

UNIVERSITY OF NORTH TEXAS

Request for Qualifications:

Residence Hall & Innovation Center

RFQ769-26-1015CS

REQUEST FOR QUALIFICATIONS SUBMITTAL DEADLINE:

DECEMBER 4TH, 2025



BRAILSFORD & DUNLAVEY

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Introduction and General Information

1.1. Development Opportunity

The University of North Texas System (“UNT”, “UNTS”, or “The University”) is seeking a Developer that has that technical capability and interest in developing and providing various funding structure options for a new residence hall in the center of UNT’s main campus in Denton, TX. This innovative residence hall will blend 1,000 community-oriented beds, likely in a pod configuration or similar, and residence life amenities with a state-of-the-art Innovation Center.

The Innovation Center will promote multi-disciplinary academic discovery for UNT’s campus through a mix of incubator space, meeting spaces, and technologically driven creative spaces focused on entrepreneurial development, music and multimedia. UNT will own and fund the Innovation Center through university sources, while the residential component will leverage creative partnership and financing structures to maximize value, affordability, and student experience.

The preferred partner will demonstrate the ability to effectively integrate and deliver these project components through deep experience in housing, innovation, and mixed-use P3 development structuring. The following document provides additional information on the development plan and process to identify a qualified partner to deliver this transformational project to UNT.

1.2. University Background

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.

Historically, UNT has sought to provide the best undergraduate educational experience in Texas, achieve status among the nation’s tier-one research institutions, and become a national leader among universities in student support and operational effectiveness. To build on those strategic goals in today’s rapidly evolving context, UNT seeks to accelerate and support innovation and entrepreneurship that will drive economic progress regionally and nationally, while honoring their creative and collaborative approach to student success and the campus experience.

Additional housing capacity will enable UNT to continue elevating its brand without compromising the unique quality of their on-campus experience. Similarly, creative innovation is central to UNT's distinct mission and purpose: to elevate the University as a leader in education and research, promote student success and career readiness, and help shape the future of Texas. This project will support UNT's institutional mission and strategic objectives by supporting recent enrollment growth, enhancing an already dynamic and engaging campus community, accelerating interdisciplinary innovation and entrepreneurship, and promoting excellent outcomes for students and the broader community.

1.3. Enrollment and Housing

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.

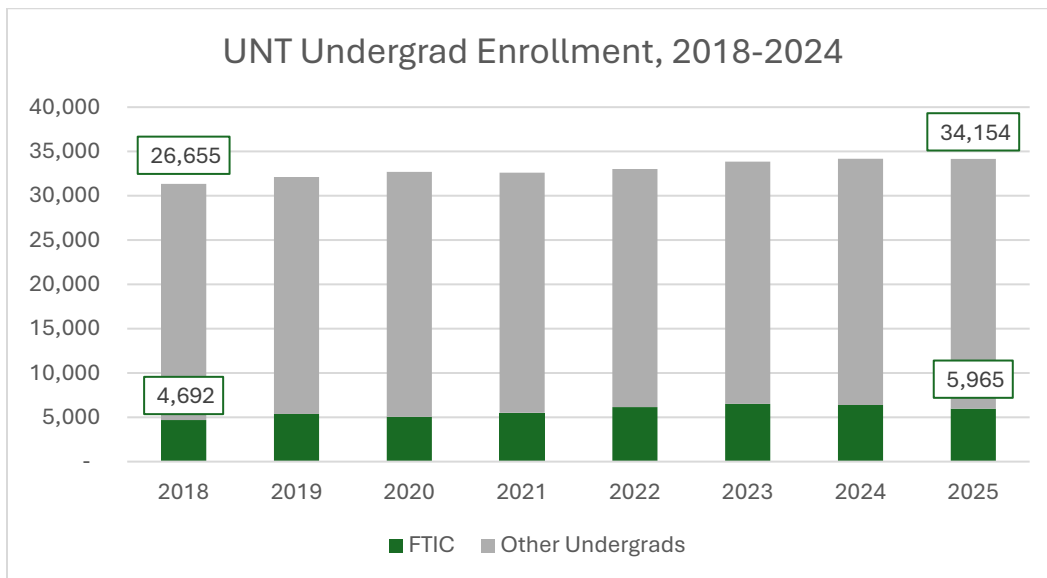


Figure 1. UNT Undergraduate Enrollment, 2018-2024

UNT operates a robust housing and residential life program comprised of approximately 6,400 beds across 15 residence halls. Of these, seven were built before 1970, and six were built since 2003. The most recent residence hall on campus, Joe Greene Hall, was delivered in 2019 and contains 500 double-occupancy pod style beds.

UNT requires those who meet the below criteria to reside in university-operated residence halls, as long as space is available:

- All unmarried undergraduate students who have graduated from high school the semester prior to enrolling at the UNT,

- Who have completed fewer than thirty (30) semester hours of university work (hours completed while in high school through AP, dual credit, etc. are not considered in the thirty hours), and
- Who are enrolled for nine or more semester hours.

Within the portfolio, the majority of beds are utilized for FTIC housing each year with very few left for returning students.

UNT is currently in the process of updating its 2013 Campus Master Plan. Teams will receive updates or considerations from the steering committee as they are relevant and available.

Partnership Opportunity

2.1. Overview of Partnership Opportunity

The University desires to enter into a partnership with a partner experienced in the delivery of student housing and integrated academic / innovation spaces. The successful partner will be experienced in integrating housing and academic/innovation programs, collaborating with universities in the design and project development, and well-versed in financing and ownership structures that meet UNT's goals.

The University anticipates evaluating a variety of funding sources for the residential components of the project, including the potential for tax-exempt bonds, traditional debt, and / or equity. The University desires to keep rental rates consistent with UNT's market; therefore, housing cashflows will not subsidize the innovation center construction or operations.

UNT plans to fund and own the Innovation Center space separately from the residence hall. Therefore, UNT anticipates a customized partnership structure that allows the University to control the design and quality of this space while leveraging the development team's expertise and input to drive value into the integrated student experience and other strategic outcomes through design and construction efficiencies. If it is determined that the selected P3 partner will deliver the Innovation Center, it may be constructed through a separate CMAR and/or Professional Services contract with UNTS. This solicitation process will serve as the selection process for those services. UNTS reserves the right to deliver the Innovation Center as a separate project if determined to be advantageous to the University.

2.2. Existing Site Overview

The site for this project is identified as 'Site 2' on the image below. This site is located at the corner of North Texas Blvd. and W. Highland St. in the core of UNT's campus, adjacent to residential, recreational, athletic, and events uses. The only existing structure on the site are six tennis courts that will be demolished as part of the project. All utilities are within 5 ft of the site boundaries. The university will provide more information on site conditions in the RFP phase.

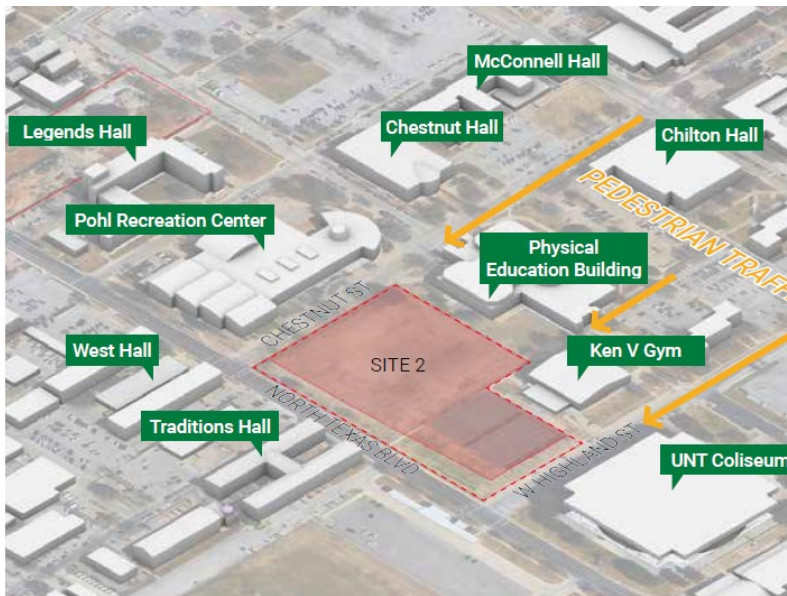


Figure 2. Site Plan

2.3. Project Goals

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 FITC 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

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. The program should consist of an optimal mix of doubles and singles to support primarily FTIC students while creating some space for upper-division students on campus. Within the residence hall there should be an emphasis on strong community elements and shared amenities including lounges, social areas, recreation spaces, study rooms, community laundry and kitchens that encourage student engagement and promote meaningful student interactions.

The project must also contain approximately 28,000 sf of ground floor space designated for the Innovation Center. This space will be 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.

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

2.5. Market Context

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.

These survey results are further supported by UNT's housing application and assignments process. Each year, over 5,800 students are denied housing, including about 1,600 returning residential students.

UNT requires unmarried FTIC students to live on-campus, reflecting an institutional commitment to the residential experience and its impacts on student success, academic achievement, and well-being. While fall 2025 enrollment has normalized from record highs in previous years, the freshman class has averaged over 3.75% annual growth since 2018.

This project is anticipated to address first-year students as a primary target market. The hall's community design and integrated academic programs will allow residence life to successfully mix students of all class levels, if needed or desired.

Selection Process Details

3.1. Process & Milestones

The University anticipates a two-part selection process, which includes this Request for Qualifications (RFQ) and a Request for Proposals (RFP). Participation in the RFQ process is required to be considered for the invite-only RFP. Following the RFQ process, UNT will issue a RFP to a short-list of Developers with a request to provide information on the project concept & program, proposed development structure, and financial structure to determine the best-suited Developer for this project

3.2. Pre-Proposal Meeting

A virtual pre-solicitation meeting will be conducted to answer any questions regarding the scope of the project. Attendance is not mandatory but highly recommended. The pre-solicitation meeting will be held virtually via Microsoft Teams, **November 13, 2025, at 9:00 a.m. CST:**

Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 287 488 894 448 7

Passcode: Zq9oz73A

Dial in by phone

[+1 940-304-2772](#), [416792054#](#) United States, Denton

[Find a local number](#)

Phone conference ID: 416 792 054#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

The following schedule represents the intended process and milestones of this RFQ. UNT will make every effort to adhere to this schedule.

November 6th, 2025 (Thursday)	RFQ Launch
November 13, 2025	Pre-Solicitation Meeting
November 18th, 2025 (Tuesday)	Letter of Intent to Submit Due; RFQ Questions Due
November 21st, 2025 (Friday)	RFQ Questions Response Posted
December 4, 2025 (Thursday)	RFQ Submission Due
December 2025	Shortlist Notified
January 2026	Invite-only RFP distributed
TBD	Interviews or One-on-One Meetings
March/April 2026	Finalists Selected, Best-and-Final-Offer Process
May 2026	Partner Selection & Design Kickoff

3.3. Development Advisor

Brailsford & Dunlavey, Inc. (“B&D”) will serve as the Development Advisor for the project. B&D is a national advisory and program management firm dedicated to serving educational institutions, public agencies, professional sports organizations, and non-profit clients.

3.4. Selection Process Details

Through this RFQ, UNT is seeking to identify Developers with the best qualifications and experience in executing on-campus student housing with integrated academic uses and leveraging financing structures to achieve the University’s goals. Two (2) or more entities may collaborate in submitting a response to this RFQ; however, a single Developer entity must be designated to contract with UNT and must be responsible for performance under any future pre-development or development agreement.

The Evaluation Committee (“the Committee”), which the University designates, will conduct an evaluation of all materials submitted by Developers. The Committee will evaluate the proposals according to the information submitted in this RFQ but reserves the right to conduct independent research to confirm its position. The University will not consider any response to the RFQ that does not completely fulfill these requirements. The University reserves the right to accept or reject any or all submissions.

Upon receipt, submissions will be reviewed for completeness and assessed in the areas of technical capability, financial capability, performance of previous projects, including long-term maintenance, relevant project experiences, and references, with respect to the standards outlined in this RFQ. The Committee will short-list the most qualified Developers to submit proposals under the criteria of the RFP. Please see section 4.3 for more details on the evaluation criteria.

3.5. Questions Process

All questions related to the RFQ should be submitted in writing via email to:

Carrie Stoeckert, Construction Contract Expeditor III
Carrie.Stoeckert@untsystem.edu

All questions are due by **November 18, 2025, at 2:00 pm CST**. All questions and responses will be published to the websites listed below by **5:00 p.m. CST November 21st, 2025**.

The Owner may in its sole discretion respond in writing to questions concerning this RFQ. Only Owner's responses made by formal written Addendum to this RFQ shall be binding and shall be posted on 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>

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

All such addenda issued by the Owner prior to the time that qualifications are received shall be considered part of the RFQ, and the Respondent shall be required to consider and acknowledge receipt of such in their response. Respondents are responsible for obtaining any addenda posted on the websites listed above.

Oral or other written interpretations or clarifications shall be without legal effect.

3.6. No Contact Clause

During the response period – from the date submittals are opened through the date the University issues the RFP – each Developer submitting a response is prohibited from having any non-solicited communications with any person inside the University or any affiliates of the University if the communication refers to the content of the Developer's submittal.

Developers not in compliance with this provision may be subject to disqualification, unless it is determined, in UNT's discretion, that the communication was harmless, was made without intent to influence, and that the best interest of the Project would not be served by the disqualification.

Only those discussions, communications, or transmittals of information authorized or initiated by the University of North Texas System through Carrie Stoeckert for this RFQ or general inquiries directed to Carrie Stoeckert regarding requirements of the RFQ (before proposal submission) or the status of the RFP process notifications (after submission) are excepted from this provision.

Please refer to the Q&A details in section 4.3 for more information on the best way to ask questions about the RFQ content or process.

Submission Requirements

4.1 RFQ Submittal Structure

The following section describes the submittal requirements and evaluation criteria for the Committee to evaluate RFQ responses. The RFQ response must follow the order provided below to facilitate the Committee's review of the responses. In addition, the RFQ response must provide tabs correlating to each of the following criteria chapters below. Developers' total response should be limited to forty (40) pages of text (twenty (20), double-sided pages) beginning at Section 1. All pages should be numbered.

Required Submission Components:

- **Cover Page**
- **Cover Letter**
- **Table of Contents**
- **Section 1: Developer / Identified Teammate(s) Background and Information**
 - Description of Developer: Year founded, company overview, real estate portfolio, organizational chart
 - Key Personnel: Roles, resumes, and legal history (if applicable)
 - Primary Contact: Name, title, contact info for lead respondent
 - Controlling Interest: Disclosure of major owners or shareholders
 - Project Team Description: List and bios of architect, general contractor, O&M partners, and any other key team members

- **Section 2: Technical Capability**

- University Collaboration: Experience collaborating with universities to develop housing and mixed-use P3 projects that include University-driven programmatic elements
- On-Campus Student Housing Experience: Demonstrated capability to deliver housing projects of similar scale and purpose
- Innovation Space Experience: Demonstrated capability to deliver dynamic, interdisciplinary incubator, and entrepreneurial spaces, including flexible meeting rooms, coworking space, and technologically driven spaces for creative innovation such as prototyping, 3D printing, music, post-production, content creation, sound mixing, and visualization.
- Development Implementation: Track record delivering projects on-time and on-budget; include delivery strategy and construction system familiarity
- Facility Maintenance and Asset Management: Experience managing similar housing, directly or via third-party

- **Section 3: Financial Capacity**

- Provide financial statements (audited, if available)
- List available capital resources and recent comparable transactions
- Describe capacity to structure public-private projects and meet the University's financial objectives
- Acknowledgment that controlling interest party meets the updated requirement of Chapter 51.9273, Education Code and all other relative codes, statutes or other requirements for a Public Private Partnership agreement with an institution of higher education

- **Section 4: Relevant Experience and References**

Provide a list of projects your team has collaborated on, including at least four (4) recent and comparable student housing projects and up to four (4) recent and comparable innovation center projects. At least two (2) projects should include a mix of university uses, university-funded or designed spaces, and/or integrated university programming in addition to housing and residence life.

Each project must include:

- Project name and location
- Owner and reference contact information
- Year of project completion
- Team members / Partner firms associated with the project
- Uses and facility types
- Construction and contract structure
- Total SF and bed count
- Cost per SF and per bed
- Project schedule and delivery method
- Images or renderings
- Operations role (if applicable)
- Summary of financial structure (e.g., 501(c)(3), equity, PFC, etc.)
- Identify the project's long-term owner and transfer or sale history (if applicable)
- Legal or dispute history (if applicable)

4.2 Evaluation Criteria

The selected partner will be highly qualified with proven experience in student housing development and P3's. The selected firm will have experience in on-campus projects utilizing alternative funding and delivery sources to achieve the university objectives.

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

- Relevant successful experience in collaborating with universities to develop housing and mixed use P3 projects that include University driven programmatic elements
- Quality of the past and current projects, the team members' experience in developing the projects, and the demonstrated success in collaborating with universities or other public entities to customize strategic partnership structures that achieve the owner's goals
- Demonstrated ability to deliver projects of similar scale and purpose.
- Demonstrated ability to deliver projects on-time and in-budget, utilizing a variety of construction systems to achieve the University's established goals
- Experience in managing and maintaining similar types of housing for greater than ten (10) years

- Demonstrated financial capacity to execute this project in alignment with the University's objectives including construction and operations along with history of ownership
- Developing partner meets the requirements to enter into a contract as outlined in relevant codes and statutes
- Overall quality and responsiveness of the submittal

4.3 Final Submission Logistics

Qualifications are due on or before **2:00 p.m. (CST) on December 4, 2025**. The format of the submission should be one continuous PDF file, ≤10MB, not password protected or encrypted.

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.scquest.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. Google Chrome browser is required for electronic submission.

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 of 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.

The Owner reserves the right to reject any or all qualifications at any point during this selection process for any reason.

Disclaimer

5.1 Compliance with Law

Firm is aware of, is fully informed about, and in full compliance with its obligations under existing applicable law and regulations, including Title VI of the Civil Rights Act of 1964, as amended (42 USC 2000(D)), Executive Order 11246, as amended (41 CFR 60-1 and 60-2), Vietnam Era Veterans Readjustment Act of 1974, as amended (41 CFR 60-250), Rehabilitation Act of 1973, as amended (41 CFR 60-741), Age Discrimination Act of 1975 (42 USC 6101 et seq.), Non-segregated Facilities (41 CFR 60-1), Omnibus Budget Reconciliation Provision, Section 952, Fair Labor Standards Act of 1938, Sections 6, 7, and 12, as amended, Immigration Reform and Control Act of 1986, and Utilization of Small Business Concerns and Small Business Concerns Owned and Controlled by Socially and Economically Disadvantaged Individuals (PL 96-507), the Americans with Disabilities Act of 1990 (42 USC 12101 et seq.), the Civil Rights Act of 1991, and all other laws and regulations and executive orders as are applicable.

5.2 Non-Disclosure

Firm and the Owner acknowledge that they or their employees may, in the performance of the resultant Contract, come into the possession of proprietary or confidential information owned by or in the possession of the other. Neither party shall use any such information for its own benefit or make such information available to any person, firm, corporation, or other organization, regardless of whether directly or indirectly affiliated with Firm or the Owner, unless (i) required by law, (ii) required by order of any court or tribunal, (iii) such disclosure is necessary for the assertion of a right, or defense of an assertion of a right, by one party against the other party hereto, or (iv) such information has been acquired from other sources.

5.3 Publicity

Firm agrees that it shall not publicize this potential Contract or disclose, confirm or deny any details thereof to third parties or use any photographs or video recordings of the Owner's employees or use the Owner's name in connection with any sales promotion or publicity event without prior written approval

5.4 Assignment

The potential agreement with Firm resulting from this RFQ is a personal service contract for the services of Firm, and Firm's interest in such agreement, duties thereunder and/or fees due thereunder may not be assigned or delegated to a third party without the Owner's prior written consent. The benefits and burdens of such agreement are, however, assignable by the Owner.

5.5 Texas Public Information Act

Respondents are hereby notified that the Owner strictly adheres to all statutes, court decisions, and opinions of the Texas Attorney General regarding the disclosure of RFQ information. All information not exempted by Texas Government Code, Chapter 552 sections 104, 110, and 137 may be subject to public records requests.