



# University of Kentucky®

*Procurement Services*

REQUEST FOR PROPOSALS

UK-2541-26

Maintenance, Repair & Operations (MRO) Trade Services

ADDENDUM #3

08/21/2025

**ATTENTION: This is not an order. Read all instructions, terms, and conditions carefully.**

**IMPORTANT: RFP AND ADDENDUM MUST BE RECEIVED BY: 09/26/2025 @ 3:00 P.M. LEXINGTON, KY TIME**

**Offeror should acknowledge receipt of this, and any addendum as stated in the Request for Proposal.**

**ITEM #1: NOTICE TO OFFERORS**

- The training materials from Training Session #1 conducted on 08/20/2025 are enclosed.
- If you have any questions, please contact Ken Scott at 859.257.9102 or at [Kenneth.Scott@uky.edu](mailto:Kenneth.Scott@uky.edu).

**OFFICIAL APPROVAL**  
**UNIVERSITY OF KENTUCKY**

08/21/2025

*Ken Scott*

Ken Scott, Purchasing Officer

**SIGNATURE**

\_\_\_\_\_  
Typed or Printed Name

**RFP UK-2541-26**

**Maintenance, Repair and Operations (MRO) &**

**Trade Services**

**Training Session**

**Location: Zoom**

**Date: August 20, 2025**

**Contracting Officer: Ken Scott**

**Economic Engagement Manager: Marilyn Clark**



**\*If you are currently on MRO Contract UK-2368-24,  
you need not submit to this proposal.**

# Agenda

Introductions –  
Ken Scott

Economic  
Engagement –  
Marilyn Clark

What is MRO?

Authorization of  
Work

Key Event Dates

How to Complete  
the Request for  
Proposal – Ken  
Scott

Questions??

# University of Kentucky Economic Engagement

Marilyn Clark, Economic  
Engagement Manager  
[Marilyn.Clark@uky.edu](mailto:Marilyn.Clark@uky.edu)

# Engage in the Process – How to Prepare for Opportunities



Certification—  
SBA, WBEC  
ORV, TMSDC,  
Veteran, State,  
Healthcare  
Contractor  
certifications  
etc.



Capabilities  
Statement



Email,  
website,  
LinkedIn  
marketing  
collateral



Registered  
with Lynn  
Imaging as  
a supplier  
And registered  
in the UK Plan  
Room



Check UK Bids  
and  
Opportunities  
Understand  
how to submit  
bids and  
requests for  
proposals



Proper level of  
liability  
Insurance



Bonding



Prequalified  
with  
Construction  
Managers and  
General  
Construction  
Companies



A client with  
KY Apex SBA,  
KSBD, C,  
Commerce  
Lexington or  
other entities  
for small  
business  
coaching



# GROWING OUR OWN



GROWING  
OUR OWN

- **Growing Sustainable Small Businesses in Kentucky**
- How to do Business with UK
- Understanding Your Small Business Resources
- Understanding Bids, RFP and Insurance
- Which certification is Right for Your Business
- <https://edc.uky.edu/growing-our-own-workshop-series>

## Turner-UK Construction Business accelerator 2026

- The 12-week curriculum covers important topics like safety, site logistics, insurance and bonding, contracts, subcontracting, construction drawings and specifications, estimating, scheduling, bid and proposal preparation, construction accounting, certification, and more.
- Team project focused on a post bid review



# Kentucky Education Procurement Association 2025

- Kentucky Education Procurement Association  
- 2025

**Bridging Innovation & Tradition**

- September 21- September 23, 2025  
Northern Kentucky University  
\$125 per attendee
- ***Vendors invited to attend on September 22<sup>nd</sup>***
- <https://kentuckyedprocurement.com/>
- Hotel: Hampton Inn Suites by Hilton10
  - Hampton Lane, Wilder, KY 41076  
Phone: 859-441-3049  
Room Block End: August 29, 2025





# Contact Us

UK Procurement Services  
322 Peterson Service Building  
411 South Limestone  
Lexington, KY 40506  
859-257-9100

<https://purchasing.uky.edu/>

<https://www.lynnimaging.com/>

<https://purchasing.uky.edu/economic-engagement>



Naomi Emmons  
Deputy Chief Procurement Officer  
[Naomi.Emmons@uky.edu](mailto:Naomi.Emmons@uky.edu)

Corey W. Leslie  
Associate Director  
Construction Procurement  
[Corey.Leslie@uky.edu](mailto:Corey.Leslie@uky.edu)

Ken Scott  
[Kenneth.Scott@uky.edu](mailto:Kenneth.Scott@uky.edu)

Marilyn Clark  
Economic Engagement Manager  
[Marilyn.Clark@uky.edu](mailto:Marilyn.Clark@uky.edu)



# What is “MRO”?

- MRO stands for Maintenance, Repair, and Operations. It encompasses the indirect materials and services needed to keep a facility or equipment running, even though they are not directly involved in the production of goods. This includes everything from spare parts and safety equipment to cleaning supplies and tools.
- Effective MRO management is crucial for preventing downtime, ensuring safety, and controlling costs.

# **AUTHORIZATION OF WORK**

For each individual project under this contract, a separate order will be issued. The process for project authorization will be as follows:

**NOTE: No work shall be started and/or completed without an authorized purchase order having been issued and received by the contractor. Should the Contractor start and/or complete a project without an authorized purchase order the contractor is taking the risk of not being paid for such work.**

- The Owner will identify projects and provide the scope of work to the Contractor either with drawings, specifications, and/or a site visit (on smaller projects, a site visit may be all that is required), if any bonds are needed, it will be clarified at this stage. The contractor shall have a representative meet to review project within 2 working days. Emergency projects will need an immediate response.
- Within the 2 working day timeframe for each identified project the Contractor shall present a written, fully itemized quote to the Owner.

# **AUTHORIZATION OF WORK (Cont'd)**

- Individual projects under this contract will be limited in scope to under \$250,000 with the following parameters:
  - All projects under \$250,000 will be assigned by the Project Manager as required.
  - For Projects estimated \$100,000 - \$250,000: The Owner will request a quote from an awarded contractor. Quotes provided should be itemized (IE; labor, materials, etc.). If the Owner is satisfied with the quote an award shall be made. The Owner may request a quote from one or more contractors to determine “Best Value”.

**Note\* Projects over \$100,000 will require Payment and Performance Bonds. The contractor should be alerted of this need at the time the quote is being requested.**

- All projects estimated above \$250,000 will either be competitively bid in accordance with Kentucky Revised Statutes Chapter 45A (KRS 45A) or be performed under The University’s Job Order Contracting (JOC) requirements.
- The University may use multiple trade contractors to complete an individual project. Coordination among trades may be required as long as the project does not exceed \$250,000 (Self-Performance Cap).



# Key Event Dates

- Written Questions Due – 09/10/2025
- Final Addendum Out (answers to any questions received) – 09/16/2025 \*On or about
- Proposals Due – 09/26/2025 @ 3:00 P.M. in Room# 322 – Peterson Service Building, 411 South Limestone, Lexington, KY 40506.
- All proposals must be submitted directly to UK Procurement. No electronic proposals will be accepted.  
Proposals can be mailed using USPS, UPS, FEDEX, etc.,  
but they must be received no later than 3:00 P.M. on the due date.
- All questions must be submitted in writing to Ken Scott at [cckbidquestions@uky.edu](mailto:cckbidquestions@uky.edu). Please use the proposal number and title in the ‘Subject’ line of your email and submit your questions in Excel format as per this example:

CCK-2751.0-1-25	
Submitted By: Ken Scott - XYZ Construction, Inc.	
Date: 08/15/2024	
#	Question
1	What is the estimate for the the project?
2	Are there any liquidated damages on this project?

\*\*\* note this is an RFP, not a bid, so there are no public readings \*\*\*

# **SCOPE**

This Request for Proposals (RFP) is for the University of Kentucky to establish Price Contracts for the furnishing of all labor including supervision, materials, supplies, tools, appliances, equipment, permits, inspections, bonds (if deemed necessary), and any additional services necessary for maintenance and repairs for The University of Kentucky and its affiliates. The Successful Contractors should be capable of providing qualified (licensed) and skilled tradesmen as required.

## **SCOPE (Cont'd)**

It is the intent of The University to establish Price Contracts with multiple responsible contractors per trade based on the responses to this RFP. Decisions based on the Criteria defined in Section 4.0 Proposal Format and Content and the Performance Metrics as described in Attachment A, and financial proposals.

At minimum, potential Contractors should meet the following:

- The offeror maintains a permanent place of business.
- Has adequate equipment to perform work properly and expeditiously.
- Suitable financial stature to meet obligations incidental to the work.
- Has appropriate technical experience and competent personnel.
- Is properly licensed and insured.
- Has reputable references attesting to the firm's qualifications and capabilities on trades proposed.

# SCOPE (Cont'd)

The University has immediate needs for the following trades: ***BUT NOT LIMITED TO!!!!***

- Mechanical/HVAC
- Electrical, including High Voltage
- Plumbing
- Fire Suppression
- Carpentry
- Door Replacement Specialists
- Painting & Patch
- Drywall & Repair
- Concrete installation and Repair
- Asphalt, Blacktop repair and Striping
- Flooring
- Boiler Repair and Maintenance (preventative maintenance programs can be included)
- Chiller Repair & Maintenance (preventative maintenance programs can be included)
- Controls (panel construction & installation, controller installation, power, conduit & wiring)
- Roofing
- Drain Cleaning
- Glazing
- Acoustical Ceilings

**\*All other trades are encouraged to participate and will be considered for award based on current demand**



The Offeror will sign and return the proposal cover sheet and print or type their name, firm, address, telephone number and date. The person signing the offer should initial erasures or other changes. An offer signed by an agent is to be accompanied by evidence of their authority unless such evidence has been previously furnished to the purchasing agency. The signer shall further certify that the proposal is made without collusion with any other person, persons, company or parties submitting a proposal; that it is in all respects fair and in good faith without collusion or fraud; and that the signer is authorized to bind the principal offeror.

## REQUEST FOR PROPOSAL (RFP)

**ATTENTION: This is not an order. Read all instructions, terms and conditions carefully.**

<b>PROPOSAL NO.:</b> UK-2541-26 <b>Issue Date:</b> 07/23/2025 <b>Title:</b> Maintenance, Repair & Operations (MRO) Trade Services <b>Purchasing Officer:</b> Ken Scott <b>Phone:</b> 859.257.9102 <b>Email:</b> Kenneth.Scott@uky.edu		<b>RETURN ORIGINAL COPY OF PROPOSAL TO:</b> <b>UNIVERSITY OF KENTUCKY</b> <b>PROCUREMENT SERVICES</b>  <b>411 S LIMESTONE</b> <b>ROOM 322 PETERSON SERVICE BLDG.</b> <b>LEXINGTON, KY 40506-0005</b>
<b>IMPORTANT: PROPOSALS MUST BE RECEIVED BY: 09/05/2025 3 P.M. LEXINGTON, KY TIME.</b>		
<p align="center"><b>NOTICE OF REQUIREMENTS</b></p> <ol style="list-style-type: none"> <li>The University's General Terms and Conditions and Instructions to Bidders, viewable at <a href="https://purchasing.uky.edu/bid-and-proposal-opportunities">https://purchasing.uky.edu/bid-and-proposal-opportunities</a>, apply to this RFP. When the RFP includes construction services, the University's General Conditions and Special Conditions for Construction and Instructions to Bidders, viewable at <a href="https://purchasing.uky.edu/bid-and-proposal-opportunities">https://purchasing.uky.edu/bid-and-proposal-opportunities</a>, apply to the RFP.</li> <li>Contracts resulting from this RFP must be governed by and in accordance with the laws of the Commonwealth of Kentucky.</li> <li>Any agreement or collusion among offerors or prospective offerors, which restrains, tends to restrain, or is reasonably calculated to restrain competition by agreement to bid at a fixed price or to refrain from offering, or otherwise, is prohibited.</li> <li>Any person who violates any provisions of KRS 45A.325 shall be guilty of a felony and shall be punished by a fine of not less than five thousand dollars nor more than ten thousand dollars or be imprisoned not less than one year nor more than five years, or both such fine and imprisonment. Any firm, corporation, or association who violates any of the provisions of KRS 45A.325 shall, upon conviction, be fined not less than ten thousand dollars or more than twenty thousand dollars.</li> </ol> <p align="center"><b>AUTHENTICATION OF BID AND STATEMENT OF NON-COLLUSION AND NON-CONFLICT OF INTEREST</b></p> <p>I hereby swear (or affirm) under the penalty for false swearing as provided by KRS 523.040:</p> <ol style="list-style-type: none"> <li>That I am the offeror (if the offeror is an individual), a partner, (if the offeror is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the offeror is a corporation);</li> <li>That the attached proposal has been arrived at by the offeror independently and has been submitted without collusion with, and without any agreement, understanding or planned common course of action with, any other Contractor of materials, supplies, equipment or services described in the RFP, designed to limit independent bidding or <u>competition</u>;</li> <li>That the contents of the proposal have not been communicated by the offeror or its employees or agents to any <u>person</u> not an employee or agent of the offeror or its surety on any bond furnished with the <u>proposal</u> and will not be communicated to any such person prior to the official closing of the RFP;</li> <li>That the offeror is legally entitled to enter into contracts with the University of Kentucky and is not in violation of any prohibited conflict of interest, including, but not limited to, those prohibited by the provisions of KRS 45A.330 to .340, and 164.390;</li> <li>That the offeror, and its affiliates, are duly registered with the Kentucky Department of Revenue to collect and remit the sale and use tax imposed by Chapter 139 to the extent required by Kentucky law and will remain registered for the duration of any contract <u>award</u>;</li> <li>That I have fully informed myself regarding the accuracy of the statement made above.</li> </ol> <p align="center"><b>SWORN STATEMENT OF COMPLIANCE WITH CAMPAIGN FINANCE LAWS</b></p> <p>In accordance with KRS 45A.110 (2), the undersigned hereby swears under penalty of perjury that he/she has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky and that the award of a contract to a bidder will not violate any provision of the campaign finance laws of the Commonwealth of Kentucky.</p> <p align="center"><b>CONTRACTOR REPORT OF PRIOR VIOLATIONS OF KRS CHAPTERS 136, 139, 141, 337, 338, 341 &amp; 342</b></p> <p>The contractor by signing and submitting a proposal agrees as required by 45A.485 to submit final determinations of any violations of the provisions of KRS Chapters 136, 139, 141, 337, 338, 341 and 342 that have occurred in the previous five (5) years prior to the award of a contract and agrees to remain in continuous compliance with the provisions of the statutes during the duration of any contract that may be established. Final determinations of violations of these statutes must be provided to the University by the successful contractor prior to the award of a contract.</p> <p align="center"><b>CERTIFICATION OF NON-SEGREGATED FACILITIES</b></p> <p>The contractor, by submitting a proposal, certifies that he/she <u>is in compliance with</u> the Code of Federal Regulations, No. 41 CFR 60-1.8(b) that prohibits the maintaining of segregated facilities.</p>		

**SIGNATURE REQUIRED:** This proposal cannot be considered valid unless signed and dated by an authorized agent of the offeror. Type or print the signatory's name, title, address, phone number and fax number in the spaces provided. Offers signed by an agent are to be accompanied by evidence of his/her authority.

<b>DELIVERY TIME:</b>	<b>NAME OF COMPANY:</b>	<b>DUNS #</b>
<b>PROPOSAL FIRM THROUGH:</b>	<b>ADDRESS:</b>	<b>Phone/Fax:</b>
<b>PAYMENT TERMS:</b>	<b>CITY, STATE &amp; ZIP CODE:</b>	<b>E-MAIL:</b>
<b>SHIPPING TERMS: F. O. B. DESTINATION PREPAID AND ALLOWED</b>	<b>TYPED OR PRINTED NAME:</b>	<b>WEB ADDRESS:</b>
<b>FEDERAL EMPLOYER ID NO.:</b>	<b>SIGNATURE:</b>	<b>DATE:</b>

# **Proposal Information and Criteria (Section 4.1) & Misc. Items**

- Please read the entire proposal.
- Make sure to read and review all attachments and addenda.
- Please review the insurance requirements as stated in Section 6.19 to ensure you have the required coverage.

The following list specifies the items to be addressed in the proposal. Offerors should read it carefully and address it completely and in the order listed to facilitate the University's review of the proposal.

Proposals should be organized into the sections identified below. The content of each section is detailed in the following pages. It is strongly suggested that offerors use the same numbers for the following content that are used in the RFP.

- Signed Authentication of Proposal and Statement of Non-Collusion and Non-Conflict of Interest Form
- Transmittal Letter
- Attachment E – Performance Metrics
- Executive Summary and Proposal Overview
- Criteria 1 - Offeror Qualifications
- Criteria 2 - Services Defined
- Criteria 3 - Financial Proposal
- Criteria 4 - Evidence of Successful Performance and Implementation Schedule
- Criteria 5 - Other Additional Information

# Proposal Submission & Deadline

Offeror must provide the following materials prior to 3 p.m. (Lexington, KY time) on the date specified in Section 3.1 and addressed to the purchasing officer listed in Section 3.2:

- **Technical Proposal:** One (1) copy on electronic storage devices (USB) clearly marked with the proposal number and name, firm name and what is included (Technical Proposal) and one (1) printed original copy.
- **Financial Proposal:** One (1) copy on electronic storage devices (USB) clearly marked with the proposal number and name, firm name and what is included (Financial Proposal) and one (1) printed original copy.

**Note: Proposals received after the closing date and time will not be considered. In addition, proposals received via fax or e-mail are not acceptable.**

**The University of Kentucky accepts deliveries of RFPs Monday through Friday from 8 a.m. to 5 p.m. Lexington, KY time. However, RFPs must be received by 3 p.m. Lexington, KY time on the date specified on the RFP to be considered.**





QUESTIONS??





## REQUEST FOR PROPOSAL (RFP)

**ATTENTION: This is not an order. Read all instructions, terms and conditions carefully.**

<b>PROPOSAL NO.:</b>	<b>UK-2541-26</b>	<b>RETURN ORIGINAL COPY OF PROPOSAL TO:</b>
<b>Issue Date:</b>	<b>07/23/2025</b>	<b>UNIVERSITY OF KENTUCKY</b>
<b>Title:</b>	<b>Maintenance, Repair &amp; Operations (MRO)</b>	<b>PROCUREMENT SERVICES</b>
<b>Purchasing Officer:</b>	<b>Ken Scott</b>	<b>411 S LIMESTONE</b>
<b>Phone:</b>	<b>859.257.9102</b>	<b>ROOM 322 PETERSON SERVICE BLDG.</b>
<b>Email:</b>	<b>Kenneth.Scott@uky.edu</b>	<b>LEXINGTON, KY 40506-0005</b>

**IMPORTANT: PROPOSALS MUST BE RECEIVED BY: 09/05/2025 3 P.M. LEXINGTON, KY TIME.**

### NOTICE OF REQUIREMENTS

1. The University's General Terms and Conditions and Instructions to Bidders, viewable at <https://purchasing.uky.edu/bid-and-proposal-opportunities>, apply to this RFP. When the RFP includes construction services, the University's General Conditions and Special Conditions for Construction and Instructions to Bidders, viewable at <https://purchasing.uky.edu/bid-and-proposal-opportunities>, apply to the RFP.
2. Contracts resulting from this RFP must be governed by and in accordance with the laws of the Commonwealth of Kentucky.
3. Any agreement or collusion among offerors or prospective offerors, which restrains, tends to restrain, or is reasonably calculated to restrain competition by agreement to bid at a fixed price or to refrain from offering, or otherwise, is prohibited.
4. Any person who violates any provisions of KRS 45A.325 shall be guilty of a felony and shall be punished by a fine of not less than five thousand dollars nor more than ten thousand dollars or be imprisoned not less than one year nor more than five years, or both such fine and imprisonment. Any firm, corporation, or association who violates any of the provisions of KRS 45A.325 shall, upon conviction, be fined not less than ten thousand dollars or more than twenty thousand dollars.

### AUTHENTICATION OF BID AND STATEMENT 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 offeror (if the offeror is an individual), a partner, (if the offeror is a partnership), or an officer or employee of the bidding corporation having authority to sign on its behalf (if the offeror is a corporation);
2. That the attached proposal has been arrived at by the offeror independently and has been submitted without collusion with, and without any agreement, understanding or planned common course of action with, any other Contractor of materials, supplies, equipment or services described in the RFP, designed to limit independent bidding or competition;
3. That the contents of the proposal have not been communicated by the offeror or its employees or agents to any person not an employee or agent of the offeror or its surety on any bond furnished with the proposal and will not be communicated to any such person prior to the official closing of the RFP;
4. That the offeror is legally entitled to enter into contracts with the University of Kentucky and is not in violation of any prohibited conflict of interest, including, but not limited to, those prohibited by the provisions of KRS 45A.330 to .340, and 164.390;
5. That the offeror, and its affiliates, are duly registered with the Kentucky Department of Revenue to collect and remit the sale and use tax imposed by Chapter 139 to the extent required by Kentucky law and will remain registered for the duration of any contract award;
6. That I have fully informed myself regarding the accuracy of the statement made above.

### SWORN STATEMENT OF COMPLIANCE WITH CAMPAIGN FINANCE LAWS

In accordance with KRS 45A.110 (2), the undersigned hereby swears under penalty of perjury that he/she has not knowingly violated any provision of the campaign finance laws of the Commonwealth of Kentucky and that the award of a contract to a bidder will not violate any provision of the campaign finance laws of the Commonwealth of Kentucky.

### CONTRACTOR REPORT OF PRIOR VIOLATIONS OF KRS CHAPTERS 136, 139, 141, 337, 338, 341 & 342

The contractor by signing and submitting a proposal agrees as required by 45A.485 to submit final determinations of any violations of the provisions of KRS Chapters 136, 139, 141, 337, 338, 341 and 342 that have occurred in the previous five (5) years prior to the award of a contract and agrees to remain in continuous compliance with the provisions of the statutes during the duration of any contract that may be established. Final determinations of violations of these statutes must be provided to the University by the successful contractor prior to the award of a contract.

### CERTIFICATION OF NON-SEGREGATED FACILITIES

The contractor, by submitting a proposal, certifies that he/she is in compliance with the Code of Federal Regulations, No. 41 CFR 60-1.8(b) that prohibits the maintaining of segregated facilities.

**SIGNATURE REQUIRED:** This proposal cannot be considered valid unless signed and dated by an authorized agent of the offeror. Type or print the signatory's name, title, address, phone number and fax number in the spaces provided. Offers signed by an agent are to be accompanied by evidence of his/her authority unless such evidence has been previously furnished to the issuing office

<b>DELIVERY TIME:</b>	<b>NAME OF COMPANY:</b> <b>KS Contracting LLC.</b>	<b>DUNS #</b> <b>32-111-2222</b>
<b>PROPOSAL FIRM THROUGH:</b>	<b>ADDRESS:</b> <b>411 South Limestone</b>	<b>Phone/Fax:</b> <b>859.257.9102</b>
<b>PAYMENT TERMS:</b>	<b>CITY, STATE &amp; ZIP CODE:</b> <b>Lexington, KY 40506</b>	<b>E-MAIL:</b> <b>KESC245@uky.edu</b>
<b>SHIPPING TERMS: F. O. B. DESTINATION PREPAID AND ALLOWED</b>	<b>TYPED OR PRINTED NAME:</b> <b>Ken Scott</b>	<b>WEB ADDRESS:</b> <b>NONE</b>
<b>FEDERAL EMPLOYER ID NO.:</b>	<b>SIGNATURE:</b> <i>Ken Scott</i>	<b>DATE:</b> <b>09/05/2025</b>



# University of Kentucky<sup>®</sup>

*Procurement Services*

REQUEST FOR PROPOSALS

UK-2541-26

Maintenance, Repair & Operations (MRO) Trade Services

ADDENDUM #1

08/13/2025

**ATTENTION: This is not an order. Read all instructions, terms, and conditions carefully.**

**IMPORTANT: RFP AND ADDENDUM MUST BE RECEIVED BY: 09/05/2025 @ 3:00 P.M. LEXINGTON, KY TIME**

**Offeror should acknowledge receipt of this and any addendum as stated in the Request for Proposal.**

**ITEM #1: NOTICE TO OFFERORS**

- On August 20, 2025, at 1:30 P.M EST, the University of Kentucky Procurement Services will conduct a training session for interested offers, that will explain and discuss how to complete and submit this Request for Proposal. If you are interested in attending this training session, please use this Zoom link to attend on the set date and time: <https://uky.zoom.us/j/81459446720?jst=1>
- If you have any questions, please contact Ken Scott at 859.257.9102 or at [Kenneth.Scott@uky.edu](mailto:Kenneth.Scott@uky.edu).

**OFFICIAL APPROVAL**  
**UNIVERSITY OF KENTUCKY**

08/13/2025

*Ken Scott*

Ken Scott, Purchasing Officer

**SIGNATURE**

**\*Sign Here**

Typed or Printed Name



Procurement Services

REQUEST FOR PROPOSALS

UK-2541-26

Maintenance, Repair & Operations (MRO) Trade Services

ADDENDUM #2

08/20/2025

**ATTENTION: This is not an order. Read all instructions, terms, and conditions carefully.**

**IMPORTANT: RFP AND ADDENDUM MUST BE RECEIVED BY: 09/26/2025 @ 3:00 P.M. LEXINGTON, KY TIME**

**Offeror should acknowledge receipt of this, and any addendum as stated in the Request for Proposal.**

**ITEM #1: NOTICE TO OFFERORS**

- On August 29, 2025, at 11:00 A.M EST, the University of Kentucky Procurement Services will conduct a second training session for interested offerors that will explain and discuss how to complete and submit this Request for Proposal. If you are interested in attending this training session, please use this Zoom link to attend on the set date and time: <https://uky.zoom.us/j/81640062004?jst=1>
- The proposal due date has been extended to 09/26/2025. Proposals must be received by 3:00 P.M. in Room #322 at the Peterson Service Building – 411 South Limestone, Lexington, KY 40506. Proposals may be mailed in or submitted in person. **No electronic submissions will be accepted.**
- The questions due date has been extended to 09/10/2025. Please send your questions to [cckbidquestions@uky.edu](mailto:cckbidquestions@uky.edu) no later than 1:00 P.M. on the due date.
- Please be advised that "Attachment F - Performance Metrics", including all references to this attachment within the Request for Proposal document, is hereby withdrawn and is no longer a required submission with your proposal.
- If you have any questions, please contact Ken Scott at 859.257.9102 or at [Kenneth.Scott@uky.edu](mailto:Kenneth.Scott@uky.edu).

**OFFICIAL APPROVAL**  
**UNIVERSITY OF KENTUCKY**

08/20/2025

*Ken Scott*

Ken Scott, Purchasing Officer

**SIGNATURE**

**\*Sign Here**

Typed or Printed Name

## KS Contracting LLC. \*TRANSMITTAL LETTER

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411 South Limestone  
Lexington, Kentucky 40506  
Phone: 859.257.9102  
email: [KScott@gmail.com](mailto:KScott@gmail.com)

August 18, 2025

Capital Construction Procurement  
322 Peterson Service Building  
University of Kentucky  
Lexington, Kentucky 40506

Attn: Mr. Corey Leslie

Re: Maintenance, Repair and Operations (MRO) Trade Services  
RFP UK-2541-26

Mr. Leslie:

This is in response to RFP-2541-26 for services related to the MRO contract. We have received Addenda #1.


This proposal will be valid for at least six (6) months, or as otherwise agreed by KS Contracting LLC., and the University.

KS Contracting LLC. is responsible for all costs associated with this proposal, including any costs incurred in connection with any oral presentations and candidate interviews.

KS Contracting LLC. has listed below the exceptions to the RFP. The requested explanation is also listed:

1. Most trades list a 48-hour response time. While some listed trades may involve call-out work, we anticipate that the bulk of the trades listed in our Offer will be subject to the procedure described in the RFP. In accordance with those procedures, we pledge to respond to appropriate invitations by meeting with UK personnel (or designated design professionals) within the two-day timeframe described in the RFP and will respond with a timely proposal within two days of that meeting. Explanation: The character of our work does not logically require call-out work.
2. The rates listed are speculative and based on approximations of the maximum rates UK might encounter. Explanation: Since it is impossible to gauge the character of the work requested, we will lower our listed rates when submitting quotes for individual work orders in accordance with the response to the last question answered by Addendum 2.
3. We are limiting our work to the Main campus and other sites in Fayette, Scott, and Woodford counties. Explanation: As self-performers we rely on our vast array of tools and equipment housed only miles from campus. We are not equipped to travel to more remote locations.

We look forward to answering your detailed questions after your review of our proposal.

Sincerely,  
  
KS Contracting LLC.  
Ken Scott

Proposal For:

**KS Contracting LLC.**

For the Project: Maintenance, Repair, and Operations (MRO) Trade Services  
RFP UK-2541-26

## **Executive Summary / Proposal Overview**

General information:

1. KS Contracting LLC. was established in 1982 and incorporated in 1986.
2. We are a local (Lexington-based) company, established in 1986.
3. We are classified by the SBA as a small business. Our sales vary from \$6MM/yr to \$17MM/yr depending on the complexity and size of the work undertaken. We maintain a staff that varies between 30 and 50 (currently 31) employees.
4. KS Contracting LLC. is not considered a DBE by any classification metric.
5. Our workforce is diverse, and we maintain an inclusive recruitment program. We currently employ refugees including individuals from Ukraine, Angola, and Afghanistan. Other demographics are also represented. Female participation in the trades is encouraged, and we do have women working in the trades.

Our Offer includes the implementation of the MRO program as described in the documents furnished with the RFP and as detailed in subsequent sections of this proposal.

Our capabilities are many and our financial proposal includes some of the many services we routinely provide. That said, as self-performers of many trades those trades include a wide variety of related tasks. Our vast array of owned equipment and tools are a distinct advantage to UK.

Our experience includes prior involvement at UK with job-order work as well as job-order work for LFUCG and other entities that occasionally called on us to extend our UK pricing to them. We are familiar with the UK campus, having worked in and around the majority of its structures and utility infrastructure.

If successful in attaining an award, we anticipate that most of the work offered under our trade category will be based on proposals as opposed to call-out work.



## **Criteria 1 - Offeror Qualifications (Section 4.5)**

### **KS Contracting LLC.**

#### **Evidence of Ability to Perform**

KS Contracting LLC. is a Central Kentucky-based Kentucky corporation that has offered contracting services in Lexington for thirty-eight years. As self-performing contractors, we leverage our in-house teams to handle diverse tasks efficiently, minimizing reliance on external subcontractors. This has improved our ability to maintain schedules and diversify our work.

We typically bid projects directly to the University and have a large catalog of projects that were 100% self-performed. Additionally, we have participated in Construction Management projects performed on the UK campus beginning with the first project to use this delivery method (1989) and have since participated in numerous projects with a wide variety of Trade Package work for a dozen different Construction Managers, many of which were at UK.

We held the Unit Price contract for concrete and related site work at UK for more than 24 consecutive years and understand the job-order delivery method.

We have been involved with work on every building on campus at some time or another, including the Patient Care Facility (since its construction and continuing to this day). We are currently working three jobs in the PCF and are currently under contract to provide Trade Contracts work at Parking Structure #8, the latest medical campus project, plus three other CM projects.

As a self-performer of many trades, KS Contracting LLC. owns a full complement of critical equipment including boom lifts, scissor lifts, telescoping boom and straight-mast forklifts, swinging stage, rough terrain cranes, scaffolding, excavating equipment (backhoes, track excavators, skid steers, dump trucks, etc.) powered Georgia buggies, power broom, street sweeper, water truck, pedestrian control material (signage, fencing, etc.) traffic control material (concrete barriers, signage, arrow boards. etc.) and an extensive array of small equipment and specialty tools.

In addition to our field capabilities, we operate a yard that includes a steel fabrication shop and are currently completing fabrication work for the PCF. We were able to respond to that request in less than one week and were the only source that could do so. We have certified welders on staff.

Although not part of our regular business model, we have been certified for lead paint removal services and have performed that as part of our work on Patterson Hall.

In 2021 we purchased Phoenix Glass, LLC and operate that company as a subsidiary. Phoenix Glass is a full-service storefront and glazing company and is currently working in the PCF.

We can accept material off-site for delivery to the job sites as needed without the need for excessive lay-down or staging sites on UK property.

## **Offeror Qualifications (cont'd)**

We are a safety-conscious company with an excellent safety record, and we incorporate safety training, drug testing, and OSHA-10 certification (OSHA-30 for superintendents) and safety incentives for our personnel.

### **Licensed Work**

KS Contracting LLC. does not perform what is traditionally known as "licensed work" (plumbing, electrical, HVAC, etc.) That said, we have numerous certifications for various products including pre-engineered buildings, waterproofing and coatings, PVC roofing, spray fireproofing, building expansion joint installation, equipment operation, and welding. Having all these trades in one company is unique, and when considered together with our extensive equipment and tool inventory every owner we serve is better positioned for successful projects.

### **Work Processes**

Our work process will include, but will not be limited to, the following:

- A review of proposed projects including an on-site inspection and review with the project coordinator. This will include recommendations for variations where conflicts are noted or anticipated and suggestions for the appropriate method.
- The submission of a proposal.
- When awarded, the development of a schedule for production, delivery, and installation times that will assist in the development of an overall project schedule. This schedule will include necessary approval dates to ensure that production time is provided.
- The design and fabrication of work off-site, when necessary, in accordance with the best practices in the industry.
- The delivery of materials to the jobsite, including the advance delivery as needed with storage off-site as necessary.
- All field work required for the successful completion of the project.
- Installation can include, where necessary, support services including fence work, utility locations, lane closures and traffic control, and coordination with local public authorities.
- All cleanup and disposal of waste, attendance at meetings, communication, implementation of infection control methods, and O&M manuals as required are included.

## **Accounting**

KS Contracting LLC. is familiar with ECom.m, Bluebeam, and other project-related software typically used by UK. We have effective accounting software that tracks job cost and is capable of custom reports taken directly from our A/P and payroll modules. Accounting connected to the MRO will be handled by Katherine Harper (BA Accounting) and Polly Matthews (HR/Payroll reporting). Our company is routinely audited by a local CPA firm.

## **Organization**

- Ken Scott (BSME - UK) is the current CEO. Kyle Scott (BSME-UK) is currently a Vice President and is transitioning into the lead role, including eventual full ownership.
- Robbie Frazier, VP, is our General Superintendent charged with all field operations.
- David Stefanic, the former co-owner of Phoenix Glass LLC (fka Blue Grass Door and Window) runs our glass operation including the frame fabrication shop and installation operations.
- We employ a shop manager for support services. Superintendents and crew leaders will be assigned on a job-by-job basis.
- 

Routine operations will be organized by Robbie Frazier with support from Brian Schwegman, our estimator. Robbie Frazier will have the authority to run field crews at his discretion and seek support from anyone in the company.

## **Staffing**

KS Contracting LLC. maintains a permanent crew of full-time qualified technicians and layout persons. Our field staff consists of skilled craftspeople, many of whom have been with our company over 10 years (some more than 30) and who are familiar with our process and the UK campus, including the UK Medical Center campus. Our loyal, skilled staff affords UK an advantage.

Our field management team includes a general superintendent, a project superintendent (as necessary) and a number of crew leaders who will manage individual installation crews.

## **Past Experience with Similar Delivery Method**

We held the Unit Price contract for concrete and related site work at UK for more than 24 consecutive years and understand the job-order delivery method. Additionally, we have a vast experience with preparing small proposals for various PPD shops and other UK end-users.

## **Certifications**

Ken Scott, Robbie Frazier, David Stefanic, and Brian Schwegman, all possess current “Healthcare Construction” and “Certified Healthcare Contractor” certifications.

## **Offeror Qualifications (cont'd)**

### **Experience Modification Rate (EMR)**

KS Contracting LLC. Current EMR is 0.60.

### **Bonding Limit**

KS Contracting LLC. has a current surety bond account with Allied Surety. We have reviewed and approved specific capacity for this Principal, supporting \$5,000,000 on single projects and \$20,000,000 as an aggregate for all open projects, subject to review and approval of each bond request based on our standard underwriting evaluation criteria".

## **Criteria 2 - Services defined**

### **Methodology**

- We will meet the project coordinator within the two-day time limit as stated in the RFP and will submit a proposal to the appropriate jobs within the timeframe required. We expect that for the majority of work under the trades we are proposing to provide will involve relatively little call-out work subject to the 24/7/365 requirement.
- We will monitor the progress of the job to ensure that all installations are commenced at the appropriate time as directed by the Project Manager, designated PPD shop, or other designated contact.
- When required, we will coordinate permits, utility locations, pedestrian and traffic control and other necessary field activities to support the project.
- We will execute the work as scheduled.
- O&M manuals, warranties, training, and maintenance recommendations will be furnished for all materials incorporated into the work as necessary.
- Our insurance certificate is included as an attachment to this proposal.
- We are committed to attendance at a semi-annual review meeting and are willing to meet as frequently as necessary to ensure the contract performance desired by UK.
- Our office is at 1218 S Broadway Suite 375, Lexington KY and our yard is at 120 Lisle Industrial Ave., Lexington KY. Both are relatively close to the main campus.

## **Criteria 3 - Financial Proposal (separate cover)**

- Please see "Attachment G".

## **Criteria 4 - Evidence of Successful Performance and Implementation Schedule**

KS Contracting LLC. have the resources available to meet the requirements of the RFP and properly execute the work orders awarded.

Listed below are references that have known of our work on campus for more than a decade and all of whom are affiliated with UK:

CPMD:	Bob Williams, Scott Hogue
PPD:	Bill Collins, Mike Duffy,
Property:	Jim Connor
Design:	Warren Denny, Steve Tyner-Wilson

Regarding your query about invoicing disputes, Robbie Frazier will resolve such issues by coordinating with our field and accounting personnel and UK as described elsewhere in this proposal (4.5.3). Other accounting questions can be addressed to Katherine Harper at our office during her regular office hours.



## **Criteria 5 - Additional information**

As a local contractor we offer faster response to university needs as various challenges present themselves. We have two engineers and an experienced staff and between them and UK we are confident that the best solution can be devised to fulfill UK's needs.

We are licensed as contractors by the Lexington-Fayette Urban County Government and maintain business licenses in surrounding counties. We do not maintain any specialty licenses (plumbing/mechanical/ electrical, etc.).

We have maintained a mentor/protege relationship with a local MBE firm and have sought to involve them in every job by offering them any work they choose to perform. This has resulted in varying degrees of involvement, including 100% of some jobs and significant portions of others. This project does not allow subcontracting without permission, but we will likely seek that position on occasion. We also maintain a list of DBE suppliers that we rely on for material and supply quotes whenever practical.



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION** IS **WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Allied Surety 10100 Global Way Knoxville TN 37932	<b>CONTACT NAME:</b> Lori Ohannessian <b>PHONE (A/C, No, Ext):</b> 434-832-2184 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> lohannessian@scottins.com
<b>INSURED</b> KS Contracting LLC. 411 South Limestone Lexington KY 40580	<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> The Travelers Indemnity Company (A++) <b>INSURER B:</b> Markel American Insurance Company (A) <b>INSURER C:</b> Travelers Property Casualty Company of America (A+) <b>INSURER D:</b> Travelers Casualty Company of Connecticut (A++) <b>INSURER E:</b> <b>INSURER F:</b>

**COVERAGES****CERTIFICATE NUMBER:** 1713447433**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	VTC2K-CO-4R630946-IND-25	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	Y	VTC2K-CAP-4R630958-IND-25	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	Y	CUP-4R630971-25-26	7/1/2025	7/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nh) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	Y	UB-2Y789727-25-26-K	7/1/2025	7/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Contractors Equipment			MKLM7IM0056036	7/1/2025	7/1/2026	Per Item \$750,000
B	Installation Floater			MKLM7IM0056036	7/1/2025	7/1/2026	Per Jobsite \$1,500,000

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

Per policy provisions, notice of cancellation is at least 30 days except for non-payment of premium.

Workers Compensation Coverage for states AL, AR, DE, FL, GA, IL, IN, KS, KY, LA, MD, MI, MO, MS, NC, NJ, NM, NY, OK, PA, SC, TN, TX, VA, WV.

Workers Compensation policy includes Broad Form Employers Liability coverage for West Virginia.  
See Attached...

**CERTIFICATE HOLDER****CANCELLATION**

University of Kentucky  
Purchasing Division  
322 Peterson Service Building  
Lexington KY 40506-0005

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

*Math Hill*

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\* Please provide the offeror's pricing and response time in each provided area. If multiple trades are being submitted, please submit separately. Please add additional lines, if necessary.

TRADE QUOTING: Structural Repairs

Trade Services

Line	Description	Unit Issue	Labor Price For Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Labor Price For Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Labor	Hourly	\$137.00	\$274.00	The quotes prepared for each work order will be significantly lower and competitive. The wage rates listed here are "placeholders" pending our job-specific quotes.

Response Time - Trade Services

Line	Description	Unit Issue	Response time during Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Response time during Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Response Time	In Hours	48	48	Per the RFP, we anticipate that work orders involving structural repairs will be competitively bid after a review meeting within two days per the project description. We do not anticipate call out work for structural repairs.

TRADE QUOTING: Glass and Glazing

Trade Services

Line	Description	Unit Issue	Labor Price For Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Labor Price For Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Labor	Hourly	\$137.00	\$274.00	The quotes prepared for each work order will be significantly lower and competitive. The wage rates listed here are "placeholders" pending our job-specific quotes.

Response Time - Trade Services

Line	Description	Unit Issue	Response time during Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Response time during Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Response Time	In Hours	2	2	Offeror owns Phoenix Glass LLC which will perform under this Trade Category but will do so as a subsidiary of ECM. Work orders will be to ECM.

TRADE QUOTING: Concrete

Trade Services

Line	Description	Unit Issue	Labor Price For Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Labor Price For Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
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1	Labor	Hourly	\$137.00	\$274.00	The quotes prepared for each work order will be significantly lower and competitive. The wage rates listed here are "placeholders" pending our job-specific quotes.
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Response Time - Trade Services					
Line	Description	Unit Issue	Response time during Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Response time during Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Response Time	In Hours	48	48	Per the RFP, we anticipate that work orders involving concrete work will be competitively bid after a review meeting within two business days per the procedure described in the RFP. We do not anticipate call out work for concrete work.

TRADE QUOTING:

Spray Fireproofing

Trade Services					
Line	Description	Unit Issue	Labor Price For Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Labor Price For Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Labor	Hourly	\$137.00	\$274.00	The quotes prepared for each work order will be significantly lower and competitive. The wage rates listed here are "placeholders" pending our job-specific quotes.

Response Time - Trade Services					
Line	Description	Unit Issue	Response time during Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Response time during Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Response Time	In Hours	48	48	Per the RFP, we anticipate that work orders involving structural repairs will be competitively bid after a review meeting within two days per the project description. We do not anticipate call out work for spray fireproofing.

TRADE QUOTING:

Misc Metal fabrication and installation

Trade Services					
Line	Description	Unit Issue	Labor Price For Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Labor Price For Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Labor	Hourly	\$137.00	\$274.00	The quotes prepared for each work order will be significantly lower and competitive. The wage rates listed here are "placeholders" pending our job-specific quotes.

Response Time - Trade Services					
Line	Description	Unit Issue	Response time during Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Response time during Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes

1	Response Time	In Hours	48	48	Per the RFP, we anticipate that work orders involving structural repairs will be competitively bid after a review meeting within two days per the project description. We do not anticipate call out work for metal fabrication.
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TRADE QUOTING:

Waterproofing

Trade Services					
Line	Description	Unit Issue	Labor Price For Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Labor Price For Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Labor	Hourly	\$137.00	\$274.00	The quotes prepared for each work order will be significantly lower and competitive. The wage rates listed here are "placeholders" pending our job-specific quotes.

Response Time - Trade Services					
Line	Description	Unit Issue	Response time during Normal Business Hours (Monday - Friday 7:00am - 5:00pm)	Response time during Emergency Hours, including Holidays (Friday - Monday 5:00pm - 7:00am)	Vendor Comments / Notes
1	Response Time	In Hours	48	48	Per the RFP, we anticipate that work orders involving structural repairs will be competitively bid after a review meeting within two days per the project description. We do not anticipate call out work for waterproofing.