

The Nebraska State College System
WAYNE STATE COLLEGE
Career Scholars Cooperative Education Program

GRAND ISLAND STUDENT HOUSING PROJECT
REQUEST FOR PROPOSAL

July 2023

REQUEST FOR PROPOSALS (RFP)
for
2023 GRAND ISLAND STUDENT HOUSING PROJECT



Wayne State College
 1111 Main Street
 Hahn Building, Room 208
 Wayne, Nebraska 68787

RFP Release Date	Tuesday, August 8, 2023
Send Invite Request if Interested By	Friday, August 11, 2023
Vendor Questions Due	Monday, August 14, 2023
Responses Provided	Friday, August 18, 2023
Developer Meeting in Grand Island	Friday, August 25, 2023
Proposals Due By	Friday, October 27, 2023, 3:00 PM Central Time
Developer Interviews, If Necessary	Week of October 30, 2023
Developer Selected	Week of November 13, 2023
Contract Negotiations Finalized	Friday, December 8, 2023
NSCS Board Approval of Contract	Thursday, January 11, 2024

All documents pertinent to this RFP will be posted on the Wayne State College website. While every effort will be made to send information directly to all identified potential vendors, it is the vendor’s responsibility to periodically check the website for the most current information.

<https://www.wsc.edu/bids>

WAYNE STATE COLLEGE
Grand Island Student Housing Project RFP

TABLE OF CONTENTS

I. INTRODUCTION4
A. About Us and Our Initiative..... 4
B. About Student Housing 4
C. Future Student Housing Needs..... 4
D. Financial Model 4
II. SERVICES REQUESTED5
A. Description of Requested Services 5
B. Objectives 5
C. Anticipated Schedule 6
III. FEES & CONTRACT6
A. RFP Stage..... 6
B. Developer Stage..... 6
IV. PROPOSAL REQUIREMENTS6
V. PROPOSAL LOGISTICS7
A. Information Contact 7
B. Deadline & Location for Proposal Submittal 7

I. INTRODUCTION

A. About Us and Our Initiative

Wayne State College is a leading comprehensive four-year college in Northeast Nebraska distinguished by providing 130 quality academic programs in a personalized setting. Wayne State is located on a 128-acre campus and boasts a 20:1 student-to-faculty ratio. Wayne State College came into existence as a state college in 1910 to serve the people of a wider northeast Nebraska community. Because northeast Nebraska is primarily a rural area, serving a small town, a rural constituency with a unique set of needs and characteristics has been one of the college's main strengths and responsibilities.

Our Initiative: Northeast Nebraska is committed to retaining its young professionals and growing its own future workforce. The Career Scholars Cooperative Education Program at Wayne State College is an accelerated cooperative education-based program dedicated to meeting that initiative by preparing students to work in a business in Grand Island during their senior year. Students will move to Grand Island where they will work for a business for approximately 30 – 40 hours a week over a nine-month period and with the intent to remain working in Northeast Nebraska upon graduation.

B. About Student Housing

The goal of senior housing is to create an interconnected “lifestyle” housing accommodation that socially and physically connects the Career Scholars Cooperative Education Program to the Grand Island community and each other. As part of the Career Scholars program, seniors will be required to reside in housing in the Grand Island area, providing an opportunity for students to engage with their cohort. Student housing in Grand Island will not only allow them to connect with the community but gain an appreciation for the exciting social and cultural opportunities available in the city of Grand Island. Upon graduation, the goal is for students to gain full-time positions, living and working in Grand Island and across Northeast Nebraska.

C. Future Student Housing Needs

Based on anticipated housing needs of future cohorts of senior students, the College will need to secure housing that will accommodate a total of 25 beds by Fall 2026. In addition, the College has determined that suite-style and one to three-bedroom apartments in buildings that can accommodate a minimum of 15 students are more suitable for senior students in the program. The following indicates the total number of beds required annually, scaled to meet future student housing needs:

Fall 2025 – Spring 2026	15 Beds Needed
Fall 2026 – Spring 2027	25 Beds Needed

D. Financial Model

Developers will determine the housing cost per student per month up to \$900 per student to include utilities and amenities. The exact costs and annual increases should be detailed in the Developer's Agreement submitted pursuant to the Request for Proposal (RFP). Students will be required to live in these housing units for nine (9) months (August – April). Developers are encouraged to set a price that allows them to manage a potential three (3) month vacancy rate. There should be optional opportunities for students to live in these units during the months of May, June, and July. Developers are encouraged to create a pro forma that offers a 50% discount to these students for this three (3) month period. Wayne State College will pay Developer for housing twice a year: August 1st for the fall term and January 1st for the spring term.

There will be a Developers Agreement with Wayne State College for the number of beds identified in the RFP. Wayne State College may terminate the Developers Agreement in the event the Career Scholars scholarship program is no longer funded by the State of Nebraska or if cooperative education opportunities are no longer available to support the program.

II. SERVICES REQUESTED

A. Description of Requested Services

This Request for Proposal (RFP) is for the development of housing units in Grand Island, Nebraska that will accommodate Wayne State College senior students beginning in Fall 2025, and future student housing needs as the program scales to 25 senior students in Fall 2026.

B. Objectives

Understanding the desired needs of the student housing project, the College will evaluate the proposed building plans and sites for housing located in Grand Island. Recommended location of senior student housing is in the downtown area of Grand Island, Nebraska, however, other locations will be considered.

Building considerations for housing:

1. Housing complex will meet ADA guidelines for accommodations.
2. Housing complex will consist of 1-, 2-, or 3-bedroom units.
 - 2.1. Each unit will provide the student with a single room that can accommodate a bed, dresser, and nightstand, with reasonable closet space.
 - 2.2. Rooms will have individual locking entry doors.
 - 2.3. Each housing complex will have a reasonable number of bathrooms to accommodate the number of beds in the unit.
3. Housing complex will provide a parking space for each student within reasonable proximity to the complex.
4. Housing complex will provide door locking systems that restrict access for non-residents and screens on all ground floor windows.
5. Exterior lighting shall be provided for buildings, walks, stairs, roadways, parking, etc. to ensure safety and security. Lighting is required at all exterior doors. The design of the building and grounds must reflect the importance of student security.
6. Utilities for each unit do not need to be included in the monthly rent (gas, electric, water, trash, sewer, and WIFI.)
7. Each unit is to have its own washer and dryer, refrigerator, stove, and dishwasher, as well as an HVAC unit.
8. Landscaping shall be appropriate to the climate and reflective of the landscaping in the surrounding area.
9. Electrical Devices Provided:
 - 9.1. Convenience Outlets
 - 9.2. Ceiling Lights
 - 9.3. Cable TV Outlets
 - 9.4. Power and Cable TV outlets.
 - 9.5. Data Outlets
10. Developer will be responsible for the maintenance of the building and grounds.

C. Anticipated Schedule

The schedule includes the following milestones:

Submit design plans and specifications to College for its review and approval in accordance with the Predevelopment & Construction timeline (as defined below).

RFP Release Date	Tuesday, August 8, 2023
Send Invite Request if Interested By	Friday, August 11, 2023
Vendor Questions Due	Monday, August 14, 2023
Responses Provided	Friday, August 18, 2023
Developer Meeting in Grand Island	Friday, August 25, 2023
Proposals Due By	Friday, October 27, 2023, 3:00 PM Central Time
Developer Interviews, If Necessary	Week of October 30, 2023
Developer Selected	Week of November 13, 2023
Contract Negotiations Finalized	Friday, December 8, 2023
NSCS Board Approval of Contract	Thursday, January 11, 2024

III. FEES & CONTRACT

A. RFP Stage

No contract is required in order for a Developer to submit a Proposal in response to the RFP. Any Developer may submit a proposal for review and consideration. The College may select more than one (1) Developer to construct the desired housing. The College reserves the right to reject any or all Proposals, waive formalities, and select the Developer(s) that best meet the needs of the College. The College is not obligated to select Developer(s) based on the lowest rental rate. Expenses incurred for the development of the RFP Proposal, including but not limited to preliminary drawings and conceptual design for the project will be at the cost of the Developer.

B. Developer Stage

Upon the selection of the Developer, a contractual document with agreed-upon timelines, termination provisions, and a Lease Agreement will be negotiated with the Developer.

IV. PROPOSAL REQUIREMENTS

Proposal responses should include the following:

To be responsive, a Proposal must be submitted in the format identified below. Responses must be clearly identified for each of the requirements listed below. The proposal shall generally adhere to the following format for organization and content.

Provide one copy of the Request for Proposal documents in digital format via email. The following information shall be included in this order:

Cover Letter: Provide a very brief cover letter that references the RFP and confirms your understanding of the project. Include explicit acknowledgment of addenda, if any. Include the firm’s legal name and contact information for a single point of contact assigned responsibility for this project.

- Provide the name, title, and signature (electronic signature accepted) of the corporate officer authorized to bind the firm contractually.
- Indicate any Nebraska architects and their registration numbers that will be involved in the design.
- Provide a project schedule consistent with the schedule set forth in this RFP. Identify strategies for meeting these milestone dates and delivering a successful project in an efficient and professional manner.

Qualifications: Provide a brief description of the firm’s qualifications and experience relevant to the proposed project. A one-page resume or general statement of qualifications is sufficient. Extensive documentation and entire portfolio are not required or desired. Contact information for relevant

professional references may be included but are not required.

Conditions: Unless a specific note is made to the contrary, the College will assume that your Proposal conforms to the RFP provisions.

Developer shall be required to include a disclosure statement of any potential conflict of interest that the firm may have due to other clients, contracts or interest associated with this project.

Developer must be in full compliance with Nebraska and Federal requirements relating to the requested coverage or administration of such benefits, including (but not limited to):

- State and federal privacy requirements
- Drug Free Workplace
- Nondiscrimination/Fair Labor Standards
- Americans with Disabilities Act
- E-Verify

Objectives: Address how the proposal meets or exceeds the objectives or any alternatives that are being proposed.

Detail: The Developer will determine the amount of detail that needs to be included in the RFP Proposal, but the more detail provided, the less likelihood of additional requests for information if the developer is selected. Room layouts, renderings of the buildings, detail of materials, design drawings, surveys, exhibits, models, prints, photographs, and other materials, may be included.

V. PROPOSAL LOGISTICS

A. Information Contact

Questions regarding the Request for Proposal should be directed in writing to Dr. Michael Keibler with the contact information below. Questions and responses will be shared on the Wayne State College website <https://www.wsc.edu/bids>.

B. Deadline & Location for Proposal Submittal

Please submit one hard copy and one electronic copy (via e-mail) of your Proposal **on or before 3:00p.m., Friday, October 27, 2023**. Please note that no formal opening of the proposals will take place. Proposals received after 3:00 p.m. on Friday, October 27, 2023, will not be considered and will be returned unopened. Any proprietary information submitted with the hard copy Proposal must be in a sealed envelope marked "Proprietary."

Please direct your submissions to:

Dr. Michael Keibler
Executive Director, Cooperative Education, and Industry
Wayne State College
1111 Main Street
Hahn Building, Room 208
Wayne, Nebraska 68787
mikeib11@wsc.edu