

Kentucky Community and Technical College System

FOR SALE

Two buildings on the Gateway Community and Technical College, Urban Campus in downtown Covington. The buildings are attached. Bidders may bid on one or both buildings. Acreage is essentially the footprint of the buildings.

Property One

A 7,000 +/- square foot, brick building located at 614 Madison Avenue. KCTCS renovated this building in 2015. The first two floors are used as a bookstore and the third floor was renovated for use as a President's office.



Property Two

A 76,000 +/- square foot, brick building located at 19 East Pike St., Covington, KY 41011. Renovated in 1993 and purchased by KCTCS in 2014. This building has a basement that was partially finished for a daycare. There are many small offices on each floor. It is currently vacant.



**Kentucky Community and Technical College System
Versailles, Kentucky**

Invitation No: **060619**

Bid Opens: **Thursday, June 6, 2019 at 2:00 PM EST**

1. Bids must be submitted on the "Form of Proposal" included within and made part of this Invitation and received at the Kentucky Community and Technical College System, Asset Management Office, ATTN: Chris Brumett, 300 North Main St., Versailles KY, 40383. **Invitation Number 060619 must be printed on the envelope. Faxed or e-mailed responses will not be accepted. This form must be notarized before we can accept your bid.**
2. The Kentucky Community and Technical College System reserves the unqualified right to reject any or all bids.
3. **Pre-approval of financing for the bid amount must be included with bid submission**
3. Bidders are welcome, but not required to attend the bid opening, which will be held at KCTCS, 300 North Main St., Versailles KY, 40383 on June 6, 2019 at 2:00 p.m. EST.
4. It is the prospective bidder's responsibility to inspect the property prior to submitting a bid to determine pertinent factors of access, utilities, easement, etc. Refunds or adjustments will not be made because the property fails to meet standards of quality or conditions expected and failure to inspect the property will not be grounds for any claim or relief from bid. It is the responsibility of the prospective bidder to determine pertinent factors concerning zoning or acceptable uses of the property by consulting with the City of Covington.
6. The winning bidder will be notified via phone no later than Friday, June 14, 2019. The closing date will follow within 90 days of the KCTCS receipt of the approval to sell, provided by the Kentucky Finance and Administration Cabinet. Closing will be handled and documents routed via e-mail and not in person. Payment must be made via wire transfer, with payment made out and sent to Walther, Gay & Mack PLC located at 163 East Main St.,

Suite 200, Lexington, KY 40507. Walther, Gay & Mack PLC shall prepare the deed of transfer and settlement statement for signing by both parties. Upon clearing of the payment, KCTCS shall provide the keys to the buildings and will forward a recorded deed upon receipt.

7. For further information or to schedule an on-site visit, please contact Chris Brumett at 859-256-3224.

KCTCS

FORM OF PROPOSAL (SEALED BID FORM)

KCTCS
INVITATION NO. 060619
Attn: Chris Brumett
300 North Main
Versailles, KY 40383

BID OPENING: Thursday, June 6 at 2:00 pm EST

NOTE: Bids are to be made on a dollar amount. **Bidders may bid on one or both buildings.**

FOR THE SALE OF

Property One

A 7,000 +/- square foot, brick building located at 614 Madison Avenue, Covington, KY 41011

Subject to the General Terms and Conditions and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest, **I propose to pay the Kentucky Community and Technical College System the following amount:**

\$ _____

Property Two

A 76,000 +/- square foot, brick building located at 19 East Pike St., Covington, KY 41011.

Subject to the General Terms and Conditions and Authentication of Bid and Affidavit of Non-Collusion and Non-Conflict of Interest, **I propose to pay the Kentucky Community and Technical College System the following amount:**

\$ _____

**AUTHENTICATION OF BID AND AFFIDAVIT OF
NON-COLLUSION AND NON-CONFLICT OF INTEREST**

I hereby swear (or affirm) under the penalty for false swearing as provided by KRS 523.040:

1. That I am the bidder (if the bidder is an individual), a partner, (if the bidder is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the bidder is a corporation);
2. That the attached bid or bids covering Kentucky Community and Technical College System Invitation Number 060619 have been arrived at by the bidder independently and have been submitted without collusion with, or without any agreement, understanding or planned common course of action with, any other bidder of materials,
3. That the contents of the bid or bids have not been communicated by the bidder or its employees or agents to any person not an employee or agent of the bidder or its surety on any bond furnished with the bid or bids and will not be communicated to any such person prior to the official opening of the bids or bids;
4. The bidder is not in violation of any prohibited conflict of interest, including those prohibited by the provisions of KRS 45A.330 to .340 and 164.390, and,
5. That I have fully informed myself regarding the accuracy of the statements made above.

NOTICE

Any agreement or collusion among bidders or prospective bidders which restrain, intend to restrain, or are reasonably calculated to restrain competition by agreement to bid at a fixed price or to refrain from bidding, or otherwise prohibited.

Any person who violates any provision of KRS 45A.325 shall be guilty of a felony and shall be punished by a fine not less than five thousand dollars (\$5,000.00) nor more than ten thousand dollars (\$10,000.00) or be imprisoned not less than one year nor more than five years, or both such fine and imprisonment. Any firm, corporation, or association which violates any of the provisions of KRS 45A.325 shall, upon conviction, be fined not less than ten thousand dollars (\$10,000.00) nor more than twenty thousand dollars (\$20,000.00).

IMPORTANT: SIGN BELOW

SIGNED

BY: _____

FIRM, if

applicable: _____

ADDRESS: _____

CITY: _____ STATE: _____

ZIP CODE: _____

AREA CODE: _____ TELEPHONE NO.

DATE SIGNED: _____

**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 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 campaign finance laws of the Commonwealth.

BIDDER _____

SIGNATURE _____

TITLE _____

(NAME OF COMPANY, if applicable)

Tax Identification Number: _____

STATE OF _____)

COUNTY OF _____)

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____