



University of
Kentucky®

Procurement Services

Request for Proposal
UK-2572-26

Enterprise Services Partner
Phase I

Proposal Due Date
Jan 23, 2026

REQUEST FOR PROPOSAL (RFP)

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

PROPOSAL NO.:	UK-2572-26	RETURN ORIGINAL COPY OF PROPOSAL TO:
Issue Date:	12/4/2025	UNIVERSITY OF KENTUCKY
Title:	Enterprise Services Partner	PROCUREMENT SERVICES
Purchasing Officer:	Corey W. Leslie	411 S LIMESTONE
Phone:	859-323-5405	ROOM 322 PETERSON SERVICE BLDG.
Email:	Corey.Leslie@uky.edu (preferred)	LEXINGTON, KY 40506-0005

IMPORTANT: PROPOSALS MUST BE RECEIVED BY: 01/23/2026, 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

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

Contents

1.0	Definitions	6
2.0	General Overview	7
2.1	Intent – Form an Enterprise Services P3 Partnership	7
2.2	University Context	7
2.3	RFP Background	12
3.0	Proposal Requirements	14
3.1	Key Event Dates	14
3.2	Offeror Communication	14
3.3	Pre-Proposal Call	15
3.4	Preparation of Offers	15
3.5	Proposal Submission and Deadline	16
3.6	Modification or Withdrawal of Offer	16
3.7	Acceptance or Rejection and Award of Proposal	16
3.8	Rejection	16
3.9	Addenda	17
3.10	Disclosure of Offeror’s Response	17
3.11	Restrictions on Communications with University Staff	17
3.12	Cost of Preparing Proposal	18
3.13	Disposition of Proposals	18
3.14	Alternate Proposals	18
3.15	Questions	18

3.16 Section Titles in the RFP.....	18
3.17 No Contingent Fees	18
3.18 Proposal Addenda and Rules for Withdrawal	19
3.19 Kentucky State Law Notice.....	19
4.0 Enterprise Services	20
4.0.1 Building Maintenance	20
4.0.2 Custodial Services.....	20
4.0.3 Landscaping and Grounds Services including Snow Removal	21
4.0.4 Healthcare Food and Nutrition Services	21
4.0.5 Healthcare Environmental Services	21
4.0.6 Patient Transport and Observation Services.....	21
4.0.7 Dining and Food Services	21
4.0.8 P3 Delivery (DBFOM) of Housing and Dining Facilities	22
4.1 Proposal Information and Criteria.....	23
4.2 Authentication, Collusion, and Conflict of Interest Form	23
4.3 Transmittal Letter	24
4.4 Executive Summary and Proposal Overview	24
4.5 Criteria 1 - Offeror Qualifications.....	24
4.6 Criteria 2 – Staffing and Key Personnel	25
4.7 Criteria 3 – Ability to Address Critical Issues	25
4.8 Criteria 4 – Transition Plan.....	26
4.9 Criteria 5 – Pricing and Cost Methodologies	26

4.10 Criteria 6 – Financial Capacity	27
4.11 Criteria 7 – Company References.....	27
4.12 Criteria 8 – Other Additional Information	27
5.0 Evaluation Criteria Process	28
Primary Criteria.....	28
Secondary Criteria	28
Appendices	29

1.0 Definitions

The term "Addenda" means written or graphic instructions issued by the University of Kentucky prior to the receipt of proposals that modify or interpret the RFP documents by additions, deletions, clarifications, and/or corrections.

The term "Competitive Negotiations" means the method authorized in the Kentucky Revised Statutes, Chapter 45A.085.

The term "Contractor" or "Successful Offeror" means the entity receiving a contract award.

The term "Enterprise Partner" means the entity selected to provide the services contemplated within this RFP.

The "Agreement" is the agreement that defines the terms between the parties. The terms "Offer" or "Proposal" mean the Offeror's response to this RFP.

The term "Location" means the spaces in which services are performed.

The term "Offeror" means the entity or group submitting the Proposal.

The term "Project" means the Enterprise Services Partnership.

The term "Procurement Services" means the University of Kentucky, Procurement Services, Room 322 Peterson Service Building, Lexington, KY 40506-0005.

The term "Purchasing Officer" means the University of Kentucky's appointed contracting representative.

The term "Responsible Offeror" means a person, company or corporation that has the capability in all respects to perform fully the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an Offeror is responsible, the university may evaluate various factors including (but not limited to): financial resources; experience; organization; technical qualifications; available resources; record of performance; integrity; judgment; ability to perform successfully under the terms and conditions of the contract; or any other cause determined to be so serious and compelling as to affect the responsibility of the Offeror.

The term "Solicitation" means RFP.

The term "University" or "Owner" means University of Kentucky.

The term "P3" means Public Private Partnership

The term "DBFOM means Design, Build, Finance, Operate and Maintain

2.0 General Overview

2.1 Intent – Form an Enterprise Services P3 Partnership

The University of Kentucky (UK) is soliciting proposals for the selection of a highly qualified, experienced enterprise partner with the demonstrated capacity to provide services including but not limited to building maintenance (including preventative and predictive maintenance projects and services), custodial services, landscaping and grounds services, snow removal, campus dining and food services, healthcare food and nutrition services, retail food operations (including third-party operated), vending services, athletic concessions and catering, healthcare environmental services, patient transport, patient observation services and construction and operation (DBFOM) of housing and dining facilities. It is our desire to include the above referenced services performed at UK King's Daughters and UK St. Claire within the scope of this RFP.

Proposals shall be in accordance with the terms, conditions, and requirements set forth in this Request for Proposal (RFP). The university will utilize a progressive RFP process that will operate in two (2) phases. The first phase will result in the selection of a short list of the most qualified proposers to move forward to Phase 2. Phase 2 will involve more detailed service discussions including project financials. Upon the conclusion of Phase 2 an apparent successful partner will be selected for final contract negotiations. The RFP process is not final until all approvals have been obtained, and all documents signed by the relevant parties.

The university anticipates continued growth in the future. The university reserves the right to negotiate with the selected Enterprise P3 Partner for additional scopes of work in the future, including design-build-finance-operate-and-maintain projects within, but not limited to, the areas listed above; however, the continued use of the Enterprise Partner is at the university's sole discretion.

UK desires a long-term partnership contract with a contract term of thirty (30) years in total with renewal/review options at agreed upon intervals as negotiated between the parties during the thirty (30) year term. UK reserves the right to extend the contract for a term or terms as necessary to serve the best interests of UK. Specific contract terms to be discussed during Phase 2 and finalized with the apparent successful partner.

2.2 University Context

Upon his arrival in 2011, President Eli Capilouto set an ambitious agenda to extend and enhance our role as Kentucky's land-grant and flagship research university. By focusing on infrastructure growth and improvement; creating opportunities for innovative teaching, learning and academic excellence; fostering a robust research enterprise; providing life-saving subspecialty care; empowering communities through service and outreach; and encouraging a transparent and shared dialogue about institutional priorities; the University of Kentucky will help ensure a Kentucky tomorrow that is healthier, wealthier and wiser than it is today.

Our mission — 160 years strong — is to advance Kentucky in everything we do.

Founded in 1865 as a land-grant institution adjacent to downtown Lexington, UK is nestled in the scenic heart of the beautiful Bluegrass region of Kentucky. From its early beginnings, with only 190 students and 10 professors, UK's campus now covers more than 900 acres. In Fall 2025, the university enrolled nearly 39,000 total students, including another record-setting first-year class of more than 7,000 students — for the first time, more than 4,000 are Kentuckians and nearly 1,900 are first generation. The institution now employs approximately 33,000 employees, including nearly 3,300 full-time faculty.

UK is just one of eight universities in the United States that has programs in agriculture, engineering, law, fine arts and a full complement of health colleges including medicine and pharmacy, on a single campus alongside an academic health system, leading to groundbreaking discoveries and unique interdisciplinary collaboration.

The state's flagship university consists of 18 academic and professional colleges where students can choose from more than 200 majors and degree programs at the undergraduate and graduate levels. The colleges are Agriculture, Food and Environment; Arts and Sciences; Business and Economics; Communication and Information; Dentistry; Design; Education; Engineering; Fine Arts; Graduate School; Health Sciences; Honors; Law; Medicine; Nursing; Pharmacy; Public Health; and Social Work. These colleges are supported by a modern research library system.

Research at the University of Kentucky is a dynamic enterprise encompassing both traditional scholarship and emerging technologies. UK's research faculty, staff and students are establishing UK as one of the nation's most prolific public research universities. UK researchers were awarded \$496.9 million in extramural grant and contract funding in fiscal year 2025. Fifty-one percent of this funding comes from agencies in the federal government (\$255.3 million) such as the National Institutes of Health, National Science Foundation, Department of Energy, Department of Defense and numerous other federal sponsors. In fiscal year 2024, expenditures from research and development (R&D) activities at the university generated \$937 million in economic activity across the Commonwealth of Kentucky and supported 4,712 jobs.

With more than 70 research centers and institutes, UK researchers are discovering new knowledge, providing a rich training ground for current students and the next generation of researchers and advancing the economic growth of the Commonwealth of Kentucky. Several centers excel in the services offered to the public. The Gluck Equine Research Center is one of only three facilities of its kind in the world, conducting equine disease research.

The Center for Applied Energy Research (CAER) is internationally recognized for research in carbon fibers, rare earth metals, graphite, concrete and cement, energy policy, fuels research, hydrogen and materials characterization.

Among the brightest examples of UK's investment in transformative research is the Markey Cancer Center. As a center of excellence and distinction at UK, Markey's robust research and clinical enterprise is the cornerstone of our commitment to Kentucky — fundamental to our success in uplifting lives through our endeavors and improving the general health and welfare of our state — burdened by the nation's highest rate of cancer deaths per 100,000 people. In 2013, Markey earned the prestigious National Cancer Institute-designation (NCI) — one of 68 nationally and the only one in Kentucky. The designation was renewed in 2018 and 2023.

The University of Kentucky is the recipient of a Clinical and Translational Science Award (CTSA) from the National Institutes of Health (NIH). As one of only 60 institutions with this research distinction, UK was awarded the CTSA for its potential in moving research and discovery in the lab into practical field and community applications. The CTSA and NCI are part of a trifecta of federal research grants that includes an Alzheimer's Disease Research Center. UK is one of only 29 universities in the country to hold all three premier grants from NIH.

Established in 1957, the medical center at UK is one of the nation's finest academic medical centers and includes the university's clinical enterprise, UK HealthCare. Licensed for 1,150 beds across UK Albert B. Chandler Hospital, Golisano Children's at UK and UK Good Samaritan Hospital, the system is supported by a growing faculty and staff providing the most advanced subspecialty care for the most critically injured and ill patients throughout the Commonwealth and beyond.

UK Chandler Hospital includes the only Level 1 Trauma Center for adult patients in Central and Eastern Kentucky. In addition, UK HealthCare recently opened one of the country's largest robotic hybrid operating rooms and the first of its kind in the region. Our talented physicians consult with and travel to our network of affiliate hospitals so Kentuckians can receive the best health care available close to their homes and never need to leave the Bluegrass for complex subspecialty care.

As of December 1, 2022, King's Daughters Medical Center, based in Ashland, Kentucky, officially became part of the University of Kentucky. UK King's Daughters serves a 16-county region across Kentucky, Ohio and West Virginia. Its health system includes two hospitals totaling 455 licensed beds, more than 80 ambulatory centers and practice locations, a long-term care facility, medical transport company and eight urgent care centers.

The University of Kentucky Board of Trustees on Friday, April 26, 2024, approved plans to proceed with the acquisition of St. Claire HealthCare in Morehead. The move for St. Claire to become part of UK expanded clinical and academic programs as well as resulted in greater access to high-quality patient care for more Kentuckians. UK St. Claire is one of the largest employers in the region, with over 1,600 staff members, including a growing medical staff of more than 200 physicians and more than 100 advanced practice professionals representing more than 35 medical specialties. It includes the largest rural hospital in Northeastern Kentucky, seven primary care locations located within five counties, a multispecialty medical pavilion, two urgent care centers, a pediatrics clinic, as well as a retail pharmacy, counseling center, medical equipment and supply store and an outpatient center. Additionally, UK St. Claire provides home health and hospice services in eight counties within its 11-county service region. The acquisition was finalized on July 1, 2024.

In fiscal year 2024, UK HealthCare managed six hospitals with more than 1,700 licensed beds, saw nearly three million ambulatory visits and discharged approximately 71,000 patients.

Also in October 2024, UK's Board of Trustees issued a bold charge: to unite the University of Kentucky's research, service and learning capabilities with partners to co-create solutions that expand opportunity, strengthen communities and improve well-being across Kentucky. That charge became the Advancing Kentucky Together (AKT) Network — a statewide partnership connecting organizations that share one vision: to ensure a Commonwealth where every Kentuckian has access to quality care, strong education, meaningful work and a connected community.

Through the AKT Network, the university and its partners are aligning ideas, resources and expertise to improve lives in every region of the state across four main pillars: health care access and innovation, education and opportunity pathways, workforce and economic development and land-grant and community engagement. So far, eight partners have formally joined the network, including two existing internal strengths — UK HealthCare's Healthy Kentucky Initiative and UK's Economic Development Collaborative's OneUK — as well as the first academic partner and inaugural major corporate partner.

From its Nobel Laureates to cutting-edge work in addressing health disparities, and from the artistic wonders that stir souls to our scientific creativity that inspires minds, UK seeks a brighter future through the contributions of our faculty, staff, students and alumni.

We are the University of Kentucky. We are committed to advancing Kentucky in everything that we do.

More information about UK can be found at this [this website](#).

2.3 RFP Background

UK is in a period of strategic transformation. In response, the university is more fully integrating and aligning functions across the enterprise to both take advantage of opportunities to grow while also mitigating institutional risk.

To that end, there is a critical inflection point in the coming year – as key contracts with third parties expire and new facilities are in various stages of development – to unify staff and systems from key services across academic and clinical settings under a single enterprise partnership model. This is in addition to, and aligned with, the Integrate Blue initiative, in which many administrative units are being further integrated.

Specific drivers include but are not limited to the following:

As part of this strategic transformation the university is rethinking how it manages facilities across the enterprise. These opportunities include standardizing policies and procedures, increasing staff training, pursuing access to specialized expertise, leveraging the combined purchasing volumes of the enterprise for supplies and equipment to achieve cost savings, implementing best practices around equipment standardization and developing and fully implementing a data driven preventative and predictive maintenance program.

UK has begun work to plan for a new approximately 650-bed residence hall, which will drive greater dining needs.

UK HealthCare has two key contracts for services – EVS and food services – that are ending this calendar year. Aligning staff, systems and services under a single enterprise partnership model will position UK to enhance service quality, reduce costs and build a scalable, resilient framework for the future, one capable of adapting to ongoing changes throughout higher education and health care, particularly as UK positions itself for further growth in its missions of education, health care, service and research.

To do this well, the university desires to engage an exceptional third-party P3 partner with proven expertise in providing the full scope of P3 services (DBFOM) and the capacity and expertise to design, implement and manage an enterprise service model.

Project Guiding Principles

1. **Advance Together:** Retain our talent by creating opportunities for our teams to learn from one another, build shared expertise and contribute to excellence in service, maintenance and operations,
2. **Build Trust Through Transparency:** Engage openly with employees, partners and stakeholders to foster understanding and confidence as we transition to an enterprise model, while respecting confidentiality and the integrity of contractual processes.
3. **Taking Care of Our People:** The successful partner shall be required to retain UK staff per the terms detailed in Criteria #4.
4. **Operational Excellence:** Work with a qualified partner to establish consistent standards, requirements and best practices across the enterprise to deliver high-quality, reliable and sustainable services that support our mission of education, research, service and care.
5. **Maximize Financial Opportunities:** Leverage private investment to maximize returns and strengthen long-term financial sustainability, supporting the institution's continued growth.
6. **Mitigate Risk and Ensure Resilience:** Design and implement systems that proactively manage operational, safety and financial risks – building resilient infrastructure and processes capable of adapting to future challenges across higher education and health care.
7. **Leverage Technology and Data:** Use data-driven insights and modern systems to enhance preventive and predictive maintenance, optimize resource use and enable smarter decision-making across the enterprise.
8. **Value Partnership:** Collaborate with a trusted third-party partner to bring specialized expertise, proven practices and external innovation that accelerate improvement and strengthen our capabilities.

3.0 Proposal Requirements

3.1 Key Event Dates

RFP Phase 1	
Release of RFP	12/04/2025
Pre-Proposal Call (Voluntary)	12/17/2025
Phase 1 Questions Due	1/07/2026
Phase 1 Q&A Released	1/16/2026
Phase 1 Proposals Deadline	1/23/2026
RFP Phase 2	
Phase 2 Working Sessions (Tentative)	Week of 2/23/2026

3.2 Offeror Communication

To ensure that RFP documentation and subsequent information (modifications, clarifications, addenda, Written Questions and Answers, etc.) are directed to the appropriate persons within the Offeror's firm, each Offeror who intends to participate in this RFP is to provide the following information to the purchasing officer. Prompt, thorough compliance is in the best interest of the Offeror. Failure to comply may result in incomplete or delayed communication of addenda or other vital information. Contact information is the responsibility of the Offeror. Without prompt information, any communication shortfall shall reside with the Offeror.

- Name of primary contact
- E-mail address of primary contact
- Additional contact persons with same information provided as primary contact

This information shall be transmitted via e-mail to:

Corey W. Leslie
University of Kentucky Procurement Services
322 Peterson Service Building
Lexington, KY 40506-0005
Phone: 859 323-5405
Email: corey.leslie@uky.edu

All communication with the university regarding this RFP shall only be directed to the purchasing officer listed above.

3.3 Pre-Proposal Call

A **voluntary pre-proposal call** will be held virtually to allow prospective Offerors an opportunity to ask questions and clarify the university's expectations. This conference provides Offerors an opportunity for oral questions.

RSVP by emailing Corey W. Leslie at corey.leslie@uky.edu with the subject "UK-2572-26 Enterprise Services Partner Zoom Link Request" and provide the names and email addresses of those planning to attend the Zoom meeting.

Offerors are encouraged to submit written questions to Corey W. Leslie via email with the subject line "UK-2572-26 Enterprise Services Partner" by the date listed in Section 3.1. The university will prepare written responses to all germane questions timely submitted and make them available to all Offerors via addendum. The questions and answers will be made part of the RFP and will become part of the contract with the successful contractor. Answers given orally are not binding.

3.4 Preparation of Offers

The Offeror is expected to follow all specifications, terms, conditions, and instructions in this RFP. The Offeror will furnish all information required by this solicitation.

Proposals should be prepared simply and economically, providing a description of the Offeror's capabilities to satisfy the requirements of the solicitation. While there is no official page limit, a concise proposal is indicative of sincere effort and the respondent's deeper understanding of the University's specific needs. All documentation submitted with the proposal should be bound in a single volume except as otherwise specified.

An electronic version of the RFP, in .PDF format only, is available through the University of Kentucky Procurement Services web site: <https://purchasing.uky.edu/bid-and-proposal-opportunities>

3.5 Proposal Submission and Deadline

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

In a single package provide one (1) copy of the proposal on an electronic storage device (USB), along with eight (8) printed copies. The outside of the package should be clearly marked with the RFP number, title, due date/time, and Offeror name.

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.

Note: In accordance with the Kentucky Revised Statute 45A.085, there will be no public opening.

3.6 Modification or Withdrawal of Offer

An offer and/or modification of offer received at the office designated in the solicitation after the exact hour and date specified for receipt will not be considered.

An offer may be modified or withdrawn by written notice before the exact hour and date specified for receipt of offers. An offer also may be withdrawn in person by an Offeror or an authorized representative, provided the identity of the person is made known and the person signs a receipt for the offer, but only if the withdrawal is made prior to the exact hour and date set for receipt of offers.

3.7 Acceptance or Rejection and Award of Proposal

The university reserves the right to accept or reject any or all proposals (or parts of proposals), to waive any informalities or technicalities, to clarify any ambiguities in proposals and (unless otherwise specified) to accept any item in the proposal. In case of error in extension or prices or other errors in calculation, the unit price shall govern. Further, the university reserves the right to make a single award, split awards, multiple awards, or no award, whichever is in the best interest of the university.

3.8 Rejection

Grounds for the rejection of proposals may include (but shall not be limited to):

- Failure of a proposal to conform to the essential requirements of the RFP.

- Imposition of conditions that would significantly modify the terms and conditions of the solicitation or limit the Offeror's liability to the university on the contract awarded on the basis of such solicitation.
- Failure of the Offeror to sign the university RFP. This includes the Authentication of Proposal and Statement of Non-Collusion and Non-Conflict of Interest statements.
- Receipt of proposal after the closing date and time specified in the RFP.

3.9 Addenda

Any addenda or instructions issued by Procurement Services prior to the time for receiving proposals shall become a part of this RFP. Such addenda should be acknowledged in the proposal. No instructions or changes are binding unless documented by a proper and duly issued addendum.

3.10 Disclosure of Offeror's Response

The RFP specifies the format, required information, and general content of proposals submitted in response to this RFP. Procurement Services will not disclose any portions of the proposals prior to contract award to anyone outside Procurement Services, the university's administrative staff, representatives of the state or federal government (if required), and the members of the committee evaluating the proposals. After a contract is awarded in whole or in part, the university shall have the right to duplicate, use or disclose all proposal data submitted by Offerors in response to this RFP as a matter of public record.

Any submitted proposal shall remain valid six (6) months after the proposal due date.

The university shall have the right to use all system ideas, or adaptations of those ideas, contained in any proposal received in response to this RFP. Selection or rejection of the proposal will not affect this right.

3.11 Restrictions on Communications with University Staff

From the issue date of this RFP until a contractor is selected and a contract award is made, Offerors are not allowed to communicate about the subject of the RFP with any university administrator, faculty, staff, or members of the Board of Trustees except: the Procurement Services representative, any university procurement official representing the university administration, others authorized in writing by the procurement office and university representatives during Offeror presentations. If violation of this provision occurs, the university reserves the right to reject the Offeror's proposal.

3.12 Cost of Preparing Proposal

Costs for developing the proposals and any subsequent activities prior to contract award are solely the responsibility of the Offerors. The university will provide no reimbursement for such costs.

3.13 Disposition of Proposals

All proposals become the property of the university. The successful proposal will be incorporated into the resulting contract by reference.

3.14 Alternate Proposals

Offerors may submit alternate proposals. If more than one proposal is submitted, all must be complete (separate) and comply with the instructions set forth within this document. Each proposal will be evaluated on its own merits.

3.15 Questions

All questions should be submitted by either fax or e-mail to the purchasing officer listed in Section 3.2 no later than the date listed in Section 3.1. Email to: corey.leslie@uky.edu.

3.16 Section Titles in the RFP

Section titles used herein are for the purpose of facilitating ease of reference only and shall not be construed to infer the construction of contractual language.

3.17 No Contingent Fees

No person or selling agency shall be employed or retained or given anything of monetary value to solicit or secure this contract, except bona fide employees of the Offeror or bona fide established commercial or selling agencies maintained by the Offeror for the purpose of securing business. For breach or violation of this provision, the university shall have the right to reject the proposal, annul the contract without liability, or, at its discretion, deduct from the contract price or otherwise recover the full amount of such commission, percentage, brokerage or contingent fee or other benefit.

3.18 Proposal Addenda and Rules for Withdrawal

Prior to the date specified for receipt of offers, a submitted proposal may be withdrawn by submitting a written request for its withdrawal to the Procurement Office, signed by the Offeror. Unless requested by the university, the university will not accept revisions or alterations to proposals after the proposal due date.

3.19 Kentucky State Law Notice

The university is a state agency of the Commonwealth of Kentucky and is subject to all terms and conditions of the Kentucky Model Procurement Code contained in KRS Chapter 45A and all other applicable statutes. Therefore, the university can accept Terms only to the extent permitted by and in accordance with the Kentucky constitution, state law, and the Eleventh Amendment to the United States Constitution. A Kentucky state agency cannot agree to indemnify a third party, submit to the jurisdiction of another forum, or agree to arbitrate disputes. Further, the university does not waive any of the rights, privileges, or immunities available to Kentucky state agencies. The final contract(s) is contingent upon approvals by the Capital Project and Bond Oversight Committee and Government Contracts Review Committee.

4.0 Enterprise Services

The scopes of work described below, along with the referenced appendices, are provided as a framework for responses. They are not intended to be exhaustive or prescriptive. Respondents are encouraged to present leading practices.

Note: the successful Partner will explicitly commit to retaining all in-scope UK and UK affiliate (e.g., UK St. Claire, UK King's Daughters) employees. Said employees will remain UK and affiliate employees with their respective pay and benefits. See 4.8 – Transition Plan for more information.

The university anticipates continued growth in the future. The university reserves the right to negotiate with the selected Enterprise P3 Partner for additional scopes of work in the future, including design-build-finance-operate-and-maintain projects within the areas including but not limited to the areas listed below; however, the continued use of the Enterprise Partner is at the university's sole discretion.

4.0.1 Building Maintenance

Building maintenance services shall be defined as all routine/unplanned/reactive maintenance, predictive and preventive maintenance.

Respondent should demonstrate qualifications to provide all management, operations, equipment, goods and supplies necessary to perform building maintenance services for UK. All work is to be performed in accordance with accepted industry standards and manufacturers' recommendations to maintain building systems and structures in good working condition. See Appendices for current service details.

4.0.2 Custodial Services

Respondent should demonstrate qualifications to provide all management, operations, equipment, goods and supplies necessary to perform professional custodial services for all buildings and structures identified by the University.

Buildings and structures identified are to be cleaned based upon the designated levels requested. Levels of care are defined through the Association of Physical Plant Administrators ("APPA") service levels. See Appendices for current service details.

4.0.3 Landscaping and Grounds Services including Snow Removal

Respondent should demonstrate qualifications to provide all management, operations, equipment, goods and supplies necessary to perform professional landscape and services for all areas identified by the University. Identified areas are to have their landscape maintained based upon the designated levels requested. Snow and ice removal will meet the service levels requested. Levels of care are defined through the APPA service levels. See Appendices for current service details.

4.0.4 Healthcare Food and Nutrition Services

Respondent should demonstrate qualifications to provide all management, operations, equipment, goods and supplies necessary to perform Healthcare Food and Nutrition Services.

Food and Nutrition Services include but may not be limited to meal production and delivery to satisfy multiple diet needs including therapeutic and modified diets under a rigorous food safety and sanitation regime. See Appendices for current service details.

4.0.5 Healthcare Environmental Services

Respondent should demonstrate qualifications to provide all management, operations, equipment, goods and supplies necessary to perform Healthcare Environmental Services. See Appendices for current service details.

4.0.6 Patient Transport and Observation Services

Respondent should demonstrate qualifications to provide all management, operations, equipment, goods and supplies necessary to perform Patient Transport and Observation (sitting) services. See Appendices for current service details.

4.0.7 Dining and Food Services

The University is seeking a company with an established record of providing high quality, innovative dining services in the higher education market. UK seeks a partner who will work cooperatively with the University to implement a superior dining services program. All Offerors should demonstrate a visionary plan for the future of Dining for the UK enterprise. A clear understanding of the distinctive nature of higher education culture and

the important role that dining plays in that culture is a critical component of the RFP response.

It is our intent to grant the successful Enterprise Partner exclusive rights to the operation of dining services, board plan, retail, and catering on the UK campus, except as specifically excluded in the resultant contract from this RFP process.

Any function that utilizes alcohol must abide by the University's alcohol policy, with the patron/sponsor purchasing the alcohol and the Contractor providing certified servers.

Note: The successful partner will be required to pay the unamortized balance of amounts due to the current service provider.

See Appendices for current service details.

4.0.8 P3 Delivery (DBFOM) of Housing and Dining Facilities

The UK enterprise continues to have robust growth in enrollment that creates a need for additional housing. The enrollment growth will also put increasing pressure on existing dining facilities. UK seeks to include in the scope of this RFP the potential of working with the partner selected through this RFP process to address these opportunities in a P3 arrangement.

Note: No specific project has been identified at this time. If the UK Board of Trustees approves a project in the future, specific legislative budget authority will be required before proceeding. Any resultant contract will also require approval from the Capital Projects and Bond Oversight Committee before it can be finalized.

4.1 Proposal Information and Criteria

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. UK encourages clear, concise responses and has provided guidance for length and format in the applicable sections below.

- Signed Authentication of Proposal and Statement of Non-Collusion and Non-Conflict of Interest Form
- Transmittal Letter
- Executive Summary and Proposal Overview
- Criteria 1 - Offeror Qualifications and Experience
- Criteria 2 – Staffing and Key Personnel
- Criteria 3 – Ability to Address Critical Issues
- Criteria 4 – Transition Plan
- Criteria 5 – Pricing and Cost Methodologies
- Criteria 6 – Financial Capacity
- Criteria 7 – Company References
- Criteria 8 – Other Additional Information

4.2 Authentication, Collusion, and Conflict of Interest Form

The Offeror will sign, date, and return the Authentication of Proposal and Statements of Non-Collusion and Non-Conflict of Interest Form and print or type their name, firm, address, telephone number. The person signing the offer must initial erasures or other changes. An offer signed by an agent is to be accompanied by evidence of their authority. 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.

4.3 Transmittal Letter

The Transmittal Letter accompanying the RFP should be in the form of a standard business letter and shall be signed by an individual authorized to legally bind the Offeror. It should include:

- A statement referencing all addenda and written questions, the answers and any clarifications to this RFP issued by the university and received by the Offeror (If no addenda have been received, a statement to that effect should be included.).
- A statement that the Offeror's proposal shall remain valid for six (6) months after the closing date of the receipt of the proposals.
- A statement that the Offeror will accept financial responsibility for all travel expenses incurred for oral presentations (if required) and candidate interviews.
- A statement that summarizes any deviations or exceptions to the RFP requirements and includes a detailed justification for the deviation or exception.

4.4 Executive Summary and Proposal Overview

The Executive Summary and Proposal Overview should condense and highlight the contents of the technical proposal in such a way as to provide the evaluation committee with a broad understanding of the entire proposal. [Length guidance: 1-3 pages]

4.5 Criteria 1 - Offeror Qualifications

Offerors should describe and offer evidence of their ability to meet each of the qualifications listed below.

As part of the proposal response, UK is requesting qualifications and experience from firms with an established history of providing high quality and cost-effective methods to manage, operate and provide the services in scope. Demonstrated healthcare industry and higher education experience is preferred and, if possible, responses should be structured to highlight experience, clients and/or examples within the healthcare industry and the higher education sector.

Statement of Qualifications and Availability to Provide the Services

- A. Provide a **statement of interest**, including a narrative describing the responding firm's unique qualifications as they pertain to each of the services defined in Section 4.0. This should also include information about your processes and procedures to manage each of these areas.

If applicable, also provide the statement of interest and qualifications for any proposed partners or subcontractors identified to provide specific areas of service.

- B. Provide a brief **history of the firm** including when the firm was established, type of ownership and office locations. Indicate the office that will manage the services for UK. If the firm has changed name or ownership within the last five (5) years indicate the former name.

If applicable, also provide a brief history for any proposed partners or subcontractors identified to provide specific areas of service.

- C. Provide **three (3) case studies** demonstrating successful management of multi-service contracts of a size and scale similar to those included in the RFP.
- D. Provide at least **two (2) case studies** of major service transitions where the firm successfully managed the integration of a **significant incumbent workforce** (i.e., offering affected employees an employment choice).

4.6 Criteria 2 – Staffing and Key Personnel

- A. UK will provide a dedicated team to oversee the performance of services rendered and work collaboratively with the selected partner.
- B. Provide an internal organization chart indicating individuals and reporting structure that will be managing the services provided. Resumes of key staff members that will be involved with this project should be provided.
- C. Provide an explanation of how your firm reinvests in its programs including staff, management, and services.
- D. Describe any collaborations your firm has with trade schools, workforce commission, staffing programs, apprenticeship programs, etc. as an avenue to hire and/or develop staff.

4.7 Criteria 3 – Ability to Address Critical Issues

- A. Provide a description of your firm's emergency readiness plan. Please include an example of a time when you had to activate the plan and provide a client name and contact information that was impacted by use of the plan.
- B. Provide an example, with client name and contact information, of a time a conflict arose with a client and describe the methods your firm used to resolve the conflict.
- C. Describe any resources you have within 200 miles of each of the proposed locations that could be assigned to support those locations if such a need arises.

4.8 Criteria 4 – Transition Plan

Respondents should provide sufficient information to fully describe your company's plan to transition all aspects from the current providers. The transition dates will be negotiated between the parties.

- A. Explicitly commit to retaining all in-scope UK and UK affiliate (e.g., UK St. Claire, UK King's Daughters) employees. Said employees will remain UK and affiliate employees with their respective pay and benefits.
- B. Provide details regarding proposed transition of services for each of the proposed services. Please include the following at a minimum:
 - a. Milestones, and key activities
 - b. Communication, governance, and overall leadership
 - c. Associate onboarding and recruiting (including reporting structure of front-line associates and how any subcontractor relationships would work)
 - d. Training and safety plans
 - e. Additional resources that will be utilized
- C. Provide a listing of the top five (5) challenges anticipated during transition and how your firm plans to mitigate the challenges. If these challenges vary by service type, please indicate as such.
- D. Outside of transitioning the services, provide a list of key issues each site might face and a proposed plan to mitigate those issues.

4.9 Criteria 5 – Pricing and Cost Methodologies

Pricing Methodology (No specific pricing required): Provide a detailed explanation of the proposed pricing methodology for the entire integrated scope. **No specific unit costs or final pricing figures are requested in this phase.**

Financial Investment: Describe the overall strategy for required capital investment (e.g., renovations, equipment replacement) and how the funding for that will be structured.

4.10 Criteria 6 – Financial Capacity

Financial Outlook and Performance

- A. Provide your firm's financial performance and growth for the previous five (5) years.
- B. Provide your firm's current debt-to-asset ratio.
- C. Is your firm currently for sale or involved in any transaction to expand or to become acquired by another business entity? If yes, please explain the impact both in organizational and directional terms.
- D. Is your firm currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity? If yes, specify date(s), details, circumstances, and prospects for resolution.
- E. Is your firm publicly traded or privately held? If publicly traded, provide a link to the most recent annual report. If privately held, provide information of the nature that a public firm is required to include in its annual report, including the most recent full year audited financial statements. Both publicly traded and privately held firms must disclose any recent changes in their financial position of substance not reflected in these reports.

4.11 Criteria 7 – Company References

Respondents should provide four (4) references who are receiving services similar to those described in this RFP. The ideal reference would be a public institution of higher education with a significant healthcare function. Next preferred would be a private institution of higher education with a significant healthcare function, then a healthcare reference, followed by public and then private institutions of higher education.

Each reference should include the following information at a minimum:

- A. Company name
- B. Contact person name and title
- C. Contact phone number and email address
- D. General description of the scope and services provided
- E. Term of contract, to include start and end of initial term and if any extensions/renewals

4.12 Criteria 8 – Other Additional Information

Please provide any additional information that the Respondent feels should be considered when evaluating their Proposal. The Offeror may present any creative approaches that might be appropriate. [Length guidance: 1 page summary.]

5.0 Evaluation Criteria Process

A committee of university officials appointed by the Chief Procurement Officer will evaluate proposals and make a recommendation to the Chief Procurement Officer. The evaluation will be based upon the information provided in the proposal, additional information requested by the university for clarification, information obtained from references and independent sources and oral presentations (if requested).

Proposals will be evaluated strictly in accordance with the requirements set forth in this solicitation, including any addenda that are issued. The university will award the contract to the responsible Offeror(s) whose proposal is determined to be the most advantageous to the university, taking into consideration the evaluation factors set forth in this RFP upon conclusion of Phase 2 of this RFP.

The University desires a single partner but reserves the right to award contracts to multiple partners if deemed in the best interest of the enterprise.

The evaluation of proposals will include consideration of responses to the list of criteria in Section 4.1. Offerors should specifically address all criteria in their response. Any deviations or exceptions to the specifications or requirements should be described and justified in a transmittal letter. Failure to list such exceptions or deviations in the transmittal letter may be considered sufficient reason to reject the proposal.

The review criteria listed below are not in a specific priority order. UK will make decisions deemed to promote its best interest taking these criteria into consideration:

Primary Criteria

- Criteria 1 - Offeror Qualifications and Experience
- Criteria 2 – Staffing and Key Personnel
- Criteria 3 – Ability to Address Critical Issues
- Criteria 4 – Transition Plan
- Criteria 5 – Pricing and Cost Methodologies
- Criteria 6 – Financial Capacity
- Criteria 7 – Company References

Secondary Criteria

- Criteria 8 – Other Additional Information

The university will evaluate proposals as submitted and is not required to notify Offerors of deficiencies in their responses.

Appendices

Please see attached Appendices for information regarding the current status of the services within the scope of this RFP. The final determination of which services and/or facilities will be awarded in the contract resultant from this RFP will be negotiated between the parties. Additional information will be provided in response to questions and in Phase 2 of the progressive RFP process.

Appendix I – UK Facilities Management

Appendix II – UK Healthcare Patient Services

Appendix III – UK Dining Management

Appendix IV – UK St. Claire Facilities Management

Appendix V – UK St. Claire Patient Services

Appendix VI – UK King’s Daughters All Scope

Appendix VII – UK King’s Daughters Property List

Appendix VIII – The Cornerstone

Appendix IX – Coldstream Research Campus

Appendix I – UK Facilities Management

Contents

Facilities Management Summary.....	2
Buildings.....	2
Size of Campus.....	2
New Construction.....	2
Organizational Chart.....	3
Facilities Management Departments and Staff Size	4
Facilities Management Technology	5
Custodial Services	6
Custodial Services Staff Size.....	7
Custodial Summary of Services.....	7
Custodial Shifts	7
Grounds Maintenance.....	7
Areas/Zones.....	7
Area Maps	8
Grounds Maintenance Staff Size	8
Grounds Summary of Services	8
UK HealthCare Building Maintenance (Zone 6).....	8
Buildings.....	8
UK HealthCare Facilities Maintenance Services Provided.....	9

Facilities Management Summary

Buildings

Campus Education & General (The structures that Facilities Management maintain, not a complete count of all UK-owned buildings.)

- Structures: 293
- GSF: 16,764,065

UK HealthCare

- Structures: 16
- GSF: 4,644,798

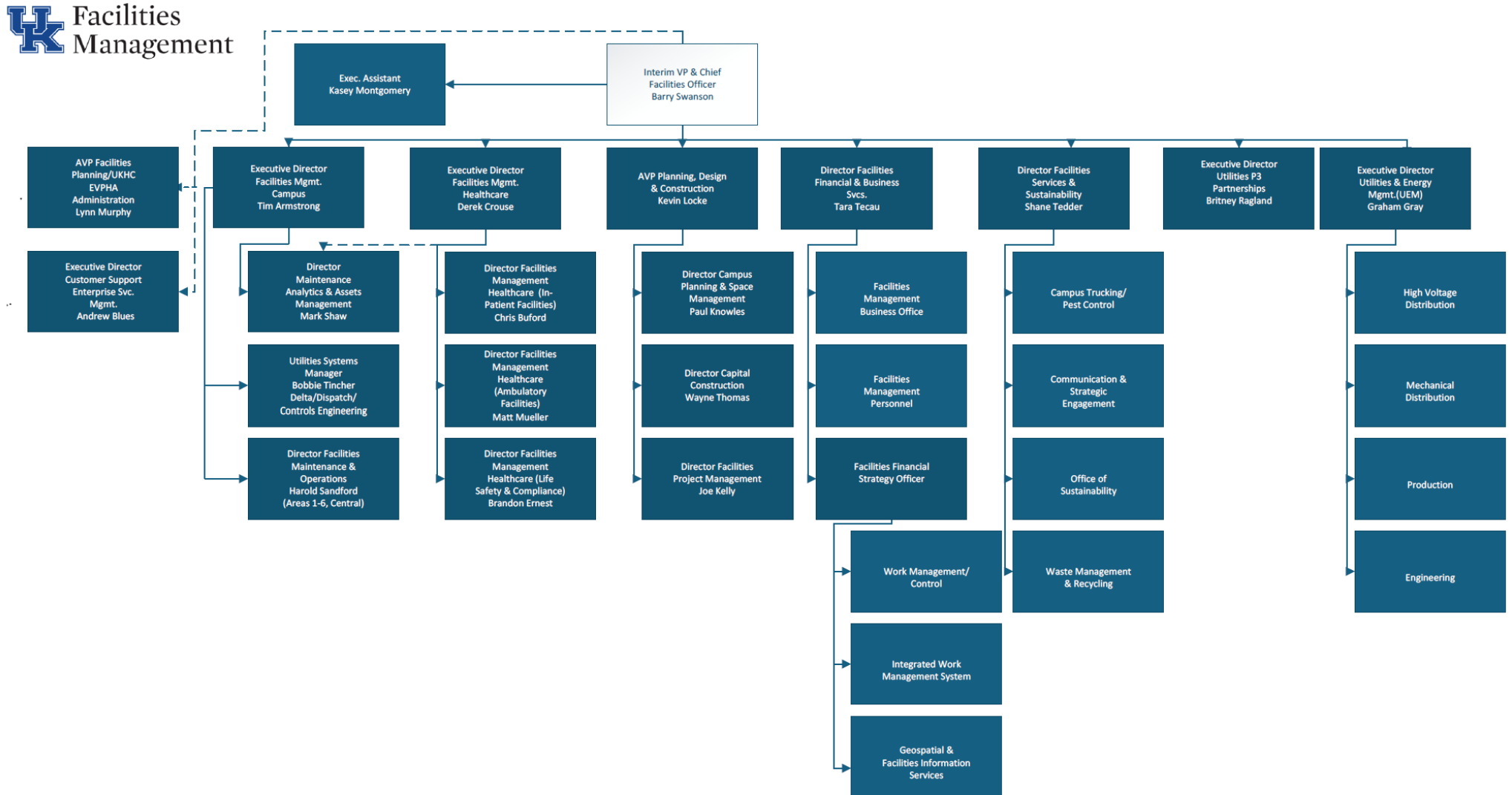
Size of Campus

- Main campus owned property maintained by Facilities Management and includes the Arboretum
- Acreage: 853

New Construction

Type	Current	Planned
Improvement, renovations and expansions	\$244,740,000	\$115,500,000
New space	\$1,878,031,750	\$1,711,000,000
Asset preservation	\$277,612,000	\$77,156,000
Renewal and modernization	\$250,000,000	
P3	\$856,000,000	
Total	\$3,506,383,750	\$1,903,656,000

Organizational Chart



Facilities Management Departments and Staff Size

Department	Unit	Staff (including full-time, students and temporary)
VP Facilities Management	VP Facilities Management	5
Facilities Management Campus	Maintenance	130
	Custodial	166
	Grounds	80
	Event Services	1
	Campus Physical Plant	41
	Recycling & Waste	16
	Trucking	15
Facilities Management Healthcare	Maintenance	140
Planning, Design & Construction	Campus Planning	2
	Capital Project Management	29
	Facilities Project Management	17
	Interior Design	2
Facilities Shared Services	Sustainability	9
	Facilities Management Personnel	7
	EAG Plant Maintenance	1
Utilities & Energy Management	Utilities Operations	82
	Delta & Controls	40
Total		783

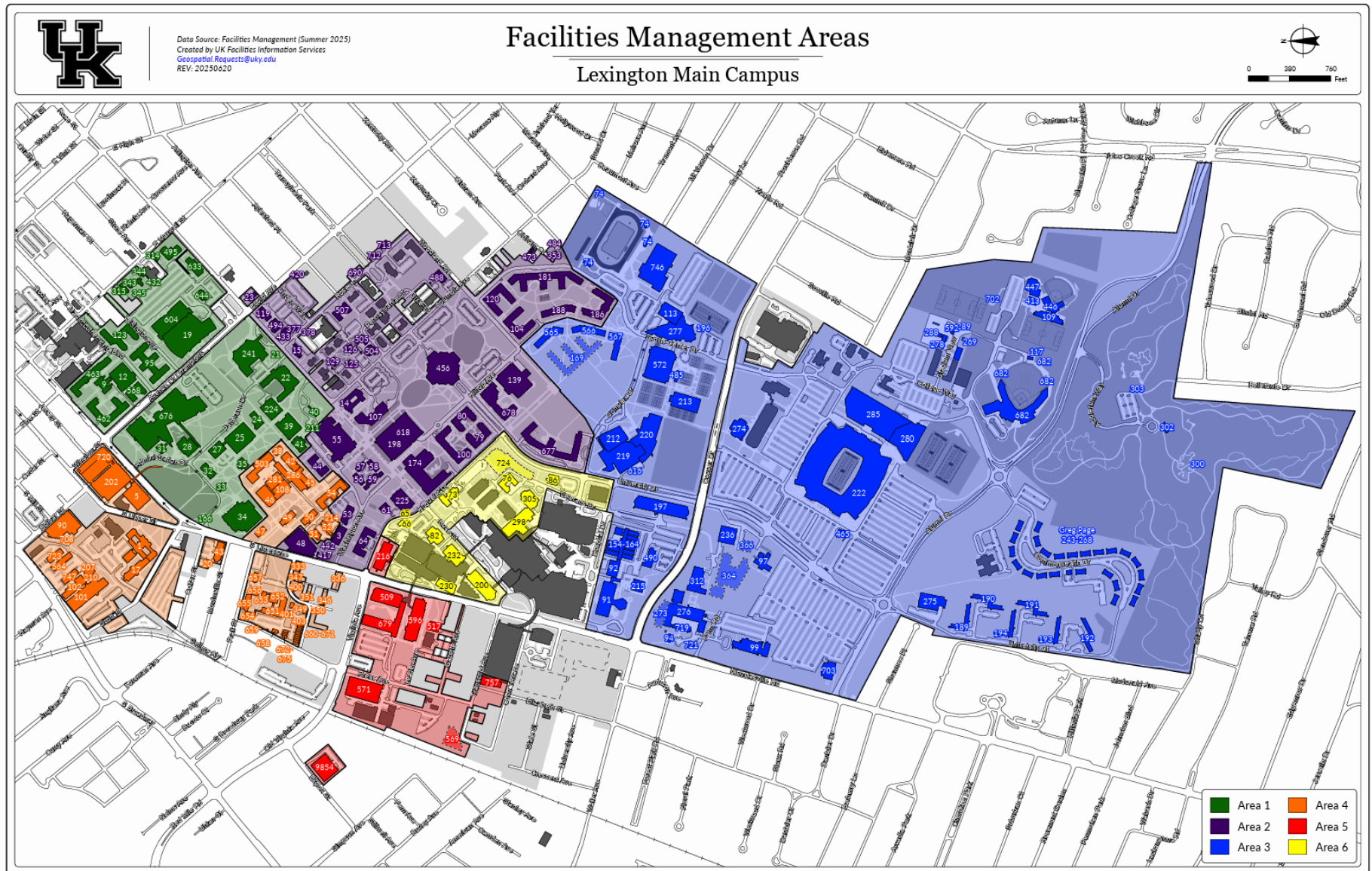
Facilities Management Technology

Technology	Use
SAP Plant Maintenance	Work orders – Current
Asset Works	Work orders – Future
Tridium	Controls – Automated buildings
Work Manager	Work orders mobile app – Current state
Energy CAP	UEM
CT Vista	Heating/Cooling
eFACTS	Geographic Information System (GIS), Library
Sage	Steam trap inspections
E-COMM	Project management
ArcGIS	GIS
ESRI	GIS
FileMaker Pro	Project information database
Smartsheet	Various tracking

Note: Only Custodial, Grounds and Landscaping, and Building Maintenance are included in the scope of this RFP.

Custodial Services

Areas/Zones



Custodial Services Staff Size

(Including supervisor span of control)

Area	Staff
Area 1, Area 4 and Student Center	1 Superintendent (Area 1, Area 4 and Student Center) 16 Supervisors (Area 1, Area 4 and Student Center) 1 Custodial Team Lead (Area 1 and Student Center) 9 Custodial Workers (Area 1) 13 Custodial Workers (Student Center) 3 Custodial Team Leads (Area 4) 19 Custodial Workers (Area 4)
Area 2 and Area 3	1 Superintendent (Area 2 and Area 3) 5 Supervisors (Area 2 and Area 3) 4 Custodial Team Leads (Area 2) 24 Custodial Workers (Area 2) 2 Custodial Team Leads (Area 3) 14 Custodial Workers (Area)
Area 5	1 Superintendent 13 Supervisors 32 Custodial Workers
Athletics & Floor Care	1 Superintendent (Athletics and Floor Care) 1 Custodial Team Lead (Athletics and Floor Care) 6 Custodial Workers (Athletics) 1 Custodial Supervisor (Floor Care) 3 Floor Technicians

Custodial Summary of Services

- Waste
- Entrances
- Hallways
- Elevators and stairs
- Classrooms, offices, conference rooms, break rooms
- Custodial closet
- Equipment

Custodial Shifts

- 3:30 am – 12:00 pm Johnson Center, etc.
- 5:30 am – 2:15 pm Standard
- 7:00 am – 3:45 pm Standard
- 2:00 pm – 10:30 pm 2nd Shift Student Center
- 4:15 pm – 1:00 am 2nd Shift Area 5
- 9:30 pm – 6:00 am Floor Crew

Grounds Maintenance

Areas/Zones

- Organized in the same zones/areas as Custodial and Campus Maintenance.

Area Maps

- Organized in the same zones/areas as Custodial and Campus Maintenance

Grounds Maintenance Staff Size

Area	Staff
Area 1	1 Supervisor 2 Team Leads 11 Grounds Workers
Area 2	1 Supervisor 3 Team Leads 12 Grounds Workers
Area 3	1 Supervisor 2 Team Leads 12 Grounds Workers
Area 4	1 Supervisor 2 Team Leads 10 Grounds Workers
Area 5 and Area 6	1 Supervisor 2 Team Leads 9 Grounds Workers

Grounds Summary of Services

- Bed maintenance
- Turf maintenance
- Irrigation
- Litter
- Hardscape maintenance
- Trees

UK HealthCare Building Maintenance (Zone 6)

Buildings

- Chandler Hospital (Pav A, HA, H and CC)
- Good Samaritan Hospital
- Kentucky Clinic
- Medical Plaza
- Gill Heart
- Whitney Hendrickson (MRISC)
- Combs Cancer Research
- Medical Office Building (Good Sam)
- Waller Healthcare Annex
- Parking Structure 8
- Parking Structure 3
- Good Samaritan Parking Structure
- Eastern State Hospital
- Central KY recover #1, 2, 3 and 4

- Good Samaritan Chiller Building
- Easter State Plant
- University Health Service
- Samaritan Professional Arts Center
- 531 Wellington Way
- Bluegrass Care Clinic (Beaumont Pharmacy)
- Polk-Dalton Clinic/217 Elm Tree Lane
- Polk Dalton Family Clinic

UK HealthCare Facilities Maintenance Services Provided

- Life-safety – Maintaining all the life-safety systems and components in the facilities, ensuring all Code and Regulatory requirements are being met. This includes fire alarm systems, fire suppression systems, emergency power (generators, transfer switches, distribution equipment), egress doors and stairwells, smoke and compartment doors.
- Environment of care – Maintaining temperature and humidity control systems and equipment per regulatory requirements to reduce the risk of hospital acquired infections. Maintaining the physical environment (walls and ceilings) to ensure bacteria does not have a place to grow.
- Asset management – Maintaining and repairing all physical features of the built facilities and systems.
- Budget management – Manage an annual operating budget to provide all the services we are responsible for.
- Sidewalk/entrance safety – In the winter, we are responsible for keeping entrances and pedestrian paths clear of snow and ice.
- Emergency management – In the event of a major facility emergency or utility outage, we are a major part of the emergency management team, providing facility support services and overseeing the restoration.
- Flood response, clean-up and restoration management – When pipes burst in healthcare facilities, it can significantly negatively impact clinical operations. Our role is to stop the flood; get it cleaned up and get the area(s) restored as quickly as possible to limit that impact to clinical operations.
- Outage coordination for construction – When construction projects require an outage of a facility system, we research the system thoroughly to determine what areas will be impacted by the outage. We then plan the phases of the outage in coordination with the project team and the clinical team to ensure awareness of impact, planning, and proper execution of the outage. We also support the clinical teams during the outage, for example, in the event of a water outage, we provide drinking water, hand washing stations, and staff on hand to dump water into toilets to flush them.
- Facility systems contract management – We manage the contracts for elevators, fire alarm and fire suppression, pest control and the pneumatic tube system.

Appendix II – UK Healthcare Patient Services

Contents

Patient Safety Companion (PSC) Program (Sitters)	2
Service Hours:	2
Staffing	2
Patient Transport (PT)	3
Staffing	3
Front line FTEs.....	3
Management.....	3
Trip Volume:.....	3
Trip Volume Breakdown	3
Hours of Operation.....	4
Dispatch Hours.....	4
Environmental Services (EVS)	5
Current state staffing.....	5
Front Line	5
Management.....	5
Food Services.....	6
FY25 Meals Served	6
FY25 Retail Sales	6
FY25 Catering and special function spend	6
Staffing	7
Front Line	7
Management.....	7
Exhibit A – EVS Square Footage	8

Patient Safety Companion (PSC) Program (Sitters)

This Service shall include in-room monitoring of patients in accordance with a clinical risk assessment. This requires all staff to undergo hospital-specific training for managing high-risk patients and to maintain visual observation of assigned patients at all times, remaining at the bedside of an assigned patient at all times.

Service Locations
Chandler
Golisano Children's
Good Sam Hospital

Service Hours:

PSC service hours: Monday through Sunday 24 Hours

PSC dispatch hours: Monday through Sunday 24 hours

Staffing

Front Line budgeted FTEs	133.1
Management FTEs Patient Observation	5.5

Note: There are 13 UK employees in the PSC service line not included in the FTE count above

Patient Transport (PT)

Service Provider will provide transport services, which include lifting and transferring inpatients to and from bed and mobile transportation equipment; patient transports to and from all inpatient and diagnostic areas.

Staffing

Front line FTEs

Location	Budgeted FTEs
Chandler	46.5
Good Samaritan	9.47
Golisano Children's	3.52
Kentucky Clinic, Warren Wright Medical Plaza	6
Totals	65.49

Note: There are 4 UK employees in the Patient Transport service line not included in the count above

Management

3.5 Management FTEs

Trip Volume:

The annual trip volume for all Locations

Trip Volume Breakdown

Location	Trip Type	Trips
Chandler	Patient Moves Only	121,922
Chandler	Assists	37,053
Chandler	Equipment	48,933
Golisano Children's	Patient Moves Only	9,744
Golisano Children's	Assists	1,544
Golisano Children's	Equipment	5,437
Good Samaritan	Patient Moves Only	19,804
Good Samaritan	Assists	6,548
Good Samaritan	Equipment	8,648
KY Clinic	Patient Trips	8,400

Hours of Operation

Location	Hours of Operation
Chandler (Main Hospital)	24 hours a day/7 day a week
Golisano Children's	24 hours a day/7 day a week
Kentucky Clinic (6 Dedicated FTE's)	M – F, 7:30am – 6:00pm
Good Samaritan Hospital	M – F 6:00am – 9:00pm Weekends & Holidays 7:00am – 7:00pm

Dispatch Hours:

Calls, dispatching, and task-management services will be provided through an on-site call center 24 hours a day, 7 days a week.

Environmental Services (EVS)

Service provider will provide EVS Services in accordance with the responsibilities and cleaning frequencies required by the client.

Scope: Square footage- Please see Exhibit A

Current state staffing

Front Line

Location	Budgeted FTEs
Chandler	276.42
Golisano Children's	36.21
UK Good Samaritan Hospital	46.46
Eastern State Hospital	17.62
University Health Services	
UK Polk Dalton Clinic	1.04
Good Samaritan MOB	4.16
Kentucky Clinic	23.98
Wanen Wright Medical Plaza	
Waller AtU1ex	5.20
UKHC Primary Care – Frankfort	0.53
College of Dentistry	5.27

Note: There are 3 UK employees in the EVS service line not included in the count above

Management

Location	Management
Chandler & Golisano Children's	31
Good Sam & MOB	4.0
KY Clinic	2
Eastern State	2
Waller & Polk Dalton	0.43
College of Dentistry	0.33

Food Services

Service Provider will provide services related to the patient meals, managing all retail locations, catering requests, floor stocks, nutrition supplements to all in-scope locations

FY25 Meals Served

Location	Meals Served
Chandler	1,036,290
Golisano Children's	115,143
Good Sam	243,924
Eastern State	275,284

FY25 Retail Sales

Location	Annual Sales (Fy 25)
Pav A Main Café	\$8,947,054
Pav A Courtyard Café	\$671,352
Wild Cat Ky Clinic Café	\$701,621
Whitney Hendrickson Café	\$366,910
Good Sam Café	\$900,413
Eastern Sate	\$43,304

FY25 Catering and special function spend

Location	Spend
Chandler and Golisano Children's	\$326,000
Good Sam	\$12,046
Eastern State	\$17,558

Staffing

Front Line

Location	Budgeted FTEs*
Chandler	197.29
Golisano Children's	23.12
UK Good Samaritan Hospital	35.99
Total	256.40

Note: There are 5 UK employees in this service line not included in the count above

Management

Location	Number
Chandler/ Golisano Children's	18
Good Sam	4
Eastern	4

Exhibit A – EVS Square Footage

Building		Square Footage	Notes
Pav A	Gross Sq Ft	1,344,651	Excludes 4th, 14th, 15th, and 16th floors as these are mechanical spaces
	Net Sq Ft	1,089,157	
Pav H	Gross Sq Ft	919,086	Excludes 9th and 10th floor as they are mechanical spaces
	Net Sq Ft	781,168	
Gill	Gross Sq Ft	99,505	Excludes 5th floor mechanical space
	Net Sq Ft	87,114	
Whitney	Gross Sq Ft	36,021	Excludes Basement and third floor as we don't clean these and excludes the penthouse which is mechanical space
	Net Sq Ft	31,579	
Roach	Gross Sq Ft	92,068	Excludes 4th floor which we don't clean and 5th floor which is mechanical space
	Net Sq Ft	80,460	
UK Clinic	Gross Sq Ft	208,560	Excludes 6th and 7th floor as they are mechanical spaces
	Net Sq Ft	186,657	
UHS	Gross Sq Ft	71,748	Excludes 5th floor as this is mechanical space
	Net Sq Ft	63,931	
Good Sam	Gross Sq Ft	391,886	Excludes 1B and 8th floor as these are mechanical spaces
	Net Sq Ft	289,319	
Good Sam MOB	Gross Sq Ft	52,931	Includes all floors
	Net Sq Ft	47,327	
Waller Annex 1	Gross Sq Ft	43,966	Includes all floors
	Net Sq Ft	39,916	
Eastern State	Gross Sq Ft	340,387	Includes all floors
	Net Sq Ft	295,138	

CKRC	Building #1	10,051	Includes all floors
	Building #2	10,051	

Polk Dalton Clinic	Gross Sq Ft	9,832	Includes all floors
	Net Sq Ft	9,048	

UKHC Primary Care - Frankfort	Gross Sq Ft	5,401	Includes entire suite
	Net Sq Ft	5,401	

College of Dentistry	Gross Sq Ft	110,452	excludes sixth and seventh floors
	Net Sq Ft	48,173	

Appendix III – UK Dining Management

Contents

UK Dining Management Summary	2
Campus Dining.....	2
Athletics	2
Vending	2
UK Dining Technology.....	2
UK Dining Meal Plan Sales	3
Staffing	3
Current Dining Partner Staff Size	3
UK Campus Dining.....	3
Athletics	3
Catering.....	3
Current Dining Locations	4

UK Dining Management Summary

Campus Dining

- 2 Residential dining halls
 - 8,000-10,000 transactions per day
- 22 Retail dining locations
 - 4 Subcontracted to local partners; relationship managed by partner
 - 18 operated by partner
- Catering Services
 - 2,709 Catering Orders Per Year

Athletics

- Approx. 61,000 seat football stadium
- 8,500 seat women's sports arena
- 5,000 capacity baseball stadium
- Combined soccer and softball complex
- 3 additional Olympic sport facilities

Vending

- 60 Coke Vending Machines
- 105 Snack/Market Vending Machines
- \$1,546,962.25 Annual Revenue

UK Dining Technology

Technology	Use
SAP Plant Maintenance	Work orders – Current
Asset Works	Work orders – Future
Micros	POS
CSGold	Campus ID Management
StarRez	Student Billing

UK Dining Meal Plan Sales

Meal Plan Type	Active Plans Fall 2025
Residential Meal Plans	7,494
Commuter Meal Plans	3,066
Faculty & Staff Meal Plans	3,941
Total Meal Plans	14,501

Staffing

Staff counts below indicate the number of UK employees who transitioned in the 2014 partnership and continue to be classified as UK employees.

- 5 Food Service Supervisors
- 8 Cook/Baker
- 14 Hourly Servers & Cooks
- 3 Account Clerk

Current Dining Partner Staff Size

Staff counts below indicate the number of UK Dining employees to support the scope of operations:

UK Campus Dining

- 30 Salaried Managers
- 277 Student Employees
- 513 Full & Part-time Employees

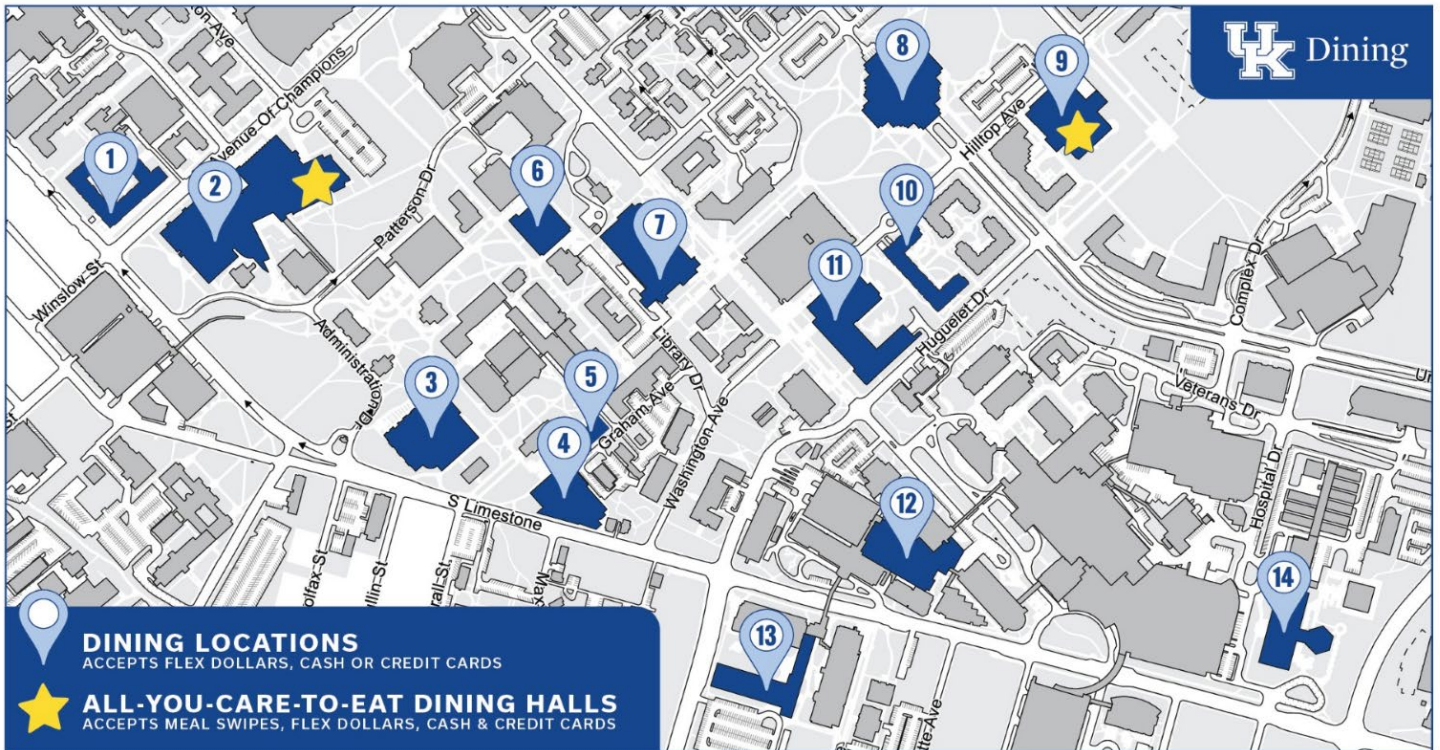
Athletics

- 5 Salaried Managers
- 30 Full time
- 20 Part-time
- 100 Seasonal
- 32 Registered NPO Groups

Catering

- 3 Salaried Managers
- 20 Full & Part-time Employees

Current Dining Locations



- | | | | |
|--|--|---|---|
| <p>1 HOLMES HALL
WILDCAT PANTRY
HAN WOO RI</p> | <p>4 ROSENBERG COLLEGE OF LAW
PJ'S COFFEE</p> | <p>8 W.T. YOUNG LIBRARY
STARBUCKS</p> | <p>12 KENTUCKY CLINIC
STARBUCKS</p> |
| <p>2 GATTON STUDENT CENTER
CHAMPIONS KITCHEN
AUNTIE ANNE'S
CHICK-FIL-A
BLENZ BOWLS
PANDA EXPRESS
SUBWAY</p> | <p>5 ERIKSON HALL
ONE COMMUNITY CAFE</p> | <p>9 THE 90
FRESH FOOD COMPANY
CHICK-FIL-A
ZEN SUSHI
WILDCAT PANTRY
BLUE AGAVE GRILL</p> | <p>13 HEALTHY KY RESEARCH BUILDING
STARBUCKS</p> |
| <p>3 GATTON COLLEGE OF BUSINESS & ECONOMICS
PJ'S COFFEE</p> | <p>6 M.I. KING LIBRARY
SUBWAY</p> | <p>10 HAGGIN HALL
K-LAIR</p> | <p>14 AG SCIENCE NORTH
WILDCAT PANTRY</p> |
| <p>7 CHEM-PHYS BUILDING
EINSTEIN BROS. BAGELS</p> | <p>11 JACOBS SCIENCE BUILDING
FRESHII</p> | | |

Appendix IV – UK St. Claire Facilities Management

Contents

UKSC Facilities Management Summary	2
UK St Claire (buildings).....	2
UK St Claire (size of campus).....	2
New Construction.....	2
Organizational Chart	3
Facilities Management Departments and Staff Size	4
UKSC Facilities Management Technology	4
UK St. Claire Areas/Zones	5
UK St. Claire Buildings.....	6
Grounds Maintenance.....	6
Small Capital Projects	6
High Level Summary of Services for Projects Less than \$1M.....	6
UK St. Claire Facilities Management Services Provided.....	7

UKSC Facilities Management Summary

UK St Claire (buildings)

- Structures: 30/35* (* includes 5 building for RCS that are not in use/likely to be demolished)
- GSF: 595K/680K* (*includes 84,000 for RCS that are not in use/likely to be demolished)

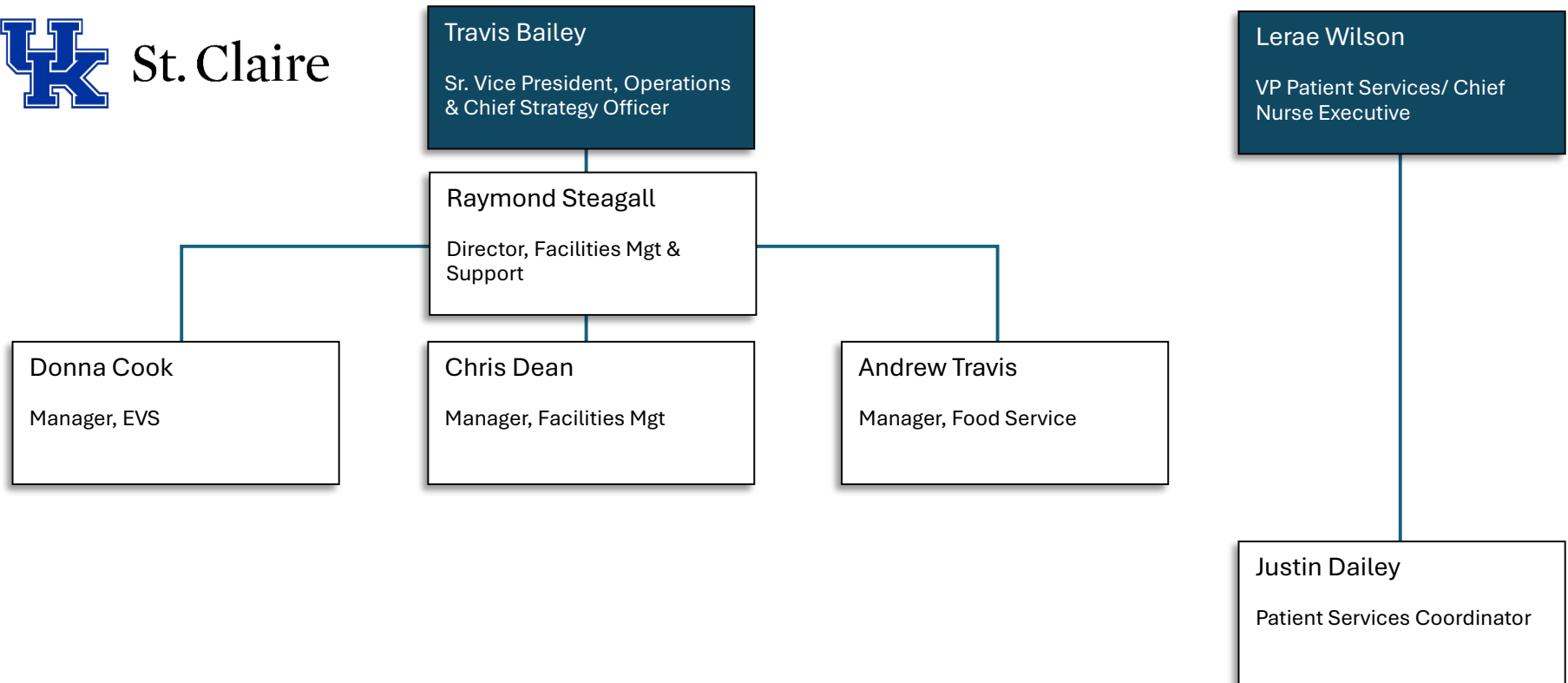
UK St Claire (size of campus)

- 47 Acres

New Construction

- \$6,000,000

Organizational Chart



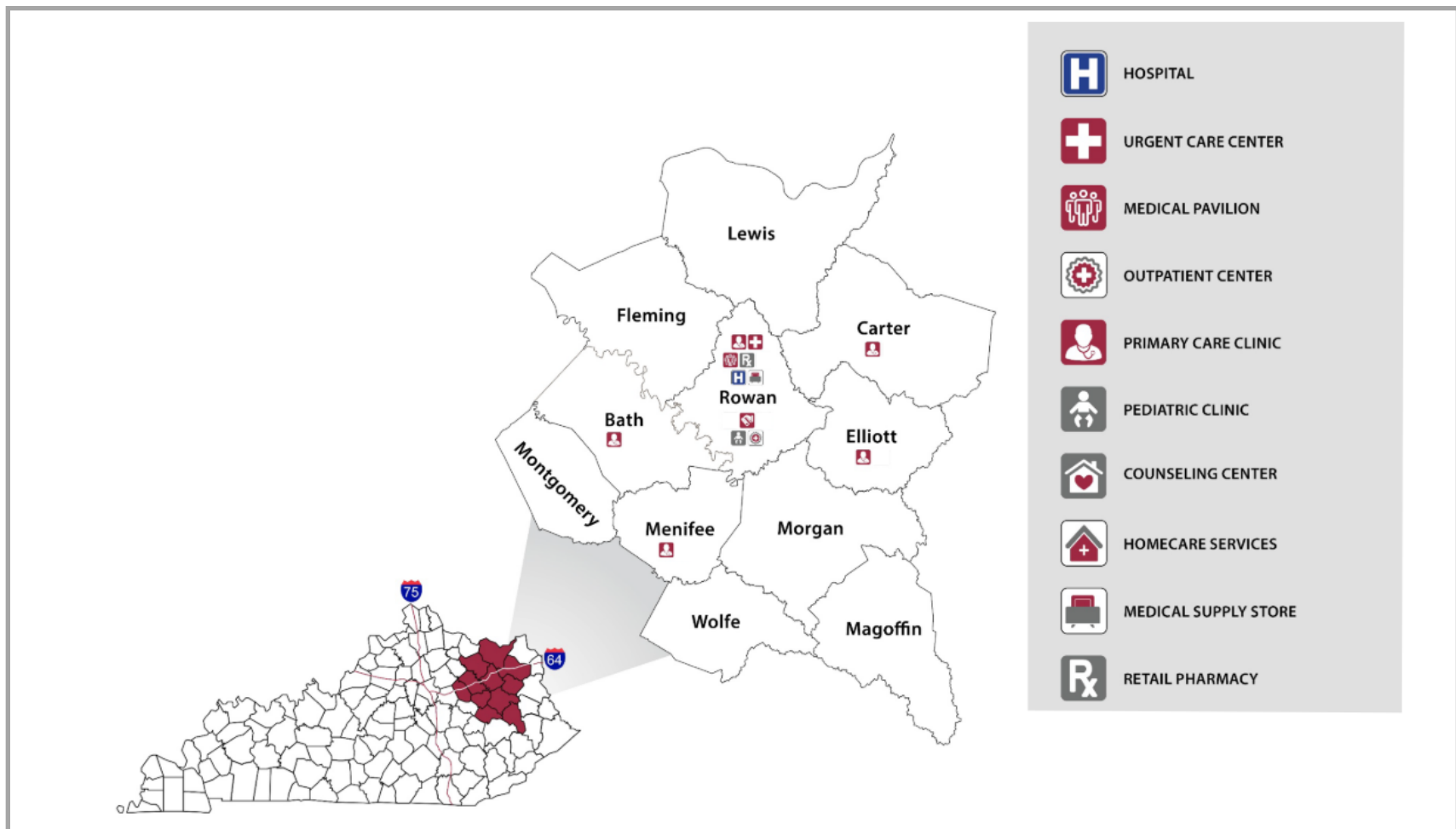
Facilities Management Departments and Staff Size

UKSC	TTL
Maintenance Assistant	1
Carpenter/Painter	8
Maintenance Mechanic	4
Office Manager	1
Communications Mechanic	1
Electrical Mechanic	1
HVAC Mechanic	2
Manager, Facilities Operations	1
Director, Facilities Management & Support	1
Total	20

UKSC Facilities Management Technology

Technology	Use
EMAINT (FLUKE)	Work orders – Current
Asset Works	Work orders – Future
Tridium (future)	Controls – Automated buildings
JCI	UEM
FileMaker Pro	Multiple Uses

UK St. Claire Areas/Zones



UK St. Claire Buildings

- UK-St. Claire Regional Medical Center
- Medical Service Pavilion
- CHER
- Business Service Center
- Outpatient Center
- Family Medicine & Dental
- Home Health Service Building
- Family Medical Supply
- Family Medicine Frenchburg
- Outpatient Center Storage
- Annex Building
- Cancer Treatment Center
- Family Medicine Olive hill
- Family Medicine Sandy Hook
- St. Claire Counseling
- Family Medicine Owingsville
- Urgent Treatment Center
- 8 Unit Apartment Complex
- SCH Pediatrics
- Hospice
- House @ 408 Cecil
- Family Medicine Morehead-North
- KU Building
- Foundation House
- House @ 405 Allen Avenue
- Data Center

Grounds Maintenance

UKSC (Mowing, Snow Removal and Tree Work is Contracted; all other Grounds FTEs are already reflected in the Facilities Staff Totals

Small Capital Projects

UKSC delivers a multitude of capital projects in-house. Contracted projects are managed by Facilities Dept / SVP Operations

High Level Summary of Services for Projects Less than \$1M

- Manage budget
- Manage schedule
- Procurement – Ensuring model procurement is followed
- Coordination with architect/contractor
 - Ensure performing per contract
- Coordination with end-users

- Coordination with other UK internals (Information Technology Services, Environmental, Health and Safety, Parking and Transportation services)
- Project meetings/inspections/etc.
- Ensure deliverables are received

UK St. Claire Facilities Management Services Provided

- Life-safety – Maintaining all the life-safety systems and components in the facilities, ensuring all Code and Regulatory requirements are being met. This includes fire alarm systems, fire suppression systems, emergency power (generators, transfer switches, distribution equipment), egress doors and stairwells, smoke and compartment doors.
- Environment of care – Maintaining temperature and humidity control systems and equipment per regulatory requirements to reduce the risk of hospital acquired infections. Maintaining the physical environment (walls and ceilings) to ensure bacteria does not have a place to grow.
- Asset management – Maintaining and repairing all physical features of the built facilities and systems.
- Budget management – Manage an annual operating budget to provide all the services we are responsible for.
- Sidewalk/entrance safety – In the winter, we are responsible for keeping entrances and pedestrian paths clear of snow and ice.
- Emergency management – In the event of a major facility emergency or utility outage, we are a major part of the emergency management team, providing facility support services and overseeing the restoration.
- Flood response, clean-up and restoration management – When pipes burst in healthcare facilities, it can significantly negatively impact clinical operations. Our role is to stop the flood; get it cleaned up and get the area(s) restored as quickly as possible to limit that impact to clinical operations.
- Outage coordination for construction – When construction projects require an outage of a facility system, we research the system thoroughly to determine what areas will be impacted by the outage. We then plan the phases of the outage in coordination with the project team and the clinical team to ensure awareness of impact, planning, and proper execution of the outage. We also support the clinical teams during the outage, for example, in the event of a water outage, we provide drinking water, hand washing stations, and staff on hand to dump water into toilets to flush them.
- Facility systems contract management – We manage the contracts for elevators, fire alarm and fire suppression, pest control and the pneumatic tube system.
- Grounds and grounds custodial services – Campus grounds and grounds custodial crews keep the garages clean and keep the grounds clean and manicured.

Appendix V – UK St. Claire Patient Services

Contents

Patient Safety Companion (PSC) Program (Sitters)	2
Service Hours:	2
Staffing	2
Patient Transport (PT)	2
Staffing	2
Patient Transport Trip Volume:.....	2
Environmental Services (EVS).....	3
Current state staffing	3
Food Services.....	4
FY25 Meals Served.....	4
Retail Sales.....	4
Catering Spend	4
Vending	4
Staffing	4

Patient Safety Companion (PSC) Program (Sitters)

This Service shall include in-room monitoring of patients in accordance with a clinical risk assessment. At UK St. Claire these services may not be exclusive of the Patient Transport services described below.

Service Locations
UK St. Claire Hospital

Service Hours:

PSC service hours: Monday through Sunday 24 Hours

Staffing

Budgeted FTEs	6
---------------	---

Nursing Coordinator calls staff in when needed. All are PRN positions.

Patient Transport (PT)

Service Provider will provide transport services, which include lifting and transferring inpatients to and from bed and mobile transportation equipment; patient transports to and from all inpatient and diagnostic areas. At UK St. Claire these services may not be exclusive of Patient Sitting described above.

Staffing

UKSC	FTE
Safety and Transport Technician	9
Safety Companion	3
Total	12

Typically, 3 to 4 transports a day for weekdays, 1-2 closers and 2 that work 0700-1730, 2 on weekends both 0700-1930. Six of the twelve staff are PRN.

Patient Transport Trip Volume:

15,000 annually

Hours of Operation

M-F: 7:00am – 5:30pm

Weekends: 7:00am – 7:30pm

Environmental Services (EVS)

Service provider will provide EVS Services in accordance with the responsibilities and cleaning frequencies required.

Current state staffing

UKSC	TTL
Environmental Services Assistant	61
Floor Care Assistant	4
Supervisor, Environmental Services	4
Manager, Environmental Services	1
Total	70

Food Services

Service Provider will provide services related to the patient meals, managing all retail locations, catering requests, floor stocks, nutrition supplements to all in-scope locations.

FY25 Meals Served

112,000

Retail Sales

\$510,000

Catering Spend

\$2,200,000

Vending

Number of machines 11

Staffing

UKSC	TTL
Cook	6
Food Services Assistant	19
Food Services Team Lead	5
Administrative Assistant	1
Manager, Food Services	1
Executive Chef	1
Total	33

Appendix VI – UK King’s Daughters All Scope

Contents

UK – King’s Daughters Medical Center Facilities	4
Facilities Organizational Structure	7
UK King’s Daughters Facility Services Provided	8
Facilities Management Summary	9
Buildings.....	9
UK King’s Daughters	9
Size of Campus.....	9
New Construction	9
Facilities Management Technology.....	10
UK King’s Daughters Patient Sitters	11
Current Scope of Services.....	11
Facilities Served.....	11
Square Footage	11
Staffing Model	11
Service Volumes and Activity Indicators	11
Quality and Compliance Framework	11
Operational Considerations	12
Summary.....	12
UK King’s Daughters House Transport	13
Current Service Summary	13
Current Scope of Services.....	13
Facilities Served.....	13
Square Footage	13
Staffing Model	13
Service Volumes and Activity Indicators	13
Quality and Compliance Framework	14
Operational Considerations	14
Summary.....	14
UK King’s Daughters Environmental Services	15
Current Service Summary	15

Current Scope of Services	15
Facilities Served.....	15
Square Footage.....	15
Staffing Model	15
Service Volumes and Activity Indicators	16
Procedural Volumes	16
Quality and Compliance Framework	16
Operational Considerations	16
Summary.....	16
UK King’s Daughters Food & Nutrition Services	21
Current Service Summary	21
Current Scope of Services	21
Retail and Provider Dining:	21
Catering Services:	21
Community Nutrition:	21
Patient, Resident, Child Care and Guest Meal Services:	21
KDMC-Annual number of patient meals served	22
KBLC-Annual number of resident meals served.....	22
CDC-Annual number of childcare meals served	22
Service Volumes and Activity Indicators	22
Quality and Compliance Framework	22
Operational Considerations	22
Technology/Software	22
Staffing Model	23
Vending Services:	23
Summary.....	23
Exhibit A – Staffing Summary.....	24

UK Kings Daughters Medical Center

- 1 ASHLAND, KY.**
UK King's Daughters
2201 Lexington Ave.
• 613 23rd St.
• 617 23rd St.
• 2301 Lexington Ave.
• 1816 Carter Ave.
• 2406 Carter Ave. (Drive-Thru)
• 2910 Carter Ave.
• 1200 Central Ave.
• 2001 Winchester Ave.
• 2028 Winchester Ave.
• 2340 Carter Ave.
• 2245 Winchester Ave.
• 336 29th Street
• 10650 U.S. Route 60
• 12470 U.S. Route 60
• 2500 State Route 5 (Kingsbrook)
- 2 CATLETTSBURG, KY.**
• 10015 U.S. 23
- 3 FLATWOODS, KY.**
• 1107 Bellefonte Road
• 1109 Bellefonte Road
• 2420 Argillite Road
- 4 GRAYSON, KY.**
• 609 N. Carol Malone Blvd
• 100 Bellefonte Drive
• 105 State Route 1947
- 5 GREENUP, KY.**
• 1629 Ashland Road
- 6 LOUISA, KY.**
• 2145 State Route 2565
- 7 OLIVE HILL, KY.**
• 391 W. Tom T. Hall Blvd.
- 8 PAINTSVILLE, KY.**
• 354 N. Mayo Trail
- 9 PRESTONSBURG, KY.**
• 1279 Old Abbott Mtn. Road
- 10 RUSSELL, KY.**
• 398 Diederich Blvd.
• 1000 Ashland Drive
• 2000 Ashland Drive
• 1061 Kenwood Drive
• 118 St. Christopher Drive
• 122 St. Christopher Drive
• 800 St. Christopher Drive
• 1100 St. Christopher Drive
• 1180 St. Christopher Drive
- 11 SANDY HOOK, KY.**
• 1908 N. State Route 7
- 12 VANCEBURG, KY.**
• 211 State Route 59
- 13 BURLINGTON, OHIO**
• 384 County Road 120 S.
- 14 IRONTON, OHIO**
• 912 Park Ave.
- 15 JACKSON, OHIO**
• 14395 State Route 93
- 16 PORTSMOUTH, OHIO**
King's Daughters Ohio
2001 Scioto Trail
• 1729 Kinneys Lane
• 916 11th St.
• 812 Spring Lane (Drive-Thru)
- 17 SOUTH POINT, OHIO**
• 214 Collins Ave.
- 18 WHEELERSBURG, OHIO**
• 8750 Ohio River Road
• 11826 Gallia Pike

2026 OUTREACH LOCATIONS



UK – King’s Daughters Medical Center Facilities

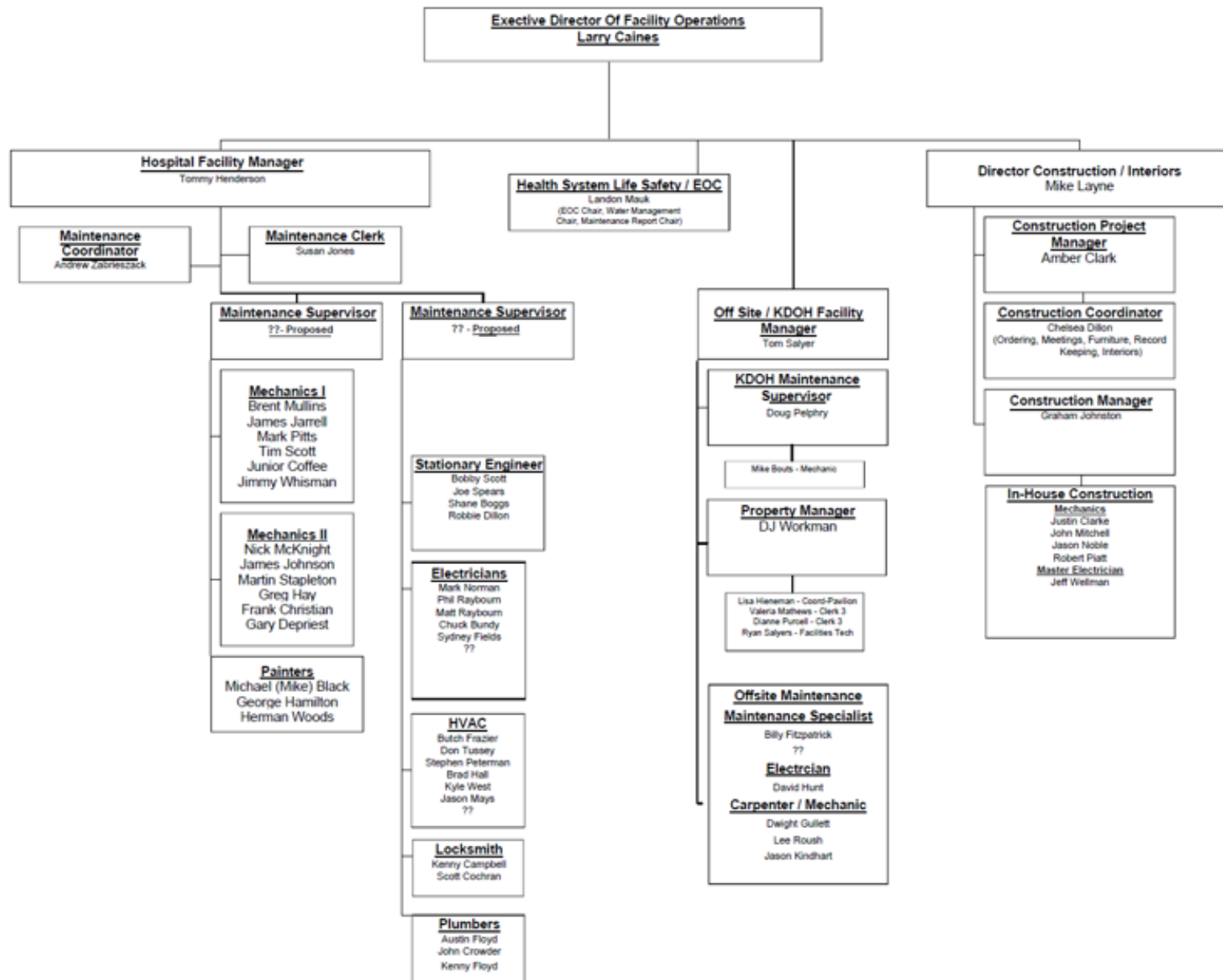
Buildings (Owned and Leased) – Responsible for grounds, preventative and general maintenance

1. KDMC Hospital (Patient Tower I, Patient Tower II, CAC, Infill Building, Monarch Building, EIE, Med A, Med B, Original Building)
2. KDMC Drive Thru - Ashland
3. KDOH – Ohio Hospital
4. KDOH – Annex Building
5. KDMC Drive Thru - Portsmouth
6. Kingsbrook Lifecare Center
7. KDMC Main Hospital Condenser Plant Building
8. Data Center
9. Administration Building
10. Lexington Garage (HEC)
11. 24th Street Garage
12. Child Development Center
13. KDMC Drive Thru – Ashland
14. Hospitality House
15. Outpatient Imaging
16. Technology Building
17. Ashland 29th Street Pediatrics
18. Ashland Family Medicine
19. Cornerstone Medical Plaza
20. Dermatology
21. Ashland Coumadin Clinic
22. Ashland Urgent Care
23. Ashland Primary Care
24. Women’s Care

25. Specialty Pharmacy
26. Central Ave Medical Plaza
27. 29th Street Medical Plaza
28. I-Kore Wellness
29. Mill Street Storage
30. Tri-State Regional Cancer
31. Heart Failure Clinic
32. Occupational Medicine
33. Russell Oncology
34. Russell UCC/Ortho
35. KDMT – Southland Dr
36. Cannonsburg UCC/PVV
37. Cedar Knoll Family Care/Peds
38. Catlettsburg Family Care
39. Bellefonte Peds
40. Flatwoods Family Care
41. Flatwoods Primary Care
42. Carter County PCC
43. Grayson Primary Care, MS, Peds
44. Grayson UCC / Cardiology
45. Greenup Primary Care / Urgent Care (New)
46. Louisa Medical Specialties
47. Olive Hill Family Care
48. Paintsville UCC/FCC/MS/Pharmacy
49. Prestonsburg Family Care / MS
50. Sandy Hook Family Care
51. UK KDMC Health Park
52. UK KDMC Pavilion

- 53. UK KDMC Garage at Pavilion
- 54. Physical Therapy Building
- 55. Medical Arts
- 56. Residence House #1
- 57. Residence House #2
- 58. South Point Family Care
- 59. Burlington Urgent Care
- 60. David Provaznik D.O.
- 61. Ironton FCC/UCC/Coumadin/Peds
- 62. Jackson Family Care
- 63. Kinneys Lane Medical Specialty
- 64. Portsmouth Cancer Care Associates
- 65. Wheelersburg Family Care
- 66. Lucasville Family Care (Potential)

Facilities Organizational Structure



UK King's Daughters Facility Services Provided

- Life-safety – Maintaining all the life-safety systems and components in the facilities, ensuring all Code and Regulatory requirements are being met. This includes fire alarm systems, fire suppression systems, emergency power (generators, transfer switches, distribution equipment), egress doors and stairwells, smoke and compartment doors. This also includes infection control and ICRA.
- Environment of care – Maintaining temperature and humidity control systems and equipment per regulatory requirements to reduce the risk of hospital acquired infections. Maintaining the physical environment (walls and ceilings) to ensure bacteria does not have a place to grow.
- Water Management – Maintains water testing and water management committee.
- Asset management – Maintaining and repairing all physical features of the built facilities and systems.
- Budget management – Manage an annual operating budget to provide all the services we are responsible for.
- Utility management – Manage all steam, chilled water, hot water, generators and electrical services.
- Sidewalk/entrance safety – In the winter, we are responsible for keeping entrances and pedestrian paths clear of snow and ice.
- Emergency management – In the event of a major facility emergency or utility outage, we are a major part of the emergency management team, providing facility support services and overseeing the restoration.
- Flood response, clean-up and restoration management – When pipes burst in healthcare facilities, it can significantly negatively impact clinical operations. Our role is to stop the flood; get it cleaned up and get the area(s) restored as quickly as possible to limit that impact to clinical operations.
- Outage coordination for construction – When construction projects require an outage of a facility system, we research the system thoroughly to determine what areas will be impacted by the outage. We then plan the phases of the outage in coordination with the project team and the clinical team to ensure awareness of impact, planning, and proper execution of the outage. We also support the clinical teams during the outage, for example, in the event of a water outage, we provide drinking water, hand washing stations, and staff on hand to dump water into toilets to flush them.
- Facility systems contract management – We manage the contracts for elevators, hospital beds, fire alarm and fire suppression, grounds, grounds custodial services, chillers, UPS PM's water treatment, generator PM's and the pneumatic tube system.
- Grounds and grounds custodial services – Campus grounds and grounds custodial crews keep the garages clean and keep the grounds clean and manicured.

- Develop yearly budgets for capital projects that involves construction and maintenance.
- RFP for Architects
- RFP for Construction
- RFP for Construction Management
- Construction FF&E Procurement for all Contracted Construction and In-House Construction
- Construction Accounting for all Contracted Construction and In-House Construction
- Construction Interiors, works with contracted Interior Designer for all construction projects
- Manages all furniture repairs and new replacements
- PM and CM on all offsite buildings.

Facilities Management Summary

Buildings

UK King's Daughters

- Structures: 66
- GSF: 2,777,400

Size of Campus

- Main campus owned property and off-site property maintained by Contractors.
- Acreage Main Campus: 60
- Acreage Off-sites: 108

New Construction

Type	Current	Planned
Improvement, renovations and expansions	\$39,268,068	\$75,170,570
New space	\$5,375,000	\$229,962,500
Asset preservation	\$11,025,000	\$50,000,000
Total	\$55,668,068	\$355,133,070

Facilities Management Technology

Technology	Use
The Worx Hub	Work orders
Eco Structure	Controls – Automated buildings.
E-COMM	Project Management
Smartsheet	Various Tracking
Blue Beam	Digitally Manage and Collaborate on Projects
AutoCAD	Drawing Updates
Revit	Drawing Updates
Pro-Core	Project management

UK King's Daughters Patient Sitters

Current Service Summary

We do not currently have a dedicated sitter program. We use patient care technicians from inpatient nursing departments to provide 1:1 observation of patients for 72h holds and patient safety. This is a physician order driven service. Primary role of sitter is maintain safety of a patient and prevent elopement. Key steps include direct observation of the patient, assure safety measures are in place, communicating with patient staff and visitors, and proper documentation in the EMR. All isolation precautions like masking and PPE must be followed per protocol. Non-violent crisis intervention is required of staff used for 1:1 observation.

Current Scope of Services

Facilities Served

- Acute care hospital facilities in Ashland
- Emergency Department
- Behavioral health unit

Square Footage

See facilities section.

Staffing Model

- Currently not staffed as separate service
- Coverage includes Dayshift and nightshift 7a-730p and 7p-0730a.
- Supervisory oversight includes unit nurse managers, clinical coordinators, and administrative coordinators

Service Volumes and Activity Indicators

- Current volume of 1:1, 72 hour holds inpatient units, and ER sitters average is around 6000 hours a month.

With fluctuations of volume the needs varies from eight to fourteen sitters each twelve-hour shift.

Quality and Compliance Framework

- Adherence to Joint Commission standards
- Staff training includes onboarding, annual refresher training, competency review and skill validations

Operational Considerations

- High levels of coordination with administrative coordinator office, emergency department, and behavioral unit.
- Seasonal surges require dynamic staffing adjustments

Summary

Overall, the use of sitters at UK King's Daughters maintains a service of operations that directly supports patient safety. This overview is intended to provide a high level understanding of the magnitude of the current sitter use for Phase One of the Enterprise Services RFP process.

UK King's Daughters House Transport

Current Service Summary

The House Transport department at UK King's Daughters provides transport of inpatient and support areas across the Ashland hospital footprint. Primary role of house transport is moving patients between departments for procedures, tests, or other care using methods like wheelchairs, stretchers, or beds, and is coordinated by a physician's order. Key steps include preparing the patient, ensuring proper equipment and safety measures are used, and communicating with the receiving department. When transporting patients with infections, specific precautions like masking and PPE must be followed. House responds to code blue on the Ashland campus and responds to emergency response team calls in the entire Ashland campus footprint up to 250 yds surrounding campus.

Current Scope of Services

Facilities Served

- Acute care hospital facilities in Ashland
- Emergency Department
- Behavioral health units
- Administrative and public spaces
- Parking structures and campus access points
- Associated medical office buildings within the immediate campus footprint

Square Footage

See facilities section.

Staffing Model

House Transport operates a centralized service model that supports twenty four hour operations seven days per week.

- Total staff count is approximately twenty-six team members depending on vacancy fluctuations
- Coverage includes first, second and third shift operations
- Supervisory oversight includes managers and administrative coordinator

Service Volumes and Activity Indicators

- Average monthly transports 3500 patients
- Average monthly ERT calls are 45 with 1.5 per day.
- Average Code blue response monthly are 12

Quality and Compliance Framework

- Adherence to Joint Commission standards
- Routine monitoring of transport times
- Staff training includes onboarding, annual refresher training, competency review and skill validations

Operational Considerations

- House transport services are critical for patient care and timeliness of treatment
- High levels of coordination with Nursing, radiology, Emergency room, Administrative coordinator office and Clinical Support Services
- Seasonal surges require dynamic staffing adjustments

Summary

Overall, the House Transport department at UK King's Daughters maintains a service of operations that directly supports patient flow. The department relies on a staff of approximately twenty-six team members and operates continuously to meet the needs of inpatient and emergency room services. This overview is intended to provide a high level understanding of the magnitude of the current house transport service footprint for Phase One of the Enterprise Services RFP process.

UK King's Daughters Environmental Services

Current Service Summary

The Environmental Services department at UK King's Daughters provides comprehensive housekeeping and sanitation services for all inpatient, outpatient and support areas across the Ashland campus footprint. The team ensures a clean, safe and infection resistant environment that supports patient care, clinical operations and regulatory readiness. Service delivery standards follow CDC guidance, CMS expectations, Joint Commission requirements and evidence based cleaning practices for healthcare environments.

EVS manages daily operations across patient care units, procedural and surgical suites, diagnostic and treatment areas, administrative and public spaces, off-site clinics and high traffic specialty areas. The department supports both routine and enhanced cleaning needs including discharge cleaning, isolation room protocols, floor care, waste removal and event or surge based response.

Current Scope of Services

Facilities Served

The EVS department currently provides service coverage for the entire UK King's Daughters main campus which includes:

- Acute care hospital facilities in Ashland
- Outpatient clinics and ambulatory centers
- Procedural and surgical areas
- Emergency Department
- Behavioral health units
- Administrative and public spaces
- Parking structures and campus access points
- Associated medical office buildings within the immediate campus footprint

Square Footage

See facilities section.

Staffing Model

EVS operates a centralized service model that supports twenty four hour operations seven days per week.

- Total staff count is approximately one hundred twenty to one hundred forty team members depending on vacancy fluctuations
- Coverage includes first, second and third shift operations
- Supervisory oversight includes managers, supervisors and team leads for zone based assignments
- Specialized technicians support floor care, terminal cleans, waste management and project based cleaning
 - 78 average daily staffing-day shift
 - 70 average daily staffing-evening shift

- 37 on midnight shift

Service Volumes and Activity Indicators

- Average daily discharges requiring terminal cleans range from 140 depending on census
- Annual floor care projects include stripping, refinishing, carpet extraction and machine scrubbing of major corridors and public areas
- Daily waste and regulated medical waste removal across all clinical and support departments
- Routine cleaning of outpatient clinics that serve thousands of annual patient visits

Procedural Volumes

Procedural Area	Avg volume of procedures per month
Cardiovascular Operating Room	152
Endoscopy	1,221
Main Operating Room	717
Outpatient Surgery Center	377
Urology Procedure Center	348
Cath Lab	474
Vascular Lab	649
EP Lab	266
Structural Heart	47
KDOH Operating Room	300

Quality and Compliance Framework

- Adherence to Joint Commission cleaning and disinfection standards
- Routine ATP monitoring and environmental audits
- Infection Prevention rounding and oversight integrated into cleaning protocols
- Standardized cleaning pathways for inpatient, procedural and public areas
- Staff training includes onboarding, annual refresher training, competency review and skill validations

Operational Considerations

- EVS services are critical for patient flow and bed turnover time
- High levels of coordination with Nursing, Infection Prevention, Facilities Management and Clinical Support Services
- Seasonal surges require dynamic staffing adjustments
- Infrastructure includes carts, equipment, cleaning technology and products that meet hospital grade requirements

Summary

Overall, the Environmental Services department at UK King's Daughters maintains a large and complex scope of operations that directly supports patient safety and service quality. The department relies on a staff of over one hundred and sixty team members and operates

continuously to meet the needs of inpatient and ambulatory care environments. This overview is intended to provide a high level understanding of the magnitude of the current EVS service footprint for Phase One of the Enterprise Services RFP process.

Location	Address	Square Footage	Weekly Frequency
Ashland 29th Street Pediatrics	2910 Carter Ave.	4,250	5
Ashland Coumadin Clinic	2421 Winchester Ave.	3,250	3
Ashland Family Medicine	2340 Carter Ave	5,606	5
Ashland Urgent Care	2245 Winchester Ave.	4,848	7
Ashland Primary Care	2028 Winchester Ave.	4,400	5
Administration	2201 Lexington Avenue	16,500	5
Bluegrass Urology	336 29th St. - Suite 101	11,060	5
29th Street Podiatry	336 29th St., Suite 301	2,856	5
Bellefonte Pavilion	2000 Ashland Drive	196,957	5
Cannonsburg Primary Care	12470 US Rt. 60	3,809	5
Cannonsburg Urgent Care	12470 US Rt. 60	3,809	7
Cardiology - Bellefonte (Dr. Rhodes)	800 St. Christopher Dr. #1	4,500	5
Cattlesburg Family Care	10015 US 23	3,628	5
Cedar Knoll Family Care/ Peds	10650 US Rt. 60	10,000	5
Center for Healthy Living	1200 Central Ave. - Suite 1	2,800	5
Child Development Center	2419 Lexington Avenue	9,500	5
Cornerstone Medical Plaza	1816 Carter Ave.	5,480	5
Dermatology, Dr. Cooper	2930 Carter Ave.	5,300	5
Drive-Thru	2406 Carter Ave.	1,816	6
Endocrinology, Dr. Yang	1200 Central Ave. Suite 2	2,500	5
Family Allergy Services	336 29h St. - Suite 201	2,518	5
Flatwoods Family Care	1107 Bellefonte Rd.	4,949	6
Flatwoods Pediatrics	1109 Bellefonte Rd.	3,327	5
Flatwoods Primary Care	2420 Argillite Rd. Suite B	5,772	5
Grayson Primary Care, MS, Peds	100 Bellefonte Drive	16,350	5
Grayson Urgent Care	620 N. Carol Malone Blvd.	9,900	7
Grayson Cardiology	620 N. Carol Malone Blvd., Suite 105	1,960	5
Grayson Family Care	105 Ky Rt. 1947 SUITE A	4,182	5
Grayson - Henry Adkins MD	105 Ky Rt. 1947 SUITE B	1,800	5
Greenup Primary Care	1629 Ashland Rd.	6,000	5
Gynecology	2245 Winchester Ave.	5,692	5
Heart Failure Clinic	1061 Kenwood Drive	5,500	5
Health Park Commons	1000 Ashland Dr.	23,280	5
Health Park- Rheumatology	1000 Ashland Dr, Suite 102	6,851	5
Health Park - Center Pulmonary	1000 Ashland Dr. - Suite 104	2,955	5
Health Park Foot Center - Bellefonte Center	1000 Ashland Dr., Suite 302	6,196	5
Health Park - Sleep Lab	1000 Ashland Dr. - Suite G2	7,532	6
Health Park - FEMA	1000 Ashland Dr.	11,800	5
Health Park - Marathon	1000 Ashland Dr.	10,455	5
Health Park - Baird	1000 Ashland Dr.	3,222	5

EVS Off-sites

Health Park - Materials Management	1000 Ashland Dr.	9,000	5
Health Park - Behavioral Health	1000 Ashland Dr.	6,000	5
Occupational Medicine	118 St. Christopher Drive	5,362	5
KD Medical Specialties - Louisa	2145 State Route 2565	6,000	5
Medical Arts Pediatrics	2301 Lexington Avenue, Suite 135	1,842	5
Medical Arts, Volunteer Team	2301 Lexington Avenue, Suite 100	870	2
Medical Arts, Wellness Recovery	2301 Lexington Avenue, Suite 125	1,372	2
Medical Arts, Team Health	2301 Lexington Avenue, Suite 201	1,004	5
Medical Arts, Pathology	2301 Lexington Avenue, Suite 215	3,278	3
Medical Arts, Pastoral Care	2301 Lexington Avenue, Suite 225	870	1
Medical Arts, L&D	2301 Lexington Avenue, Suite 230	3,085	3
Medical Arts, Home Health	2301 Lexington Avenue, Suite 300	1,646	3
Medical Arts, Fetal Heart Monitor	2301 Lexington Avenue, Suite 315	2,430	2
Medical Arts, Information and Technology	2301 Lexington Avenue, Suite 350	1,170	2
Medical Arts, Patient Experience	2301 Lexington Avenue, Suite 325	2,220	1
Medical Plaza A, Structural Heart	617 23rd Street, Suite 103	2,670	5
Medical Plaza A, Plastics	617 23rd Street, Suite 105	3,568	5
Medical Plaza A, Dr. Canty	616 23rd Street, Suite 212	1,500	5
Medical Plaza A, Dr. Dethrage	617 23rd Street, Suite 212	3,813	5
Medical Plaza A, Center for Women's Health	617 23rd Street, Suite 415	10,523	5
Medical Plaza A, Oncology 5th Floor	617 23rd Street, Suite 519	23,210	7
Medical Plaza B, Cardiology	613 23rd Street, Suite 210	3,899	5
Medical Plaza B, Cardiology	613 23rd Street, Suite 230	11,393	5
Medical Plaza B, Nephrology	613 23rd Street, Suite 510	7,260	5
Medical Plaza B, Infectious Disease	613 23rd Street, Suite 310	2,516	5
Medical Plaza B, ENT	613 23rd Street, Suite 420	4,801	5
Medical Plaza B, Orthopedics	613 23rd Street, Suite G30	10,158	5
Medical Plaza B, UK Cardiology	613 23rd Street, Suite 320	3,642	1
Medical Plaza B, Dr. Borst	613 23rd Street, Suite 340	4,778	5
Medical Plaza B, UK Eye	613 23rd Street, Suite 350	3,753	5
Medical Plaza B, General Surgery	613 23rd Street, Suite 440	9,232	5
Medical Plaza A, Neurology	613 23rd Street, Suite 400	2,712	5
Medical Plaza B, Tristate Vascular	613 23rd Street, Suite 520	8,010	5
Olive Hill Family Care	391 West Tom T. Hall Blvd.	4,206	6
Paintsville Urgent Care	336 N. Mayo Trail	1,868	7
Paintsville Family Care	336 N. Mayo Trail	13,504	5
Paintsville Pharmacy	336 N. Mayo Trail	1,440	5
Paintsville Specialty Care Clinic	336 N. Mayo Trail	13,189	5
Prestonsburg Family Care	1279 Old Abbott Mountain Rd.	15,587	5
Russell Orthopedics	399 Diederich Blvd.	3,500	5
Russell Urgent Care	399 Diederich Blvd.	3,500	7
Russell Oncology	122 St. Christopher Drive	10,000	5
Sandy Hook Family Care	1908 N. Ky 7	4,189	5
Speciality Pharmacy	2548 Greenup Ave.	5,100	2

EVS Off-sites

Technology Center	Carter Ave	14,400	5
Vitality Center	1100 St. Christopher Drive	29,483	5
Women's Care	2001 Winchester Ave.	5,479	5
South Point Family Care	214 Collins Avenue, Suite A	3,900	5
Burlington Urgent Care	284 County Rd. 120 South	3,789	7
David Provaznik D.O.	11826 Gallia Pike - Suite A	4,421	5
Ironton Coumadin Clinic	912 Park Ave. - Suite 105	3,819	3
Ironton Family Care	912 Park Ave. - Suite 100	3,819	5
Ironton Urgent Care	912 Park Ave.	3,819	7
Ironton PEDS (New)	912 Park Ave - 3 Exam Rooms	3,819	5
Jackson Family Care	14395 State Route 93	10,816	5
Portsmouth Behavioral Health Center	1729 Kinneys Lane - Suite 101	4,667	5
Orthopedics/ Sports Medicine	1729 Kinneys Lane - Suite 102	4,667	5
Portsmouth Urology	1729 Kinneys Lane - Suite 103	4,667	5
Portsmouth Internal Medicine 1	1729 Kinneys Lane - Suite 201	4,667	5
KDOH Pre-Admission Testing	1729 Kinneys Lane - Suite 202	4,667	5
Gastroenterology	1729 Kinneys Lane - Suite 203	4,667	5
Portsmouth Cancer Care Associates	916 11 St.	5,300	5
Wheelersburg Family Care/ Peds	8750 Ohio River Rd.	12,000	5
Tri-State Radiation	706 23rd Street	8,659	5
KDMT	201 Southland Drive	12,675	1/monthly
Bus 1 - Pavillion	2000 Ashland Drive	NA	1
Bus 2 - Pavillion	2000 Ashland Drive	NA	1
Bus 3 - Prestonsburg	1279 Old Abbott Mountain Rd.	NA	1
Bus 4 - Grayson	100 Bellefonte Drive	NA	1
Resident House	2400 Lexington Ave	1,632	As requested
Resident House	808 24th Street	1,008	As requested
Resident House	2212 Hilton Ave	750	As requested

EVS Off-sites

UK King's Daughters Food & Nutrition Services

Current Service Summary

Dining services at UK King's Daughters provides nutritional support, meal production, and food service operations for patients, visitors, and team members across five locations within our health system. Services are non-centralized and all are committed to delivering safe, high-quality meals that meet regulatory, dietary, and clinical standards while supporting the overall experience.

Services include inpatient meal delivery, guest and parent tray programs, and retail dining operations, catering services, Meals on Wheels, provider support areas and floor stock management. Operations align with CMS, Joint Commission, and FDA food safety guidelines, as well as evidence-based dietary practices for therapeutic meal preparation. The team provides thousands of meals daily across patient units, two retail cafeterias, a child care center, outpatient and public spaces, and internal and external event areas. Processes include menu development, clinical nutrition collaboration, dietary compliance, food safety oversight, and hospitality-focused service delivery practices.

Current Scope of Services

Dining services provided across the UK King's Daughters health system include:

Retail and Provider Dining:

- Providers Lounge (breakfast, lunch, grab-n-go, beverages, snacks)
- Main Campus Cafeteria (entree, grill, grab-and-go, deli station, pizza/pasta station, salad bar, beverages)
 - annual sales \$4,739,471
- Pavilion Campus Cafeteria (hot bar, grab-and-go, beverages)
 - annual sales \$289,554

Catering Services:

- Internal hospital catering
- External catering for community events
 - Annual total net catering revenue \$611,000

Community Nutrition:

- Meals on Wheels program: meal planning, production, packaging

Patient, Resident, Child Care and Guest Meal Services:

- Patient meal trays (therapeutic and regular)
- Guest/parent/hospitality trays
- Diet office operations and patient satisfaction support
- Floor stock services (stocking, rotation, PAR management)

KDMC-Annual number of patient meals served

352,000 (main campus)

1,979 (KDOH)

KBLC-Annual number of resident meals served

146,000

CDC-Annual number of childcare meals served

44,370

Service Volumes and Activity Indicators

- Thousands of patient, guest, and hospitality trays weekly
- High-volume cafeteria operations
- Dozens of catering events per month
- Monday thru Friday Meals on Wheels production at two locations
- Floor stock services supporting all inpatient units and offsite office areas

Quality and Compliance Framework

- Joint Commission, CMS, and FDA Food Code compliance
- HACCP food safety requirements
- Temperature logs, production logs, sanitation documentation
- Allergen control and diet accuracy standards

Operational Considerations

- Coordinated diet office workflows
- Timed patient meal delivery standards
- Retail cash handling and menu cycle management
- Equipment monitoring and preventive maintenance

Technology/Software

- Epic EHR
- Horizon-Diet Software
- Quick charge/Retail Software

Staffing Model

Non-centralized production

Lead cooks, cooks, diet office staff, sanitation, floor stock porter, café attendants/cashiers, provider lounge attendant, catering, patient services tray line and delivery team

10 Leadership includes director, manager, supervisors, team leads

Supports seven-day-per-week operations

105 front line team members and 7 leadership positions (main campus)

5 front line with 1 lead position (Pavilion),

4 front line with 1 manager (KD Ohio),

1 lead position with 1 cook (child care center),

21 front line with 1 manager (KBLC)

Vending Services:

-Beverage and snack vending at various KD locations (48 placements- 32 beverage/16 snack)

-Annual sales \$325,725

Summary

UK King's Daughters dining services maintains a broad and complex portfolio of operations essential to patient care, team member satisfaction, and community support. This overview supports Phase One of the Enterprise Services RFP process and highlights the extensive dining footprint.

Exhibit A – Staffing Summary

Role	Location	# of Employees
Pavilion Café' Attendant	Pavilion Café	5
Pavilion Café' Attendant-Lead	Pavilion Café	1
Facilities Tech	Pavilion	1
Child Development Center Cook-Lead	CDC	1
Child Development Center Cook	CDC	1
Dietary Manager	KBLC	1
KBLC Cook	KBLC	3
KBLC Dietary Assistant	KBLC	19
KBLC Facilities Attendant	KBLC	19
Maintenance Asst	KBLC	3
Maintenance Supervisor	KBLC	1
Landscaper/Groundskeeper	KBLC	1
EVS Director	UKKD	1
EVS Compliance Opr	UKKD	1
Manager EVS	UKKD	1
Supervisor EVS	UKKD	6
EVS Assistant	UKKD	1
Housekeeper	UKKD	170
CMT	UKKD	19
Patient Care Tech	UKKD	7
FNS Baker	UKKD	1
FNS Cafeteria Aide	UKKD	14
FNS Cook	UKKD	13
FNS Worker	UKKD	36
FNS Clerk	UKKD	35
FNS Assistant	UKKD	1
FNS Manager	UKKD	1
FNS Supervisor I	UKKD	5
FNS Supervisor II	UKKD	1
FNS Director	UKKD	1
Painter	UKKD	3
Stationary Engineer	UKKD	4
Electrician	UKKD	6
Locksmith/Mechanic	UKKD	1
Carpenter/ Mechanic	UKKD	10
Plumber	UKKD	4
Clerk 3 Facilities	UKKD	1
Coordinator Facilities	UKKD	1
Maintenance Specialist	UKKD	1
Mechanic	UKKD	5
Facilities Manager	UKKD	2
Refrigeration Mechanic	UKKD	6

Sr. Property Manager	UKKD	1
Supervisor EVS	KDOH	1
Facilities Tech Lead	KDOH	1
Facilities Tech	KDOH	11
Legend:		
UKKDMC	University of Kentucky Kings Daughters Medical Center	
CDC	Child Development Center	
KBLC	Kingsbrook Lifecare Center	
KDOH	Kings Daughters Medical Center-Ohio	

UK King's Daughters Lessor/Sublessor Property											
Building / Tenant Name	Address	City	County	St	ZIP	Occupancy	Owner	Sqft	Price per sq ft	Contract Expiration	Additional Notes
Lexington Avenue Real Estate INC (Medical Arts Parking Lot)	2301 Lexington Avenue	Ashland	Boyd	KY	41101	Parking Lot	KDMC	N/A	N/A	12/31/2083	Grounds Maintenance

UK King's Daughters Lessee Properties											
Building / Tenant Name	Address	City	County	St	ZIP	Occupancy	Sqft	# of Pkg Spots	Contract Expiration	Automatic Renewal	Additional Notes
29TH Street Medical Center (Bluegrass Urology)	336 29th street	Ashland	Boyd	KY	41101	Medical Office	11,060		06/30/28		
29th Street Pediatrics	2910 Carter Avenue	Ashland	Boyd	KY	41101	Medical Office	4,250		06/30/28	Y-06/30/2028	
Podiatry 29th Street	336 29th Street Suite 301	Ashland	Boyd	KY	41101	Medical Office	2,856		06/30/26	Y-6/30/2026	
Cardiology-Rhodes	800 St. Christopher Drive	Ashland	Boyd	KY	41101	Medical Office	4,420		06/30/26		
Church Parking Lot	22nd & Bath Avenue	Ashland	Boyd	KY	41101	Parking Lot		173			Grounds maintenance
Cornerstone Medical Plaza	1816 Carter Avenue	Ashland	Boyd	KY	41101	Medical Office	5,480		06/30/26	Y-6/30/2028	
Family Allergy	336 29th Street Suite 201	Ashland	Boyd	KY	41101	Medical Office	2,518		06/30/26	Y-6/30/2026	
Ironton FCC/UCC	912 Park Avenue	Ironton	Lawrence	OH	45638	Medical Office	15,277		06/30/30	Y- 6/30/2030	
Prestonsburg FCC/MS	1279 Old Abbott Mountain Road	Prestonsburg	Floyd	KY	41653	Medical Office	15,587	100	06/30/30	Y-6/30/2030	
Wheelersburg FCC	8750 Ohio River Road	Wheelersburg	Scioto	OH	45694	Medical Office	12,000		06/30/30	Y-6/30/2030	
Flatwoods Primary Care	2420 Argillite Road	Flatwoods	Greenup	KY	41139	Medical Office	5,772		06/30/28	Y-6/30/2028	
Ford Med Office	2245 Winchester Ave Suite 1	Ashland	Boyd	KY	41101	Medical Office	5,692		06/30/30	Y-6/30/2030	
Grayson FCC/MS & Peds	100 Bellefonte Drive	Grayson	Carter	KY	41143	Medical Office	16,011		07/31/30		
Greenup Primary Care	1629 Ashland Road Suite 2	Greenup	Greenup	KY	41144	Medical Office	4,800		06/30/26	Y--6/30/2026	
Jasmar-Parking lot space in Portsmouth	6 parcels of property by KDOH	Portsmouth	Scioto	OH	45662	Parking Lot	N/A		02/28/37		Grounds maintenance
KDIP- Dr.Provaznik	11826 Gallia Pike Road #A1	Wheelersburg	Scioto	OH	45694	Medical Office	4,421		06/30/26		
Heart Failure Clinic	1061 Kenwood Drive	Russell	Greenup	KY	41169	Medical Office	5,280		06/30/28	Y-6/30/2028	
Outpatient Physical Therapy	480 23rd Street	Ashland	Boyd	KY	41101	Therapy Services	20,620		10/14/25		
Ashland Primary Care	2028 Winchester Avenue	Ashland	Boyd	KY	41101	Medical Office	4,400		06/30/28	Y-6/30/2028	
Russell UCC/Ortho	398 Diederich Blvd	Russell	Greenup	KY	41169	Medical Office	7,920		09/30/26		
Specialty Pharmacy	2548 Greenup Avenue	Ashland	Boyd	KY	41101	Office Space	6,000		12/06/26		
Warehouse	2767 Mill Street	Ashland	Boyd	KY	41101	Warehouse	11,800		06/30/26	Y--06/30/2026	
Warehouse	2767 Mill Street (Bay 3)	Ashland	Boyd	Ky	41101	Warehouse	8,429		06/30/27		
Paintsville UCC/FCC/MS/Pharmacy	354 N. Mayo	Paintsville	Johnson	KY	41240	Medical Office	30,000		05/19/32		
Louisa Medical Specialties	2145 KY-2565	Louisa	Lawrence	KY	41230	Medical Office	6,240		10/31/27		
South Point Family Care	214 Collins Avenue Suite A	South Point	Lawrence	OH	45680	Medical Office	3,805		06/30/30	Y--06/30/2030	
Dermatology	2930 Carter Avenue	Ashland	Boyd	KY	41101	Medical Office	5,000		06/30/26	y--6/30/2028	
Welless Recovery Clinic (i-Kore)	2924 Holt Street Suite 1	Ashland	Boyd	KY	41101	Medical Office	4,282		06/30/28	Y--6/30/2032	
Parking spaces next to Flatwoods facilities	1007 Bellefonte Road	Flatwoods	Greenup	KY	41139	Parking lot	15 spaces		06/30/28		Grounds maintenance
Parking Spaces next to 29th St. Medical	2900 Winchester Avenue	Ashland	Boyd	KY	41101	Parking lot	29 Spaces		09/25/26		Grounds maintenance

UK King's Daughters Owned Properties										
Building / Tenant Name	Address	City	County	St	ZIP	Occupancy	Sqft	# of Pkg Spots	Stor	
500 25th Street (Tannery)	500 25th Street	Ashland	Boyd	KY	41101	Vacant land-future parking		Plan for future parking		
24th Street Parking Garage	604 23rd Street	Ashland	Boyd	KY	41101	Parking Garage	177,135			
808 24th Street	808 24th Street	Ashland	Boyd	KY	41101	Resident Housing				
2400 Lexington Avenue	2400 Lexington Avenue	Ashland	Boyd	KY	41101	Resident Housing				
Administration & HR	2208 Lexington Avenue	Ashland	Boyd	KY	41101	Bus Ofc	22,630		2	
Ashland Drive Thru	2406 Carter Avenue	Ashland	Boyd	KY	41101	Drive Thru	1960			
Ashland Family Medicine	2340 Carter Avenue	Ashland	Boyd	KY	41101	Med office	8889		2	
Cannonsburg FCC/UCC	12470 US Route 60	Ashland	Boyd	KY	41102	Med office	5,120			
Center for Healthy Living	1200 Central Avenue, Ste 1	Ashland	Boyd	KY	41101	Med office	2,733		2	
Child Development Center	2419 Lexington Ave	Ashland	Boyd	KY	41101	Child Care	10,476		1	
Data Center	2201 Hilton Avenue	Ashland	Boyd	KY	41101	Data Center	5,200			
Endocrinology	1200 Central Avenue, Ste 4	Ashland	Boyd	KY	41101	Medical Office	4,458	varies		
Endocrinology	1200 Central Avenue, Ste 2	Ashland	Boyd	KY	41101	Med office	2,500		1	
Burlington UCC	384 County Rd 120 S	South Point	Lawrence	OH	45680	Med office	3,789		1	
FCC - Catlettsburg	4004 Louisa Street/10015 US Route 23	Catlettsburg	Boyd	KY	41129	Med office	2,868		1	
FCC - Cedar Knoll	10650 US Route 60	Ashland	Boyd	KY	41102	Med office	10,000		1	
FCC - Flatwoods	1107 Bellefonte Road	Flatwoods	Greenup	KY	41139	Med office	3,789		1	
Bellefonte Peds	1109 Bellefonte Road	Flatwoods	Greenup	KY	41139	Med office	3,327		1	
Carter County Primary Care/Henry Adkins	105 State Hwy 1947 Suite A & B	Grayson	Carter	KY	41143	Med office	5,982		1	
Grayson UCC/Cardio	609 N. Carol Malone Blvd.	Grayson	Carter	KY	41143	Med office	11,860			
FCC - Olive Hill	391 W Tom T Hall Blvd	Olive Hill	Carter	KY	41164	Med office	4,206		1	
FCC - Portsmouth	2001 Scioto Trail	Portsmouth	Scioto	OH	45662	Med office	28,600		2	
FCC - Sandy Hook	RR 5, Box 922	Sandy Hook	Elliott	KY	41171	Med office	4,090			
Heart & Vascular Center	2201 Lexington Avenue	Ashland	Boyd	KY	41101	Hospital	280,000		5	
Hospitality House	2201 Central Avenue	Ashland	Boyd	KY	41101	Will be vacant after 12/31/25	10,898		2	
Jackson Family Care/Medical Specialties	14395 State Route 93	Jackson	Jackson	OH	45640	Med office	11,036		1	
KDMT-New location	5493 Southland Drive	Ashland	Boyd	KY	41101	KDMT New Location	16,000			
KDOH	1901 Argonne Road	Portsmouth	Scioto	OH	45662	Medical Center	33,000		2	
KDOH Annex	1901 Argonne Road	Portsmouth	Scioto	OH	45662	Materials Mgmt./Stockroom	4,200		1	
Kingsbrook Lifecare Center	2500 State Rt 5	Ashland	Boyd	KY	41102	Nursing Home	79,500		2	
Kinney's Lane Medical Specialties	1729 Kinney's Lane Ste 101	Portsmouth	Scioto	OH	45662	Medical Office	2,278			
Kinney's Lane Medical Specialties	1729 Kinney's Lane Ste 201	Portsmouth	Scioto	OH	45662	Medical Office	3,536			
Kinney's Lane Medical Specialties	1729 Kinney's Lane Ste 202	Portsmouth	Scioto	OH	45662	Medical Office	5,371			
Kinney's Lane Medical Specialties	1729 Kinney's Lane Ste 103	Portsmouth	Scioto	OH	45662	Medical Office	4,152			
Kinney's Lane Medical Specialties	1729 Kinney's Lane Ste 102	Portsmouth	Scioto	OH	45662	Medical Office	5,656			
Kinney's Lane Medical Specialties	1729 Kinney's Lane Ste 203	Portsmouth	Scioto	OH	45662	Medical Office	3,693			
Ashland Coumadin Clinic	2421 Winchester Avenue	Ashland	Boyd	KY	41101	Med office	2,580			
Lexington Garage Medical Library/HEC	2230 Lexington Avenue	Ashland	Boyd	KY	41101	Gar/Library	140,000		3	
Medical Arts Building, Suite 100	2301 Lexington Ave, Suite 100	Ashland	Boyd	KY	41101	Welcome information and Volunteer svcs.	870			
Medical Arts Building, Suite 115	2301 Lexington Ave, Suite 115	Ashland	Boyd	KY	41101	Emp Assistance Program	782		3	
Medical Arts Building, Suite 125	2301 Lexington Ave, Suite 125	Ashland	Boyd	KY	41101	Wellness recovery	1,372		3	
Medical Arts Building, Suite 130	2302 Lexington Ave, Suite 130	Ashland	Boyd	KY	41101	Ashland Peds	2,204			
Medical Arts Building, Suite 135	2301 Lexington Ave, Suite 135	Ashland	Boyd	KY	41101	Ashland Peds	1,842			
Medical Arts Building, Suite 200	2301 Lexington Ave, Suite 200	Ashland	Boyd	KY	41101	Team Health	1,233			
Medical Arts Building, Suite 201	2301 Lexington Ave, Suite 201	Ashland	Boyd	KY	41101	Team Health	1,004		3	
Medical Arts Building, Suite 205	2301 Lexington Ave, Suite 205	Ashland	Boyd	KY	41101	Pathology	2,370			
Medical Arts Building, Suite 210	2301 Lexington Ave, Suite 210	Ashland	Boyd	KY	41101	Precert-Credentialing (oncology)	1,309		3	
Medical Arts Building, Suite 215	2301 Lexington Ave, Suite 215	Ashland	Boyd	KY	41101	Precert-Credentialing (oncology)	1,969		3	
Medical Arts Building, Suite 225	2302 Lexington Ave, Suite 225	Ashland	Boyd	KY	41101	Pastoral Care	1,231			
Medical Arts Building, Suite 230	2303 Lexington Ave, Suite 230	Ashland	Boyd	KY	41101	Learning & Organizational Develop	1,852			
Medical Arts Building, Suite 300	2304 Lexington Ave, Suite 300	Ashland	Boyd	KY	41101	Clinical Informatics	1,646		3	
Medical Arts Building, Suite 305	2301 Lexington Ave, Suite 305	Ashland	Boyd	KY	41101	Chiropractic	1,770		3	
Medical Arts Building, Suite 310	2301 Lexington Ave, Suite 310	Ashland	Boyd	KY	41101	NeuroDiagnostics	2,730			
Medical Arts Building, Suite 315	2301 Lexington Ave, Suite 315	Ashland	Boyd	KY	41101	Maternal Fetal Medicine	2,430			
Medical Arts Building, Suite 320	2301 Lexington Ave, Suite 320	Ashland	Boyd	KY	41101	IST Dept.	3,788			
Medical Arts Building, Suite 325	2301 Lexington Ave, Suite 325	Ashland	Boyd	KY	41101	Epic trainers	1,568			
Medical Center	2201 Lexington Avenue	Ashland	Boyd	KY	41101	Hospital			5	

UK King's Daughters Owned Properties										
Medical Plaza A	617 - 23rd Street Bldg.	Ashland	Boyd	KY	41101	Med office	111,865		5	
Medical Plaza B	613 - 23rd Street Bldg. B	Ashland	Boyd	KY	41101	Med Office	w/ MPA			
Occupational Medicine	118 St. Christopher Drive	Ashland	Greenup	KY	41101	Occ Med	5,425	18	1	Built 1989
Outpatient Imaging Center	2225 Central Avenue	Ashland	Boyd	KY	41101	OPT Imaging/Testing	20,000		2	
Portsmouth Cancer Care Associates	916 11th Street	Portsmouth	Scioto	OH	45662	Portsmouth Oncology	5,400			
UKKD Health Park	1000 Ashland Drive	Ashland	Greenup	KY	41101	Office Building	171,231			
UKKD Pavilion	2000 Ashland Drive	Ashland	Greenup	KY	41101	Office Building	188,000			
Portsmouth Drive thru	812 Spring Street (Lane)	Portsmouth	Scioto	OH	45662	Drive Thru	2980			
Power Plant	24th St & Montgomery Avenue	Ashland	Boyd	KY	41101	Power Plant	2,927			
Russell Oncology	122 St. Christopher Drive	Ashland	Greenup	KY	41101	Medical Office Building	9,317			
Russell Oncology Addtl. Parking	123 St. Christopher Drive	Ashland	Greenup	KY	41101	Parking Lot				
FUTURE Addtl. Parking (Onco & Occ Med)	0 Ashland Drive	Russell	Greenup	KY	41169	Vacant Land (Future Parking Lot)	~ 1 acre			
Technology Center	2432 Carter Avenue	Ashland	Boyd	KY	41101	IST Dept.	24,867		2	
Tri State Regional Cancer Center	706 23rd Street	Ashland	Boyd	KY	41101	Rad Onc Med Office	8,224	15	1	Built 1986
Urgent Care-Ashland	2245 Winchester Ave Suite 2	Ashland	Boyd	KY	41101	Med office	11,702		1	
Women's Care	2001 Winchester Avenue	Ashland	Boyd	KY	41101	Med office	7,090			

Appendix VIII – The Cornerstone

The Cornerstone

The Cornerstone Garage provides UK much-needed additional parking capacity on the north side of campus having added 900 new parking spaces to the existing parking structure at Limestone and Upper Streets. The ground floor of The Cornerstone consists of 23,000 square feet of mixed-use space, including the Cornerstone Exchange which consists of 11,808 total SF and is managed by Signet Real Estate Group. The Exchange has 5,219 RSF among 7 separate retail bays plus common area space that serves the broader Food Hall area and Cornerstone ground floor. Leases are in place for 4 of the 7 bays. The University provides janitorial and mechanical service for The Exchange through the Campus Building Services Team.

Appendix IX Coldstream Research Campus

Landscaping, Grounds, and Snow Removal

Coldstream Campus currently contracts landscaping and grounds upkeep (including snow and ice removal) for building surrounds, walking paths, green spaces, ponds, open lots, and other areas deemed important for the appearance of the campus. Daily litter pickup along roadways is performed by a part-time employee.

