

University of Kentucky HealthCare – Expand Patient Care Facility

Bid Manual For:

**ESI-6
Pneumatic Trash & Linen**

UK Project #2615.0
September 11, 2026



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PL300	PNEUMATIC TRASH AND LINEN SYSTEM EQUIPMENT	07/28/2026
PL301	PNEUMATIC TRASH AND LINEN SYSTEM EQUIPMENT	07/28/2026
PL302	PNEUMATIC TRASH AND LINEN SYSTEM EQUIPMENT	07/28/2026
	<i>For Reference Only</i>	
AP200	OVERALL DEPARTMENTAL PLAN – GROUND FLOOR	06/25/2026
AP201	OVERALL DEPARTMENTAL PLAN – LEVEL 1	06/25/2026
AP202	OVERALL DEPARTMENTAL PLAN – LEVEL 2	06/25/2026
AP203	OVERALL DEPARTMENTAL PLAN – LEVEL 3	06/25/2026
AP204	OVERALL DEPARTMENTAL PLAN – LEVEL 4	06/25/2026
AP205	OVERALL DEPARTMENTAL PLAN – LEVEL 5	06/25/2026
AP206	OVERALL DEPARTMENTAL PLAN – LEVEL 6	06/25/2026
AP207	OVERALL DEPARTMENTAL PLAN – LEVEL 7	06/25/2026
AP208	OVERALL DEPARTMENTAL PLAN – LEVEL 8	06/25/2026
AP209	OVERALL DEPARTMENTAL PLAN – LEVEL 9	06/25/2026

AP210	OVERALL DEPARTMENTAL PLAN – LEVEL 10	06/25/2026
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00 01 16.02 Notice of Intent to Bid

University of Kentucky HealthCare

Project Name: Expand Patient Care Facility - ESI-6

Project Address: Lexington, KY

Firm: _____

Please Email Response To: Walsh Turner JV

E-mail: UKChandlerWTJV@walshgroup.com

Proposal: ESI-6 Pneumatic Trash & Linen

Firm Contact Information:

Name: _____

Address: _____

City, State, Zip: _____

Contact Name: _____

Telephone #: _____

Email Address: _____

Please Check the Appropriate Box

☐

We intend to submit a bid for the above-mentioned proposal. The written/digital proposal will be submitted before:

☐

We decline to bid.

Authorized Signature

Date

Title

RESPONSE AGREEMENT

If your firm intends to bid on this proposal, this Response Agreement must be returned with the Notice of Intent to Bid.

In exchange and consideration of this proposal by

_____ (Firm's Name), agrees to the following:

- 1) The response to the Request for Proposal (RFP) will become the property of UK.
- 2) The response to the RFP will be a firm offer which cannot be withdrawn or altered for 120 calendar days following the date of the response, except with UK's written consent.
- 3) The RFP and the response may be included in the final contract, in whole or in part, at UK's and WTJV's option and discretion, and will be a binding obligation on the part of the firm.
- 4) The RFP is to be kept confidential. Information contained therein may not be used for any purpose other than for the preparation of the response.
- 5) Acceptance of the response to the RFP in no way obligates UK/WTJV to proceed with a contract, and no such obligation shall arise unless and until contract negotiations are completed and definitive agreements are signed by both parties.

Firm

Title

Authorized Signature

Date

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

Project: *University of Kentucky HealthCare – Expand Patient Care Facility*
UK Project #2615.0
349 Cooper Drive
Lexington, Kentucky 40503

Description:

The project will involve the construction of a 2.08 million SF, 895 bed facility – with the focus on the expansion of the Expand Patient Care Facility project. The building will accommodate additional inpatient beds and clinical support services. General services targeted for this location include, but are not limited to, adult and pediatric inpatient rooms, observation spaces, operating rooms, minor procedures, diagnostic services, imaging services, pharmacy, retail, lab, administration, support, and meeting spaces.

- 1.1. The University of Kentucky (Owner, University) and Construction Manager Walsh Turner JV III (Walsh Turner JV or WTJV) is soliciting Request for Qualifications and Proposals (RFQ/P) for the below packages with the intent to enter into Competitive Negotiation (CN) as authorized by KRS 45A.085 with one (or more) subcontractors for each of the below categories of work:
- 1.2. **Complete written proposals are due in a consolidated pdf document, via SmartBid per the below outline:**

Package #	Package Description	Due Date / Time
014.05	ESI-6 Pneumatic Trash & Linen	10/9/2026 – 3pm EST

Hardcopies of proposals are not required, and proposals are not to be sent to any other parties.

1.3. CRITICAL STEP: Notice of Intent to Bid:

Firms interested in bidding on this solicitation **must submit a completed Notice of Intent to Bid**. See 00 01 16.02 Notice of Intent to Bid Form. This will enable the WTJV team to provide access to Smartbid system.

1.4. Pre-Proposal Meeting:

A Pre-Proposal Meeting will be held via Teams on 9/17/2026 at 3PM Eastern time.

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/269454654626748?p=gfoZDNqVFDgPoQ5piZ>

Meeting ID: 269 454 654 626 748

Passcode: jB298UJ7

[Need help?](#) | [System reference](#)

Dial in by phone

[+1 773-917-3510,,41450919#](#) United States, Chicago

[Find a local number](#)

Phone conference ID: 414 509 19#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

1.5. Approximate Schedule:

9/11/2026 – Issue Bid

9/25/2026 – RFIs due by 3pm EST

10/2/2026 – Addendum w/ RFI Responses Issued by EOD

10/9/2026 – Proposals due via SmartBid – 3pm EST

11/20/2026 – Award Competitive Negotiation Services

11/20/2026 – 12/31/2027 – Competitive Negotiation Services (see art. 1.6 for description)

5/1/27 – 5/01/32 – Approximate Project Construction Duration

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

1.6. Project Team

Construction Manager: Walsh Turner JV III
929 West Adams Street Chicago, IL 60607

Owner: University of Kentucky

Architect: HDR Architecture/Champlin Architecture
Structural Engineer: Walter P. Moore / Brown + Kubican
MEPFP Engineer: BR+A/KFI
Civil Engineer: Carman

1.7. Questions:

All pre-proposal requests for information (RFIs), or other communication must be in written format and should be submitted to:

UKChandlerWTJV@walshgroup.com

RFI responses will only be released via Smartbid.

1.8. Proposal Review Meetings:

Proposal review meetings will be held starting 10/19/2026.

Firms may be requested to attend an interview session with the University of Kentucky and Walsh Turner JV and other Team members at which time the Proposal shall be reviewed in detail. The Proposing Firm should be represented at the interview session by company ownership and those persons most qualified to discuss the Project in detail and the specific Scope of Work, including representation from the major subcontractors/suppliers if appropriate. Attendance at the interview session is required. The proposed project specific management team should be in attendance along with company leadership.

1.9. As a supplement to the written RFP please submit the following information with your proposal:

- All Attachments – See Section 7 of this RFQ/P
- Subcontractor Bidder Information Form including all required attachments
- Evidence of Insurance - provide a certificate that meets the limits outlined in Project CCIP Manual – To Be Determined
- Copy of a current W9

1.10. This is a request for a phased Lump Sum Agreement for Competitive Negotiation Subcontractor Services and for Construction Phase fee percentage (See 00 41 16 Proposal Form) if construction phase receives authorization.

1.11. The Preconstruction Services will be broken into multiple phases:

- Phase 1) After being selected, the Competitive Negotiation Subcontractor will work with Walsh Turner JV, Architect, Engineer, and Owner to assist with preconstruction services to advance the design and estimate to a point where the GMP Value for that contractor's category of work can be established and validated and that fits within the overall project budget; and if successful,
- Phase 2) Competitive Negotiation Subcontractor will provide the balance of the Preconstruction Services through the development of a Guaranteed Maximum Price and during completion of Construction Documents.

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

- 1.12. If the first phase is not successful at establishing and maintaining an acceptable GMP, Walsh Turner JV and the Owner may elect not to move forward with the second preconstruction phase and the Competitive Negotiation Subcontractor will only be reimbursed for the first phase of the Preconstruction Services.
- 1.13. Upon the successful completion of the preconstruction phase, the Walsh Turner JV will request the Owner's approval to proceed to the construction phase. Subject to vendor performance, ongoing need and authorization, and adequate funding, such approval will not be unreasonably withheld.
- 1.14. It is the intent of the Owner and Walsh Turner JV to enter into competitive negotiation, as authorized by KRS 45A.085, for a final Guaranteed Maximum Price, at or below the established GMP, for construction at the conclusion of the Preconstruction Assistance phase with the selected Competitive Negotiation Subcontractor. It is likely that the scope of the packages included within this RFQ/P will be segregated into multiple, defined scopes of work, which will be further defined throughout the Preconstruction Assistance period.

The Owner reserves the right to require the rejection of all proposals, the rejection of any proposal that does not meet mandatory requirements, or the cancellation of this RFP according to the best interests of the University.

Offeror(s) selected to participate in negotiations may be given an opportunity to submit a Best and Final Offer to the Walsh Turner JV. All information-received prior to the cut-off time will be considered part of the offeror's Best and Final Offer.

Minor technicalities or irregularities in proposals may be waived, providing such action is in the best interest of the Owner. Such waiver shall in no way modify the RFP requirements or excuse the offeror from full compliance with the RFP specifications and other contract requirements if the offeror is awarded the contract.

2. **Scope of Services**

- 2.1. The Competitive Negotiation Subcontractor shall provide Preconstruction Assistance, Preconstruction, Construction, Commissioning and Close-out services for the project. These services are to be provided in a most efficient manner utilizing lean construction methodology (BIM, prefabrication, modularization, etc.). The subcontractor determined to be the best value to the project will be considered for award.
- 2.2. All Preconstruction Assistance work including but not limited to: BIM implementation planning/execution, developing lean construction approaches, design and constructability reviews, systems analysis, value management, prefabrication planning, material procurement planning, budget development, detailed cost estimates/projections, schedule development, early submittals, cash flow and manpower projections, site logistics, special studies and commissioning criteria. While a majority of this will be focused prior to construction, it is expected that these same principles will be applied during construction with any change work. Final GMP submission. The final GMP will be developed from a combination of Design Development documents and Construction documents, which are planned to be issued during the fourth quarter of 2026.

The Competitive Negotiation firm(s) shall submit updated company backlog reports on a quarterly basis (minimum) and provide notification to Walsh Turner JV when any new projects are awarded after engagement in the **University of Kentucky HealthCare Expand Patient Care Facility Project**.

- 2.3. *Walsh Turner JV reserves the right to terminate the agreement at any point prior to completion of the project should the subcontractor fail to maintain project budget, fail to maintain project schedule, be non-responsive to the project team, etc. Upon termination the subcontractor will be paid for actual work authorized by Walsh Turner JV and performed by the subcontractor up to the termination date. All Construction work including but not limited to: lean scheduling, onsite coordination, participation in routine progress meetings, installation, QA/QC, startup, testing, safety administration, construction administration, cost control and projections, determining means and methods for construction of system components while maintaining services to adjacent Owner operations.*
- 2.4. All Commissioning work including but not limited to: testing, final approvals, record documents, coordination with 3rd Party Testing Agent(s), and coordination with 3rd Party Commissioning Agent.
- 2.5. All Closeout Documentation including but not limited to: electronic copies of record documents, Operation & Maintenance Manuals, as-built BIM model (with links to O&M information), and specified or requested Owner Training.
- 2.6. The requirements of the Project Bid Manual, dated June 2026 shall be incorporated into the proposals.

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

2.7. Overview of Trade Package

The below summary is meant to provide an overview of the general scope and highlights for each trade discipline. Detailed scoping, and potential break-out of separate bid packages within this scope, is intended to be developed during the Preconstruction Assistance period. Estimate included with Submission shall include the scope as follows:

BP #014.05 Pneumatic Trash & Linen

- a) Provide Preconstruction Assistance Services for all Pneumatic Tube systems
- b) See Exhibit 00 24 13.01 – Exhibit B.2 BP #014.05 Pneumatic Trash & Linen System for detailed scope

3. **Insurance, Taxes, Wages, Other Provisions**

3.1. Insurance

- The Project is a Contractor Controlled Insurance Program project.
- See Section 00 62 00 of the Bid Manual for additional information.

3.2. Taxes

- Bidders shall include all applicable taxes.

3.3. Form of Agreement (00 52 34)

- Form of Subcontract for successful bidders shall be the Walsh Turner JV Standard Subcontract Form of Agreement. These documents shall be signed unmodified. A copy of these documents are included in the Bid Manual, section 00 52 34.

3.4. Bonds

- Refer to Bid Manual Section 00 52 34, Exhibit D for information pertaining to the Subcontractor Default Insurance (SDI).
- As an alternative to the SDI program, Walsh Turner JV reserves the right to require that proposers provide Payment & Performance Bonds on Walsh Turner JV forms. Provide additional cost for bonds within proposal. The decision whether to require payment and performance bonds shall be at Walsh Turner JV's discretion
- Subcontractor shall not include a cost for bonds in their base proposal.
- Subcontractor will be expected to complete a Subcontractor Questionnaire to qualify for the SDI program.

4. **Proposal Details**

4.1. **Qualifications of Key Individuals**

- Staffing Plan
 - a) Provide an organization chart and resumes for all proposed Preconstruction and Construction team members and departments. The Contract shall stipulate that any personnel substitution is limited to those beyond the subcontractor's control and not out of convenience. All changes in project personnel must be requested in writing with reasons for change stated. Walsh Turner JV will reserve the right to approve all staff changes and to request staff replacements with qualified staff.
 - b) Indicate on the Organization Chart where each individual and / or department cost will be applied (Fee or Cost of Work) and the anticipated percentage of involvement in the project for each team member. Include a proposed billing rate for each position (See Attachment E).
 - c) Provide resume and past performance of preconstruction and estimating leader(s)
- Provide a list of subcontractors, suppliers and other vendors whose services and/or products you contemplate utilizing in the execution of your work on this Project. Include a description of your

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

company's prequalification process utilized to ensure that these subcontractors, suppliers and vendors are financially, and otherwise, qualified.

- a) Organization of subcontractors, suppliers and resumes for key staff within those organizations that will have a significant role in the preconstruction and construction phases.

4.2. Estimate

- The ESI-7 Documents will be made available to bidders who have returned the Notice of Intent to Bid. These documents will be the basis for the estimate to be developed during Phase I services. Please obtain the documents from the following location:

SmartBid

Access to Smartbid (and therefore design documents) will be provided following subcontractor submission of the Notice of Intent to Bid Form.

- The estimate should be a detailed, responsible and realistic assessment of the total construction costs including responsibly/reasonably inferred scope. The estimate should be categorized and detailed according to a template to be provided by Walsh Turner JV in the future.

Formulate the estimate in current-day dollars and provide a separate recommendation for escalation values for discussion with the Walsh Turner JV management team.
- Package Specific Contingency:
 - a) Be prepared to identify a recommended amount for contingency.
 - b) Provide a description of how you anticipate contingency would be spent. Note: Contingency expenditures must be approved in advance in writing. Savings to the contingency will revert to the Owner.
- The cost of the lump sum preconstruction services must be detailed and included with the proposal.
- General conditions/ requirements estimate must be detailed (provide separate breakdown as necessary) and included in the proposal.
- Provide your firm's staff and labor rates on 00 43 26 Bid Proposal Form Labor Rates of this RFQ/P. Provide a full breakdown of all professional staff and trade labor rates.

4.3. Fees

- Provide the proposed fee percentage for the project for construction phase services on 00 41 16 Proposal Form.

All accounting shall be done on an "open book" basis subject to independent audit. This requirement extends to all tiers of sub- subcontractors.

The Fee will be calculated as a percentage of the actual Cost of Work as defined in Section 6.

Should the GMP result in overall savings, the savings shall revert back to the Owner.

Construction Fee is defined as including:

- a) Branch and Corporate Office Staff and Overhead (for example office lease/ office supplies/copiers/vehicles/etc.)
- b) Business Accounting Department (invoicing, payables, receivables, etc.)
- c) Sales and General Administration Expense
- d) Corporate Safety Director
- e) Licenses and Certifications
- f) Training
- g) Main Office and Shop Overhead Charges
- h) Costs due to negligence

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

- i) Cost of Capital and Financing
- j) All costs in excess of the GMP
- k) Profit

5. General Items

- 5.1. Nothing contained herein shall create any contractual relationship between the Owner, Design Team, Walsh Turner JV and the submitter.
- 5.2. Information received from each subcontractor shall be considered the property of the Owner, Design Team and Walsh Turner JV. All information provided by the subcontractor shall not be considered confidential unless specifically identified as such by the subcontractor. By submitting a proposal, the Offeror acknowledges that the Owner is a public entity subject to the Open Records requirements of the Commonwealth of Kentucky.
- 5.3. Project access – work on this project, including work by this Subcontractor, will be subject to the needs of the Owner. Subcontractors understand that the work shall be scheduled and performed around these events. It shall also be understood that this work may need to be performed on 2nd or 3rd shifts as directed by Walsh Turner JV. No direct interaction between Subcontractors and the Owner is permitted.

6. Cost of Work.

- 6.1. The intent for Construction Phase of this contract shall be to award a Cost of the Work plus a Fee with a Guaranteed Maximum Price contract, with the potential to convert to a Lump Sum contract at a later date.
- 6.2. Each estimate along with the GMP shall identify the following cost categories in detail: Preconstruction, Cost of Direct Work, General Requirements, General Conditions, Insurances, Fee (Overhead and Profit), and Contingency. Any and all increases or deducts must be identified at each submission with a comparison to the previous submission.
- 6.3. The intent will be for the successful subcontractor to work with the Design Team to design the project within the budget and ultimately within the GMP.
- 6.4. Additional estimates as requested by Walsh Turner JV reflecting changes to the estimate may be required. A 'target value' tracking mechanism shall be established to allow the team to determine what the current estimate is on a monthly basis at a minimum.
- 6.5. Value management suggestions may be required through the process to assure the project tracks to the project budget. The concepts shall be appropriately detailed, estimated and tracked for approval status. All value management must consider both savings to your trade along with impacts to other trades and/or A/E redesign to properly evaluate the "net" cost of the value management suggestion.
- 6.6. The GMP Proposal is to reflect complete and operable systems filling in all gaps to meet the intent of the documents and established levels of quality.
- 6.7. The Final GMP shall include detailed and itemized backup and breakdowns for all scope of work items including, but not limited to, sub-subcontractor and supplier quotes and evaluations, itemized general conditions/requirements, and detailed Assumptions and Clarifications.
- 6.8. The following is to define costs to be included in each major Cost category

Refer to 00 41 16 - Proposal Form, which breaks down proposal into the following elements:

- Preconstruction:
 - a) All project management, estimating, scheduling, cash flow, manpower projection, budgeting, value management, site logistics, etc. performed prior to the performance of work in the field.
 - b) Miscellaneous reimbursable costs for general conditions items during preconstruction.
 - c) 3D BIM support for the design team where required for constructability.
 - d) 3D BIM for coordination between trades.
 - e) Preconstruction services may continue as required by Walsh Turner JV following acceptance of the GMP.

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen) Competitive Negotiation with Subcontractors

- f) Mandatory attendance to a minimum of two (2) weekly meetings (one for design and one for constructability) will be required. Estimating special studies with detailed backup are expected to be generated on a weekly basis from discussion within the design meetings for review within the design meetings. It is expected that real time cost input will be provided to assist the Owner, CM and A/E project team.
- Construction
 - Direct Costs of Work
 - a) Trade Labor and Burden (Certified Payroll)
 - b) Material
 - c) Equipment
 - d) Subcontracts
 - e) Small Tools and Consumables (as a percentage of labor)
 - f) All Taxes inclusive of Sales and otherwise
 - General Requirements Costs of Work:
 - a) Testing, Cleaning, Flushing
 - b) Hoisting, Rigging and Material Handling
 - c) Rental Equipment (including sub tiers)
 - d) Temporary utilities
 - e) Temporary use and maintenance of permanent equipment
 - f) Permit and inspection fees
 - g) Clean Up (including sub tiers)
 - h) Safety
 - i) Insurances
 - j) Warranty
 - General Conditions Costs of Work:
 - a) Jobsite trailer and set up
 - b) Office Supplies
 - c) Computer and Technology
 - d) BIM Licensing
 - e) Blueprinting and copying costs
 - f) Telephone
 - g) Vehicles
 - h) Project Manager and other supervision/management
 - i) Superintendence team(s)
 - j) Safety Manager(s)
 - k) Project Engineering Team(s)
 - l) CAD Designer / Operator
 - m) Estimating Support
 - n) Purchasing (pre-approved staff)
 - o) Administrative Assistant
 - p) Bonds
 - q) Parking
 - r) Other similar cost items

6.9. Fill in the breakdown of costs per 00 41 00.01 Bid Breakdown Form included in your base offer for your respective package. Each item is to include labor, material, and equipment. These will neither be considered unit prices nor will the numbers listed here limit obligations required in the solicitation documents. It will be used only to aid in verifying the completeness of the offers.

Request For Qualifications and Proposal (ESI-6 Pneumatic Trash & Linen)
Competitive Negotiation with Subcontractors

7. RFQ/P Attachments (return with submission or as otherwise directed)

- A. 00 41 00.01 Bid Breakdown Form –
 - BP #014.05 Pneumatic Trash & Linen
- B. 00 41 16 Proposal Form
- C. 00 43 26 Bid Proposal Form Labor Rates
- D. 00 45 16 Subcontractor Bidder Information Form
- E. Written Responses to Questions as outlined in section 4.