



Written Questions and Answers

RE-0226-27

150 Residential Units Graduate Housing Occupancy and Rent Guarantee

Closing Date: 9/29/2026

Today's Date: 9/23/2026

No.	Question	Answer
1	Does UK have a sample or draft of the resulting Occupancy and Rent Guarantee Agreement that bidders may review?	Not currently.
2	If an agreement is not available for review, can UK confirm whether it will remain responsible for rent on a committed unit if a student leaves early or the unit is temporarily vacant?	Yes, UK would be responsible in this example.
3	May the properties included in our proposal conduct their standard criminal background screenings for graduate students before move-in?	Landlords can use whatever their standard processes are, however, credit checks on international students may be difficult which is why UK is guaranteeing occupancy and rent in the event the student does not pay.
4	What is UK's annual placement schedule, including expected move-in and move-out periods and any summer or midyear housing needs? Will placements be a full 12 months to align with common lease requirements?	Anticipate 12-month leases. July – June or August - July
5	What reports will the selected offeror be required to provide, and how often will those reports be due?	UK would need monthly verification that the unit is occupied and rent is being paid.
6	The RFP requests the property owner's name and phone number. Because our company would provide and manage the housing through direct lease agreements with our property partners, may we list our company's name and phone number in that section? We can provide the actual property owner or management company's information and documentation confirming our agreements as supporting documentation.	This is ok.
7	The RFP requests the monthly base rent for the first year, while UK's General Terms state that pricing remains firm during the initial contract term. Should offerors provide one fixed rental rate for the entire initial term, or may we provide proposed rates for each year of the multi-year agreement? Are rate increases accepted during each annual renewal if market conditions require them?	Leases will be between the grad student and the property. UK is interested in knowing the rent for the first year. Rate increases after the first year are between the grad student and the property.

8	May offerors include a full proposal and supporting property documentation with the completed RFP response form, provided the required information follows the same format and sequence as the RFP? If so, is there a page limit or preferred format for supplemental materials?	UK will evaluate the responses based on the criteria set forth in the bid, but please feel free to include any additional material. There is no size restrictions on bids.
9	Is this a new housing program, an expansion of an existing program, or a replacement of a current housing arrangement?	It is to replace old campus housing stock that will no longer be used.
10	If UK has used a similar housing arrangement, can you share the current or previous provider, approximate number of units, length of the agreement, and general pricing or annual spend?	The current provider is the University.
11	If UK selects multiple offerors, how will the number of units committed to each offeror be determined, and when will those commitments become guaranteed?	The preference is to have as many units as possible in each selected offer.
12	The RFP states that each unit will have single occupancy. Can you confirm that this means one graduate student per entire unit, including a two-bedroom unit?	Confirm – one grad student per entire unit including 2-bedroom units.
13	Are rent rates based on current market rents or how are they determined?	Landlords will set their rates as they deem appropriate.
14	What is the summary of delegation of enforcement of the lease? Is the owner still entirely in control of enforcing the lease agreements?	The landlords will enforce the lease agreements.
15	Are there any require amendments to the leases or required approval from UK for lease agreements?	The landlords will use their standard leases with the grad students.
16	Is this required to be a per-bed lease situation or joint leases by the unit if there is any requirement at all?	Each unit, regardless of number of beds, will be occupied by one person.
17	I see that the proposal asks about furnishing, is that preferred or a requirement?	It is likely that the grad students will need furnished units.
18	We need to know when you need the apartments. Do you need them all at once by a certain date, such as July 15 th or can the number of units ramp up by absorbing them as leases expire in late winter and early spring, with the remaining units in the summer?	The number of units can be ramped up beginning in July 2027. UK's preference is to have 50-100 units committed by August 1.
19	The proposal form asks whether our company is registered with the Commonwealth of Kentucky Secretary of State to conduct business in Kentucky. Is that registration required prior to submitting a proposal by the September 29th deadline, or is it something the selected offeror(s) would need to complete prior to contract execution?	A company needs to be registered to conduct business in Kentucky prior to signing any agreement with the university.