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

IMPORTANT: RFP AND ADDENDUM MUST BE RECEIVED BY 11-20-18 @ 3:00 P.M. LEXINGTON, KY TIME
Offeror must acknowledge receipt of this and any addendum as stated in the Request for Proposal.

1. Please refer to the following link for Appendix L, Topo’s and ALTA’s for Parking Structure #5 (PS#5):
   https://www.ppd.uky.edu/outside/GIS/ToposALTAs_PS5/

2. Also, refer to the attached Pre-Proposal Conference Sign In Sheets and the University’s Vendor List of firms that have shown an interest in the project:

3. In addition, refer to the attached revised Appendix I “Prohibited Commercial Uses” document correcting the RFP number from UK-1709-17 to UK-1896-19 and correcting a typographical error on the title, Appendix Number should read I, not H.

4. Modify RFP UK-1896-19, Section 2.1, Intent and Scope, to include the additional Appendices J, K & L:
   - Appendix A - UK Transportation Master Plan
   - Appendix B – Commercial Corridors Report
   - Appendix C – UK Master Plan
   - Appendix D – Winslow Street and Jersey Street Property Site Overview
   - Appendix E - Phase 1 Kennedy Environmental Site Assessment
   - Appendix F - Phase 1 Fazolis Environmental Site Assessment
   - Appendix G – Phase 2 Shields Core Space Kennedys and Fazolis
   - Appendix H - Phase 2 Shields Core Space Borings Locations
   - Appendix I - Prohibited Commercial Uses
   - Appendix J – As Built Drawings for Parking Structure #5 (Addendum #1)
   - Appendix K – Traffic Counts for Parking Structure #5 (Addendum #2)
   - Appendix L - Topo’s and ALTA’s for Parking Structure #5 (Addendum #3)

5. Responses to the Written Questions will be issued in a forthcoming Addenda.
### SIGN-IN SHEET

<table>
<thead>
<tr>
<th>REPRESENTATIVE</th>
<th>COMPANY</th>
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<tbody>
<tr>
<td>Lee Gatterdam</td>
<td>Shield Environmental</td>
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<tr>
<td>Dow Porter</td>
<td>Wehr Constructors</td>
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<tr>
<td>Cam Ruddle</td>
<td>E.R. Architects</td>
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<tr>
<td>Les Olson</td>
<td>Congleton-Hacker Co.</td>
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<tr>
<td>Tarry Cowgill</td>
<td>Cowgill Partners</td>
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<tr>
<td>Joe Brumley</td>
<td>Walker Consultants</td>
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<tr>
<td>JEFF Smallidge</td>
<td>SigNet Real Estate Group</td>
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<tr>
<td>Spencer Hyatt</td>
<td>SigNet Real Estate Group</td>
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<tr>
<td>Jason Perry</td>
<td>Tim Haahs</td>
</tr>
<tr>
<td>Mike Martindill</td>
<td>Sherman (Warren Barnett)</td>
</tr>
<tr>
<td>Mike Smith</td>
<td>Sherman Carter Barnhart</td>
</tr>
<tr>
<td>Cathie Walsch-Lydon</td>
<td>UK PEP</td>
</tr>
<tr>
<td>David Collins</td>
<td>UK Transp. Services</td>
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<tr>
<td>Lance Derkirk</td>
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<tr>
<td>1. Wendell Meeker</td>
<td>Ow Wilburn</td>
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<td>2. Josh Sword</td>
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<td>3. JEFF STIVERS</td>
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<tr>
<td>4. Ann Althoff</td>
<td>Clayco</td>
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<td>5. Randy Brookshire</td>
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<td>6. Brian Benegasman</td>
<td>KelH</td>
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<td>7. Garyen Penning</td>
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<td>8. Megan Watson</td>
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<td>9. Stewart Nicmauld</td>
<td>RTA</td>
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<td>10. Mike Mudd</td>
<td>UK Parking</td>
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<td>11. Ryan Stevens</td>
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# UNIVERSITY OF KENTUCKY
Purchasing Division

Request for Proposal
UK-1896-19

Improve Campus Parking and Transportation (PS#5)
Mixed-Use Parking Garage Developer
Public-Private Partnership (P3)

## SIGN-IN SHEET

<table>
<thead>
<tr>
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<tr>
<td>1. Melody Flowers</td>
<td>UK</td>
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<tr>
<td>2. Greg Darden</td>
<td>STRUCTURED PARKING SOLUTIONS</td>
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<td>3. Nate Grachan</td>
<td>STRUCTURED PARKING SOLUTIONS</td>
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<tr>
<td>4. Troy Fredley</td>
<td>ADDEL CONSTRUCTION</td>
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<tr>
<td>5. Rick Keckhoff</td>
<td>EOP ARCHITECTS</td>
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<tr>
<td>6. Craig Turner</td>
<td>CRM COMPANIES</td>
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<td>7. Vince Epps</td>
<td>Geotechnology</td>
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<tr>
<td>8. Andy Mays</td>
<td>Whittenberg Construction Co</td>
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<td>9. Doug Gehrett</td>
<td>F.A. Wilhelm</td>
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</tr>
</tbody>
</table>
1. **Ann Althoff // MCR, LEED AP, Associate DBIA**  
   *Project Executive*  
   **CLAYCO // office direct** 314.592.2191  //  **mobile** 314.422.9508  
   Email [althoffa@claycorp.com](mailto:althoffa@claycorp.com) // [WWW.CLAYCORP.COM](http://WWW.CLAYCORP.COM)

2. **Joe Brumley**  
   Cowgill Partners  
   1999 Richmond Road, Suite 2A  
   Lexington, KY 40502  
   T (859) 221-6761  
   F (859) 514-2102  
   E – [jbrumley@cowgillproperties.com](mailto:jbrumley@cowgillproperties.com)

   *Norwood Cowgill, Jr.*  
   Cowgill Partners  
   1999 Richmond Road, Suite 2A  
   Lexington, KY 40502  
   T (859) 514-2102  
   F (859) 514-2102  
   E - [norwoodcowgill@gmail.com](mailto:norwoodcowgill@gmail.com)

3. **Congleton/Hacker**
   
   **Primary Contact**  
   Name: Larry Cowgill, President & CEO  
   Mailing Address: 872 Floyd Drive, Lexington, KY 40505  
   Phone: 859.254.6481  
   Fax: 859.253.0442  
   Email: [lcowgill@congleton-hacker.com](mailto:lcowgill@congleton-hacker.com)

   **Secondary Contact**  
   Name: Doug Hacker, Vice President/Construction Manager  
   Mailing Address: 872 Floyd Drive, Lexington, KY 40505  
   Phone: 859.254.6481  
   Fax: 859.253.0442  
   Email: [dhacker@congleton-hacker.com](mailto:dhacker@congleton-hacker.com)
4. Whiting Turner

5. Able Construction Company
   Primary Contact Person: Jeff Doss
   362 S Broadway
   Lexington, KY 40508
   Business 502-882-6112/502-451-2235
   Mobile 859-803-2594
   Primary Phone 502-882-6112
   E-Mail jdoss@ableconstruct.com

6. Ross Tarrant Architects

   Primary Contact Person (2 attendees for pre-bid)

   Contact Randy Brookshire
   Phone 859.254.4018
   Email rbrookshire@rosstarrant.com
   Address 101 Old Lafayette Avenue, Lexington, KY 40502
   Fax 859.231.5046

   Secondary Contact Person
   Contact Stacey McChord
   Phone 859.254.4018
   Email smcchord@rosstarrant.com

7. SCB Architects. (part of team from Signet Real Estate Group – see below)

8. Aramark

9. Mayer Najiem Construction, LLC, Dan Lawson
   11787 Lantern Road, Suite 100
   Fishers, IN 46038
   317-577-0007 ext 240
   Cell 317-358-3875
   Dan Lawson
   Senior Business Development Manager
dlawson@meyernajiem.com
10. Jones Lang LaSalle

Brian Carroll
Vice President | JLL | 200 E. Randolph | Chicago, IL 60601
t 312.228.3312 | m 630.650.2742 |
brianc.carroll@am.jll.com

11. Geoffrey Stricker | Managing Director
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7500 Old Georgetown Road | Bethesda, MD | 20814
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p. 301.272.2990 m. 703.622.0192
www.edgemoor.com
geoffrey.stricker@edgemoordevelopment.com

12. Signet Real Estate Group, 800 West Monroe Street, Jacksonville, Fl 32202, Attn. Jason Perry

J. Jason Perry  j Perry@signetre.com.
President
Real Estate Development

Spencer Hyatt
Vice President
Real Estate Development
Signet Real Estate Group
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P: 904.652.0407 | C: 205.222.9887
signetre.com

Signet Real Estate Group
800 West Monroe St. | Jacksonville, FL 32202
P: 904.652.0405 | C: 404.788.1945
Fax 904-350-1315
signetre.com

Note: team includes Newby Walters of Sherman Carter Barnhart and Mike Martindill of Tim Haahs

Doug Gebhardt
Vice President – Business Development
F.A. Wilhelm Construction
3914 Prospect Street
Indianapolis, IN 46203
317.359.5411 Main
13. VICKIE APOSTOLOPOULOS
Associate
Solomon Cordwell Buenz
T 312.896.1164 | M 312.697.9292
vickie@scb.com
www.scb.com

14. Submitter: CRM/DW Wilburn #3, LLC

Name of Primary Contact: Garyen Denning
Mailing Address of Primary Contact: 145 Rose Street, Lexington, KY 40507
Telephone Number of Primary Contact: 859-225-3680
Fax Number of Primary Contact: 502-414-1801
Email Address of Primary Contact: gdenning@crmco.com

Additional contact persons:
Name: Josh Sword
Mailing Address of Additional Contact: 153 Blue Sky Parkway, Lexington, KY 40509
Telephone Number of Additional Contact: 859-263-2720
Fax Number of Additional Contact: 859-263-5692
Email Address of Additional Contact: jsword@dwwilburn.com

Name: Jason Dunn
Mailing Address of Additional Contact: 201 W Short Street #700, Lexington, KY 40507
Telephone Number of Additional Contact: 859-231-7538
Fax Number of Additional Contact: NA
Email Address of Additional Contact: jdunn@eopa.com

Name: Rick Ekhoff
Mailing Address of Additional Contact: 201 W Short Street #700, Lexington, KY 40507
Telephone Number of Additional Contact: 859-231-7538
Fax Number of Additional Contact: NA
Email Address of Additional Contact: rekhoff@eopa.com

Name: Craig Turner
Mailing Address of Additional Contact: 145 Rose Street, Lexington, KY 40507
Telephone Number of Additional Contact: 859-225-3680
15. Sara G. Russell  
Managing Director, Municipal Finance  
**RBC Capital Markets, LLC**  
100 Light Street, Suite 2410  
Baltimore, MD 21202  
Phone: +1-410-625-6119  
Fax: +1-866-260-1322  
Email: sara.russell@rbccm.com

16. John Cobb  
Newmark Knight Frank  
jcobb@ngkf.com  
404.547.2009

17. Brian M. Bruggeman  
Director of Business Development  
KLH Engineers, PSC  
www.klhengrs.com  
Recognized by BD+C Magazine  
Named to the 2017 Giants 300 List

18. Please list JRA for two people on pre-conference meeting.

Tammy Durrum  
Marketing Director  
JRA Architects  
3225 Summit Square Place, Suite 200  
Lexington, KY 40509  
Tel: 859.252.6781 ext 102  
www.jrarchitects.com  
#EnlivenedDesign
19. Brandon Berry, LEED AP BD&C  
   Principal of Central KY Operations  
   Wehr Constructors  
   859-899-9408

   Project Engineer  
   SHIELD  
   948 Floyd Drive  
   Lexington, Kentucky 40505  
   P: 859-294-5155  
   F: 859-294-5255  
   C: 502-263-3528  
   Bo Fisher Bo_Fisher@shieldmw.com

21. NATE GRACHAN  
   OPERATIONS MANAGER  
   21 s. tarragona st. / ste. 101  
   pensacola, fl 32502  
   p/ 850.438.7754  f/ 850.438.7728  
   m/ 864.420.3392  
   www.StructuredParkingSolutions.com  
   ngrachan@structuredparkingsolutions.com  
   Greg Darden <g_darden@structuredparkingsolutions.com>

22. D. Robert Deal, AIA, LEED AP, KCID, NCARB  
   President  
   JRA Architects  
   3225 Summit Square Place, Suite 200  
   Lexington, KY 40509  
   Tel: 859.252.6781 ext 101  
   www.jrarchitects.com  
   #EnlivenedDesign
Financial Firms begin on the next page

Beginning - Financial Firms from Susan Krauss/Sarah Heil:

Advisor Only

1. Ernst & Young Infrastructure Advisors – Very active in the space, Tom runs the group, E&Y is advisor only
   
   Tom Rousakis
   (212) 773-2228
   Tom.Rousakis@ey.com

2. Brian Carroll
   Vice President | JLL | 200 E. Randolph | Chicago, IL 60601
   t 312.228.3312 | m 630.650.2742 | brianc.carroll@am.jll.com

Banks

3. Wells Fargo (you mentioned that you talked with them) – starting P3 group, Randy led P3 efforts at Morgan Stanley. Stratford Shields runs all of public finance and he was the lead banker for the Ohio State transaction at Morgan Stanley. He was also involved in their Energy P3 as an advisor to the concessionaire, I believe.
   
   Randy Campbell
   (212) 214-6832
   randall.s.campbell@wellsfargo.com

4. JP Morgan – University of Kentucky grad, has worked on and led numerous transactions for the Commonwealth of Kentucky, active in infrastructure P3s
   
   J.T. Knadler
   (212) 622-7000
   J.T.Knadler@jpmorgan.com

5. Morgan Stanley – significant experience with P3s
   
   Zach Solomon
   (212) 761-9110
   Zachary.Solomon@morganstanley.com

6. Jefferies – Kym specializes in non-traditional and sophisticated financing issues. She is head of the group and can offer good insight.
   
   Kym Arnone
   (212) 336-7303
   karnone@jefferies.com
7. Preston Hollow Capital

Charlie Visconsi  
Managing Director, Transaction Originations  
o: 214.389.0807 c: 917.626.4821  
1717 Main Street, Suite 3900  
Dallas, Texas 75201

Matt Levin  
Executive Director, Senior Originator  

Preston Hollow Capital, LLC  
o: 214.389.0805 | c: 917.886.9504

End - Financial Firms from Susan Krauss/Sarah Heil:
PROHIBITED COMMERCIAL USES

Without the prior written consent of the University, no portion of the Premises shall be used for:

- Overnight public accommodation
- Community outreach organizations primarily serving non-university individuals with previous criminal convictions and or mental health concerns
- Retail operation as would be in violation of local business zoning standards in and adjacent to residential spaces and living quarters.
- Public policy advocacy organizations
- Political parties or campaign operations
- Pawn shops
- Nude or semi-nude dance halls; adult bookstores; or retail operations principally featuring sexually explicit materials or services for purchase
- No head shop or drug paraphernalia sales operations
- Package liquor sales or sales by the drink when this is the primary source of revenue
- Tobacco, vapor, e-cigarette, or hookah sales or use operations
- Religious bookstores and or specific faith advocacy operations or any operation that may reasonably be viewed as a cult in nature
- Illegal operations or use
- Gambling operations including but not limited to; slots; card games of chance; off track horse race betting parlors or bingo
- Video and/or digital computer gaming retail sales or retail operations that feature adult restricted games and/or what would be reasonably perceived as excessively or gratuitously violent and/or sexual games.
- Retail operation that principally retails or wholesales non-medicinal ingestible materials (liquids, pills; supplements and stimulants) that can be reasonably considered to carry health risks due to usage
- Health care clinical services or associated facilities
- “sub leases” to entities or operations specifically excluded under this listing or other terms of the ground lease
- Educational materials sales which would violate student or faculty ethical standards of the university
- Sales of products governed by vendor agreements, for example, bookstores
- Retail operations that are principally designed to encourage acquisition of credit cards or promote other credit applications
- Night club, dance hall or similar place of recreation or amusement
- Business whose major source of business is derived from the cashing of checks or making loans
- Textbook retail or wholesale store
- Tattoo shop
• Car wash or automotive repair
• Outdoor storage or display, except temporary and related to a permitted use
• Construction yard except incidental to repair, restoration or construction of improvement on the property
• Employment agency for day labor
• Helistop or heliport
• Manufacturing, fabrication, and assembly of non-biotechnology finished products or subassemblies, except incidental to office and retail use (such as assembly of office cubicles)
• Mortuary or cremation
• Newspaper or magazine printing, except editorial and administrative offices or retail copying and printing services
• Dependent care center
• Public baths
• Blood bank and blood plasma center
• Second-hand/used merchandise sales
• Self-service laundry
• Public storage garages or facilities
• Dry cleaning laundry services
• Any use which directly competes with the University’s then existing retail or commercial enterprises