



Lexington-Fayette Urban County Government

Request for Proposals

The Lexington-Fayette Urban County Government hereby requests proposals for **RFP #26-2025 for Real Estate Appraisal Services** to be provided in accordance with terms, conditions and specifications established herein.

Sealed proposals will be received through Ion Wave until **2:00 PM**, prevailing local time, on **August 28, 2025**. All forms and information requested in RFP must be included and attached in Response Attachments tab in Ion Wave.

Proposals received after the date and time set for opening proposals will not be accepted. It is the sole responsibility of the Proposer to assure that his/her proposal is submitted in Ion Wave before the date and time set for opening proposals.

Proposals, once submitted, may not be withdrawn for a period of ninety (90) calendar days.

The Lexington-Fayette Urban County Government reserves the right to reject any or all proposals, and to waive technicalities and informalities when such waiver is determined by the Lexington-Fayette Urban County Government to be in its best interest.

Signature of this proposal by the Proposer constitutes acceptance by the Proposer of terms, conditions and requirements set forth herein.

Minor exceptions may not eliminate the proposal. Any exceptions to the specifications established herein shall be listed in detail on a separate sheet and attached hereto. The Lexington-Fayette Urban County Government shall determine whether any exception is minor.

The Lexington-Fayette Urban County Government encourages the participation of minority- and women-owned businesses in Lexington-Fayette Urban County Government contracts. This proposal is subject to Affirmative Action requirements attached hereto.

Please do not contact any LFUCG staff member or any other person involved in the selection process other than the designated contact person(s) regarding the project contemplated under this RFP while this RFP is open and a selection has not been finalized. Any attempt to do so may result in disqualification of the firm's submittal for consideration.

Laws and Regulations

All applicable state laws, municipal ordinances and regulations of all authorities having jurisdiction over the project shall apply to the contract, and shall be deemed to be incorporated herein by reference.

Equal Employment Opportunity

The Entity (regardless of whether construction contractor, non-construction contractor or supplier) agrees to provide equal opportunity in employment for all qualified persons, to prohibit discrimination in employment because of race, color, religion, sex (including pregnancy, sexual orientation or gender identity), national origin, disability, age, genetic information, political affiliation, or veteran status, and to promote equal employment through a positive, continuing program from itself and each of its sub-contracting agents. This program of equal employment opportunity shall apply to every aspect of its employment policies and practices.

Kentucky Equal Employment Opportunity Act

The Kentucky Equal Employment Opportunity Act of 1978 (KRS 45.560-45.640) requires that any "county, city, town, school district, water district, hospital district, or other political subdivision of the state shall include in directly or indirectly publicly funded contracts for supplies, materials, services, or equipment hereinafter entered into the following provisions:

"During the performance of this contract, the contractor agrees as follows:

- (1) The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, age, or national origin;
- (2) The contractor will state in all solicitations or advertisements for employees placed by or on behalf of the contractors that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, age, or national origin;
- (3) The contractor will post notices in conspicuous places, available to employees and applicants for employment, setting forth the provision of the nondiscrimination clauses required by this section; and
- (4) The contractor will send a notice to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding advising the labor union or workers'

representative of the contractor's commitments under the nondiscrimination clauses."

The Act further provides:

"KRS 45.610. Hiring minorities -- Information required

(1) For the length of the contract, each contractor shall hire minorities from other sources within the drawing area, should the union with which he has collective bargaining agreements be unwilling to supply sufficient minorities to satisfy the agreed upon goals and timetables.

(2) Each contractor shall, for the length of the contract, furnish such information as required by KRS 45.560 to KRS 45.640 and by such rules, regulations and orders issued pursuant thereto and will permit access to all books and records pertaining to his employment practices and work sites by the contracting agency and the department for purposes of investigation to ascertain compliance with KRS 45.560 to 45.640 and such rules, regulations and orders issued pursuant thereto.

KRS 45.620. Action against contractor -- Hiring of minority contractor or subcontractor

(1) If any contractor is found by the department to have engaged in an unlawful practice under this chapter during the course of performing under a contract or subcontract covered under KRS 45.560 to 45.640, the department shall so certify to the contracting agency and such certification shall be binding upon the contracting agency unless it is reversed in the course of judicial review.

(2) If the contractor is found to have committed an unlawful practice under KRS 45.560 to 45.640, the contracting agency may cancel or terminate the contract, conditioned upon a program for future compliance approved by the contracting agency and the department. The contracting agency may declare such a contractor ineligible to bid on further contracts with that agency until such time as the contractor complies in full with the requirements of KRS 45.560 to 45.640.

(3) The equal employment provisions of KRS 45.560 to 45.640 may be met in part by a contractor by subcontracting to a minority contractor or subcontractor. For the provisions of KRS 45.560 to 45.640, a minority contractor or subcontractor shall mean a business that is owned and controlled by one or more persons disadvantaged by racial or ethnic circumstances.

KRS 45.630 Termination of existing employee not required, when

Any provision of KRS 45.560 to 45.640 notwithstanding, no contractor shall be required to terminate an existing employee upon proof that employee was employed prior to the date of the contract.

KRS 45.640 Minimum skills

Nothing in KRS 45.560 to 45.640 shall require a contractor to hire anyone who fails to demonstrate the minimum skills required to perform a particular job."

It is recommended that all of the provisions above quoted be included as special conditions in each contract. In the case of a contract exceeding \$250,000, the contractor is required to furnish evidence that his workforce in Kentucky is representative of the available work-force in the area from which he draws employees, or to supply an Affirmative Action plan which will achieve such representation during the life of the contract.

LFUCG Non-Appropriation Clause

Contractor acknowledges that the LFUCG is a governmental entity, and the contract validity is based upon the availability of public funding under the authority of its statutory mandate.

In the event that public funds are unavailable and not appropriated for the performance of the LFUCG's obligations under this contract, then this contract shall automatically expire without penalty to the LFUCG thirty (30) days after written notice to Contractor of the unavailability and non-appropriation of public funds. It is expressly agreed that the LFUCG shall not activate this non-appropriation provision for its convenience or to circumvent the requirements of this contract, but only as an emergency fiscal measure during a substantial fiscal crisis, which affects generally its governmental operations.

In the event of a change in the LFUCG's statutory authority, mandate and mandated functions, by state and federal legislative or regulatory action, which adversely affects the LFUCG's authority to continue its obligations under this contract, then this contract shall automatically terminate without penalty to the LFUCG upon written notice to Contractor of such limitation or change in the LFUCG's legal authority.

Contention Process

Vendors who respond to this invitation have the right to file a notice of contention associated with the RFP process or to file a notice of appeal of the recommendation made by the Director of Central Purchasing resulting from this invitation.

Notice of contention with the RFP process must be filed within 3 business days of the bid/proposal opening by (1) sending a written notice, including sufficient documentation to support contention, to the Director of the Division of Central Purchasing or (2)

submitting a written request for a meeting with the Director of Central Purchasing to explain his/her contention with the RFP process. After consulting with the Commissioner of Finance the Chief Administrative Officer and reviewing the documentation and/or hearing the vendor, the Director of Central Purchasing shall promptly respond in writing findings as to the compliance with RFP processes. If, based on this review, a RFP process irregularity is deemed to have occurred the Director of Central Purchasing will consult with the Commissioner of Finance, the Chief Administrative Officer and the Department of Law as to the appropriate remedy.

Notice of appeal of a RFP recommendation must be filed within 3 business days of the RFP recommendation by (1) sending a written notice, including sufficient documentation to support appeal, to the Director, Division of Central Purchasing or (2) submitting a written request for a meeting with the Director of Central Purchasing to explain his appeal. After reviewing the documentation and/or hearing the vendor and consulting with the Commissioner of Finance and the Chief Administrative Officer, the Director of Central Purchasing shall in writing, affirm or withdraw the recommendation.

SELECTION CRITERIA:

The LFUCG's Selection Committee shall consider the following factors when it evaluates the proposals received:

See the proposal requirements section for scoring criteria.	

Proposals shall contain the appropriate information necessary to evaluate based on these criteria. A committee composed of government employees as well as representatives of relevant user groups will evaluate the proposals.

Questions regarding this RFP shall be addressed through:
<https://lexingtonky.ionwave.net>

Affirmative Action Plan

All vendors must submit as a part of the proposal package the following items to the Urban County Government:

1. Affirmative Action Plan for his/her firm;
2. Current Work Force Analysis Form;

Failure to submit these items as required may result in disqualification of the submitter from award of the contract. All submissions should be directed to:

Director, Division of Procurement
Lexington-Fayette Urban County Government
200 East Main Street, 3rd Floor
Lexington, Kentucky 40507

All questions regarding this proposal must be directed to the Division of Central Purchasing, (859)-258-3320.

AFFIDAVIT

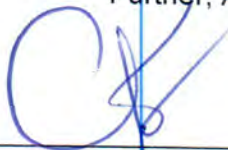
Comes the Affiant, Clarence K. Cundiff, and after being first duly sworn, states under penalty of perjury as follows:

1. His/her name is Clarence K. Cundiff and he/she is the individual submitting the proposal or is the authorized representative of Cundiff Real Estate Consultants, LLC, the entity submitting the proposal (hereinafter referred to as "Proposer").
2. Proposer will pay all taxes and fees, which are owed to the Lexington-Fayette Urban County Government at the time the proposal is submitted, prior to award of the contract and will maintain a "current" status in regard to those taxes and fees during the life of the contract.
3. Proposer will obtain a Lexington-Fayette Urban County Government business license, if applicable, prior to award of the contract.
4. Proposer has authorized the Division of Central Purchasing to verify the above-mentioned information with the Division of Revenue and to disclose to the Urban County Council that taxes and/or fees are delinquent or that a business license has not been obtained.
5. Proposer has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky within the past five (5) years and the award of a contract to the Proposer will not violate any provision of the campaign finance laws of the Commonwealth.
6. Proposer has not knowingly violated any provision of Chapter 25 of the Lexington-Fayette Urban County Government Code of Ordinances, known as "Ethics Act."

Continued on next page

7. Proposer acknowledges that "knowingly" for purposes of this Affidavit means, with respect to conduct or to circumstances described by a statute or ordinance defining an offense, that a person is aware or should have been aware that his conduct is of that nature or that the circumstance exists.

Further, Affiant sayeth naught.



STATE OF Kentucky

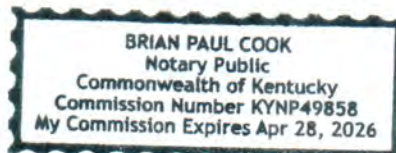
COUNTY OF Fayette

The foregoing instrument was subscribed, sworn to and acknowledged before me
by CLARENCE CINDOFF on this the 25th day
of August, 2025

My Commission expires: 4/28/26



NOTARY PUBLIC, STATE AT LARGE



EQUAL OPPORTUNITY AGREEMENT

Standard Title VI Assurance

The Lexington Fayette-Urban County Government, (hereinafter referred to as the "Recipient") hereby agrees that as a condition to receiving any Federal financial assistance from the U.S. Department of Transportation, it will comply with Title VI of the Civil Rights Act of 1964, 78Stat.252, 42 U.S.C. 2000d-4 (hereinafter referred to as the "Act"), and all requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. Department of Transportation, Subtitle A, Office of the Secretary, (49 CFR, Part 21) Nondiscrimination in Federally Assisted Program of the Department of Transportation – Effectuation of Title VI of the Civil Rights Act of 1964 (hereinafter referred to as the "Regulations") and other pertinent directives, no person in the United States shall, on the grounds of race, color, national origin, sex, age (over 40), religion, sexual orientation, gender identity, veteran status, or disability be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Recipient receives Federal financial assistance from the U.S. Department of Transportation, including the Federal Highway Administration, and hereby gives assurance that will promptly take any necessary measures to effectuate this agreement. This assurance is required by subsection 21.7(a) (1) of the Regulations.

The Law

- Title VII of the Civil Rights Act of 1964 (amended 1972) states that it is unlawful for an employer to discriminate in employment because of race, color, religion, sex, age (40-70 years) or national origin.
- Executive Order No. 11246 on Nondiscrimination under Federal contract prohibits employment discrimination by contractor and sub-contractor doing business with the Federal Government or recipients of Federal funds. This order was later amended by Executive Order No. 11375 to prohibit discrimination on the basis of sex.
- Section 503 of the Rehabilitation Act of 1973 states:

The Contractor will not discriminate against any employee or applicant for employment because of physical or mental handicap.

- Section 2012 of the Vietnam Era Veterans Readjustment Act of 1973 requires Affirmative Action on behalf of disabled veterans and veterans of the Vietnam Era by contractors having Federal contracts.
- Section 206(A) of Executive Order 12086, Consolidation of Contract Compliance Functions for Equal Employment Opportunity, states:

The Secretary of Labor may investigate the employment practices of any Government contractor or sub-contractor to determine whether or not the contractual provisions specified in Section 202 of this order have been violated.

The Lexington-Fayette Urban County Government practices Equal Opportunity in recruiting, hiring and promoting. It is the Government's intent to affirmatively provide employment opportunities for those individuals who have previously not been allowed to enter into the mainstream of society. Because of its importance to the local Government, this policy carries the full endorsement of the Mayor, Commissioners, Directors and all supervisory personnel. In following this commitment to Equal Employment Opportunity and because the Government is the benefactor of the Federal funds, it is both against the Urban County Government policy and illegal for the Government to let contracts to companies which knowingly or unknowingly practice discrimination

in their employment practices. Violation of the above mentioned ordinances may cause a contract to be canceled and the contractors may be declared ineligible for future consideration.

Please sign this statement in the appropriate space acknowledging that you have read and understand the provisions contained herein. Return this document as part of your application packet.

Bidders

I/We agree to comply with the Civil Rights Laws listed above that govern employment rights of minorities, women, Vietnam veterans, handicapped and aged persons.



Signature

Cundiff Real Estate Consultants, LLC

Name of Business

WORKFORCE ANALYSIS FORM

Name of Organization:

Cundiff Real Estate Consultants, LLC

Categories	Total	White (Not Hispanic or Latino)		Hispanic or Latino		Black or African- American (Not Hispanic or Latino)		Native Hawaiian and Other Pacific Islander (Not Hispanic or Latino)		Asian (Not Hispanic or Latino)		American Indian or Alaskan Native (not Hispanic or Latino)		Two or more races (Not Hispanic or Latino)		Total	
		M	F	M	F	M	F	M	F	M	F	M	F	M	F	M	F
Administrators																	
Professionals	1	1														1	
Superintendents																	
Supervisors																	
Foremen																	
Technicians																	
Protective Service																	
Para-Professionals																	
Office/Clerical																	
Skilled Craft																	
Service/Maintenance																	
Total:																	

Prepared by:

CX

Date:

8 / 22 / 2025

(Name and Title)

Revised 2015-Dec-15

**DIRECTOR, DIVISION OF PROCUREMENT
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
200 EAST MAIN STREET
LEXINGTON, KENTUCKY 40507**

**NOTICE OF REQUIREMENT FOR AFFIRMATIVE ACTION TO ENSURE EQUAL
EMPLOYMENT OPPORTUNITIES AND DBE CONTRACT PARTICIPATION**

The Lexington-Fayette Urban County Government has a Certified Minority and Women Business Enterprise seventeen percent (17%) minimum goal including minimum subgoals of five percent (5%) for Minority Business Enterprises (MBE) and a subgoal of twelve percent (12%) for Women Business Enterprises (WBE); a three (3%) minimum goal for Certified Veteran-Owned Small Businesses and/or Certified Service- Disabled Veteran Owned Businesses; and a goal of utilizing Disadvantaged Business Enterprises (DBE), where applicable, for government contracts.

For assistance in locating certified DBEs, MBEs, WBEs, VOSBs and/or VOSBs, contact Sherita Miller at 859/258-3320 or by writing the address listed below:

Sherita Miller, MPA, CPSD
Minority Business Enterprise Liaison
Division of Procurement
Lexington-Fayette Urban County Government
200 East Main Street
Lexington, Kentucky 40507
smiller@lexingtonky.gov
859-258-3323

Firm Submitting Proposal: Cundiff Real Estate Consultants LLC

Complete Address: 2029 Coburn Blvd #2 Lexington KY 40502
Street City Zip

Contact Name: Clarena Cundiff Title: Member
859-619

Telephone Number: 5454 Fax Number: _____

Email address: clarena@cundiffrealestate.com



LEXINGTON

MINORITY BUSINESS ENTERPRISE PROGRAM

Sherita Miller, MPA, CPSD
Minority Business Enterprise Liaison
Division of Procurement
Lexington-Fayette Urban County Government
200 East Main Street
Lexington, KY 40507
smiller@lexingtonky.gov
859-258-3323

OUR MISSION: The mission of the Minority Business Enterprise Program (MBEP) is to facilitate the full participation of minority and women owned businesses in the procurement process and to promote economic inclusion as a business imperative essential to the long-term economic viability of Lexington-Fayette Urban County Government.

To that end the urban county council adopted and implemented Resolution 272-2024 – a Certified Minority and Women Business Enterprise seventeen percent (17%) minimum goal including minimum subgoals of five percent (5%) for Minority Business Enterprises (MBE) and a subgoal of twelve percent (12%) for Women Business Enterprises (WBE); a three (3%) minimum goal for Certified Veteran-Owned Small Businesses and/or Certified Service- Disabled Veteran Owned Businesses; and a goal of utilizing Disadvantaged Business Enterprises (DBE), where applicable, for government contracts.

The resolution states the following definitions shall be used for the purposes of reaching these goals:

Certified Disadvantaged Business Enterprise (DBE) – a business in which at least fifty-one percent (51%) is owned, managed and controlled by a person(s) who is socially and economically disadvantaged as define by 49 CFR subpart 26.

Certified Minority Business Enterprise (MBE) – a business in which at least fifty-one percent (51%) is owned, managed and controlled by an ethnic minority (i.e. Black American, Asian American, Hispanic American, Native American)

Certified Women Business Enterprise (WBE) – a business in which at least fifty-one percent (51%) is owned, managed and controlled by a woman.

Certified Veteran-Owned Small Business (VOSB) – a business in which at least fifty-one percent (51%) is owned, managed and controlled by a veteran who served on active duty with the U.S. Army, Air Force, Navy, Marines or Coast Guard.

Certified Service-Disabled Veteran Owned Small Business (SDVOSB) – a business in which at least fifty-one percent (51%) is owned, managed and controlled by a disabled veteran who served on active duty with the U.S. Army, Air Force, Navy, Marines or Coast Guard.

The term “Certified” shall mean the business is appropriately certified, licensed, verified, or validated by an organization or entity recognized by the Division of Procurement as having the appropriate credentials to make a determination as to the status of the business.

The following certifications are recognized and accepted by the MBEP:

Kentucky Transportation Cabinet (KYTC), Disadvantaged Business Enterprise (DBE)
Kentucky Minority and Women Business Enterprise (MWBE)
Women’s Business Enterprise National Council (WBENC)
National Women Business Owners Corporation (NWBOC)
National Minority Supplier Development Council (NMSDC)
Tri-State Minority Supplier Development Council (TSMSSDC)
U.S. Small Business Administration Veteran Small Business Certification (VetCert)
Kentucky Service- Disabled Veteran Owned Small Business (SDVOSB)

To comply with Resolution 272-2024, prime contractors, minority and women business enterprises, veteran owned small businesses, and service-disabled veteran owned small businesses must complete monthly contract compliance audits in the Diverse Business Management Compliance system, <https://lexingtonky.diversitycompliance.com/>

A list of organizations that certify and/or maintain lists of certified businesses (i.e. DBE, MBE, WBE, VOSB and/or SDVOSB) is available upon request by emailing, Sherita Miller, smiller@lexingtonky.gov.



LEXINGTON

LFUCG MWDBE PARTICIPATION FORM

Bid/RFP/Quote Reference # _____

The MWDBE and/or veteran subcontractors listed have agreed to participate on this Bid/RFP/Quote. If any substitution is made or the total value of the work is changed prior to or after the job is in progress, it is understood that those substitutions must be submitted to the Division of Procurement for approval immediately. **Failure to submit a completed form may cause rejection of the bid.**

MWBE Company, Name, Address, Phone, Email	DBE/MBE WBE/VOSB/SDVOSB	Work to be Performed	Total Dollar Value of the Work	% Value of Total Contract
1.				
2.				
3.				
4.				

The undersigned company representative submits the above list of MDWBE and veteran firms to be used in accomplishing the work contained in this Bid/RFP/Quote. Any misrepresentation may result in the termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

Company

Company Representative

Date

Title



LEXINGTON

LFUCG MWDBE SUBSTITUTION FORM

Bid/RFP/Quote Reference # _____

The substituted MWDBE and/or veteran subcontractors listed below have agreed to participate on this Bid/RFP/Quote. These substitutions were made prior to or after the job was in progress. These substitutions were made for reasons stated below and are now being submitted to the Division of Procurement for approval. By the authorized signature of a representative of our company, we understand that this information will be entered into our file for this project. **Note: Form required if a subcontractor is being substituted on a contract.**

SUBSTITUTED DBE/MBE/WBE/VOSB Company Name, Address, Phone, Email	DBE/MBE/WBE/VOSB/SDVOSB Formally Contracted/ Name, Address, Phone, Email	Work to Be Performed	Reason for the Substitution	Total Dollar Value of the Work	% Value of Total Contract
1.					
2.					
3.					
4.					

The undersigned acknowledges that any misrepresentation may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and false claims.

Company

Company Representative

Date

Title



LEXINGTON

DOCUMENTATION REQUIRED FOR GOOD FAITH EFFORTS AND OUTREACH PLANS

As affirmed in Resolution Number 272-2024, the Urban County Council has adopted an annual aspirational goal of utilizing at least seventeen percent (17%) of public funds spend from certain discretionary agreements with certified Minority Business Enterprises (MBEs) and certified Woman Business Enterprises (WBEs); utilizing at least three percent (3%) of public funds from certain discretionary agreements with Certified Veteran-Owned Small Business and Certified Service-Disabled Veteran-Owned Small Businesses (VOSBs); and utilizing Disadvantaged Business Enterprises (DBEs) where applicable. Bidders should make every effort to achieve these goals.

Therefore, as an element of the responsiveness of the bid, all Bidders are required to submit documentation of their good faith and outreach efforts to ensure all businesses, including small and disadvantaged businesses such as minority-, woman-, and veteran-owned businesses, have an equal opportunity to compete for and participate in the performance of any subcontracts resulting from this procurement. Examples of good faith and outreach efforts that satisfy this requirement to encourage the participation of, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs include:

1. Advertised opportunities to participate in the contract in at least two (2) publications of general circulation media; trade and professional association publications; small and minority business or trade publications; and publications or trades targeting minority, women, and disadvantaged businesses not less than fifteen (15) days prior to the deadline for submission of bids to allow, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs to participate.
2. Attended LFUCG Procurement Economic Inclusion Outreach event(s) within the past year to meet new small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs to partner with on LFUCG contracts and procurements.
3. Attended pre-bid/pre-proposal meetings that were scheduled by LFUCG to inform small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs of subcontracting opportunities.
4. Sponsored Economic Inclusion event to provide networking opportunities for prime contractors and small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs.
5. Requested a list of certified small, DBE, MBE, WBE, VOSB and/or SDVOSB subcontractors or suppliers from LFUCG and showed evidence of contacting the companies on the list(s).
6. Contacted organizations that work with small, DBE, MBE, WBE, and VOSB companies for assistance in finding certified DBEs, MBEs, WBEs, VOSB and/or SDVOSBs to work

on this project. Those contacted and their responses must be a part of the bidder's outreach efforts documentation.

7. Sent written notices, by certified mail, email, or facsimile, to qualified, certified small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs soliciting their participation in the contract not less than seven (7) days prior to the deadline for submission of bids to allow them to participate effectively.
8. Followed up initial solicitations by contacting small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs via tailored communications to determine their level of interest.
9. Provided the interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs with adequate and timely information about the plans, specifications, and requirements of the contract.
10. Selected portions of the work to be performed by small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs in order to increase the likelihood of subcontracting participation. This includes, where appropriate, breaking out contract work items into economically feasible units to facilitate small, DBE, MBE, WBE, VOSB and/or SDVOSB participation, even when the prime contractor may otherwise perform these work items with its own workforce.
11. Negotiated in good faith with interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, not rejecting them as unqualified without sound reasons based on a thorough investigation of their capabilities. Any rejection must be so noted in writing with a description as to why an agreement could not be reached.
12. Included documentation of quotations received from interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs that were not used due to uncompetitive pricing or were rejected as unacceptable and/or copies of responses from firms indicating that they would not be submitting a bid.
 - a. Bidder has to submit sound reasons why the quotations were considered unacceptable. The fact that the bidder has the ability and/or desire to perform the contract work with its own forces will not be considered a sound reason for rejecting a small business', DBE's MBE's, WBE's, VOSB's and/or SDVOSB's quote. Nothing in this provision shall be construed to require the bidder to accept unreasonable quotes in order to satisfy the participation goals.
13. Made an effort to offer assistance to or refer interested small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs to obtain the necessary equipment, supplies, materials, insurance and/or bonding to satisfy the work requirements of the bid proposal.

14. Made efforts to expand the search for small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs beyond the usual geographic boundaries.
15. Other – any other evidence that the bidder submits that may demonstrate that the bidder has made reasonable efforts to include small, DBE, MBE, WBE, VOSB and/or SDVOSB participation.

Bidder must document, with specificity, each of the efforts it made to include small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs as subcontractors in the procurement, including the date on which each effort was made, the medium through which each effort was made, and the outcome of each effort.

Note: Failure to submit the documentation requested in this section may be cause for rejection of bid. Bidders may include any other documentation deemed relevant to this requirement which is subject to review by the MBE Liaison. Documentation of Good Faith and Outreach Efforts must be submitted with the Bid, regardless of the proposed level of small, DBE, MBE, WBE, VOSB and/or SDVOSB participation in the procurement. If the Good Faith and Outreach Effort documentation is not submitted with the bid response, the bid may be rejected.

OUTREACH EFFORTS EVALUATION

Outreach efforts demonstrated by the bidder or respondent will be evaluated on a pass/fail basis.

ATTACHMENT A – SMALL AND DISADVANTAGED, MINORITY-, WOMEN-, AND VETERAN-OWNED BUSINESS OUTREACH PLAN

Proposer Name: _____

Date: _____

Project Name: _____

Project Number: _____

Contact Name: _____

Telephone: _____

Email: _____

The mission of the Minority Business Enterprise Program is to facilitate the full participation of disadvantaged businesses, minority-, women-, veteran-, and service-disabled veteran-owned businesses in the procurement process and to promote economic inclusion as a business imperative essential to the long-term economic viability of Lexington-Fayette Urban County Government.

To that end, small and disadvantaged businesses, including minority-, woman-, veteran-, and service-disabled veteran-owned businesses, must have an equal opportunity to be utilized in the performance of contracts with public funds spent from certain discretionary agreements. By submitting its offer, Bidder/Proposer certifies that it has taken, and if there are further opportunities will take, reasonable steps to ensure that small and disadvantaged businesses, including minority-, woman-, veteran-, and service-disabled veteran-owned businesses, are provided an equal opportunity to compete for and participate in the performance of any subcontracts resulting from this procurement.

The information submitted in response to this clause will not be considered in any scored evaluation. Failure to submit this form may cause the bid or proposal to be rejected.

Is the Bidder/ Proposer a certified firm? Yes ☐ No ☐

If yes, indicate all certification type(s):

DBE ☐

MBE ☐

WBE ☐

SBE ☐

VOSB/SDVOSB ☐

and supply a copy of the certificate and/or certification letter if not currently listed on the city's Minority Business Enterprise Program's (MBEP) certified list.

1. Include a list of firms that Bidder/ Proposer has had a contractual relationship with within the last two years that are minority-owned, woman-owned, veteran-owned or small businesses, regardless of their certification status.

Click or tap here to enter text.

2. Does Bidder/Proposer foresee any subcontracting opportunities for this procurement?

Yes ☐

No ☐

If no, please explain why in the field below. Do not complete the rest of this form and submit this first page with your bid and/or proposal. (Click or tap here to enter text.)

If yes, please complete the following pages and submit all pages with your bid and/or proposal.

Describe the steps Bidder/Proposer took to solicit small and disadvantaged businesses, including MBEs, WBEs, VOSBs, and SDVOSBs, for subcontracting opportunities for this procurement.

3. Check the good faith and outreach efforts the Bidder/Proposer used to encourage the participation of small and disadvantaged businesses including, MBEs, WBEs, VOSBs and SDVOSBs:

- ☐ Bidder placed advertisements in search of prospective small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs for the solicitation.
- ☐ Bidder attended LFUCG Procurement Economic Inclusion Outreach event(s) within the past year.
- ☐ Bidder attended pre-bid and/or pre-proposal meetings for this solicitation.
- ☐ Bidder sponsored an Economic Inclusion Outreach event.
- ☐ Bidder requested a list of certified small, DBE, MBE, WBE, VOSB and/or SDVOSB subcontractors or suppliers from LFUCG.
- ☐ Bidder contacted organizations that work with small, DBE, MBE, WBE, VOSB and/or SDVOSB companies.
- ☐ Bidder sent written notices to certified small, DBE, MBE, WBE, VOSB and SDVOSB businesses.
- ☐ Bidder followed up to initial solicitations with interested small, DBE, MBE, WBE, VOSB and/or SDVOSB.
- ☐ Bidder provided small, DBE, MBE, WBE, VOSB and/or SDVOSB businesses interested in performing the solicited work with prompt access to the plans, specifications, scope of work, and requirements of the solicitation.
- ☐ Bidder made efforts to segment portions of the work to be performed by small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, including dividing sub-bid/partnership opportunities into economically feasible units/parcels, to facilitate participation.

- ☐ Bidder negotiated in good faith with interested small, DBE, MBE, WBE, VOSB and/or SDVOSB businesses.
- ☐ Bidder provided adequate rationale for rejecting any small business', DBEs, MBEs, WBEs, VOSBs or SDVOSBs for lack of qualifications.
- ☐ Bidder offered assistance in obtaining bonding, insurance, financial, equipment, or other resources to small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs, in an effort to assist them in meeting project requirements.
- ☐ Bidder made efforts to expand the search for small businesses, DBEs MBEs, WBEs, VOSBs and/or SDVOSBs beyond the usual geographic boundaries.
- ☐ Bidder made other reasonable efforts to include small businesses, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs participation.

4. Bidder/Proposer must include documentation, including the date each effort was made, the medium through which each effort was made, and the outcome of each effort with this form, regardless of the level of small, DBE, MBE, WBE, VOSB and/or SDVOSB participation. Examples of required documentation include copies of email communications, copies of newspaper advertisements, or copies of quotations received from interested small businesses, DBEs, MBEs, WBEs, VOSBs or SDVOSBs.

Click or tap here to enter text.

For detailed information regarding outreach efforts that satisfy the MBE Program's requirements, please see "Documentation Required for Good Faith Efforts and Outreach Plans" page.

Note: The Bidder/Proposer must be willing to report the identity of each subcontractor and the value of each subcontract to MBEP if awarded a contract from this procurement.

Failure to submit the documentation requested may be cause for rejection of the bid. Bidders may include any other documentation deemed relevant to this requirement, which is subject to review by the MBE Liaison. Documentation of Good Faith and Outreach Efforts must be submitted with the bid, regardless of the proposed level of SBEs, DBEs, MBEs, WBEs, VOSBs and/or SDVOSBs participation in the procurement. If the Good Faith and Outreach Effort Form and associated documentation is not submitted with the bid response, the bid may be rejected.

The undersigned acknowledges that all information is accurate. Any misrepresentations may result in termination of the contract and/or be subject to applicable Federal and State laws concerning false statements and claims.

Company

Company Representative

Date

Title

GENERAL PROVISIONS

1. Each Respondent shall comply with all Federal, State & Local regulations concerning this type of service or good.

The Respondent agrees to comply with all statutes, rules, and regulations governing safe and healthful working conditions, including the Occupational Health and Safety Act of 1970, 29 U.S.C. 650 *et. seq.*, as amended, and KRS Chapter 338. The Respondent also agrees to notify the LFUCG in writing immediately upon detection of any unsafe and/or unhealthful working conditions at the job site. The Respondent agrees to indemnify, defend and hold the LFUCG harmless from all penalties, fines or other expenses arising out of the alleged violation of said laws.
2. Failure to submit ALL forms and information required in this RFP may be grounds for disqualification.
3. Addenda: All addenda and IonWave Q&A, if any, shall be considered in making the proposal, and such addenda shall be made a part of this RFP. Before submitting a proposal, it is incumbent upon each proposer to be informed as to whether any addenda have been issued, and the failure to cover in the bid any such addenda may result in disqualification of that proposal.
4. Proposal Reservations: LFUCG reserves the right to reject any or all proposals, to award in whole or part, and to waive minor immaterial defects in proposals. LFUCG may consider any alternative proposal that meets its basic needs.
5. Liability: LFUCG is not responsible for any cost incurred by a Respondent in the preparation of proposals.
6. Changes/Alterations: Respondent may change or withdraw a proposal at any time prior to the opening; however, no oral modifications will be allowed. Only letters, or other formal written requests for modifications or corrections of a previously submitted proposal which is addressed in the same manner as the proposal, and received by LFUCG prior to the scheduled closing time for receipt of proposals, will be accepted. The proposal, when opened, will then be corrected in accordance with such written request(s), provided that the written request is contained in a sealed envelope which is plainly marked "modifications of proposal".
7. Clarification of Submittal: LFUCG reserves the right to obtain clarification of any point in a bid or to obtain additional information from a Respondent.
8. Bribery Clause: By his/her signature on the bid, Respondent certifies that no employee of his/hers, any affiliate or Subcontractor, has bribed or attempted to bribe an officer or employee of the LFUCG.

9. Additional Information: While not necessary, the Respondent may include any product brochures, software documentation, sample reports, or other documentation that may assist LFUCG in better understanding and evaluating the Respondent's response. Additional documentation shall not serve as a substitute for other documentation which is required by this RFP to be submitted with the proposal.
10. Ambiguity, Conflict or other Errors in RFP: If a Respondent discovers any ambiguity, conflict, discrepancy, omission or other error in the RFP, it shall immediately notify LFUCG of such error in writing and request modification or clarification of the document if allowable by the LFUCG.
11. Agreement to Bid Terms: In submitting this proposal, the Respondent agrees that it has carefully examined the specifications and all provisions relating to the work to be done attached hereto and made part of this proposal. By acceptance of a Contract under this RFP, proposer states that it understands the meaning, intent and requirements of the RFP and agrees to the same. The successful Respondent shall warrant that it is familiar with and understands all provisions herein and shall warrant that it can comply with them. No additional compensation to Respondent shall be authorized for services or expenses reasonably covered under these provisions that the proposer omits from its Proposal.
12. Cancellation: If the services to be performed hereunder by the Respondent are not performed in an acceptable manner to the LFUCG, the LFUCG may cancel this contract for cause by providing written notice to the proposer, giving at least thirty (30) days notice of the proposed cancellation and the reasons for same. During that time period, the proposer may seek to bring the performance of services hereunder to a level that is acceptable to the LFUCG, and the LFUCG may rescind the cancellation if such action is in its best interest.

A. Termination for Cause

- (1) LFUCG may terminate a contract because of the contractor's failure to perform its contractual duties
- (2) If a contractor is determined to be in default, LFUCG shall notify the contractor of the determination in writing, and may include a specified date by which the contractor shall cure the identified deficiencies. LFUCG may proceed with termination if the contractor fails to cure the deficiencies within the specified time.
- (3) A default in performance by a contractor for which a contract may be terminated shall include, but shall not necessarily be limited to:
 - (a) Failure to perform the contract according to its terms, conditions and specifications;
 - (b) Failure to make delivery within the time specified or according

- to a delivery schedule fixed by the contract;
- (c) Late payment or nonpayment of bills for labor, materials, supplies, or equipment furnished in connection with a contract for construction services as evidenced by mechanics' liens filed pursuant to the provisions of KRS Chapter 376, or letters of indebtedness received from creditors by the purchasing agency;
 - (d) Failure to diligently advance the work under a contract for construction services;
 - (e) The filing of a bankruptcy petition by or against the contractor; or
 - (f) Actions that endanger the health, safety or welfare of the LFUCG or its citizens.

B. At Will Termination

Notwithstanding the above provisions, the LFUCG may terminate this contract at will in accordance with the law upon providing thirty (30) days written notice of that intent. Payment for services or goods received prior to termination shall be made by the LFUCG provided these goods or services were provided in a manner acceptable to the LFUCG. Payment for those goods and services shall not be unreasonably withheld.

- 13. Assignment of Contract: The contractor shall not assign or subcontract any portion of the Contract without the express written consent of LFUCG. Any purported assignment or subcontract in violation hereof shall be void. It is expressly acknowledged that LFUCG shall never be required or obligated to consent to any request for assignment or subcontract; and further that such refusal to consent can be for any or no reason, fully within the sole discretion of LFUCG.
- 14. No Waiver: No failure or delay by LFUCG in exercising any right, remedy, power or privilege hereunder, nor any single or partial exercise thereof, nor the exercise of any other right, remedy, power or privilege shall operate as a waiver hereof or thereof. No failure or delay by LFUCG in exercising any right, remedy, power or privilege under or in respect of this Contract shall affect the rights, remedies, powers or privileges of LFUCG hereunder or shall operate as a waiver thereof.
- 15. Authority to do Business: The Respondent must be a duly organized and authorized to do business under the laws of Kentucky. Respondent must be in good standing and have full legal capacity to provide the services specified under this Contract. The Respondent must have all necessary right and lawful authority to enter into this Contract for the full term hereof and that proper corporate or other action has been duly taken authorizing the Respondent to enter into this Contract. The Respondent will provide LFUCG with a copy of a corporate resolution authorizing this action and a letter from an attorney confirming that the proposer is authorized to do business in the State of Kentucky if requested. All proposals must

be signed by a duly authorized officer, agent or employee of the Respondent.

16. **Governing Law:** This Contract shall be governed by and construed in accordance with the laws of the Commonwealth of Kentucky. In the event of any proceedings regarding this Contract, the Parties agree that the venue shall be the Fayette County Circuit Court or the U.S. District Court for the Eastern District of Kentucky, Lexington Division. All parties expressly consent to personal jurisdiction and venue in such Court for the limited and sole purpose of proceedings relating to this Contract or any rights or obligations arising thereunder. Service of process may be accomplished by following the procedures prescribed by law.
17. **Ability to Meet Obligations:** Respondent affirmatively states that there are no actions, suits or proceedings of any kind pending against Respondent or, to the knowledge of the Respondent, threatened against the Respondent before or by any court, governmental body or agency or other tribunal or authority which would, if adversely determined, have a materially adverse effect on the authority or ability of Respondent to perform its obligations under this Contract, or which question the legality, validity or enforceability hereof or thereof.
18. Contractor understands and agrees that its employees, agents, or subcontractors are not employees of LFUCG for any purpose whatsoever. Contractor is an independent contractor at all times during the performance of the services specified.
19. If any term or provision of this Contract shall be found to be illegal or unenforceable, the remainder of the contract shall remain in full force and such term or provision shall be deemed stricken.
20. Contractor [or Vendor or Vendor's Employees] will not appropriate or make use of the Lexington-Fayette Urban County Government (LFUCG) name or any of its trade or service marks or property (including but not limited to any logo or seal), in any promotion, endorsement, advertisement, testimonial or similar use without the prior written consent of the government. If such consent is granted LFUCG reserves the unilateral right, in its sole discretion, to immediately terminate and revoke such use for any reason whatsoever. Contractor agrees that it shall cease and desist from any unauthorized use immediately upon being notified by LFUCG.



Signature

8/22/2025
Date

**RISK MANAGEMENT PROVISIONS
INSURANCE AND INDEMNIFICATION**

INDEMNIFICATION AND HOLD HARMLESS PROVISION

- (1) It is understood and agreed by the parties that Consultant hereby assumes the entire responsibility and liability for any and all damages to persons or property caused by or resulting from or arising out of any act or omission on the part of Consultant or its employees, agents, servants, owners, principals, licensees, assigns or subcontractors of any tier (hereinafter "Consultant") under or in connection with this agreement and/or the provision of goods or services and the performance or failure to perform any work required thereby.
- (2) Consultant shall indemnify, save, hold harmless and defend the Lexington-Fayette Urban County Government and its elected and appointed officials, employees, agents, volunteers, and successors in interest (hereinafter "LFUCG") from and against all liability, damages, and losses, including but not limited to, demands, claims, obligations, causes of action, judgments, penalties, fines, liens, costs, expenses, interest, defense costs and reasonable attorney's fees that are in any way incidental to or connected with, or that arise or are alleged to have arisen, directly or indirectly, from or by Consultant's performance or breach of the agreement and/or the provision of goods or services provided that: (a) it is attributable to personal injury, bodily injury, sickness, or death, or to injury to or destruction of property (including the loss of use resulting therefrom), or to or from the negligent acts, errors or omissions or willful misconduct of the Consultant; and (b) not caused solely by the active negligence or willful misconduct of LFUCG.
- (3) Notwithstanding, the foregoing, with respect to any professional services performed by Consultant hereunder (and to the fullest extent permitted by law), Consultant shall indemnify, save, hold harmless and defend LFUCG from and against any and all liability, damages and losses, including but not limited to, demands, claims, obligations, causes of action, judgments, penalties, fines, liens, costs, expenses, interest, defense costs and reasonable attorney's fees, for any damage due to death or injury to any person or injury to any property (including the loss of use resulting therefrom) to the extent arising out of, pertaining to or relating to the negligence, recklessness or willful misconduct of Consultant in the performance of this agreement.
- (4) In the event LFUCG is alleged to be liable based upon the above, Consultant shall defend such allegations and shall bear all costs, fees and expenses of such defense, including but not limited to, all reasonable attorneys' fees and expenses, court costs, and expert witness fees and expenses, using attorneys approved in writing by LFUCG, which approval shall not be unreasonably withheld.
- (5) LFUCG is a political subdivision of the Commonwealth of Kentucky. Consultant acknowledges and agrees that LFUCG is unable to provide indemnity or otherwise save, hold harmless, or defend the Consultant in any manner.
- (6) These provisions shall in no way be limited by any financial responsibility or insurance requirements, and shall survive the termination of this agreement.

FINANCIAL RESPONSIBILITY

Consultant understands and agrees that it shall demonstrate the ability to assure compliance with these risk management provisions prior to final acceptance of its proposal and the commencement of any work or services.

INSURANCE REQUIREMENTS

YOUR ATTENTION IS DIRECTED TO THE INSURANCE REQUIREMENTS BELOW, AND YOU MAY NEED TO CONFER WITH YOUR INSURANCE AGENTS, BROKERS, OR CARRIERS TO DETERMINE IN ADVANCE OF SUBMISSION OF A RESPONSE THE AVAILABILITY OF THE INSURANCE COVERAGES AND ENDORSEMENTS REQUIRED HEREIN. IF YOU FAIL TO COMPLY WITH THE INSURANCE REQUIREMENTS BELOW, YOU MAY BE DISQUALIFIED FROM AWARD OF THE CONTRACT.

Required Insurance Coverage

Consultant shall procure and maintain for the duration of this contract the following or equivalent insurance policies at no less than the limits shown below and cause its subcontractors to maintain similar insurance with limits acceptable to LFUCG in order to protect LFUCG against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work or services hereunder by Consultant. The cost of such insurance shall be included in any bid:

<u>Coverage</u>	<u>Limits</u>
General Liability (Insurance Services Office Form CG 00 01)	\$1 million per occurrence, \$2 million aggregate or \$2 million combined single limit
Commercial Automobile Liability (Insurance Services Office Form CA 0001)	combined single, \$1 million per occurrence
Professional Liability aggregate	\$1 million per occurrence, \$3 million
Worker's Compensation	Statutory
Employer's Liability	\$500,000.00

The policies above shall contain the following conditions:

- a. All Certificates of Insurance forms used by the insurance carrier shall be properly filed and approved by the Department of Insurance for the Commonwealth of Kentucky. LFUCG shall be named as an additional insured in the General Liability Policy and Commercial Automobile Liability Policy using the Kentucky DOI approved forms.
- b. The General Liability Policy shall be primary to any insurance or self-insurance retained by LFUCG.
- c. The General Liability Policy shall include Products and Completed Operations coverage and Premises and Operations Liability coverage unless they are deemed not to apply by LFUCG.
- d. The General Liability Policy shall have a Professional Liability endorsement (including Errors and Omissions) for any services performed pursuant to the contract, and/or a separate Professional Liability Policy shall be obtained unless it is deemed not to apply by LFUCG.
- d. The Professional Liability policy shall be maintained for a minimum of three years beyond the completion date of the project, to the extent commercially available. If not commercially

available, Consultant shall notify LFUCG and obtain similar insurance that is commercially available and acceptable to LFUCG.

- e. LFUCG shall be provided at least 30 days advance written notice via certified mail, return receipt requested, in the event any of the required policies are canceled or non-renewed.
- f. Said coverage shall be written by insurers acceptable to LFUCG and shall be in a form acceptable to LFUCG. Insurance placed with insurers with a rating classification of no less than Excellent (A or A-) and a financial size category of no less than VIII, as defined by the most current Best's Key Rating Guide shall be deemed automatically acceptable.

Renewals

After insurance has been approved by LFUCG, evidence of renewal of an expiring policy must be submitted to LFUCG, and may be submitted on a manually signed renewal endorsement form. If the policy or carrier has changed, however, new evidence of coverage must be submitted in accordance with these Insurance Requirements.

Deductibles and Self-Insured Programs

IF YOU INTEND TO SUBMIT A SELF-INSURANCE PLAN IT MUST BE FORWARDED TO LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, DIVISION OF RISK MANAGEMENT, 200 EAST MAIN STREET, LEXINGTON, KENTUCKY 40507 NO LATER THAN A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO THE RESPONSE DATE. Self-insurance programs, deductibles, and self-insured retentions in insurance policies are subject to separate approval by Lexington-Fayette Urban County Government's Division of Risk Management, upon review of evidence of Consultant's financial capacity to respond to claims. Any such programs or retentions must provide LFUCG with at least the same protection from liability and defense of suits as would be afforded by first-dollar insurance coverage.

Verification of Coverage

Consultant agrees to furnish LFUCG with all applicable Certificates of Insurance signed by a person authorized by the insurer to bind coverage on its behalf prior to final award, and if requested, shall provide LFUCG copies of all insurance policies, including all endorsements.

Right to Review, Audit and Inspect

Consultant understands and agrees that LFUCG may review, audit and inspect any and all of its records and operations to insure compliance with these Insurance Requirements.

DEFAULT

Consultant understands and agrees that the failure to comply with any of these insurance, safety, or loss control provisions shall constitute default and that LFUCG may elect at its option any single remedy or penalty or any combination of remedies and penalties, as available, including but not limited to purchasing insurance and charging Consultant for any such insurance premiums purchased, or suspending or terminating the work.

**SCOPE OF SERVICES
REQUEST FOR QUALIFICATIONS
REAL ESTATE APPRAISAL SERVICES
SANITARY AND STORM SEWER
CAPITAL IMPROVEMENT PROGRAM**

Background

The Lexington Fayette Urban County Government (LFUCG) Division of Water Quality (DWQ) will accept Statements of Qualifications from current Kentucky Transportation Cabinet (KYTC) pre-qualified real estate appraisers headquartered within the "Bluegrass Area Development District (BGADD) of Kentucky for Real Estate Appraisal Services relating to the Sanitary and Storm Sewer Capital Improvement Programs.

The BGADD includes Anderson, Bourbon, Boyle, Clark, Estill, Fayette, Franklin, Garrard, Harrison, Jessamine, Lincoln, Madison, Mercer, Nicholas, Powell, Scott, and Woodford Counties of Kentucky.

DWQ will retain a list of qualified real estate appraisers to provide general and complex written appraisals necessary to secure temporary and permanent pipelines easements or fee simple property acquisitions. Selected property appraisers will be assigned to different project areas and work with "to be determined" negotiating teams in the final resolution of all required easements and acquisitions.

Contract Type

The contract will be an indefinite services delivery contract. **There will be no guarantee of work for any selected appraisers.**

The intent of this contract is to assign projects to pre-qualified appraisers to provide general and complex written appraisals necessary to secure temporary and permanent pipelines easements or fee simple property acquisitions. The Division will select no more than three (3) qualified appraisal firms for award.

As new projects are developed by DWQ, pre-qualified appraisers under contract will be asked to submit a cost proposal for services as defined below for a specific project area. The cost proposal shall utilize the hourly rates submitted in their proposal and be based upon a man-hour projection for the services requested.

If DWQ deems the proposed fee to be within acceptable guidelines, the appraiser will be authorized to proceed under a Task Order with a defined Scope of Services. It is the

intent of DWQ to have multiple appraisers available to perform this work without a formal procurement process for each individual project.

Contract Term

The duration of this Agreement is for 365 days from the OWNER'S Urban County Council approval. The Agreement provides for two annual renewals, but only upon approval by the OWNER'S Urban County Council, consistent with the terms of this Agreement.

Submittals

Statements of Qualification shall be limited to 15 pages and shall be structured as follows:

Section

1. Letter of Transmittal

- One page maximum

2. Project Team

- Provide organizational chart identifying all individuals who will accomplish the primary tasks for completing the written appraisals and the specific roles those individuals will have in completing the written appraisals. The organizational chart should clearly indicate the services to be provided by all sub-consultant firms. Include resumes of key project team individuals. Proposal must contain proof the submitting firm is currently pre-qualified with the Kentucky Transportation Cabinet (to complete assignments for KYTC or to complete assignments for other state and local agencies that use the KYTC list) and headquartered within the BGADD of Kentucky for proposal to be accepted. Ten pages maximum.

3. List of Clients for Which Similar Work has Been Performed

- Provide Client Name, Contact Person, Contact Phone Number, and identify by name the projects completed for each Client. Three pages maximum.

4. Statement of Hourly Rates

- Provide a statement of hourly rates for all individuals identified in the organizational chart. Provide a statement of expected reimbursable expenses. One page maximum.

Evaluation Criteria:

DWQ will evaluate the Statements of Qualification according to the following criteria:

	Criteria	Points
1.	Appraisal Team Qualifications - Specialized experience and technical competence of the person or firm with the type of service required	25
2.	Appraisal Team Experience in Similar Work - Past record and performance on contracts with the LFUCG or other government agencies and private industry with respect to such factors as quality of work and ability to meet scheduling	25
3.	Character, integrity, reputation, judgment, experience and efficiency of the person or firm	10
4.	Hourly Rates	40

Proposals shall contain the appropriate information necessary to evaluate based on these criteria. A committee composed of government employees as well as representatives of relevant user groups will evaluate the proposals.

Questions shall be addressed to:

Brian Marcum, Procurement Officer Senior
LFUCG Division of Procurement
brianm@lexingtonky.gov



CUNDIFF REAL ESTATE CONSULTANTS, LLC
PO BOX 22594
LEXINGTON, KENTUCKY 40522
859-269-7075 PHONE

CLARENCE K. CUNDIFF
CLARENCE@CUNDIFFREALESTATE.COM

August 25, 2025

Lexington-Fayette Urban County Government

RE: Appraisal Services

This letter is part of a Request for Proposal "RFP #26-2025 for Real Estate Appraisal Services package. I would like to express my willingness to bid for appraisal projects based on the terms, conditions and specifications as part of that proposal.

I have attached Qualifications for these potential bids.

I am a sole provider and perform all the work myself.

I am prequalified with the Kentucky Transportation Cabinet for other agencies. This list is attached for your convenience.

I have also attached my hourly rate at \$250 per hour.

I look forward to the opportunity to bid for appraisal services with LFUCG. Thanks you for your consideration.

Respectfully,

Clarence K. Cundiff, MAI
Kentucky Certified General Real Estate Appraiser No. 1581

Appraiser Qualifications

CLARENCE K. CUNDIFF, MAI

CERTIFIED GENERAL REAL ESTATE APPRAISER

Employment

Cundiff Real Estate Consultants, LLC of Lexington KY (PO Box 22594, 40522), and Somerset KY (650 N Main Street, 42501), Owner. Performed commercial appraisals from 2001 to present. Appraised retail, commercial, industrial, multiunit residential, and subdivision developments. Value ranges from \$10,000 to over \$30,000,000.

Independent Contractor for Atlantic Appraisal Company, Inc. of Lexington, KY. Performed commercial appraisals from 1993 to 2001.

Education

Centre College, Danville, KY; Bachelor of Science Economics, Minor Mathematics; 1992.

University of Kentucky, Lexington, KY; Post Graduate work toward Masters of Business and Administration with an emphasis in real estate.

Appraisal Institute;

120 Appraisal Procedures (1995)

550 Advanced Applications (1996)

Market Extraction, Income Properties (1996)

410 Standards of Professional Appraisal Practice (1998)

420 Standards of Professional Appraisal Practice, Part B Ethics (1998)

510 Advanced Income Capitalization (1999)

520 Highest and Best Use, Market Analysis (2000)

540 Report Writing (2001)

530 Advanced Sales Comparison and Cost Approaches (2001)

Completed All Four Sections of Comprehensive Exam (2002)

Completed 3,000 Hours of Specialized Appraisal Experience (2002)

Demonstration Report Writing Seminar (2002, 2007, and 2015)

Subdivision Analysis (2003)

Evaluation Commercial Construction (2005)

Market Analysis and Site to Do Business (2006)

Uniform Standards of Professional Appraisal Practice Update (2006, 2010, 2012, 2014, 2016, 2017, 2020, 2022-23, 2024)

Yellow Book Seminar (2007)

Business Practices Ethics (2009, 2020)

The Lending World in Crisis (2012)

Marketability Studies: Advanced Considerations & Applications (2013)

Litigation Skills (2014)

IRS Seminar with Expert Witness Trial: Valuation of Donated Real Estate (2017)

Evaluating Commercial Leases (2019)

Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency (2019)

Spotlight on Reappraising, Readdressing, Reassigning: What to Do and Why (2019)

Spotlight on Review (2019)

How Tenants Create or Destroy Value: Leasehold Valuation and its Impact on Value (2020)

COVID-19 – Rapid Response and Latest Developments Webinar (03/23/2020)

Valuation Impacts of COVID-19 * Webcast (4/17/2020)

Getting It Right from the Start: A Workout Plan for Your Scope of Work (2021)

Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation (2021)

Case Studies in Appraising Green Commercial Buildings (2021)

Valuing Resilience: Identifying Climate Resilience Upgrades in Appraising (2023)

Appraising in Floodplains (2023)

Impact of Short-Term Rentals (2023)
 Avoiding Bias: Building a Bias Defense (2023)
 Inconsistency: It's Hiding in Plain Sight in Your Appraisal (2023)
 Practical Application of Fundamental Analysis (2024)
 Supervisory Appraiser/Trainee Appraiser (2025)
 Artificial Intelligence, Blockchain and the Metaverse (2025)
 Fair Value, Market Value, Fair Market Value (2025)

National Association of Independent Fee Appraisers;
 2.0 Financial Analysis of Income Producing Properties (1994)-2.2 Techniques of Income Capitalization (1995)-5.0 Uniform Standards of Professional Appraisal Practice (1994).

Other;
 Somerset Community College; RE 199, Real Estate Marketing (1993).
 Lexington Community College; RE 299, Appraisal Methods (1994).
 University of Kentucky: FIN 664, Real Estate Finance (1997).
 Ted Whitmer: Attacking and Defending an Appraisal in Litigation (2002).
 Dennis Badger: 7 Hour USPAP Update (2003, 2008 and 2009).
 Dennis Badger: Supervisor Appraiser and Associate Appraiser (2016, 2019).
 KREAB Supervisor and Associate Mandatory Course (2009)-KREAB Updates (2008, 2010, 2013, 2015, 2016 and 2017)-KREAB-Loss Prevention Program and Day with KREAB (2011)
 McKissock-Appraisal of Land Subject to Ground Leases (2015)

Professional Designations/ Organizations

- Kentucky Certified General Real Property Appraiser No. 1581;
- Appraisal Institute - MAI;
- Bluegrass Chapter of the Appraisal Institute Past Board Member, Past Treasurer, Past Government Relations Committee;
- Kentucky Association of Real Estate Appraisers;
- Commercial Property Association of Lexington (CPAL), Past President, Past Vice President, Board Member;
- Guest Speaker-CPAL and CCIM of Lexington KY
- Greater Lexington Apartment Association
- 2011, 2012, 2013, 2017, 2018, 2019 Fayette County Tax Appeal Board Chairman

Partial Client List

Truist	Stockyards Bank and Trust
Central Bank and Trust Co.	Limestone Bank
Community Ventures	Field and Main
Community Trust Bank	WesBanco
Farmers Bank	Fifth Third Bank
Regions Bank	Gess, Mattingly, and Atchison
Stoll, Keenon, and Park	JPMorgan Chase Bank
Traditional Bank	US Bank
Dean Dorton CPA	Lexington, Fayette Urban Co. Govt.
Whitaker Bank	Miller, Griffin, and Marks

In the name and by the Authority of the

Commonwealth of Kentucky



Kentucky Real Estate Appraisers Board

Hereby grants a/an Certified General Real Property Appraiser

To Clarence K Cundiff
PO Box 22594 Lexington KY 40522

who has complied with the provisions of Chapter 324A of the Kentucky Revised Statutes IN WITNESS WHEREOF, we have caused the official seal to be fixed and attested for the year shown below.

/s/ John Dexter Outlaw

Chair



License Number: 1581
Issue Date: July 1, 1996
Expire Date: July 1, 2026

Partial Client List

LFUCG

Sandra Lopez,

Administrative Officer Senior

Real Estate, Properties, Cell Towers & Utilities Manager

Lexington Fayette Urban County Government

Department of General Services

200 E. Main St. 4th Flr, Lexington, KY 40507

Direct 859-425-2230 Fax 859-258-3909

Recent Projects include Jacobson Park, Emergency Management-115 Cisco Road
Lexington, KY

Dean Dorton

DAVID SMITH, CPA

50 W Main St #1400, Lexington, KY 40507

ph: (859) 425-7773 fax: (859) 425 3773

dsmith@deandorton.com

Confidential Client Projects

Central Bank & Trust Co.

300 West Vine Street. Lexington, KY 40507

Evan Bugg, Quality Control Specialist

p. 859-253-6220 f. 859-253-6306

ebugg@centralbank.com

Confidential Client Projects

May 12, 2025

KENTUCKY TRANSPORTATION CABINET LIST OF PREQUALIFIED APPRAISERS

KYTC & Other Agencies – Appraisers that appear in this section may complete assignments for KYTC and other state and local agencies that use this list.

Benjamin Baker
366 Waller Avenue, Suite 203
Lexington KY 40504
Phone: 859-276-2278
E-mail: boldpursuits@gmail.com
Certification: General
Availability: Statewide

Tammy L. Barnes
P. O. Box 532
Hager Hill, KY 41222
Phone: 606-789-3442
FAX: 606-789-3442
Cell: 606-793-8223
E-mail address:
tbarnes3442@yahoo.com
Certification: Residential
Availability: 9, 10, 11, 12

Rick O. Baumgardner, MAI, SRA, GAA
P. O. Box 721
Elizabethtown, KY 42702
Phone: 270-765-6072
FAX: 270-769-1003
E-mail address:
rickb@baumappr.com
Certification: General
Availability: Statewide

- **Review Status**

William L. Berkley
366 Waller Ave, Suite 203
Lexington, KY 40504
Phone: 859-276-2278
FAX: 800-341-9597
Cell: 859-983-2526
Willberkley53@gmail.com
Certification: General
Availability: Statewide
* **Review Status**

Matt Chapman, MAI
3818 Poplar Level Road
Louisville, KY 40213
Phone: 502-259-9700
FAX: 502-963-3789
E-mail: matt@chapmanappraisers.com
Certification: General
Availability: Statewide

Mary McClinton Clay, MAI
218 Main Street
Paris, KY 40361
Phone: 859-987-5698
E-mail address:
mclayky@bellsouth.net
Certification: General
Availability: Statewide
* **Review Status**

Dale Crump
848 Walton Nicholson Road
Walton KY 41094
Phone 859-356-2558
Email: Dalejcrump@fuse.net
Certification: General

Gary Endicott
P. O. Box 2303
Paintsville, KY 41240
Phone: 606-789-3442
Cell: 606-793-0251
E-mail: mtreal1188@bellsouth.net
Certification: Residential
Availability: 9, 10, 11, 12

Thurston Freeman, SRA
287 Churchill Crossing
Nicholasville KY 40356
Phone: 859-361-1417
E-mail address:
thurstonfreeman1@gmail.com
Certification: General
Availability: Statewide
* **Review Status**

Kevin Johnson
304 Tahoe Way
Richmond KY 40475
Cell: 859-227-9698
E-mail: thoroughbredres@gmail.com
Certification: General
Availability: Statewide

J. Michael Jones, MAI
201 Breckenridge Ln, Suite 301
Louisville, KY 40207
Phone: 502-587-1300
E-mail address:
jmichaeljones45@gmail.com
Certification: General
Availability: Statewide

Lisa A. Keaton, MAI
15145 Madison Pike
Morning View, KY 41063
Phone: 859-991-1470
E-mail address:
keatonres@gmail.com
Certification: General
Availability: Statewide

John D. Lyons
35 Columbia Avenue
Monticello, KY 42633
Phone: 606-348-3726
Cell: 606-278-3280
E-mail address:
lyonsx2@windstream.net
Certification: General
Availability: Statewide

Dustin Markwell
3818 Poplar Level Road
Louisville, KY 40213
Phone: 502-259-9700
E-mail: dustin@chapmanappraisers.com
Certification: General
Availability: Statewide

Nathaniel Miller
8320 Craig Street
Indianapolis IN 46250
Phone: 317-849-5832
E-mail: Nathan.Miller@egis-group.com
Certification: General
Availability: Statewide

Coby Mosley
P. O. Box 921
Hyden, KY 41749
Phone: 606-672-3856
E-mail: kfsr@tds.net
Certification: General
Availability: Statewide

Dixon Nunnery
35 College Lane
Prestonsburg, KY 41653
Phone: 606-886-6464
Certification: General
Availability: 9, 10, 11, 12

William Penwell, SRA
8320 Craig Street
Indianapolis, IN 46250
Phone: 800-382-5206
E-mail Address:
William.Penwell@egis-group.com
Certification: General
Availability: Statewide

G. Herbert Pritchett, MAI
222 Union Street
Madisonville, KY 42431
Phone: 270-821-5765
FAX: 270-821-0202
E-mail address:
hpritchett@ghpritchett.com
Certification: General
Availability: 1, 2, 3, 4
(See Resource Appraisers)

Stephen G. Raleigh
2245 Book Drive
Henderson, KY 42420
Phone/FAX: 270-826-5795
Cell: 270-860-0291
E-mail address
steve@theraleighcompany.net
Certification: General
Availability: Statewide

- **Review Status**

R. J. Robinson, SRA
P. O. Box 1892
Ashland, KY 41105-1892
Phone: 606-329-2158
E-mail address:
mail@appcoappraisal.com
Certification: General
Availability: Statewide
* **Review Status**

Darin Sizemore
840 Alf Lane
London, KY 40741
Phone: 606-864-5704
FAX: 606-864-5571
Certification: General
realworld@windstream.net

Russell Sloan, MAI
Sloan Appraisal & Realty Services
2218 Kentucky Ave
Paducah, KY 42003
Phone: 270-442-6379
FAX: 270-442-9357
E-mail address:
russellsloan@bellsouth.net
Certification: General
Availability: Statewide

Deborah Smith
201 Breckenridge Ln, Suite 301
Louisville, KY 40207
Phone: 502-587-1300
FAX: 502-587-8900
E-mail address:
debbismith32@gmail.com
Certification: General
Availability: Statewide

Kenneth Stephenson
8320 Craig Street
Indianapolis, IN 46250
Phone: 317-849-5832
E-mail: Kenny.Stephenson@egis-group.com
Certification: General
Availability: Statewide

J. Rodney Williams
192 Deer Meadow Ave
Bowling Green, KY 42103
Phone: 270-393-2020
FAX: 270-393-2040
E-mail address:
rodney.williams@att.net
Certification: General
Availability: Statewide

- **Review Status**

- Appraisers that have review status can accept and complete review assignments for KYTC.

Other Agencies Only – Appraisers in this section are only eligible to complete assignments for other state and local agencies that use this list.

Gregory A. Abell, MAI
PO Box 374
Jasper IN 47547-0374
Phone: 812-482-4624
Fax: 812-482-1488
E-mail Address: cei@psci.net
Certification: General

Steven D. Adams
12 Court Street, Suite 1
Winchester, KY 40391
Phone: 859-744-1080
FAX: 859-745-0055
Certification: General

Edward L. Beck
1143 O'Hara Lane
Erlanger, KY 41018
Phone: 859-727-8333
E-mail: beckappraisal@gmail.com
Certification: Residential

Benjamin Bolinger, MAI, SRA, ARA
PO Box 1178
Hopkinsville KY 42241
Phone: 270-886-9220
E-mail address:
ben@bolingerappraisal.com
Certification: General

William D. Bramble, SRA
1655 Burlington Pike
Florence, KY 41042
Phone: 859-371-1277
E-mail address:
bramble@one.net
Certification: General

Harold Brantley, MAI
P. O. Box 1133
Bowling Green, KY 42102-1133
Phone: 270-782-1333
E-mail address:
harold.brantley@brantleyappraisal.com
Certification: General

Ben A. Broome
109 South Broadway
Knoxville TN 37902
Phone: 865 544-4242
FAX: 544-4226
E-Mail address:
bbroome@propertyservicegroup.com
Certification: General

Paul David Brown
P. O. Box 1720
Paintsville, KY 41240
Phone: 606-789-8119
FAX: 606-789-5414
E-mail address:
pdbrown@rbandw.com
Certification: General

Richard Burnette
PO Box 573
Lancaster KY 40444
Phone: 859-339-6697
Email: fmanrb@hotmail.com
Certification: Residential

George M. Chapman, MAI
6100 Dutchman's Ln, Suite 601
Louisville, KY 40205
Phone: 502-452-1543
FAX: 502-451-3657
Certification: General

Sean G. Cook
P. O. Box 681
Danville, KY 40423
Phone: 859-324-0999
Certification: General

Clarence Cundiff
P. O. Box 22594
Lexington, KY 40522
Phone: 859-269-7075
Certification: General

Joseph Curd
450 Prestonsburg Street
West Liberty, KY 41472
Phone: 606-743-1269
E-mail address:
joecurd@hotmail.com
Certification: General

Larry D. Disney
326 Boone Ave
Winchester KY 40391
Phone: 859-200-2912
Email: larrydisney@outlook.com
Certification: General

R. David Edwards
3170 NE Carnegie Dr. #400
Lee's Summit MO 64064
Phone: 816-795-8250
E-mail: david@edwardsvaluation.com
Certification: General

Eric R. Fegan, MAI, CCIM, CPM
2734 Chancellor Drive, Suite 108
Crestview Hills KY 41017
Phone: 859-331-2333
E-mail: eric@copperwoodrg.com
Certification: General

Kenneth P. Fleetwood
Beam, Longest & Neff, LLC
8126 Castleton Rd
Indianapolis IN 46250
Phone: 317-849-5832
E-mail address:
KFleetwood@b-l-n.com
Certification: General

Daniel Fitzsimmons
P. O. Box 22686
Louisville, KY 40252
Phone: 502-489-9911
FAX: 502-253-9171
Certification: Residential

David J. Glauber, MAI
10507 Watterson Trail
Louisville KY 40299
Phone: 502-267-6320
E-mail: David@AmericanAppraisers.net
Certification: General

J. W. Grabeel
127 Monticello Street, Suite 1
Somerset, KY 42501
Phone: 606-679-7339
E-mail address:
jwgrabeel@qx.net
Certification: General

J. W. Grabeel, II
127 Monticello Street, Suite 1
Somerset, KY 42501
Phone: 606-679-7339
Certification: General

David R. Hogan, MAI
214 S. 8th St., Suite 200
Louisville, KY 40202
502.585.3651
Fax 502.589.7480
E-mail: dhogan@valbridge.com
Certification: General

Dorislynn M. Leach, RM, SRA
1629 Blue Grouse Circle
Lexington, KY 40511
Phone: 859-255-8769
Certification: General

Page 6

Karen Lutz
136 Cathlyn Drive
Madisonville, KY 42431
Phone: 270-836-8186
E-mail address:
karenlutz@twc.com
Certification: Residential

Keith E. Mays, MAI
1848 McDonald Ave
Lexington, KY 40503
Phone: 859-361-0736
Keith.mays@cbre.com
Certification: General

Roger C. Meade, SRA
15 Harvard Drive
Ft. Mitchell, KY 41017
Phone: 859-331-6463
Certification: General

Charles R. Mills, Jr., MAI
101 North 7th Street
Louisville, KY 40202
Phone: 502-561-3497
FAX: 502-561-3403
E-mail address:
mbhr@aye.net
Certification: General

Gary R. Murphy, MAI
1115C Fairview Avenue
Bowling Green, KY 42103
Phone: 270-781-2162
FAX: 270-782-2274
E-mail address:
garymurphy@murphynapier.com
Certification: General

Ms. Stacey Nicholas, MAI, MRICS
13000 Equity Place, Suite 105
Louisville KY 40223-3976
Phone: 502-452-1543
Cell: 502-758-4477
Email: snicholas@irr.com
Certification: General

Brook Ping
380 Everett Mize Road
Somerset, KY 42503
Phone: 606-305-8782
FAX: 866-428-9195
E-mail: brookping@gmail.com
Certification: General

Russell Roberts
129 Amberwood Drive
Elizabethtown, KY, 42701
Russell@insitevaluations.com
Phone: 601-842-5470
Certification: General

Lisa B. Saunders, ARA
1507 N. Forbes Road
Lexington, KY 40511
Cell: 859-338-4690
FAX: 859-577-1814
E-mail address:
lisa@farmappraisalsllc.com
Certification: General

Douglas P. Schoepf, RAA
880 Alexandria Pike, Suite 201
Ft. Thomas, KY 41075
Phone: 859-781-6000
E-mail address:
dschoepfassoc@fuse.net
Certification: General

Steve Shelton, MAI, SRA, AI-GRS, AI-RRS
113 W. Third Street
Owensboro KY 42303
Phone: 270-683-0731
FAX: 800-860-2134
steve@sheltonappraisal.com
Certification: General

Kyle Shelton, MAI
113 W. Third Street
Owensboro KY 42303
Phone: 270-683-0731
FAX: 800-860-2134
steve@sheltonappraisal.com
Certification: General

Belinda S. Shouse, SRA
P. O. Box 322
117 Maplewood Road
Simpsonville, KY 40067
Phone: 502-722-5213
E-mail address:
belinda@bshouse.net
Certification: General

C. Ron Smith
212 Boone Trail
Richmond, KY 40475
Phone: 859-624-8045
Certification: General

Phillip J. Tamplin, MAI
6511 Glenridge Park Place, Unit #8
Louisville, KY 40222-3452
Phone: 502-426-7500
Cell: 502-419-4099
FAX: 502-339-7269
E-mail address:
ptamplin@tamplinco.com
Certification: General

Dana R. Thornberry, MAI, SRA
320 Booth Ave
Owensboro KY 42301
Phone: 270-686-0012
FAX: 270-686-0126
E-mail: dana@thornberryappraisals.net
Certification: General

E. Clark Toleman, MAI
333 West Vine Street, Suite 300
Lexington, KY 40507
Phone: 859-253-0314
859-277-0164
E-mail address:
ctoleman@aol.com
Certification: General

R. Thomas Waldrop
Trifecta Real Estate Services
935 Paris Road
Mayfield, KY 42066
Phone: 270-247-2734
E-Mail: tom.waldrop@trifectares.com
Certification: General

Anthony J. Walsburger
3037 Dixie Hwy, Suite #209
Edgewood, KY 41017
Phone: 859-341-1980
FAX: 859-341-4065
E-mail address:
tonyw@fuse.net
Certification: General

Ches T. Wheeler, MAI
6304 Chenoweth Run Road
Louisville, KY 40299
Phone: 502-614-6215
FAX: 502-632-2683
E-Mail:
cwheeler@cornerstoneappraising.com
Certification: General

Wade L. Whitfield, MAI, SRA
32 East Broadway, Suite 203
Madisonville, KY 42431
Phone: 270-821-6632
E-mail address:
whitapp@spis.net
Certification: General

Greg Williams, SRA
5501 Phoenix Hill Court
Louisville, KY 40207
Phone: 502-883-0298
FAX: 502-873-5433
Cell: 502-584-5129
E-mail: williamsappraisalco@gmail.com
Certification: Residential

J. Scott Wise
122 N Main Street
Elizabethtown, KY 42701
Phone: 270-765-4342
E-mail address:
scottwise@bbtel.com
Certification: Residential

ENGINEERING WITNESSES

John Roy Bean, PE, PLS
1555 Parker Road
Hillsboro KY 41049
Phone: 606-876-5334

Jeff Cowan, PE
400 Shoppers Drive
Winchester KY 40391
Phone: 859-744-1218
Email: jcowan@palmernet.com

Leonard D. Fletcher
1503 Lomond Drive
Madisonville, KY 42431
Phone: 270-821-2659

Greg Gabbard
GRW Engineers, Inc.
801 Corporate Drive
Lexington KY 40503
Phone: 859-223-3999
Email: GGabbard@grwinc.com

David Kratt, PE
2225 Lawrenceburg Rd., Building B
Frankfort KY 40601
Phone: 502-352-2197
Email: dkratt@qk4.com

Ronald Johnson & Associates
24 West Center Street
Madisonville, KY 42431
Email: fwilliams@rjaengineering.com
Phone: 270-821-6392

Rick Keene
21 Crestwood Circle
Prestonsburg KY 41653
Email: rick@keenemining.net
Phone: 606-886-9002
Resource Expertise

Joseph G. Kramer, PE, PLS
Cardinal Engineering Corp.
1 Moock Road
Wilder KY 41071
Email: jkramer@cardinalengineering.net
Phone: 859-581-9600
Fax: 859-581-9636

David A. Lamb, P.E.
Associated Engineers, Inc.
2740 North Main St
Madisonville KY 41431
Phone: 270-821-7732
Email: dlamb@associatedengineers.com

David Lanham, PE
400 Shoppers Dr
Winchester KY 40392
Phone: 859-744-1218
Email: dlanham@palmernet.com

Cleveland D. Moore
423 Fayette Park
Lexington, KY 40508
Phone: 859-255-5225

David K. Noran
1 Moock Road
Wilder, KY 41071
Email: dnoran@cardinalengineering.net
Phone: 859- 581-9600

Robert W. (Bob) Nunley
3229 Saxon Dr
Lexington KY 40503
Email: bob.peyton@twc.com
Phone: 859-494-4869
Districts: 5, 6, 7 & 9

Don R. Roberts
P. O. Box 350
Manchester, KY 40962
Phone: 606-598-6746

Thomas A. Scott
205 Arbolado Drive
Frankfort, KY 40601
Phone: 502- 695-3047

Neal W. Shoemaker, PE
74 Bright Leaf Drive
Somerset KY 42503
Phone: 606-305-6762
Email: shoemakern@msn.com

Christopher L. Slone
312 Tenth Street
Paintsville, KY 41240
Phone: 606-789-5961

Douglas E. Smith
190 Prairie Lane
Leitchfield, KY 42754
Email: catsalltheway@windstream.net
Phone: 270-242-9323
Mobile: 270-287-3315

Quentin Smith, PE
1950 Haggard Ct
Lexington KY 40505
Phone: 859-303-8609
Email: qsmith@dlz.com

James E. Tramel, PE
P. O. Box 712
West Van Lear, KY 41268
Phone: 606-789-3592

Ray J. Yaden
65 Laurel Road
London, KY 40744
Phone: 606-864-2942

RESOURCE APPRAISERS

John G. Donan, Jr.
4342 US HWY 31 N
Jasper, IN 47546
Email: jdonan@donan.com
Phone: 812-482-5611
FAX: 812-482-9165

Vaughn & Melton
Randolph J. Scott
P.O. Box 1425
109 South 24th Street
Middlesboro, KY 40965
Email: rjscott@vaughnmelton.com
Phone: 606-245-6600

G. Herbert Pritchett, MAI
222 Union Street
Madisonville, KY 42431
Phone: 270-821-5765
FAX: 270-821-0202
E-mail address:
hpritchett@ghpritchett.com

Coby Mosley
P. O. Box 921
Hyden, KY 41749
Phone: 606-672-3856
E-mail: kfsr@tds.net

Summit Engineering, Inc.
Phillip Elswick, President
131 Summit Drive
Pikeville KY 41501
Phone: 606-432-1447, Ext. 332
Cell: 606-794-5814
Fax: 606-432-1440
Email: pelswick@summitt-engr.com

FORESTRY

Tim Arnzen, ACF
Arnzen Forestry Services
627 Myers Road
Campbellsville KY 42718
Office: (270) 465-5672
Cell: (270) 849-6474
Fax: (800) 425-4902
timarnzen@arnzenforestry.com

Page 10

Luke Biscan
47 Frontage Road
Glasgow KY 42141
Phone: 270-404-4288
Email: biscanluke@aol.com

Larry Doyle, ACF
103 S 14th Street
Murray KY 42071
Office: (270) 753-8250
Cell: (270) 994-4099
sldoyle@newwavecomm.net

Coby Mosley
P. O. Box 921
Hyden, KY 41749
Phone: 606-672-3856
E-mail: kfsr@tds.net

W. Cary Perkins, ACF
Bluegrass Consulting Forestry
3123 Bluegrass Drive
Shelbyville KY 40065
Office: (502) 633-7399
Cell: (502) 552-8176
caryperkins@bellsouth.net
www.bluegrassforestry.co

Bobby Warwick
Warwick Consulting Forestry Services
5596 Woodburn Allen-Springs Road
Bowling Green KY 42104
Office (270) 529-9682
Cell: (270) 792-2402
Fax: (270) 529-3455
bobbywarwick@hotmail.com
www.warwickforestryservices.com

Statement of Hourly Rates

Hourly Rates for Clarence Cundiff - \$250 per hour flat rate within Fayette County



ALOSON

8/25/2025

PRODUCER Energy Insurance Agency, Inc. P O Box 55268 Lexington, KY 40555	CONTACT NAME: PHONE (A/C, No, Ext): (859) 273-1549 FAX (A/C, No): (859) 272-0075 E-MAIL ADDRESS: eia@energyinsagency.com														
INSURED <div data-bbox="199 420 583 451"> Cundiff Real Estate Consultants, LLC PO Box 22594 Lexington, KY 40522 </div>	<table border="1"> <thead> <tr> <th data-bbox="813 375 1411 386">INSURER(S) AFFORDING COVERAGE</th> <th data-bbox="1411 375 1549 386">NAIC #</th> </tr> </thead> <tbody> <tr> <td data-bbox="813 386 1411 394">INSURER A : Hanover Insurance</td> <td data-bbox="1411 386 1549 394">22292</td> </tr> <tr> <td data-bbox="813 394 1411 405">INSURER B :</td> <td data-bbox="1411 394 1549 405"></td> </tr> <tr> <td data-bbox="813 405 1411 413">INSURER C :</td> <td data-bbox="1411 405 1549 413"></td> </tr> <tr> <td data-bbox="813 413 1411 424">INSURER D :</td> <td data-bbox="1411 413 1549 424"></td> </tr> <tr> <td data-bbox="813 424 1411 432">INSURER E :</td> <td data-bbox="1411 424 1549 432"></td> </tr> <tr> <td data-bbox="813 432 1411 441">INSURER F :</td> <td data-bbox="1411 432 1549 441"></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Hanover Insurance	22292	INSURER B :		INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Hanover Insurance	22292														
INSURER B :															
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

INSR LTR	TYPE OF INSURANCE				ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	X	COMMERCIAL GENERAL LIABILITY					Z2WJ973450	3/12/2025	3/12/2026	EACH OCCURRENCE	\$ 1,000,000	
		CLAIMS-MADE	X	OCCUR		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 1,000,000		
						MED EXP (Any one person)				\$ 10,000		
						PERSONAL & ADV INJURY				\$ 1,000,000		
	GEN'L AGGREGATE LIMIT APPLIES PER:				GENERAL AGGREGATE	\$ 2,000,000						
		POLICY		PRO-JECT		LOC				PRODUCTS - COMP/OP AGG	\$ 2,000,000	
		OTHER:								\$		
										\$		
	AUTOMOBILE LIABILITY								COMBINED SINGLE LIMIT (Ea accident)	\$		
		ANY AUTO OWNED AUTOS ONLY		SCHEDULED AUTOS	BODILY INJURY (Per person)	\$						
		HIRED AUTOS ONLY		NON-OWNED AUTOS ONLY	BODILY INJURY (Per accident)	\$						
						PROPERTY DAMAGE (Per accident)	\$					
							\$					
		UMBRELLA LIAB			OCCUR				EACH OCCURRENCE	\$		
		EXCESS LIAB			CLAIMS-MADE				AGGREGATE	\$		
		DED		RETENTION \$						\$		
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				N / A					PER STATUTE		OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)											
	If yes, describe under DESCRIPTION OF OPERATIONS below											

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

AUTHORIZED REPRESENTATIVE

Kevin Hsu