

August 11, 2025

Senator Shelley Funke Frommeyer, Co-Chair
Representative Shawn McPherson, Co-Chair
Capital Projects and Bond Oversight Committee
Legislative Research Commission
Capitol Annex Building – Room 136
702 Capitol Avenue
Frankfort, Kentucky 40601

Subject: Sundry Research, Scientific and Medical Equipment

Dear Senator Funke Frommeyer, Representative McPherson and Honorable Members of the Capital Projects and Bond Oversight Committee:

Pursuant to KRS §45.760(5), the University of Kentucky hereby reports the purchase of the following items of medical equipment in excess of \$200,000. Money specifically budgeted and appropriated by the General Assembly for another purpose or program was not used to acquire these items.

- Seven Cobras Pro systems have been purchased from Roche Diagnostics. Cobas Pro is an integrated lab system designed to enhance clinical chemistry and immunochemistry testing. The equipment supports a wide range of tests and is designed to streamline processes and improve efficiency in laboratory operations. The equipment will replace analyzer systems currently in use that will no longer be supported. The total cost of the medical equipment was \$3,148,470 and was purchased UK restricted funds. The items will be located at UK HealthCare Albert B. Chandler Hospital.

Please advise if you have any questions or if you would like additional information.

Sincerely,



Angela Martin
Vice President for Financial Planning and Chief Budget Officer

cc: Elizabeth Baker
Teresa Centers



August 6, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: \$4,135,000 Barbourville Independent School District Finance
Corporation School Building Revenue Bonds, Series of 2025

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance a land acquisition.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to be 'L Theinert', written over a horizontal line.

Lincoln Theinert

Enclosures

147 East Third Street
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

BOND PAYEE DISCLOSURE FORM

Par Amount:	\$4,135,000					
District	Barbourville Independent School District					
Issue Name:	School Building Revenue Bonds, Series 2025					
Purpose:	Land Acquisition					
Projected Sale Date:	Q3 2025					
First Call Date:	8 Years at par					
Method of Sale:	Competitive Bids					
Place/time of sale:	Parity/SFCC, Frankfort, Ky. / TBD					
Bond Rating:	Moody's: "Aa3"					
Bond Counsel:	Steptoe and Johnson, Louisville, KY					
Fiscal Agent:	RSA Advisors LLC, Lexington, Kentucky					
Date received by SFCC:	<table border="1" style="display: inline-table; width: 100px; text-align: center;"> <tr><td> </td><td>/</td><td> </td><td>/</td><td> </td></tr> </table> <i>To be filled in by SFCC</i>		/		/	
	/		/			
Date scheduled for Committee review:	<table border="1" style="display: inline-table; width: 100px; text-align: center;"> <tr><td> </td><td>/</td><td> </td><td>/</td><td> </td></tr> </table> <i>To be filled in by SFCC</i>		/		/	
	/		/			

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$0	\$4,135,000	\$4,135,000
0.00%	100.00%	100.00%
\$0	\$319,585	\$319,585
\$0	\$0	\$0

Estimated Cost of Issuance:

Fiscal Agent, Bond Counsel, etc

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$0	\$29,540	\$29,540
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$22,760	\$22,760
\$0	\$82,700	\$82,700
\$0	\$0	\$0
\$0	\$135,000	\$135,000

Anticipated Interest Rates:

5 Years: 3.150% 10 Years: 3.750% 15 Years: 4.250%

20 Years: 4.750%

Notes: No Tax Increase required

School District Name:
Project:
Probable Cost Breakdown
Date:

Barbourville Independent School District
Land Acquisition
(Administration/Athletics/Instructional)
8/6/2025

	Total Project 100%	Administration 0%	Athletic 40%	Instructional 60%
	\$ 4,000,000.00	\$ -	\$ 1,600,000.00	\$ 2,400,000.00
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
Total Construction Cost	\$ 4,000,000.00	\$ -	\$ 1,600,000.00	\$ 2,400,000.00
Soft Costs (Architect/CM Fees)	\$ -	\$ -	\$ -	\$ -
Total Project Cost	\$ 4,000,000.00	\$ -	\$ 1,600,000.00	\$ 2,400,000.00
Plus: Cost of Issuance Including Bond Discount & Bond Rounding	\$ 135,000.00	\$ -	\$ 54,000.00	\$ 81,000.00
Less: Cash Contribution(s)				
Amount Bonded for Construction Project	\$ 4,135,000.00	\$ -	\$ 1,654,000.00	\$ 2,481,000.00



July 30, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: \$19,000,000 Bardstown Independent School District Finance
Corporation School Building Revenue Bonds, Series of 2025

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance Phase 3 High School Improvements.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Theinert', with a long horizontal flourish extending to the right.

Lincoln Theinert

Enclosures

147 East Third Street
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

BOND PAYEE DISCLOSURE FORM

Par Amount:	\$19,000,000	
District	Bardstown Independent School District	
Issue Name:	School Building Revenue Bonds, Series 2025	
Purpose:	Phase 3 High School Improvements	
Projected Sale Date:	Q3 2025	
First Call Date:	8 Years at par	
Method of Sale:	Competitive Bids	
Place/time of sale:	Parity/SFCC, Frankfort, Ky. / TBD	
Bond Rating:	Moody's: "Aa3"	
Bond Counsel:	Steptoe and Johnson, Louisville, KY	
Fiscal Agent:	RSA Advisors LLC, Lexington, Kentucky	
Date received by SFCC:	/ /	<i>To be filled in by SFCC</i>
Date scheduled for Committee review:	/ /	<i>To be filled in by SFCC</i>

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$0	\$19,000,000	\$19,000,000
0.00%	100.00%	100.00%
\$0	\$1,912,625	\$1,912,625
\$0	\$0	\$0

Estimated Cost of Issuance:

Fiscal Agent, Bond Counsel, etc

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$0	\$89,000	\$89,000
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$36,850	\$36,850
\$0	\$380,000	\$380,000
\$0	\$0	\$0
\$0	\$505,850	\$505,850

Anticipated Interest Rates:

5 Years: 3.150% 10 Years: 3.700% 15 Years: 4.350%

20 Years: 4.850%

Notes: No Tax Increase required

School District Name:
Project:
Probable Cost Breakdown
Date:

Bardstown Independent
Phase 3 HS Renovations
(Administration/Athletics/Instructional)
7/30/2025

	Total Project 100%		Administration Percentage	Athletic Percentage	Instructional Percentage	
Instructional	\$	38,637,150.00	\$ -	\$ -	\$	38,637,150.00
			\$ -	\$ -	\$	-
			\$ -	\$ -	\$	-
			\$ -	\$ -	\$	-
			\$ -	\$ -	\$	-
Total Construction Cost	\$	38,637,150.00	\$ -	\$ -	\$	38,637,150.00
Soft Costs (Architect/CM Fees)	\$	3,420,000.00	\$ -	\$ -	\$	3,420,000.00
Total Project Cost	\$	42,057,150.00	\$ -	\$ -	\$	42,057,150.00
Plus: Cost of Issuance Including Bond Discount & Bond Rounding	\$	505,850.00	\$ -	\$ -	\$	505,850.00
Less: Cash Contribution(s)	\$	23,563,000.00				
Amount Bonded for Construction Project	\$	19,000,000.00	\$ -	\$ -	\$	19,000,000.00



July 22, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: \$1,200,000 Bell County School District Finance Corporation
School Building Revenue Bonds, Series of 2025

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance roof improvements at Page School Center.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Theinert', with a long horizontal flourish extending to the right.

Lincoln Theinert

Enclosures

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Lexington, KY
40508

859/977-6600

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BOND PAYEE DISCLOSURE FORM

Par Amount:	\$1,200,000	
District	Bell County School District	
Issue Name:	School Building Revenue Bonds, Series 2025	
Purpose:	Roof Improvements at Page School Center	
Projected Sale Date:	Q3 2025	
First Call Date:	8 Years at par	
Method of Sale:	Competitive Bids	
Place/time of sale:	Parity/SFCC, Frankfort, Ky. / TBD	
Bond Rating:	Moody's: "Aa3"	
Bond Counsel:	Steptoe and Johnson, Louisville, KY	
Fiscal Agent:	RSA Advisors LLC, Lexington, Kentucky	
Date received by SFCC:	/ /	<i>To be filled in by SFCC</i>
Date scheduled for Committee review:	/ /	<i>To be filled in by SFCC</i>

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$0	\$1,200,000	\$1,200,000
0.00%	100.00%	100.00%
\$0	\$97,328	\$97,328
\$0	\$0	\$0

Estimated Cost of Issuance:

Fiscal Agent, Bond Counsel, etc

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$0	\$13,000	\$13,000
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$14,850	\$14,850
\$0	\$24,000	\$24,000
\$0	\$0	\$0
\$0	\$51,850	\$51,850

Anticipated Interest Rates:

5 Years: 4.550% 10 Years: 5.000% 15 Years: 5.300%

20 Years: 5.650%

Notes: No Tax Increase required

School District Name:
 Project:
 Probable Cost Breakdown
 Date:

Bell County School District
Emergency Roof Improvement at Page School Center
(Administration/Athletics/Instructional)
7/22/2025

	<div>Total Project</div> <div>100%</div>	<div>Administration</div> <div>0%</div>	<div>Athletic</div> <div>0%</div>	<div>Instructional</div> <div>100%</div>
	\$ 1,078,196.87	\$ -	\$ -	\$ 1,078,196.87
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -
Total Construction Cost	\$ 1,078,196.87	\$ -	\$ -	\$ 1,078,196.87
Soft Costs (Architect/CM Fees)	\$ 69,953.13	\$ -	\$ -	\$ 69,953.13
Total Project Cost	\$ 1,148,150.00	\$ -	\$ -	\$ 1,148,150.00
Plus: Cost of Issuance Including Bond Discount & Bond Rounding	\$ 51,850.00	\$ -	\$ -	\$ 51,850.00
Less: Cash Contribution(s)				
Amount Bonded for Construction Project	\$ 1,200,000.00	\$ -	\$ -	\$ 1,200,000.00



July 23, 2025

VIA ELECTRONIC MAIL

Capital Projects and Bond Oversight Committee
Frankfort, Kentucky 40601

RE: Reporting of Bond Issuance Costs to the Capital Projects and Bond Oversight Committee

Enclosed please find a Bond Payee Disclosure form for the following bond issue:

\$14,000,000 (estimated)
Board of Education of Danville Independent School District
General Obligation Bonds, Series 2026

Please be advised that the enclosed costs are estimates. Actual costs will not be known until the bonds have been sold. A tax increase will not be necessary to support debt service on this financing.

We hereby request that the above bond issue be reported to the Bond Oversight Committee at its next regularly scheduled meeting.

If you need any additional information, please do not hesitate to call me at (859) 368-9622.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael George".

Michael George
Managing Director

Enclosure

cc: Dave Malone
Ron Ballard
Nicolas Senak

BOND PAYEE DISCLOSURE FORM

Par Amount:	\$14,000,000 (estimated)
Issue Name:	Danville Independent School District
Purpose:	Improvements and renovations to John W Bate Middle School, improvements and renovations to Admiral Stadium, and reimbursement for improvements and renovations to the central office.
Projected Sale Date of Bonds:	1/20/2026
First Call Date:	2/1/35 @ 100%
Method of Sale:	Competitive
Place/Time of Sale:	SFCC/11:00 AM ET
Bond Rating:	Moody's "Aa3" (Estimated Underlying) & "Aa3" (Enhanced)
Bond Counsel:	Steptoe & Johnson
Fiscal Agent:	Compass Municipal Advisors, LLC

Date Received by SFCC:	/ /	<i>To be filled in by SFCC</i>
Date Scheduled for Committee Review:	/ /	<i>To be filled in by SFCC</i>

	SFCC Portion	Local Portion	Total
Estimated par amount of Bonds:	\$0.00	\$14,000,000.00	\$14,000,000.00
% Share of total Bonds:	0%	100%	100%
Est. average annual debt service:	\$0.00	\$1,121,219.00	\$1,121,219.00
Estimated debt service reserve:	-0-	-0-	-0-
Estimated Cost of Issuance ¹			
Fiscal Agent, Bond Counsel:	\$0.00	\$69,000.00	\$69,000.00
Advertisements, Printing, etc.			\$0.00
Special Tax Counsel	-0-	-0-	-0-
Paying Agent	\$0.00	\$4,000.00	\$4,000.00
Bond Rating	\$0.00	\$18,500.00	\$18,500.00
Escrow Verification	-0-	-0-	-0-
Underwriter's Discount	\$0.00	\$210,000.00	\$210,000.00
Credit Enhancement	-0-	-0-	-0-
Total Cost of Issuance:	\$0.00	\$301,500.00	\$301,500.00

Anticipated Interest Rates:²

5 Year - 3.05%	10 Year - 3.95%	15 Year - 4.66%
20 Year - 5.25%	25 Year - 5.45%	

¹ Actual costs will not be known until the bonds are sold.

² Estimated yields.

Statement of Indebtedness

1. The assessed valuation of all the taxable property in the School District as estimated by the last certified assessment is:	\$1,268,912,336
2. Date of last certified audit:	June 30, 2024
3. The total of all bonds, notes, and other obligations of the district currently issued and outstanding, including the present issue of \$14,000,000. *	\$43,890,000
4. Statutory debt limit for General Obligation bonds as set forth in KRS 66.041:	\$25,378,247
5. District bonding potential as set forth in 702 KAR 3:020:	\$23,250,000
6. The total of bonds, notes, and other obligations of the district currently issue subject to the 2% statutory limit including the present issue of \$14,000,000. *	\$21,480,000
7. Does this issue include a special appropriation grant from the Commonwealth of Kentucky? If so, please state the amount and purpose of the grant.	No

*Amount outstanding includes the estimated 2025 GO issuance



July 28, 2025

Capital Projects and Bond Oversight Committee
702 Capital Avenue, Room 34, Capitol Annex
Frankfort, KY 40601

RE: \$42,000,000 Johnson County School District Finance Corporation
School Building Revenue Bonds, Series of 2025

Please find enclosed a Bond Payee Disclosure Form and Plan of Financing related to the above-referenced series of Bonds. The Bonds will be used to finance Phase 2 of the new High School.

We would like to go ahead and submit the plan to Bond Oversight so that we will be ready to proceed with the bond sale shortly. The Bonds will be funded with 100% Local Funds.

Please process this bond disclosure form for review by the Bond Oversight Committee at the next meeting. Should you have any questions or require any additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Theinert', with a long horizontal flourish extending to the right.

Lincoln Theinert

Enclosures

147 East Third Street
Lexington, KY
40508

859/977-6600

fax: 859/381-1357

www.rsamuni.com

BOND PAYEE DISCLOSURE FORM

Par Amount:	\$42,000,000	
District	Johnson County School District	
Issue Name:	School Building Revenue Bonds, Series 2025	
Purpose:	Phase 2 New High School	
Projected Sale Date:	Q3 2025	
First Call Date:	8 Years at par	
Method of Sale:	Competitive Bids	
Place/time of sale:	Parity/SFCC, Frankfort, Ky. / TBD	
Bond Rating:	Moody's: "Aa3"	
Bond Counsel:	Steptoe and Johnson, Louisville, KY	
Fiscal Agent:	RSA Advisors LLC, Lexington, Kentucky	
Date received by SFCC:	/ /	<i>To be filled in by SFCC</i>
Date scheduled for Committee review:	/ /	<i>To be filled in by SFCC</i>

Estimated par amount of Bonds:

% Share of total Bonds:

Estimated average annual debt service:

Estimated debt service reserve:

SFCC Portion	Local Portion	Total
\$0	\$42,000,000	\$42,000,000
0.00%	100.00%	100.00%
\$0	\$3,386,135	\$3,386,135
\$0	\$0	\$0

Estimated Cost of Issuance:

Fiscal Agent, Bond Counsel, etc

Special Tax Counsel

Number verifications

Bond Rating & Bank Fee

Underwriter's Discount

Credit Enhancement

Total Cost of Issuance:

\$0	\$181,000	\$181,000
\$0	\$0	\$0
\$0	\$0	\$0
\$0	\$45,850	\$45,850
\$0	\$840,000	\$840,000
\$0	\$0	\$0
\$0	\$1,066,850	\$1,066,850

Anticipated Interest Rates:

5 Years: 4.500% 10 Years: 4.800% 15 Years: 3.900%

20 Years: 5.000%

Notes: No Tax Increase required

School District Name:
Project:
Probable Cost Breakdown
Date:

Johnson County
Phase 2 New HS
(Administration/Athletics/Instructional)
7/28/2025

	Total Project 100%	Administration Percentage	Athletic Percentage	Instructional Percentage
Instructional	\$ 93,235,837.46	\$ -	\$ -	\$ 93,235,837.46
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
		\$ -	\$ -	
Total Construction Cost	\$ 93,235,837.46	\$ -	\$ -	\$ 93,235,837.46
Soft Costs (Architect/CM Fees)		\$ -	\$ -	\$ -
Total Project Cost	\$ 93,235,837.46	\$ -	\$ -	\$ 93,235,837.46
Plus: Cost of Issuance Including Bond Discount & Bond Rounding	\$ 1,066,850.00	\$ -	\$ -	\$ 1,066,850.00
Less: Cash Contribution(s)	\$ 52,302,687.46			\$ 52,302,687.46
Amount Bonded for Construction Project	\$ 42,000,000.00	\$ -	\$ -	\$ 42,000,000.00

SERVICES REQUESTED:

Eastern Kentucky University seeks proposals from qualified firms for **Construction Management At Risk** Services (CMAR) to include but not be limited to Pre-Construction and Construction Management for construction of a new Model Laboratory School. The selected CMAR will become responsible members of the University's professional team for design and construction helping to assure the project is completed within budget, on-schedule and compliant with program requirements, applicable codes and accreditation requirements. CMAR's seeking to provide these services for the University should have demonstrated specialized experience in programming, planning, designing and construction management for educational facilities. The selected CMAR will be initially responsible for working with the Architect and ECU on programming, development of schematic design, design development, construction documentation, bid & award, construction management, project start-up and project completion through commissioning. The completed project is to include compliance with all Kentucky Building High Performance Requirements. **The CMAR will comply with applicable Kentucky Regulatory Statutes and Kentucky Administrative Regulations for performance of CMAR services, bidding, and applicable self-performance of work.**

The CMAR firms (proposers) shall have a proven track record of experience in providing pre-construction, estimating, bid development, project scheduling, oversight and administration of construction on educational facility/buildings. The finalized agreement shall include but not be limited to pre-construction services, scope and detailed project costing, constructability and construction document review, bidding, construction administration, commissioning oversight with the project Architect-Engineers and the selected commissioning agent.

This project will be designed with a total construction budget of **\$119,200,000.00** to include costs for construction management services. This figure will include the costs of pre-construction services procured via **CITB-457-2025**, publicly bid and awarded for \$7,830,000.00, for early site preparation for the new Model Laboratory School.

The Owner asks the CMAR for the following pricing option:

Guaranteed Maximum Price: The sum of the Cost of the Work and the Contractor's Fee is guaranteed by the Contractor not to exceed (\$ 119,200,000.00).

ECU is tax exempt from the provision of the Kentucky six percent (6%) Sales and/or Use Tax under this solicitation. All CMAR's or CONTRACTORS shall take this into consideration when submitting their proposal. Exemption certifications will be furnished to cover tax exemptions where applicable and when requested by the CMAR.

Federal Excise Tax: ECU may be entitled to exemption from Federal Excise Tax. The CMAR shall take this into consideration when preparing their RFP response.

PROJECT DESCRIPTION:

The total Cost Limitation for the project is \$119,200,000 (Construction Cost), for the early site work and construction of the new Model Laboratory School.

The requested design changes will accommodate the following:

- New Model Laboratory School Complex includes, but is not limited to, the following program features and elements:

Project Overview: Model Laboratory Schools – Eastern Kentucky University

The new Model Laboratory Schools facility will encompass approximately 265,000 to 280,000 gross square feet (GSF) and serve up to 1,000 students from preschool through 12th grade. More than just a school, the facility is being developed as a statewide model for educator preparation, supporting teacher training, school safety and research through a formal partnership with Eastern Kentucky University's College of Education.

Program and Facilities

In addition to modern academic classrooms and specialized learning environments, the facility will include:

- Administrative offices
- Professional development and training spaces
- Performing arts center
- Competition gymnasium
- Auxiliary gymnasium, which will also function as an ICC 500-compliant storm shelter

Building Construction and Systems

The structure will be a three-story, primarily steel-framed building with a partial basement, classified as Occupancy Type E, Construction Type IB. Under IB classification, fire area limitations are unrestricted, but the steel framing will require fireproofing.

- Structural Systems:
 - General construction: steel frame
 - Gymnasiums and theater: precast concrete systems
- Building Envelope:
 - Exterior walls: metal stud framing with batt insulation and continuous insulation using closed-cell spray foam (providing air/water/vapor control)
 - Roofing: two-ply SBS-modified bituminous membrane over lightweight insulating concrete
 - R-values for roofs and walls will meet or exceed IECC 2012 requirements
 - Exterior finishes: brick veneer, stone veneer, and metal panel siding
 - Fenestration: aluminum storefront and curtain wall window systems

Mechanical, Electrical, and Plumbing (MEP) Systems

The building's mechanical systems will include:

- A central plant located on the second floor, comprising:
 - Air-cooled screw chillers
 - High-efficiency gas-fired hot water boilers
- These will serve:
 - Central station air handling units (AHUs)
 - Variable Air Volume (VAV) terminal units with hot water reheat

Additional systems:

- LED lighting fixtures throughout the building
- A networked lighting control system for energy efficiency and operational flexibility
- Infrastructure to support future technologies and smart building integration

Site Development and Campus Integration

The scope also includes comprehensive site development to create a modern campus environment:

- Outdoor learning and play areas, including:
 - A large elementary playground
 - A dedicated early childhood playground
 - A central landscaped courtyard
- Athletic facilities, featuring:
 - A synthetic turf competition soccer field with home grandstands and adjacent event plazas
 - An outdoor stage
 - A natural grass practice field
- Landscaping using native plant species, consistent with ECU's broader campus ecology
- New roadways, drives, and parking areas designed to support traffic flow and pedestrian safety
- A stormwater management system designed in compliance with ECU's Stormwater Management Plan

Coordination with Early Site Work

An early site preparation package, contracted separately from the CMAR scope, is already underway. The successful CMAR will be required to coordinate closely with this early package to ensure seamless integration. Early site work includes:

- Installation of erosion control and sedimentation protection measures
- Tree protection fencing
- Demolition and removal of existing structures
- Mass earthwork
- Partial installation of the stormwater system (southern portion)
- Construction of the southern drive loop, including:
 - Placement of shot rock base
 - Excluding final surface asphalt course

Project Schedule

It is the intent of the University that a Construction Management Firm will be hired as soon as possible to join the A/E as a project team member to provide assistance in project budgetary cost control, schedule compliance and overall project management. The selected A/E firm will participate in the selection of the Construction Management firm.

The University asks the proposer to submit a suggested project schedule. A substantial completion date will be negotiated with the contract once the CMAR has been selected and an award has been made.

Proposed CMAR Services Selection

1. RFP Issue Date	July 31, 2025
2. ECU Site Visit	August 7, 2025
3. Questions Submission	August 12, 2025
4. Firm Proposals Due	August 15, 2025
5. Shortlist Announcement	August 19, 2025
6. On Campus Interviews	August 22, 2025
7. Award Announcement	August 29, 2025

Examination of Proposal Documents

By submitting a proposal, the proposer represents that it has thoroughly examined and become clear/familiar with the work being requested/required under this RFP and that it is capable of performing quality work to achieve the university's overall scope and objective.

Firm Qualifications and Experience

Identify similar major projects undertaken by the proposing CMAR Firm within the last five (5) years. Clearly identify which of these projects within the last three (3) years on which the CMAR's proposed team have participated together. Any projects referenced shall be projects that the specifically named Project Manager (PM) and the Superintendent have personally been responsible for or performed in the same capacities as would occur with this University project.

As applicable the Prime CMAR may describe no more than ten (10) projects and any Sub CMAR's named shall describe no more than five (5) projects in total. All projects should be similar in scope and work that will be performed on this project. For each project, provide the client's name, with current address, and telephone number for a contact person available who is familiar with the firm's performance on each project listed. This contact person should be familiar with your firm's key personnel.

Describe CMAR ability to advise, assist and coordinate with ECU in the direct purchase of Construction Materials to be chosen at the University's discretion. Provide evidence of successful implementation and previous experience in providing such services

CMAR Team Organization

In this section, provide an organizational chart showing the interrelationship of all team members. Describe any previous experience and working relationships on similar scoped projects (matrix preferred) for projects while including all Key Personnel. Project responsibility of each team member is to be clearly identified for each project referenced. Provide reference's for PM and Superintendent that can speak directly to the qualifications and character of these individuals. Provide: company name, address, contact person, and telephone, e-mail.

Key Personnel

Provide resumes and qualifications, as well as an organizational chart, of the proposed firm's project staff for both pre-construction and construction phases. Designate proposed levels of commitment for each

individual specified as a percentage of their work week and commitment to this project through completion. The required staff and their participation are outlined below. Additionally, for each of the Key Personnel shown in the CMAR organizational chart, provide a one to two-page resume. Three pages may be used to describe the experience of the Project Manager (PM). The PM's experience on similar public projects and a demonstrated ability to lead and manage a diverse consultant team is highly important. Include in the project manager's resume a summary of specific technical expertise and experience. Similar information should also be provided within this section for the onsite: Project Manager, Superintendent, MEP Coordinator and the Field Office Manager. At a minimum, for the purposes of this Request for Proposal, without overlap or conjoining duties, each proposer shall include separate Key Personnel as follows and as listed below: Project Executive, Project Estimator, Project Manager, Superintendent, Asst. Superintendent (Or area Superintendent), Document Control Engineer, MEP Coordinator, Field Office Manager, Safety. NOTE: It is the University's requirement that all team members shall be Full Time On-Site for the duration of the project unless delineated below. The PM and the Superintendent shall each have a minimum of ten (10) years' experience managing projects of this scale and function. The projects listed shall contain projects that both the PM and the Superintendent have participated in with a detailed explanation of their roles.

The following are the minimally required personnel for this Project without overlap or conjoining duties or responsibilities. (If the proposer should want to provide additional personnel over and above those listed, that is acceptable, however it should be delineated in their response separately from those listed below that are required) Designate proposed levels of commitment for each individual specified as a percentage of their work week and commitment to this project through completion.

Pre-Construction Phase:

- Project Executive: Contractor's Project Executive shall be an employee of the CMAR, committed to the preconstruction phase with a minimum of ten (10) years previous experience providing pre-construction services for projects over ten million dollars in scope. Responsibilities include monthly estimating and budget report management, scope definition/bidding document preparation, and scheduling. Project Executive shall also participate in weekly pre-construction meetings.
- Principal Estimator: CMAR's Principal Estimator shall be an employee of the Contractor, committed to the preconstruction phase with a minimum of ten (10) years previous experience providing pre-construction estimating services for projects over ten million dollars in scope. Estimator shall work with the Project Executive to complete necessary estimates during the pre-construction phase.
- Project Manager: See description below under "Construction Phase"

Construction Phase:

- Project Executive: CMAR's Project Executive shall be an employee of the Contractor, with a minimum of ten (10) years previous experience managing projects over ten million dollars in scope. Furthermore, the Project Executive should have ample experience in Post- Secondary Projects similar in size and scope to this project. The Project Executive shall: lead the design and bid phase services, attend the bi-monthly or monthly Project meetings (whichever the University requires), and provide overall TEAM leadership.

- **Project Manager:** CMAR's Project Manager shall be an employee of the Contractor, with a minimum of ten (10) years previous experience managing projects over ten million dollars in scope. Responsibilities of this position include overall leadership and direction of the project. Leading the weekly contractor/subcontractor jobsite meetings and attending/participating in all owner/architect meetings. Project manager shall develop and keep updated the project schedule and work closely with the owner/architect representative regarding the schedule and any potential changes or events that may affect the individual phases of the project. Project Manager shall prepare the schedule of values and present the monthly billings to the owner's designated representative. The project manager's experience on similar projects and a demonstrated ability to lead and manage a diverse consultant team is highly important.
- **Superintendent:** CMAR's Superintendent shall be an employee of the Contractor with a minimum of ten (10) years previous experience managing projects over ten million dollars in scope. Superintendent shall be responsible for coordination and quality assurance of subcontractor's work in the field. Superintendent shall also be responsible for: coordination of utility shutdowns, interim moves, lay down and material staging areas with the owner's designated representative and assisting the project manager with the weekly contractor/subcontractor meetings.
- **Document Control Engineer:** CMAR's Document Control Engineer shall be an employee with a minimum of three (3) years of previous experience. Responsibilities shall include assembly, control and distribution of RFI's, submittals and bulletins. The Document Control Engineer shall also be responsible for keeping record drawings up to date and compilation of the owner's manuals and warranty information at the completion of the project. The document control engineer shall also assist the project manager and superintendents in supervision and management of shift work.
- **MEP Coordinator:** CMAR shall provide a degreed professional in either the mechanical or electrical field or have at least five (5) years of equivalent field experience working for a mechanical or electrical subcontractor. This person should have a minimum of five (5) years previous experience managing projects. MEP Coordinator shall be responsible for coordination and quality assurance of fire protection, plumbing, HVAC, electrical and systems work. MEP Coordinator shall work closely with the Superintendent and the owner's designated representative to schedule all utility shutdowns and to ensure that occupied portions of the building are not affected. The MEP Coordinator shall also be responsible for coordinating and documenting the testing and commissioning of the MEP systems.
- **Field Office Manager:** CMAR shall provide an on-site Field Office Manager during the full construction period specified. This person should have a minimum of three (3) years of previous experience. Responsibilities shall include project related cost accounting, preparation of owner billings, gathering of certified payrolls, compilation and distribution of contractor meeting minutes, and other financial and business correspondence. The Field Office Manager shall also assist the Document Control Engineer in the tracking and posting of submittals, RFI's and bulletins.
- **Safety Coordinator:** CMAR shall provide an on-site safety coordinator during the full construction period specified. This person should have a minimum of three (3) years previous experience.

Work Plan

Fully describe your firm's capabilities to perform the services referenced within this RFP including but not limited to:

- Pre-Construction
- Valued Engineering Techniques
- Methodology for developing Trade Contract Bid Packages
- Owner Supplied Material Purchases
- Methods for project management & delivery
- Methods of cost controls and estimates at the various stages
- Incorporation of Commissioning and Special Inspections
- Project Closeout

Provide a sample project progress bar chart from pre-construction services through project closeout with your proposal. Chart should show all significant milestone dates and durations of each specific phase of work.

General Conditions of CMAR

The form of contract will be a personal services contract (PSC) as required by the Commonwealth of Kentucky. This PSC shall be supplemented by an AIA A133-2019, to include an A201-2017 as General Conditions. ECU's Supplementary Conditions will be supplied. List and define any general conditions assumed by the construction manager, and clearly identify other general conditions not identified that are to be transferred to the subcontractors or University. All home office and administrative expenses shall be included in O&P.

This fee will cover all services outlined in this RFP and indicate any additional services to be provided for the project. Describe any services not included. Proposals should list any items excluded from the services proposed. Proposals should also list those services to be provided by the CMAR that should be made a part of this scope of work, but were not requested by the University.

Any exceptions taken to the RFP shall be specifically discussed in the submitted proposal. The University reserves the right to request additional information from the CMAR at any time during the selection process.

Construction Manager Deliverables and Services

CMAR shall consider the following requirements while assimilating the firms submitted proposal. Proposer shall be required to fulfill all areas as listed within this section under the finalized CMAR Contract. The Construction Manager will:

- a. Provide complete project management, superintendence and administrative support as required to completely deliver pre-construction services and construction phase services associated with the project.
- b. Provide cost estimating, scheduling, constructability review and value engineering services leading to the provision of a GMP within the available budget. The GMP shall include a list of allowances, clarifications, assumptions and exclusions. Prepare itemized cost estimates as required until the

construction documents are finalized to validate that the scope of work and its estimate cost are within the allowances, clarifications, assumptions, and exclusions of the GMP.

- c. Prepare a CPM schedule in sufficient detail to define the entire project duration. Activities shall include all pre-construction phase efforts, the preparation of construction documents, submittals and bidding for each work package, and punch-list activities.
- d. Assist the University and design consultants in optimizing the scope of work and develop value engineering options as required to maintain a scope of work that is within the University's budget and schedule. At a minimum, this shall be done by participating and attending weekly design review meetings, actively participating in review of constructability and material selection, and shall include cost and schedule impact analysis. The Construction Manager will be responsible for reviewing bid documents provided by the design professional at the completion of Schematic Design phase; the Design Development phase; 50% and 90% Construction Documents phase prior to bidding and bid package assembly to assure documents are consistent with the GMP scope. Provide advice and value engineering options regarding materials, methods, systems, schedules, labor and other conditions affecting construction and contracting.
- e. Provide construction management services to execute the construction of the projects on-time and within budget. Conduct post-construction activities and commissioning. Coordinate commissioning efforts with the University and the independently contracted commissioning agent retained by the university.
- f. Construct the work. Provide full-time, on-site staff to plan, manage, and coordinate on-site trade contractor activities. Coordinate cooperatively with the University's other prime trade contractors for the installation of technology, controls, security systems, or other scope as may be required by the University.
- g. Maintain, update and submit the CPM schedule with each payment application. Clearly define adjustments made to maintain substantial and final completion dates.
- h. Provide a complete list of each bid work package, showing its GMP allowance, and provide bid-tab results that include at least three responses per bid work package, that compare results with respect to the GMP allowances. Define any variance from the previous estimate.
- i. Submit procurement plans for trade contractors. Recommend a minimum of five qualified subcontractors for each work package for approval by the University prior to bidding.
- j. Provide bidding services to solicit, receive, and award trade contracts. The University reserves the right to reject trade contractor bids if it is in the best interest of University to do so.
- k. Issue reports and minutes of project meetings during construction phase. The design consultant will perform this task during design phase. Conduct weekly job meetings and prepare written progress reports monthly that address project budget, schedule, and performance with progress photos, and submit with each pay application. Conduct project meetings for planning, coordination, and payments.
- l.** Institute and administer procedures for shop drawings and sample submittals for processing. Review trade contractor submittals to ensure compliance with design before presentation to the University and/or design consultant. Submit for review shop drawing and submittal list by trade. All items requiring color selections shall be clearly identified. Coordinate all aspects of overhead coordination with trades, during the shop drawing phase, that result in a comprehensive as built document at the completion of the project.
- m. Monitor, evaluate and administer change order requests and coordinate University and design consultant approvals. When conducting or considering the submission of change orders, assume agency alliance position with the University and not with the trade contractors of the project.
- n. Prepare and administer payment and cost control procedures, including preparing trade contractor lien waivers and ensure certified payroll documentation is provided as required by the State of Kentucky.
- o. The construction manager and design consultant will be required to develop and implement a project commissioning plan. Commissioning activities will include appropriate reviews, tests, and

inspections of constructed work at the critical points of the design and construction process to ensure, to the extent possible, that a fully functional and trouble free project is delivered to the University at project completion, as well as permit design review input during the development of the design.

- p. Promptly resolve deficient trade contractor work whenever observed. Prepare incomplete work lists at the substantial completion of each work package, coordinate final inspections and commissioning of completed work with the University, design consultant and regulatory authorities. Assist the University during occupancy including the coordination and probable connection of University purchased equipment and furniture installations to electrical, plumbing and mechanical systems if needed.
- q. Provide project close-out documents, including contractor record-field set drawings, as-built drawings and specifications, O&M manuals, RFI's, submittals, bulletins, shop drawings, field logs, warranties and other
- r. project correspondence requested by the University. In addition to specified manufacturers special warranty/guarantee, a standard two (2) year labor & material warranty applies to the project.
- s. Coordinate, document and sign-off on training of University maintenance personnel on systems and equipment. Video tape training sessions for the University to use for training purposes.
- t. Provide post construction follow-up for the duration of the longest warranty period by a trade contractor on the project. Review and submit warranty claims for all systems and equipment.
- u. When requested and authorized, consult, advise and assist the University with special and/or additional services beyond the scope of construction management services.
- v. Bidders are directed to the Agreement, General Conditions and Supplementary General Conditions for additional contracting details. This RFP shall be incorporated within the agreement by reference. 2.9

Photographic Documentation

CMAR shall engage a professional construction photographer to document conditions as they exist prior to construction. Additionally, CMAR shall engage the professional construction photographer to document all conditions during the construction phase, provide progress photographs to owner, and document any and all issues that may arise as a result of construction.

Fee Basis & Sample Fee Proposal Sheet

Provided for Informational Purposes only. Will only be required by Shortlisted CMAR

CMAR shall indicate proposed fees for construction management services including on-site project management staff, general conditions and overhead and profit. Include billing rates of all personnel who will work on this project, along with estimated hours of each for each phase in a format similar to the sample level of effort work plan provided. In addition, proposer will also be required to provide a fee for the cost estimating services that you would provide if your firm is short listed for this project. Provide a proposed fee structure associated with changes in the work, including markups for your services, and all tiered sub-contractors.

1. Potential Respondents should be aware that the Owner does not consider billable time incurred while traveling to and from the Project site, Owner's offices, or Board of Regents meetings, as necessary to the completion of the Project. Potential Respondents whose offices are located where such time-consuming travel will be regularly required in the performance of services for the Project, should consider this policy when deciding whether or not to submit their Qualifications.

At a minimum, on-site project management staff, general conditions, and overhead and profit shall be comprised of the following cost elements. If the list presented below excludes a cost element that is important to the project, proposals shall include missed items and draw attention to their inclusion.

- On-Site Project Management Staff (CM)
- Project Manager
- Project Engineer
- Superintendent
- Onsite Clerical Staff
- Student Interns
- Home Office Personnel/Administration
- Job Accounting, Payroll, Personnel/HR
- Procurement not performed by On-Site personnel
- Project Director or Executive
- Profit Margin

General Conditions Costs (CM) – Costs for all items listed below shall be included in the construction manager general conditions costs. These items **cannot** be assigned to subcontractor bid packages. Items that are allowable only as rental charges or monthly fee and may not be purchased expressly for use on this project are identified below. Any materials purchased to support general conditions will become the property of the University at the completion of the project.

- Job-site Trailer
- Trailer Building
- Office Supplies (no food, beverage, or rentals costs to support the same are allowed)
- Copy Machine – rental only
- Reproduction Costs
- Unidentifiable Debris Removal
- Construction Clean-up
- Temporary Communication Utilities (phones, internet, 2-way radios)
- Temporary Power and Lighting (Equipment costs only)
- Temporary heat equipment and fuel costs to maintain construction schedule
- Purchase price for Computers and any other Data Processing Equipment (No Rentals)
- Purchase Price for Office Furniture (No Rentals)
- Snow removal
- Site Security & Fencing
- Expedited Delivery/Postage
- Emergency Repairs
- Special Equipment (as approved by the Owner)
- Temporary Fire Extinguishers
- Temporary Toilets
- Safety & Barricades
- Insurance
- Project Signage
- Performance & Payment Bonds
- Progress Photos as approved by the University
- Builder's Risk Insurance

- Onsite CM Staff Parking
- Labor costs for general clean up, not assigned to subcontractor trades
- Final Cleaning
- Project Close-Out Documentation
 - *Temporary utilities for water and power to be by Owner:

Sample Only

CMAR services for Eastern Kentucky University Alumni Coliseum Renovation

- Preconstruction Services: (Lump Sum) \$ _____
- Fee for Cost Estimating Services: \$ _____

Through Construction Documents.

Construction Services: (Based on Cost of Work \$ Up to and including the established GMP Amount)

- On-Site Project Management Staff \$ _____
- General Conditions \$ _____
- Cost of Work, Including all CM Costs, Staff, GC's, OH&P \$ _____
- Overhead and Profit (% or \$) on Cost of work % _____ \$ _____
(OH&P will be within established GMP/EMP)
- Change Orders:
 - CM % on Cost of Work **Above** Established GMP % _____
- Trade Contractors % on Cost of Work **Within** Established GMP (All Tiers) % _____
- Trade Contractors % _____
on Cost of Work **Above**
- Established GMP (All Tiers) % _____

Following the initial evaluation of all responsive proposals and recommendation of short list CMAR proposers, on-campus / or virtual interviews with those CMAR firms will be scheduled. Additional University supplied information such as but not limited to: General Conditions, Special Conditions, Pre-Construction Requirements, Supplemental Conditions, Budget, Programming, Site Plan, Geotechnical report and any other information deemed appropriate, will be provided by the University to the shortlisted firms prior to interviews.

Finally, the Selection Committee will make a recommendation which of the firms interviewed will be requested to submit a price for Pre-Construction and Construction Services (CM Fee & General Conditions Costs). The recommendation to solicit pricing may or may not involve all the firms interviewed based upon the evaluation criteria and the information presented during the firms interview. The weighting of the firm's interview and other criteria will consist of 40% of the total score and the pricing presented will consist of 60% of the total score for a total of 100%.

Short List Criteria

- 1) **Experience of the CMAR's firm(s) 30%**
 - - The comprehensive appropriateness, and quality of experience of the CMAR.

- - Response of references.
 - - The presence of the required disciplines.
 - - Experience with performing at risk work on projects of similar scope.
 - - Experience in oversight of Owner direct purchases.
 - - Complex Financial management methods.
2. **2) Experience of CMAR team personnel 40%**
- - Level of effort and participation of key personnel
 - - Key personnel performance with similar roles and projects
 - - PM demonstrated ability to successfully lead project
 - - Team to provide timely estimates
 - - Manage Owner direct purchases
3. **3) Responsiveness of work plan 30%**
- - Pre-Construction Methods
 - - Valued Engineering Techniques
 - - Methodology for developing Trade Contract Bid Packages
 - - Owner Supplied Material Purchases
 - - Methods for project management & delivery
 - - Methods of project quality/cost controls
 - - General Conditions Acceptance

TOTAL 100%

Form of Proposal forms will be issued to the selected firms with instructions for pricing and returning to the University.

Additional Value Add to the University

Please list any additional commitments available to the University. Options for this RFP may include student scholarships, student internships, and/or a commitment to hire University Graduates. Eastern Kentucky University prides itself on creating unique opportunities for our students and views this project as a unique opportunity for students to gain professional experience.



Andy Beshear
GOVERNOR

**FINANCE AND ADMINISTRATION CABINET
DEPARTMENT FOR FACILITIES AND SUPPORT SERVICES
DIVISION OF REAL PROPERTIES**

Bush Building, 3rd Floor
403 Wapping Street
Frankfort, Kentucky 40601
Phone: (502) 564-2205
Fax: (502) 564-8108

Holly M. Johnson
SECRETARY

Charles O. Bush, Jr.
INTERIM COMMISSIONER

Natalie W. Brawner
DIRECTOR

MEMORANDUM

TO: Katherine Halloran, Committee Staff Administrator
Capital Projects and Bond Oversight Committee

FROM: Natalie W. Brawner, Director *NWB*
Division of Real Properties

DATE: August 12, 2025

SUBJECT: KRS 48.111(6) – Annual Rental May Exceed \$200,000 - Advertisement
Notices PR-5770, Cabinet for Health and Family Services, Leslie County

Attached please find a copy of the subject invitation to lease space. The total annual cost of each lease may exceed \$200,000.00; therefore, this notice is provided in accordance with the provisions of KRS 48.111(6).

If you have questions or require additional information, please advise.

CC: Capital Construction Log
OSBD
FILES: PR-5770

INVITATION TO LEASE SPACE

The Kentucky Finance and Administration Cabinet plans to lease approximately 8,262 square feet of office space with 38 reserved parking spaces located in Leslie County, Kentucky.

Interested parties may submit proposals to lease existing properties and/or proposals to construct new facilities. The initial proposal must include the name, address, and telephone number of the property owner; the name, address, and telephone number of the property agent, if applicable; the street address of existing properties; and the street address or a location description for sites offered for new construction. Any property selected for lease must meet OSHA specifications, as well as ADA guidelines and all applicable building codes as enforced by the Kentucky Division of Building Code Enforcement. Additional information regarding participation requirements for lease projects will be provided to all respondents.

Proposals shall be submitted in writing on or before **10:30 a.m. ET, September 3, 2025**, and must be sent to: **Division of Real Properties, RE: PR-5770, ATTN: Leased Properties Branch, Suite 300, 403 Wapping Street, Frankfort, KY 40601**. Fax and email proposals will not be accepted. Interested parties may attend the Invitation to Lease proposal opening conference call by dialing 844-603-5060 OR 502-782-2663 and entering the 9-digit conference ID number: 240522021, press #. Then enter the meeting PIN Number: 77330, press #. All proposals will be read aloud on the stated due date and time. Please be mindful that the conference call will not begin until the Leased Properties Branch representative starts the conference. For additional information, contact: Calleen Yett, Division of Real Properties, 502.564.2430 or calleent.yett@ky.gov.

Capital Project Reporting - Kentucky Communications Network Authority (KCNA)

August 1, 2025

KentuckyWired (KYW) Critical Infrastructure Upgrades - \$12,927,000 (FY25 \$6,464,000; FY26 \$6,463,000)

Project Scope - This project supports the continued operation of the KentuckyWired network. As with any telecommunications network, core equipment must be upgraded at appropriate intervals. KCNA will implement this “System Refresh” over three biennial periods. It provides for the replacement of the core optical switching, core routing, and edge routing equipment utilized by the KentuckyWired network to provide services to agencies located in all 120 Kentucky counties.

KCNA is replacing the optical switching equipment that manages the light transport that creates the six core optical rings of the network, the core network routing equipment that allows traffic to be dropped and added to the network across the state, and the network switches installed at individual agency locations that allows them to connect to the network.

Define what project components are critical: This includes optical switching, core routing, and edge routing equipment.

Component Name	Critical	Costs	Location	Project Milestone
Eltek Rectifiers, 1Finity DWDMs, Juniper MX480 & MX960 routing engines and Juniper EX4100 & EX4400 Ethernet Switches		Estimate \$ 12,449,000		

Changes or Modifications from previous reports: Equipment has been ordered.

Financial Status

Appropriated	Expended to Date	Cost Overruns	Cost Savings	Impact to Operating Budget
\$ 12,927,000	\$ 0	\$0	TBD	\$ 0

Project Timeline KentuckyWired Operations Co. (KWOC), the prime contractor, has determined which equipment must be replaced, ordered the equipment and delivery of equipment has begun. KWOC is compiling an install schedule based on the delivery of equipment. Some equipment is backordered and will affect the install schedule.

Detail progress towards project milestones and project completion status:

Capital Project Reporting - Kentucky Communications Network Authority (KCNA)

August 1, 2025

Milestone Name	Percentage Complete	Notes		
Planning (Have we started project initiation?)	25%	KWOC has identified the equipment needed, placed the order and started receiving the equipment. KWOC will begin replacement with the Nodes and will then replace equipment at customer locations.		
Completion Status	Approximately 15 % of the equipment required for the project has been delivered. KWOC and its subcontractors are working on a schedule to begin replacing equipment in the Nodes once the needed equipment has been delivered.			
<u>Procurement and Contracts: Procurement Status</u>				
Contract Name	Status	Changes to terms or conditions.		
MA Agreement 75 1500000563 – Next Generation Information Highway	Awarded	N/A		

Capital Project Reporting - Kentucky Communications Network Authority

August 1, 2024

FY 25 - KentuckyWired (KYW) Critical Infrastructure Purchase - \$12,432,000

Project Scope - This project supports the continued operation of the KentuckyWired network. Twenty of the core network nodes are located in the telecommunication shelters. Structural failures of the original shelters, such as water damage and mold, required the replacement of the original shelters and new shelters were purchased and financed by our vendor under a separate contract. This allowed the project to continue without further delays. The Commonwealth owned the original shelters, but the replacement shelters do not belong to the Commonwealth. This project allows the Commonwealth to purchase the 20 shelters, which is a critical for numerous reasons.

Define what project components are critical: Ownership of the telecommunication shelters is critical to the KYW network.

Component Name	Critical	Costs	Location	Project Milestone
See Telecom Shelter locations below.	Yes	\$8,532,690.35	All	N/A

Cost is aggregated for all shelters.

Changes or Modifications from previous reports: NA

Financial Status

Appropriated	Expended to Date	Cost Overruns	Cost Savings	Impact to Operating Budget
\$12,432,000	\$0	\$0	TBD	\$0

Project Timeline: To be completed by June 30, 2026

Detail progress towards project milestones and project completion status:

Milestone Name	Percentage Complete	Notes
Shelter Purchase Milestone 1 - Buy Back	0%	The percentage has changed due to the cancelling of the check.
Completion Status	The Secretary of the Finance and Administration Cabinet ruled in a determination that the foregoing amount is the correct purchase price. The Commonwealth paid the amount owed via check in the amount of \$8,532,690.35 and sent the check to OpenFiber Kentucky Co. LLC. However, OFKY claims it has not received the check. On June 24, 2025, a “Stop Payment” was issued for check 0000000025444779 due to the fact that OpenFiber claims it never received the check. A new check will be reissued	

Capital Project Reporting - Kentucky Communications Network Authority

August 1, 2024

	once OFKY returns the KY State Treasury required affidavit. However, OFKY is refusing to sign the affidavit.	
<u>Procurement and Contracts: Procurement Status</u>		
Contract Name	Status	Changes to terms or conditions.
Wholesaler Change Agreement - OpenFiber Kentucky Company, LLC	Executed 10.29.2020	N/A

Telecom Shelter Locations

Site ID	Site Name
177	Ashland Community & Technical College - College Drive Campus
1746	Jefferson Community & Technical College - Carrollton Campus
1711	Eastern Kentucky University - Corbin Regional Campus
190	Elizabethtown Community & Technical College - Main Campus
1730	Bluegrass Community & Technical College - Center for Advanced Manufacturing
233	Southcentral Kentucky Community & Technical College - Glasgow Campus
988	JUS KSP Post 10 Harlan Co
990	JUS KSP Post 13 Perry Co
1799	Henderson Node (hut) Location*
207	Hopkinsville Community College - Main Campus
228	Somerset Community College - Laurel Campus
219	Madisonville Community & Technical College - North Campus
1722	Eastern Kentucky University - Manchester Regional Campus
221	Maysville Community & Technical College - Maysville Campus
224	Owensboro Community & Technical College - Main Campus
181	Big Sandy Community & Technical College - Mayo Campus
618	KYTC District Office 12
242	Southeast Kentucky Community & Technical College - Pineville Campus
183	Big Sandy Community & Technical College - Prestonsburg Campus
189	Bluegrass Community & Technical College - Clark County Campus



EASTERN KENTUCKY UNIVERSITY

Financial Affairs
Office of Budget and Financial
Planning
<https://budgeting.eku.edu>

1410 Commonwealth Hall
521 Lancaster Avenue
Richmond, Kentucky 40475-3102
(859) 622-6932

August 11, 2025

The Honorable Shelley Funke Frommeyer, Co-Chair
The Honorable Shawn McPherson, Co-Chair
Capital Projects and Bond Oversight Committee
Legislative Research Commission,
Capitol Annex Building
700 Capitol Avenue
Frankfort, Kentucky 40601

Dear Senator Funke Frommeyer, Representative McPherson and members of the Capital Projects and Bond Oversight Committee,

In accordance with provisions of KRS 45.750(1)(f)(1), KRS 164A.600, the 2024 *Acts of the Kentucky General Assembly* Chapter 175, Part II, Section 4 and Sub-section I, Sub-part 3 as well as the related portions of the 2022 *Acts* Chapter 199; Eastern Kentucky University (EKU), is reporting the following project budget revisions for Asset Preservation Pool match capital projects:

FY24-26 Project revisions

Project revisions are necessary to continue campus-wide deferred maintenance and renovation efforts.

Renovate Mechanical Systems

This authorization is utilized contemporarily via the current biennial Asset Preservation appropriation to support maintenance, upgrade and replacement of numerous mechanical, electrical, plumbing, HVAC and water system distribution components at multiple sites across campus. Due to initial responses, some of the HVAC items need additional budget to initiate renovations; \$284,000 in additional, unbudgeted FY24-26 Asset Preservation funds will allow these projects to get underway. \$14,571,000 was recently reported last month; the current total, including prior year authorizations, is \$19,783,000; this latest revision brings the total authorized to \$20,067,000.

Campus Infrastructure Upgrade

This authorization is utilized contemporarily via the current biennial Asset Preservation appropriation to support additional utility service distribution across campus as well as significant building access services, including elevators. Several campus facility elevators will be repaired or replaced with Asset Preservation appropriations. One of the Housing elevators intended for upgrade requires an additional \$200,000 in authorization. This revises the July figure reported to \$3,200,000; the prior year authorization was \$7,500,000, the total authorized after this revision is \$10,700,000.

The remaining, unobligated balance for the FY24-26 Asset Preservation pool is \$7,765,000.

These projects were originally approved by the EKU Board of Regents, the Council on Postsecondary Education and the State Budget Director's Office.

Please contact me at 859.622.6932, should you have any questions. Thank you for your consideration of this report.

Ryan D. Green
Senior Executive Director

c: Dr. Bryan Makinen, Eastern Kentucky University
Amy L. Scarborough, Eastern Kentucky University
Dana D. Fohl, Eastern Kentucky University
Brooke King, Eastern Kentucky University
Carla Wright, Office of State Budget Director
Adam Blevins, Council on Postsecondary Education

