

**DATE:** November 21, 2025

**TO:** Potential Respondents

**FROM:** Carrie Stoeckert—Construction Contract Expeditor III

**SUBJECT:** Questions #1  
RFQ769-26-1015CS  
UNT Resident Hall and Innovation Center-P3

### **QUESTIONS #1**

#### **Notes – Please read carefully:**

- A Letter of Intent (LOI) is **not required** to respond to this RFQ.
- Team resumes and financial statements can be appended to responses and excluded from the page total. Page dividers and tab dividers will also be excluded from the page total.
- Financial statements may be submitted as a separate PDF labeled **CONFIDENTIAL**

#### **Questions & Answers:**

1. Section 1 requests *resumes* of key personnel in the developer bullet and *bios* of the architect, GC, and other partners in the team bullet. Are the key personnel resumes required for only developers, or all partners (architect, contractor, engineers)?

**Answer: Resumes are required only for key development team personnel, typically on the development team. Resumes for other partners are optional.**

2. If resumes are required of all partners and their key personnel, can resumes be omitted from the page limit or included in an appendix?

**Answer: Resumes can be omitted from the page limit or included in an appendix.**

3. Can section dividers that are used to separate each section be omitted from the page limit?

**Answer: Dividers can be used and will not count as part of the page limit as long as they do not contain pertinent information to the solicitation.**

4. Due to their sensitive nature, can financials be uploaded in a separate upload link to maintain privacy of confidential material and be marked as confidential or otherwise protected/privileged information?

**Answer: The link provided is only accessible by the facilitator of the RFQ, you can upload them to that link as a separate pdf file and mark them confidential.**

5. Can financials be omitted from the page limit? They can often be lengthy and would take up a lot of the allowed pages.

**Answer: Financials can be omitted from the page limit. Please include them as a separate PDF.**

6. Section 4 requests at least four (4) student housing examples. Does this mean if we have more than four relevant examples to this project that we may include them? Is there a cap on number of student housing examples?

**Answer: There is no cap to the number of examples, but teams are requested to be efficient and clear in presenting the most relevant and compelling examples.**

7. Section 4 requests that at least two (2) projects should include a mix of university uses and integrated programming. Are you requesting that two (2) of the already included projects also meet these requirements, or to include an additional two (2) projects that meet this?

**Answer: Two of the four minimum projects should include a mix of university uses and integrated programming.**

8. To ensure we can adequately address the required Section 2 technical capability criteria and provide complete Section 4 project examples, may the overall 40-page limit be increased to allow up to two (2) pages per project example? This would ensure enough space for images and all required project details.

**Answer:** There is no cap to the number of examples, but teams are requested to be efficient and clear in presenting the most relevant and compelling examples.

**9. For Section 4 relevant experience, may we utilize an 11x17 exhibit to list the required project details in a matrix, and if so can a single 11x17 page be counted as one page towards the page limit?**

**Answer:** 11x17 exhibits may be used but will count as two pages.

**10. If all materials must remain in one PDF, may we mark specific pages as “Confidential” (e.g., select project information not intended for public distribution) so the University can redact them if a Public Information Act request is received?**

**Answer:** The University is subject to Gov’t Code 552 with regards to Public Information Requests. You are welcome to mark materials as Proprietary and Confidential.

**11. Will title and escrow services be required as part of this solicitation?**

**Answer:** Title and escrow may be required during the implementation phases of this project, but are not critical to this point in the solicitation process.

**12. Should title service providers respond directly to this RFQ, or will the selected developer choose the title company?**

**Answer:** The selected developer is expected to assemble the full team, including a title service provider as necessary.

**13. Are there specific supplier diversity requirements or preferences for this project?**

**Answer:** This is a Request for Qualifications, the committee will evaluate the qualifications of the firms only, please refer to the Evaluation Criteria section of the RFQ.

**14. May we request a copy of the full RFQ documents to better understand the scope?**

**Answer:** All RFQ documents are posted at the following websites:

--UNT System: <https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php>

--Jaggaer site: <https://bids.scquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>

--State of Texas site: <http://www.txsmartbuy.com/esbd>

**15. Are audited financial statements excluded from the (40) page response limit?**

**Answer: Financials can be omitted from the page limit. Please include them as a separated PDF.**

**16. Will UNTS allow financial statements to be submitted under separate cover as proprietary and confidential?**

**Answer: The University is subject to Gov't Code 552 with regards to Public Information Requests. You are welcome to mark materials as Proprietary and Confidential.**

**17. Is there any desire from UNT for phased turnover? Possibly 500 beds by Fall 2028?**

**Answer: The University may be willing to consider a phased delivery. This will be discussed in more detail during the RFP phase and beyond.**

**18. Has construction started? If not, when is construction set to begin?**

**Answer: No, this process is to select the most qualified development team to coordinate implementation with the University.**

**19. When is construction anticipated to be completed?**

**Answer: It is expected that this project will be delivered for a Fall 2029 opening, with an appropriate delivery date for punch and furniture installation.**

**20. Who is the design firm and construction manager?**

**Answer: This is to be determined by the selected development partner in coordination with the University.**

**21. What is the construction budget?**

**Answer:** This is to be determined by the selected development partner in coordination with the University.

**22. When is the next scheduled council meeting for design and construction approval?**

**Answer:** The project will not be subject to City Council approval. It will be subject to System Board of Regents approval which is projected in 2026.

**23. Is the project has been funded?**

**Answer:** The optimal funding structure and sources are to be determined by the selected development partner in coordination with the University.

**24. Are appendices, not included in the page count, allowed?**

**Answer:** Yes, appendices can be omitted from the page count, but teams are requested to be efficient in their materials. The first 40 pages of responses will be given priority.

**25. Are tab/section dividers included in the page count?**

**Answer:** Dividers can be used and will not count as part of the page limit as long as they do not contain pertinent information to the solicitation.

**26. Why is UNT seeking outside property management?**

**Answer:** UNT expects to define the optimal property management structure with the selected partner through this process.

**27. Is the University open to either Type I or Type V construction?**

**Answer:** UNT will provide a breakdown of University construction and design standards in the RFP, including areas in which the University may consider modifications in order to achieve efficiencies and drive value for the project goals. While modifications may be considered during the RFP process, the University Design Guidelines will provide an overall expectation regarding quality of a facility constructed on the campus:

[https://facilities.unt.edu/images/2025\\_10\\_unt\\_design\\_and\\_construction\\_standards.pdf](https://facilities.unt.edu/images/2025_10_unt_design_and_construction_standards.pdf)

**28. Can you confirm that the financial statements we're required to provide are outside of the 40-page limit?**

**Answer: Financials can be omitted from the page limit. Please include them as a separated PDF.**

**29. In Section 4, the project descriptions are required to include: "owner & reference contact information." Are you asking for a single reference for each project that may or may not be an owner, or is the requirement to provide contact information for both an owner and a reference if they are not the same individual?**

**Answer: Ideally the reference would also be an owner/University contact. If this is not the case, please provide both an owner contact and a reference contact.**

**30. In 4.2 Evaluation Criteria, it states: "The selected firm will have experience in on-campus projects utilizing alternative funding and delivery sources." Can you provide examples of the "alternate funding and delivery sources" to which you are referring?**

**Answer: Alternate funding and delivery sources may include any structure not utilizing University funding, such as public-private partnerships, 501©3 tax exempt debt, equity financing, or other.**

**31. Could you confirm, correct or clarify the University's and Developer's respective roles in the Innovation Center comprises:**

**a. University provides funding, exterior and interior design, and procurement of FF&E**

**b. Developer constructs Innovation Center and installs interior FF&E**

**Answer: The optimal structure for the delivery of the Innovation Center will be determined by the University in parallel with this process. In any case, the University will maintain direction for the design and construction quality of the Innovation Center.**

**32. Does the University require a minimum amount of parking spaces, and if so, how many?**

**Answer: More information on parking requirements will be available in the RFP. Please see the University design guidelines for context elsewhere on campus.**

**33. Regarding the space for upper-division students on campus:**

**a. Is there a range of bed-count for this upper-division student component?**

**b. Any requirement for unique programming and design?**

**i. Kitchens?**

**ii. Private baths?**

**iii. # of bedrooms per dwelling unit?**

**iv. Living rooms?**

**v. Separate card-key access?**

**Answer: The optimal mix of FTIC and upper-division students will be determined by the selected development partner in collaboration with the University. Previously, the University has considered approximately an 80/20 split, with 80% being FTIC beds.**

**There are no additional or separate programming requirements for the upper-division beds. Upper division beds should not be so different from the FTIC beds that they cannot be interchanged when necessary.**

**34. Has the University and Brailsford & Dunlavey specified a monthly rent consistent with UNT's market?**

**Answer: The University will share more expectations regarding rental rates in the RFP. In the meantime, please review the University's existing on-campus rates, proposals for Fall 2026 and Fall 2027, and other relevant data.**

**35. Can the University provide the 2024 Brailsford & Dunlavey survey of UNT students' housing preferences and behaviors?**

**Answer: The University will share more findings from this study as needed in the RFP phase and beyond.**

**36. The RFP notes that the University plans to control the design of the Innovation Center. Is there a preference if a University-selected design team takes on the Innovation Center design scope, or if the Proposer's selected design team takes on the full Innovation Center scope?**

**Answer: Either scenario is a consideration at this stage. The optimal structure for the delivery of the Innovation Center will be determined by the University in parallel with this process.**

**37. What is the primary driver for pod-style with community bathrooms vs. semi-suite style units?**

**Answer: The drivers are tied to the community-based outcomes and primary FTIC target market of this project. Furthermore, the 2024 Brailsford & Dunlavey survey confirmed that the most significant gap between supply and demand existed for double and single occupancy traditional units with community-style bathrooms and amenities that support first-year living experiences. Most of the University's existing housing units are suites.**

**38. What lessons can be learned from the 2019 Joe Greene residence hall project? What would the University change? What is working well?**

**Answer: This question will be discussed more in the RFP process. Overall, the hall has been a success and is a similar product to what is expected here.**

**39. Will this project be included in the current one-year live-on requirement?**

**Answer: Yes, the existing live-on requirement will continue to apply to the same population. This project is expected to primarily serve students who are subject to the current requirement.**



**40. Are there any known site constraints (impervious coverage, setbacks, FAR, height limitations, etc)?**

**Answer:** Please review the UNT 2013 Master Plan regarding design and site considerations. There are new easements on the property related to the recently installed electrical distribution lines that will be provided as part of the RFP information.

**41. Has the University determined if municipal fees for the project must be paid to the city, or is UNT exempt from those fees?**

**Answer:** UNT does not anticipate external permitting fees. Utility tap and impact fees will be required.

**42. Does the property need to be rezoned through the City of Denton in order to develop the desired project?**

**Answer:** UNT does not anticipate any external zoning requirements.

**43. Will the permitting process be completed through the University or through the City of Denton?**

**Answer:** It is anticipated that the University will be the Authority Having Jurisdiction (AHJ), not the City. Please refer to the Campus Standards for more information.

**44. Electrical Provider – Will this be the University or Denton Municipal Electric?**

**Answer:** It will be fed from the University medium voltage.

**45. Will water and sewer be tied into the University's system or the City of Denton's system?**

**Answer:** City of Denton.

**46. On page 7, section 2.4 - Development Plan, "UNT expects this project to contain approximately 1,000 community-oriented beds, likely in a pod configuration or similar, including single-use community bathrooms designed efficiently and centrally located." Can you please clarify what UNT is expecting regarding "single-use community bathrooms"?**

**Answer:** This refers to single-use, self-contained bathrooms in a common area near the residential units. Bathrooms should not be in the residential units.

**47. Can resumes be appended and excluded from the page limit?**

**Answer:** Resumes can be omitted from the page limit or included in an appendix.

**48. Given the length of our financial statements, can they be appended and excluded from the page limit?**

**Answer:** Financials can be omitted from the page limit. Please include them as a separated PDF.

**49. As our company's financial statements are highly confidential, is there a contact within UNT that we can email our financial statements to directly?**

**Answer:** The link provided is only accessible by the facilitator of the RFQ, you can upload them to that link as a separate pdf file and mark them confidential. The University is subject to Gov't Code 552 with regards to Public Information Requests.

**50. Will the University share the Spring 2024 B&D student survey with proposers?**

**Answer:** The University will share more findings from this study as needed in the RFP phase and beyond.

**51. Will UNT have any due diligence reports, such as geotechnical reports, utility, or environmental assessments, to share with proposers at the RFP stage of the process?**

**Answer:** No site specific due diligence has been performed at this time. Any general information regarding the site and utilities locations will be shared in the RFP process.

**52. Does the University have a preferred structural system for the proposed new residence hall, or is the University open to evaluating a variety of structural system options?**

**Answer: The University expected to evaluate a variety of structural system options to achieve the project goals.**

**UNT will provide a breakdown of University construction and design standards in the RFP, including areas in which the University may consider modifications in order to achieve efficiencies and drive value for the project goals.**

**[https://facilities.unt.edu/images/2025\\_10\\_unt\\_design\\_and\\_construction\\_standards.pdf](https://facilities.unt.edu/images/2025_10_unt_design_and_construction_standards.pdf)**