

# FCR 13

Office of the President  
April 23, 2026

Members, Board of Trustees:

CONSTRUCT/IMPROVE MEDICAL/ADMINISTRATIVE FACILITY 2  
(HAMBURG EAST POST ACUTE FACILITY CAPITAL PROJECT)

Recommendation: that the Board of Trustees support and approve the Construct/Improve Medical/Administrative Facility 2 (Hamburg East Post Acute Facility) capital project and authorize the Executive Vice President for Finance and Administration to negotiate and execute all documents necessary to create a viable Public-Private Partnership (P3).

Background: Pursuant to Administrative Regulation 8:2, any capital project with an estimated cost of \$1,000,000 or more must be approved by the Board prior to initiation.

At its February 23, 2024, meeting, the Board authorized the development of an approximately 200,000 square foot medical office building at the University's Hamburg East site. This project will initiate development of the next phase of the multi-phased development of the new UK Hamburg East location, an approximately 80,000 square foot medical facility. This new facility is expected to include post-acute care, outpatient clinical space and necessary infrastructure. This next phase supports the overall goals for Hamburg which include expanding access, supporting inpatient capacity needs across the UK HealthCare system, and further advancing the University's long-term vision for access to medical and other UK services at Hamburg East.

The P3 delivery approach is appropriate given the University's strategic goals related to advancing Kentucky, speed to market to support access to care, and delivery of high-quality, first-class clinical space. Subject to approval by the University of Kentucky Board of Trustees, the University expects to negotiate and execute agreements with a P3 development partner pursuant to applicable Commonwealth of Kentucky statutes and University policies.

This project, authorized by the 2026 Kentucky General Assembly, is anticipated to cost up to \$100,000,000, which is well within the authorized scope of \$400,000,000, and will be funded with third-party financing as a Public-Private Partnership pursuant to KRS Chapter 45A. Pursuant to the University's Debt Policy, the Debt Management Committee supports the proposed recommendation.

---

Action taken:     Approved     Disapproved     Other \_\_\_\_\_



Imagery Source: Eagle View (Spring 2022)  
Created by UK Facilities Information Services  
Geospatial.Requests@uky.edu  
REV: 20220421



# FCR 13 - CONSTRUCT/IMPROVE MEDICAL/ADMINISTRATIVE FACILITY 2 (HAMBURG EAST POST ACUTE FACILITY CAPITAL PROJECT)

