



Residence Hall & Innovation Center P3

NOVEMBER 13, 2025



Agenda

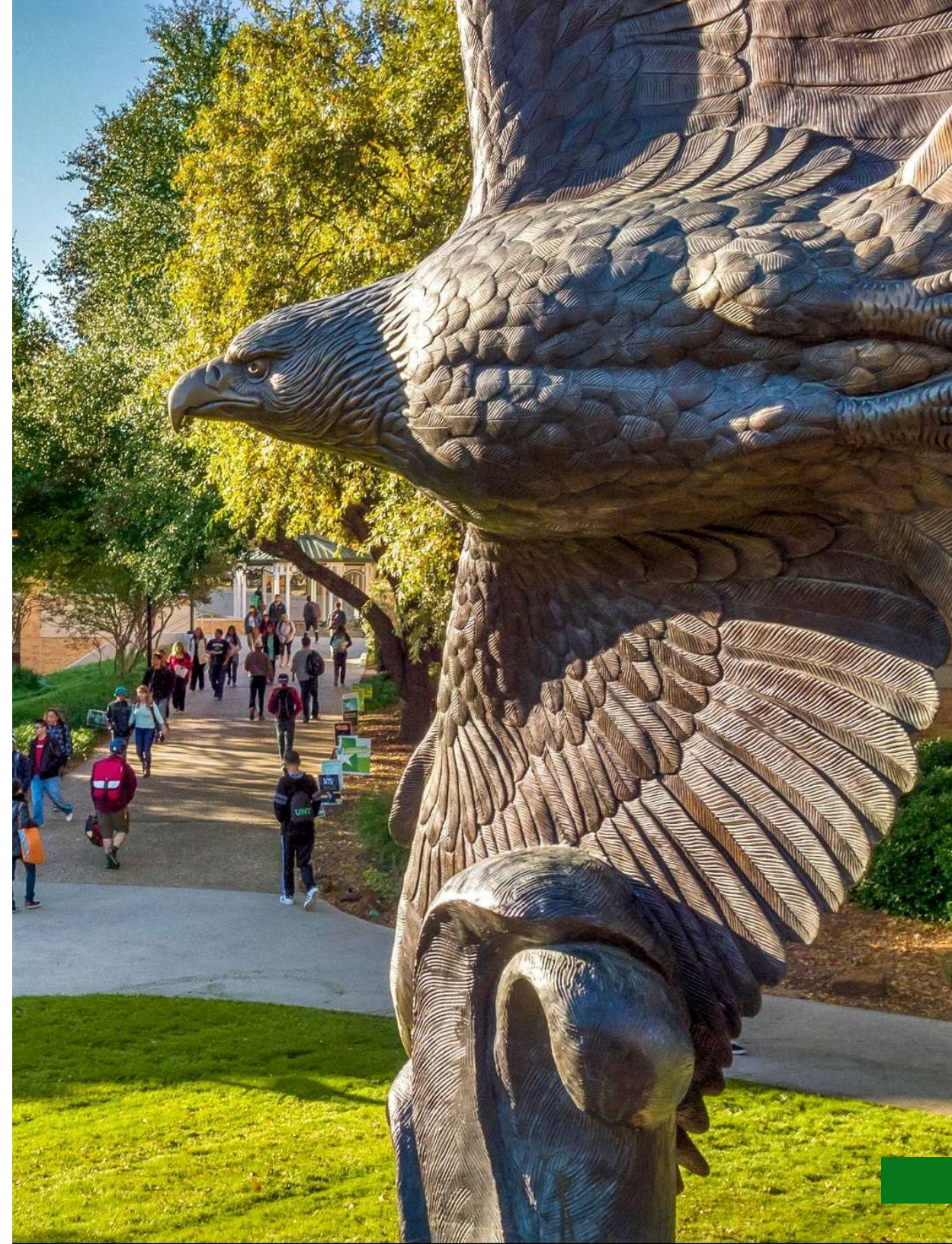
I. Request for Qualifications (RFQ)

- I. Outline
- II. Timeline

II. Strategic Objectives

- I. University Background
- II. Program Direction

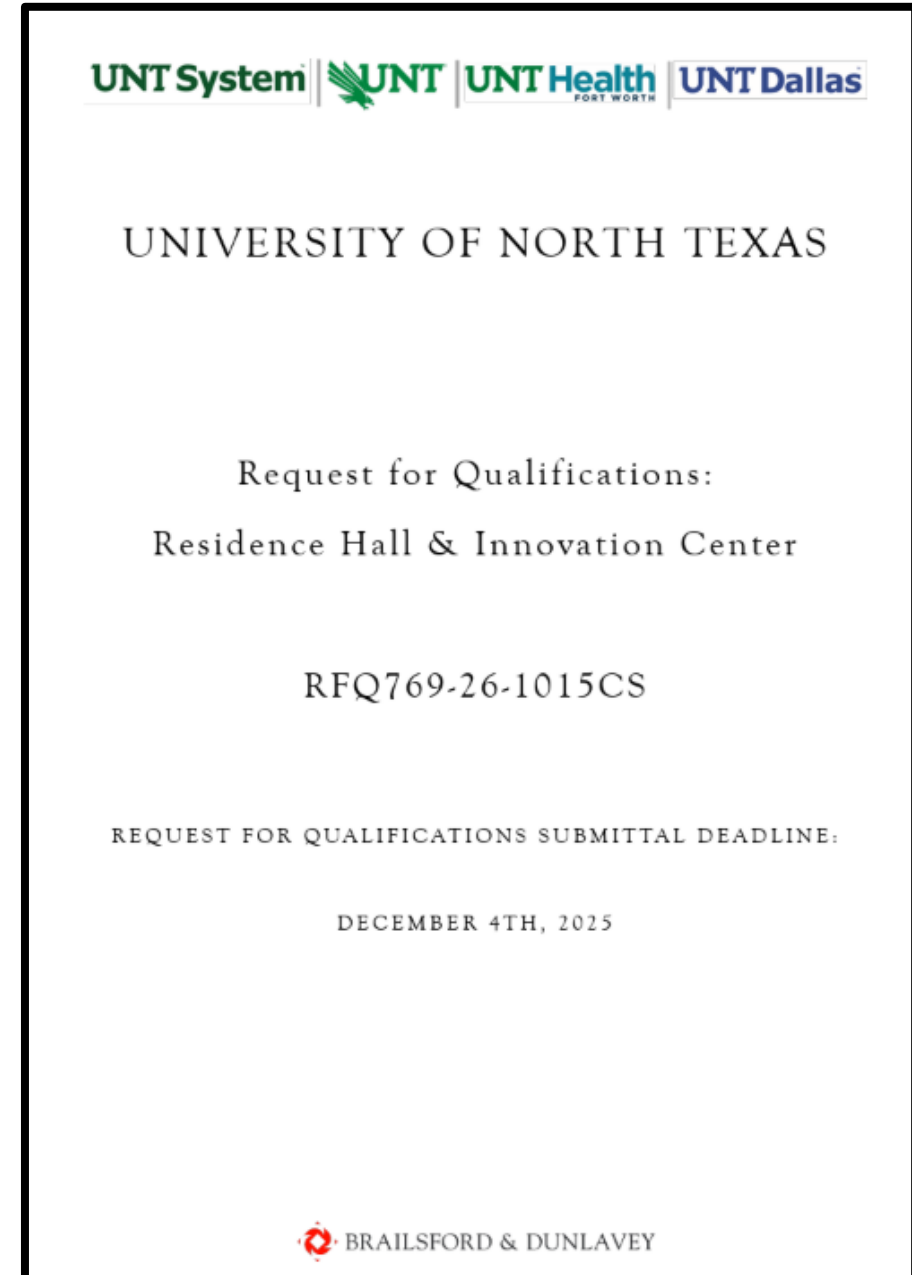
III. Next Steps



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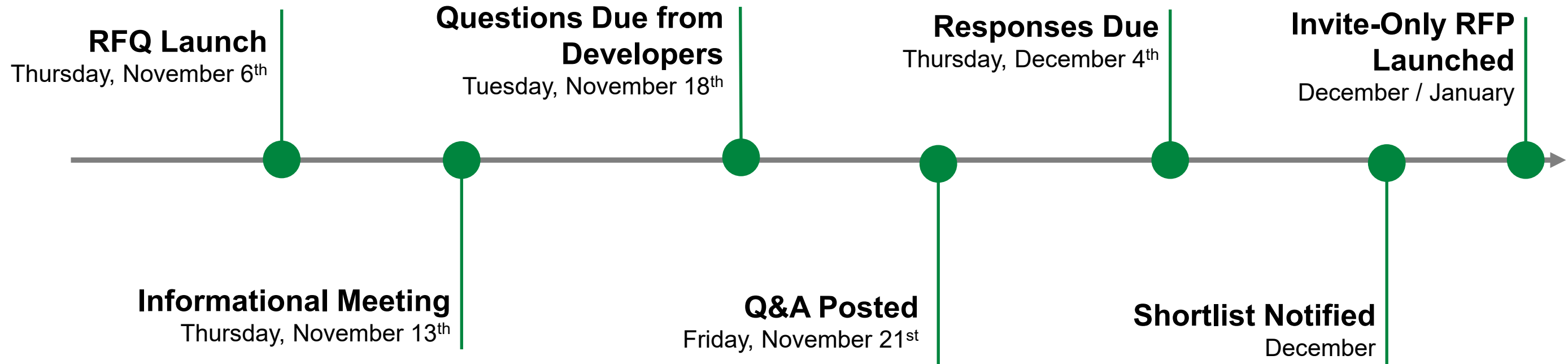
RFQ OVERVIEW

1. Introduction and General Information
 - *Development Opportunity*
 - *University Background*
2. Partnership Opportunity
 - *Strategic Objectives & Parameters*
 - *Project Goals*
 - *Program & Market Context*
3. Selection Process Details
 - *Key Dates & Criteria*
4. Submission Requirements
 - *Technical Submission Details*
5. Disclaimer
 - *Legal language*



RFQ

TIMELINE



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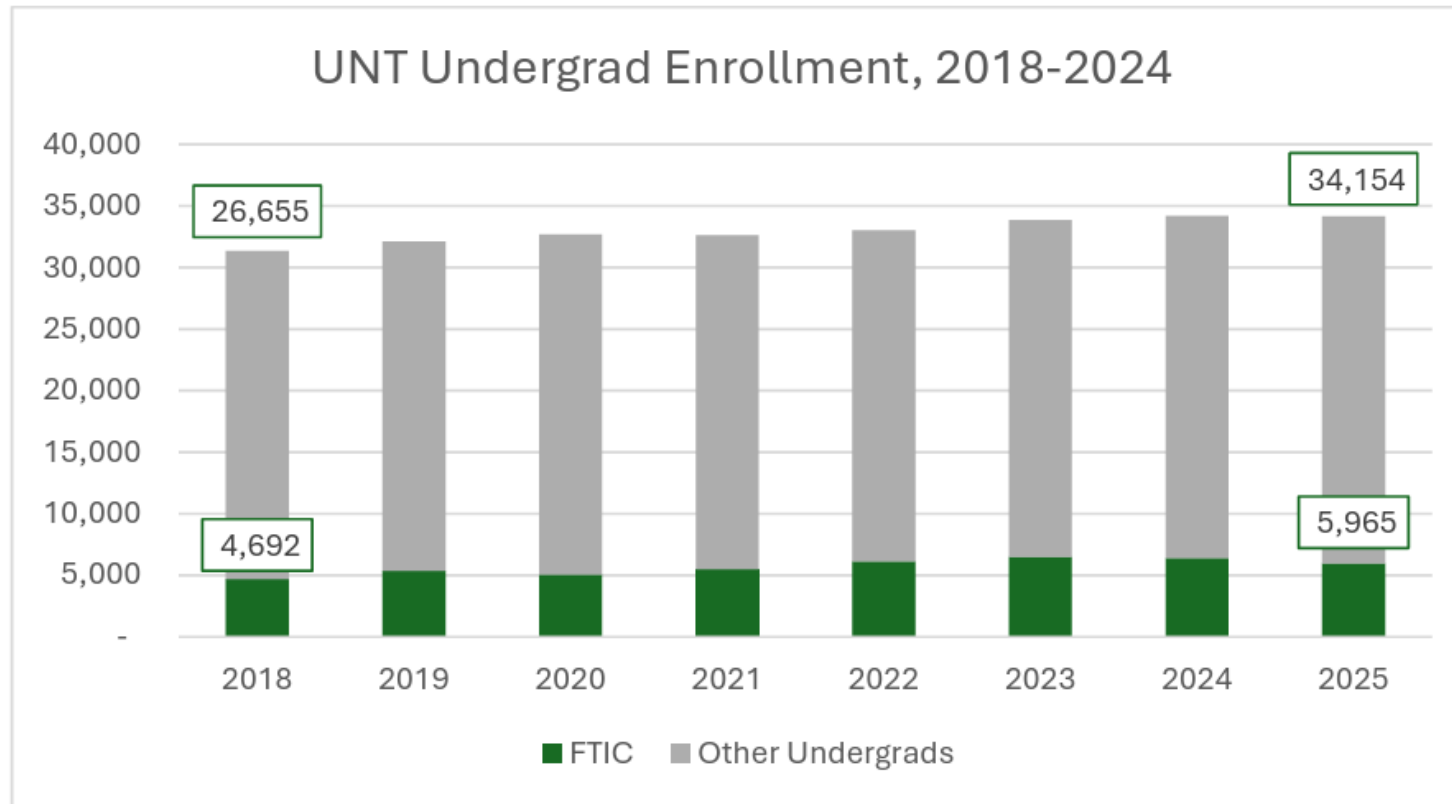
STRATEGIC OBJECTIVES

The following strategic objectives guided the University in its decision to pursue a public-private partnership (P3) and will continue to guide decisions throughout the partner selection process. UNT's priorities align with the following criteria:

- Add needed housing capacity that **enhances UNT's campus ecosystem** through academic and innovation integration, supports enrollment growth, and provides the best undergraduate experience in Texas, **especially for FTIC students**
- Accelerate and support creative innovation to drive career readiness, foster interdisciplinary collaboration and partnerships, and continue to **elevate UNT's brand as a national leader in education and research**
- Strategically integrate residential, academic, with entrepreneurial and innovation uses to **promote holistic student success** and provide dynamic resources that prepare students to thrive in a rapidly changing global economy
- Develop a **high-quality asset** that balances upfront costs, long-term costs, affordability, and student experience, while **minimizing any negative financial impacts to the University** and maintaining market-competitive rental rates

University Background

ENROLLMENT TRENDS & LIVE-ON REQUIREMENT



- UNT's undergraduate student population has grown steadily over the last decade and beyond. First Time in College (FTIC) enrollment has increased over 25% from 2018
- UNT requires unmarried FTIC students to live on-campus, reflecting an institutional commitment to the residential experience
- Within the portfolio, the majority of beds are utilized for FTIC housing each year with very few left for returning students.

University Background

ON-CAMPUS HOUSING DEMAND

- In Spring 2024, Brailsford & Dunlavey conducted a comprehensive survey of students' housing preferences and behaviors
 - The assessment concluded that the University needed approximately 3,500 total additional beds
 - It confirmed that the most significant gap existed for double and single occupancy traditional units with community-style bathrooms and amenities that support first-year living experiences
- Each year, over 5,800 students are denied housing, including about 1,600 returning residential students



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PROGRAM DIRECTION

UNT expects the project to include:

- Approximately **1,000 community-oriented beds**, likely pods or similar
 - **Single-use community bathrooms** efficiently designed and located centrally
 - **Optimal mix of doubles and singles** to support primarily FTIC students while creating some space for upper-division students on-campus
 - **Shared amenities** including lounges, social areas, recreation spaces, study rooms, and community kitchens and laundry, that **promote meaningful student interactions**
- **Innovation Center** focused on music, multimedia, and business industries to include collaboration areas, open incubator space, meeting rooms, coworking spaces, multi-purpose rooms, and a mix of technologically driven lab spaces
 - **Integrated residential, academic, and innovation asset** to drive holistic student success



Solicitation Process

NEXT STEPS

- Questions are due to Carrie.Stoeckert@UNTSystem.edu by 2:00pm on 11/18
- Questions & answers will be posted on the website by 5:00pm on 11/21
- Proposals due by 2:00pm on 12/4
 - Please familiarize yourself with the Jaggaer platform prior!
- RFP shared with shortlist in December / January
- May 2026 target selection
- Fall 2029 target delivery



The screenshot displays the UNT SYSTEM Business Opportunities portal. At the top is the UNT SYSTEM logo. Below it, the page is titled "Business Opportunities" with a link to "Back to UNT System Purchasing". There are tabs for "Open for Bid", "Upcoming", "Closed", "Awarded", and "All". A search bar labeled "Keyword" allows users to search by event title, number, contact, short description, or commodity code description, with "Clear" and "Search" buttons. A "Sort by" dropdown is set to "Close date descending". The main content area shows a table with columns for "Status" and "Details". The first row shows an "Open" status for the opportunity "RFQ769-26-1015CS UNT Resident Hall and Innovation Center P3". The details include the open date (11/5/2025 11:15 PM CST), close date (12/4/2025 2:00 PM CST), type (CFRQ), number (CONST-219-2026), contact (Carrie Stoeckert, Carrie.Stoeckert@untsystem.edu), and a link to "View as PDF". A "Respond Now" button is also present.

Status	Details
Open	RFQ769-26-1015CS UNT Resident Hall and Innovation Center P3 Open 11/5/2025 11:15 PM CST Type CFRQ Close 12/4/2025 2:00 PM CST Number CONST-219-2026 Contact Carrie Stoeckert Carrie.Stoeckert@untsystem.edu Details View as PDF