University of Kentucky Written Questions and Answers RFP UK-2617-27 Master Lease Holder RFP Deadline 8/25/2026 Today's Date: 8/13/2026		
#	Question	Response
1	Is UK looking for just a real estate partner, or a management services partner (in addition to the real estate) that delivers care and oversees operations in these prospective facilities? a.Please provide a brief definition of the 'Master Lease Holder' relationship	The RFP is focused on the master lease holder relationship, including facility identification, leasing, subleasing, financing, and build-out capabilities. Proposals should address the scope identified. Operational or management service concepts beyond that scope of the RFP may be noted by offerors in Section 4.1, Criteria 5, Other Additional Information, however the University will evaluate proposals based on the published criteria.
2	Who will employ the clinicians and other employees in these new outpatient clinics?	The RFP does not require the master lease holder to employ clinicians. The operations of the space will be determined based on needs.
3	How many potential sites are you targeting for this prospective relationship and what is an approx. view of UK's annual outpatient PT, OT, Speech, and Athletic Training referrals? a. Ivy operates ~200 pediatric clinics across the country, are pediatric clinics and/or pediatric volume being contemplated for this RFP?	The University anticipates multiple therapy facility opportunities but has not established a guaranteed number of sites, locations, or transaction volume under this agreement. The resulting contract is intended to create a flexible framework that can support future outpatient rehabilitation expansion as needs arise. Adult and Pediatric therapy are considerations.
4	Will the new clinics be co-branded or is UK-only branding desired?	As the subleasor, the University anticipated presence of the UK brand. Branding decisions will be evaluated on a site-by-site basis and must comply with University brand standards and any applicable contract requirements.
5	Will the prospective partner be involved with UK's existing PT clinics, and if so, how will that financial/operating model work?	Existing UK PT clinics are not currently in scope for the Master Lease Holder RFP.
6	Logistics a.Would you accept the RFP in-person submission on Monday 8/24? Or would it need to be on 8/25?	Early submissions are perfectly welcome.
7a	In reference to: 4.5 (4) Team and Firm Organization: Identify the Offeror's entity; its legal status; employer identification number; address; full names of the officers, their addresses, credit references, and brief biographical summaries. If the entity is a joint venture or partnership, provide the above information for each partner. Question: Is this question asking for the officers' personal address or will the Offeror's entity's physical address (corporate headquarters) suffice.	Corporate address will suffice at this time.
7b	Question: Is the requirement for a credit reference referring to the officers' personal credit reference or a credit refence of the Offeror's entity. What is the required evidence of such credit reference (i.e., a financial institution's letter attesting to line of credit, net worth, etc. or simply contact information of a financial institution's officer that can verify credit worthiness, etc.)	Offerors should provide information sufficient to demonstrate the organization's financial capacity to perform the obligations contemplated by the RFP. A personal credit reference or letter is not required at this time.
8	In reference to: 4.6(2) – Real Property Master Lease Experience: The Offeror should provide a statement confirming willingness and ability to conform to Kentucky Revised Statutes (KRS) (https://realestate.uky.edu/campus-leasing). Including the right to cancel a lease upon written notice within thirty (30) days (KRS 56.806; 6), the terms of all leases entered into pursuant to KRS 56.803 or 56.805 may provide for an initial lease term beginning on a date stated and ending on June 30 in each year in which the General Assembly has convened in an even-numbered-year regular session and appropriated funds for the operation of the state government during the next ensuing biennium. The leases may grant the state successive options for the automatic renewal of the lease upon the same terms and conditions for additional renewal periods of twenty-four (24) months each, not to exceed three (3) automatic renewal periods (KRS 56.806; 1); leases may not contain annual increases ("same terms and conditions" – KRS 56.806; 1). Question: please confirm if the above statutory requirements apply to the terms of the sublease between Offeror and the University or if these are required terms Offeror must negotiate as tenant of the prime lease.	The University and thus the sublease must comply with Kentucky Revised Statutes. The Master Lease Holder may structure the lease with the landlord as is viable in their financial and operating model.