

LFKHD **Draft** Timeline

April-7 June 26, 2026

The proposed timeline below provides an estimated schedule for completing each affiliation task. Please note that this is a draft and may be adjusted based on the availability and timelines of Board and potential partners. Final timeline to be printed with RFP Exhibit

Lower Florida Keys Hospital District ("LFKHD")			
Affiliation Tasks	Timeframe	Pre-Requisite	Target Date
Request for Proposals ("RFP") published	<u>Within</u> One week after Board Votes to approve	Engineer's Report; <u>Section 155.40 report</u> ; Board approval	Mid-May-June <u>July 7, 2026</u>
Akerman publication and in Newspaper			Publication to be 30 days before bid opening and at least 5 days before any scheduled prebid conference.
<u>Communication Event</u> Re: Strategic Objectives / Criteria			
NDAs to be signed prior to receipt of proposal - to be executed by LFKHD Board	Two weeks after RFP is distributed - late May or June	Timing of RFP Distribution	Late May/June 2026
Questions due from Parties executing NDAs	Three-Four weeks after RFP is distributed	Signed NDA , RFP Distribution	Early June/July 2026 <u>August 7, 2026</u>
Site Visits to LKMC by Parties	Two scheduled dates	Signed NDA	Mid June/July <u>July/August 2026</u>
Respond to Interested Party Questions (for those completing NDA)	Questions due within 43 weeks post release of RFP - early May	RFP Distribution Date and Signed NDA by party submitting answer <u>Publication; Respondent Questions</u>	Mid June-July <u>August 21, 2026</u>
Potential Partner proposals due/received	90 days post publication of RFP mid-May/June	RFP Distribution Date and Time Allowed (90 days) for Response to RFP	Mid August/ September <u>October 8, 2026</u>
Respondents Presentation at Board Meeting	First Board meeting after close of 90 days	Submission of proposal	September/ <u>October 13, 2026</u>
Summary of proposals by Stroudwater and Akerman	One month should be sufficient; but larger number of proposals	RFP Distribution Date; Time Allowed for Response to RFP;	Late September <u>November meeting, 2026</u>

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Affiliation Tasks	Timeframe	Pre-Requisite	Target Date
	may require an additional week	number of proposals submitted	
Share summary of proposals with LFKHD Board	September -LFKHD Board Meeting to be scheduled	Date when proposals are due; number of proposals received	Prior to October/ November Board Meeting 2026
Evaluations and Summary of Follow-Up Question Responses	Three weeks after Summary of proposals Received	Respondent's submissions	Early- October November -December 2026
Preliminary Reverse Due Diligence on Interested Parties	30-45 days	Proposals Received	November 2026
Review and Scoring of Proposals and Responses to Follow-Up Questions	two months	Proposals; Responses to Follow-Up Questions; Preliminary reverse due diligence	December 2026 – January 2027
Selection of Finalists (provided all respondents may be selected)	1 week	Responses to Follow-Up Questions; preliminary reverse due diligence	January-February 2027
Supplemental Questions to Finalists	Two Weeks	Completion of Site Visits; Confer with LFKHD Board	Early March 2027
Supplemental Reverse Due Diligence	30-days	Selection of Finalists; Responses to supplemental questions; Onsite presentations	Mid-May 2027
Interviews with Finalists (note all may be selected as finalists)	90-Days	Supplemental Reverse Due Diligence	Mid-May - August 2027
Submission of Final Term Sheets	30-days	Interviews with Finalists	Mid-October 2027
Review and Scoring of Interviews, presentations, and Performance on Proposal Process	30-days	Submission Final terms or offers	Mid-November 2027
Development of Proposed Contract Terms for Partner/Operator	45-days	Selection of Finalists;	End of December 2027
Negotiation of Contract Terms Based on Process To-Date	60-days	Scoring of Finalists through Best and Final Term Sheets	End of February 2028

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Selection of Preferred Partner/Operator	30-days	Submission of Best and Final Term Sheets	End of March 2028
Letter of Intent Signed with Preferred Partner/Operator inclusive of Contract Terms	60 days	Selection of Preferred Partner	End of May 2028
Preferred Partner introduced; <u>Communication Event Re: Term Sheet in LOI, Contract Terms and Community Benefits</u>	Two weeks	LOI Signed and Contract Terms Agreed Upon	Mid-June 2028
Due diligence and Definitive Agreements	3 months	Signing of LOI inclusive of Term Sheet and Contract Terms	Mid-September 2028
Documentation of RFP Process	30-days	Selection of Preferred Partner; can be concurrent with due diligence and definitive agreements	Mid-October 2028
Develop Transition Plan for New Lessee (if applicable)	60 days; Concurrent with Definitive Agreements and Documentation of RFP Process	Signing of LOI; Agreement on Contract Terms	Mid-October 2028
Regulatory Approvals	TBD (estimate 120 days at least, before current lease terms)	Definitive Agreements Complete for Review	Mid-December 2028
Closing	Two Weeks	Regulatory Approvals	January 2029