

# **Request for Proposals**

**501c3 NON-PROFIT  
FINANCE ENTITY**

**RFP769-26-1026CS**

**DOCUMENT I001100  
RFP769-26-1026CS**

**NOTICE FOR REQUEST FOR PROPOSALS**

The University of North Texas System (UNTS) subsequently referred to as the Owner, requests on behalf of the University of North Texas (the "University") firm's proposal from interested student housing 501c3 nonprofit entities to facilitate a tax-exempt bond financing structure for a transformative new Residence Hall and Innovation Center on the Denton campus. Core/Pinnacle (the "Developer") has been identified as the intended development partner for this project.

The selected firm will be highly qualified with proven experience facilitating tax-exempt bond 501c3 financing structures for public-private partnerships to develop student housing on university campuses. This RFP process will provide the University and Developer with an understanding of respondent's experience, capabilities, deal terms, and partnership potential for this unique project.

The firm's response to the Request for Proposals (RFP) will be the basis of determining the fees, competence and qualifications to perform the services as required by the proposed project.

Sealed proposals for **RFP769-26-1026CS** will be received by the UNTS up to **2:00 p.m. CDT on June 5, 2026**. Responses received after the date and hour above stated will not receive consideration.

Proposals are to be Submitted electronically through the Jaggaer web link at:

<https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>.

You will need a username and password to access the site. Please be sure to register as a new user PRIOR to attempting to submit your response and HUB Subcontracting Plan electronically in order to become familiar with the site.

**Pre-Solicitation Meeting/Site Visit**

A pre-solicitation meeting/site visit will not be required.

**Project Description—UNT Housing P3 Project**

The project will include approximately 1,000 beds in a pod configuration with a mix of doubles and singles. The program will primarily support first-year students, who are subject to live on property at UNT, while creating some space for returning students to remain on campus.

The residence hall will be integrated with a ground floor Innovation Center focused on music, multimedia, and business industries, including collaboration areas, open incubator space, meeting rooms, coworking spaces, multi-purpose rooms, and a mix of technologically driven lab spaces. The Innovation Center will be entirely owned, operated, and funded by the University.

The site is located on-campus and is expected to be delivery for Fall 2029 occupancy. The University plans to operate the facility.

The transaction structure is intended to leverage tax-exempt debt through a long-term ground lease. UNTS may or may not determine whether a series of credit enhancements, such as contingent lease, debt-service reserve fund pledge, subordinated expenses, and others are favorable.

### **Questions**

Questions concerning this proposal should be directed to:

Carrie Stoeckert, Construction Contract Expeditor III

[Carrie.Stoeckert@untsystem.edu](mailto:Carrie.Stoeckert@untsystem.edu)

All questions must be received no later than **2:00 p.m. CDT on May 27, 2026**. All questions and answers will be posted to the website by **5:00 p.m. CDT on May 28, 2026**.

The Owner may in its sole discretion respond in writing to questions concerning this RFP. Only the Owner's responses made by formal written Addendum to this Proposal shall be binding and shall be posted on the UNT System website located at <https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php> . Oral or other written interpretations or clarifications shall be without legal effect.

**Online** - Respondents can view bid documents at Electronic State Business Daily (<http://www.txsmartbuy.com/sp>) or at the UNT System website <https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php> and the UNTS Jaggaer website <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>.

The Owner is not bound to accept any of the RFP responses if they are not in its best interest, as determined by the Owner. The Owner reserves the right to: (a) enter into agreements or other contractual arrangements for all or any portion of the Scope of Work set forth in this Proposal with one or more respondents; (b) reject any and all responses and re-solicit responses; or (c) reject any and all responses and temporarily or permanently abandon this procurement, if deemed to be in the best interest of the Owner.

**END OF SECTION**

**DOCUMENT 002400  
RFP769-26-1026CS  
REQUEST FOR PROPOSALS**

The University of North Texas System (UNTS) subsequently referred to as the Owner, requests on behalf of the University of North Texas (the "University") firm's proposals from interested student housing 501c3 nonprofit entities to facilitate a tax-exempt bond financing structure for a transformative new Residence Hall and Innovation Center on the Denton campus. Core/Pinnacle (the "Developer") has been identified as the intended development partner for this project.

The firm's response to the Request for Proposals (RFP) will be the basis of determining the fees, competence and qualifications to perform the services as required by the proposed project.

**Background & History**

The University of North Texas is in Denton, Texas, a city of approximately 160,000, within the Dallas/Fort Worth/Arlington area of over 8 million residents. UNT is one of the 5 largest universities in Texas and among the 40 largest in the United States. The University is a public flagship, R1 University that has experienced significant growth in the last decade.

UNT's mission is to empower students to thrive in a rapidly changing world. They are tackling the challenges of today's ever-evolving world by unlocking the potential of the campus community, accelerating innovation through creativity and resilience, and forging strategic partnerships that drive transformative opportunities for the public good. This project is emblematic of that strategy and will serve as a key catalyst for this vision.

**Project Description—UNT Housing P3 Project**

The project will include approximately 1,000 beds in a pod configuration with a mix of doubles and singles. The program will primarily support first-year students, who are subject to live on property at UNT, while creating some space for returning students to remain on campus.

The residence hall will be integrated with a ground floor Innovation Center focused on music, multimedia, and business industries, including collaboration areas, open incubator space, meeting rooms, coworking spaces, multi-purpose rooms, and a mix of technologically driven lab spaces. The Innovation Center will be entirely owned, operated, and funded by the University.

The site is located on-campus and is expected to be delivery for Fall 2029 occupancy. The University plans to operate the facility.

The transaction structure is intended to leverage tax-exempt debt through a long-term ground lease. UNTS may or may not determine whether a series of credit enhancements, such as contingent lease, debt-service reserve fund pledge, subordinated expenses, and others are favorable.

The project team plans to include representation from the 501c3 in early discussion about key deal terms, including the Pre-Development Agreement (PDA), Development Agreement (DA), and Ground Lease to ensure full team alignment.

## **Drivers & Goals**

The following strategic objectives guided the University in its decision to pursue a public-private partnership (P3) and continue to guide decision-making through the process:

- 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 First-time in college (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

## **Submission Requirements**

Submission requirements outlined here, and the Evaluation Criterion listed below are reviewed as part of the selection process and be sure to provide both Submission Requirements and address Evaluation Criteria.

The responses should address each of the following areas in the same order in which they are set forth below:

1. Firm Data
  - A. General Qualifications
  - B. Name, address, email, phone and other relevant contact info for primary person as it relates to this RFP response.
  - C. Firm profile, i.e.:
    - i. Age
    - ii. Type of firm (partnership, professional corporation, etc.)
    - iii. Firm history
    - iv. Firm size, current and one year ago
    - v. Areas of specialty/concentration
2. Description of the Team:
  - A. Identification of the single point of contact for the team to include name, email address, and phone number.
  - B. Identification of key personnel to be assigned to the project.
  - C. Organizational chart illustrating reporting lines, responsibilities, names, and titles for key participants proposed by the firm and each of its key sub-consultants.
  - D. Resumes for each key individual on the team and identification of that person's role. List any education, registrations that may be relevant to this project.

- E. List any preferred additional third-party advisors for the Project and their respective roles (audit, accounting, legal counsel, etc.)
- F. Experience nationwide with colleges, universities, and/or university-affiliated entities

### **Relevant Experience and Capabilities**

1. Relevant experience and capabilities will be assessed through a review of both completed and ongoing projects; however, information desired is on completed projects similar in scope, size, and complexity. Provide detailed data for no more than three (3) projects on which the firm and the proposed team members have been involved in providing services and which best illustrate current experience and capabilities relevant to this project. For each project, please provide the following information:
  - A. Project name, location, status, and other notable details (e.g. size, affiliation type, etc.)
  - B. Owner's name, address, contact person, email address, and telephone number

### **Proposed Fees**

Fee proposal should include:

1. Upfront costs and Fees
2. Ancillary borrower costs and fees to realize closing
3. Annual costs and fees during operations, and whether any portion will be offered as subordinate debt service

### **Approach**

1. State briefly what firm differentiators are and why you are the best positioned for the Project.
2. List your preferred third-party consultants for the Project and their respective roles (audit, accounting, legal counsel, etc.)
3. Proposed long-term management approach, and examples of unique outcomes in prior projects.
4. Confirmation of your ability to conduct work in Texas. Include any relevant experience in the DFW area.

### **Selection Process/Description of Process**

The selection process starts after the RFP is posted on the Electronic State Business Daily on the date listed in Selection Schedule. Following this stage, the selection process is as follows:

#### **Pre-Proposal Meeting/Site Visit**

No pre-proposal meeting or site visit will be conducted for this project.

#### **Proposal Due Date**

Proposals are due on or before **2:00 p.m. (CDT) on June 5, 2026.**

Responses must be limited to no more than fifteen (15) pages. Covers, table of contents and divider tabs will not count as pages, provided no additional information is included on those pages. Cover letter will not count as part of the fifteen (15) pages as long as the cover letter does not include information on how the work will be performed. All documents should be printed one-sided and submitted in 8 1/2" X 11" page size, portrait style. **PLEASE NOTE: ONLY THE FIRST FIFTEEN (15) PAGES OF RESPONSE WILL BE REVIEWED BY THE EVALUATION COMMITTEE.** Proposals received that are late will not be accepted.

Please submit your response through the Jaggaer link at:

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

In order to submit proposals electronically, Proposer must have a working, registered vendor username and password to login. If this is the first time Proposer has attempted to submit a response electronically, please register at: <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>

Proposers are highly encouraged to ensure you have a working login in advance of the submission deadline.

Proposer is responsible for ensuring it has the technical capability to submit its proposal via electronic submission.

Browser requirements: Chrome

**Proposer shall be solely responsible for ensuring timely submission of the Proposal.**

UNTS is not responsible for equipment or software failure, internet or website downtime, corrupt or unreadable data, or other technical issues that may cause delay or non-delivery of a Proposal or inaccessibility of the submitted data. **Proposers are highly encouraged to prepare and allow for sufficient time to familiarize themselves with the electronic submission requirements and to address any technical or data issues Prior to the Proposal due date and time.**

**Hand Delivered, Email or faxed responses will not be accepted.**

1. The Owner may conduct formal interviews.
2. The top-ranked firms will be notified on or about the date listed in Selection Schedule.
3. The Owner expects to reach a contractual agreement with the top-rated firm shortly after notification and will expect the work to begin immediately thereafter. All documents related to this project shall be and become the property of the Owner.
4. The Owner reserves the right to reject any or all proposals at any point during this selection process for any reason.

**Selection Schedule Summary**

The schedule for selection is as follows:

RFP posted on the Electronic State Business Daily	May 22, 2026
Proposals received no later than	June 5, 2026 @ 2:00 pm
Notify Intended Firm of Selection	June 10, 2026

The Owner may choose not to conduct interviews. The Owner and Developer will determine if a follow-up is appropriate to discuss response with any of the respondents. The selected firm will be notified by the Owner that they are top ranked and contract negotiations will begin.

Additional information and amendments may be posted on:

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

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

as well as Jaggaer site at: <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>.

### **Evaluation Criteria**

Firms will be selected on the basis of experience, qualifications and fees using the following criteria (many of the criteria are subjective):

1. Firm and named key individual's relevant successful experience.
2. Firm performance and quality of past and current projects as included in response.
3. Demonstrated successful experience in 501c3 partnerships for colleges, universities and/or college, university affiliates.
4. Fee proposal.
5. Long term asset management approach will be evaluated based on the information presented in this RFP.
6. The firm's demonstrated differentiators as presented in this RFP.
7. Quality and responsiveness of the RFP submittal – if applicable, the interview.
8. Ability to conduct work in Texas and relevant experience in DFW area.

The criteria above will be further discussed with Firms selected for interview. The Firm should be prepared to answer questions from the evaluation team related to any of the criteria.

### **Questions**

Please address your questions concerning this RFQ to:

Carrie Stoeckert, Construction Contract Expeditor III  
University of North Texas System  
Strategic Infrastructure Planning & Construction

Please submit solicitation questions to:

[Carrie.Stoeckert@untsystem.edu](mailto:Carrie.Stoeckert@untsystem.edu)

All questions must be received no later than **May 27, 2026, at 2:00 p.m. CDT**. All questions and answers will be posted to the website by **5:00 p.m. CDT, May 28, 2025**.

The Owner may in its sole discretion respond in writing to questions concerning this RFP. Only Owner's responses made by formal written Addendum to this RFQ shall be binding and shall be posted on the UNT System website located at <https://finance.untsystem.edu/vendor-resources/bid-inquiry/bid-opportunities.php> as well as the Jaggaer site at <https://bids.sciquest.com/apps/Router/PublicEvent?CustomerOrg=UNTS>; <http://www.txsmartbuy.com/esbd>. Oral or other written interpretations or clarifications shall be without legal effect.

**Do not contact any other individuals from the UNTS or from UNT. This may result in disqualification.**

END OF SECTION