connection with this bid has knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky, and that the award of a contract to her/him, individually, or to the corporation, partnership, or other business entity which she/he represents, will not violate any provision of the campaign finance laws of the Commonwealth.

BIDDER:________________________________________
(SIGNATURE)

________________________________________
(TITLE)

________________________________________
(NAME OF COMPANY)

STATE OF ____________________________)       ) SS
COUNTY OF ____________________________)       

The foregoing statement was sworn to me this _____ day of ____________, 2019,
by___________________________________________.

__________________________________________
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____________________________
FORM OF PROPOSAL (SEALED BID)

TO: Finance and Administration Cabinet
Department of Facilities & Support Services
Division of Real Properties
Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601-2607

INVITATION NO. 102519
BID OPENING: October 25, 2019

AT: 11:00 a.m. EST

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.