



2026 Grand Island Student Housing Project Request for Proposals (RFP)

Nebraska State College System, Wayne State College,
Career Scholars Cooperative Education Program

May 2026

Wayne State College
1111 Main Street
Hahn Administration Building, Room 209
Wayne, Nebraska 68787

Anticipated Schedule

Project Milestone	Date / Timeline
RFP release date	Monday, May 18, 2026
Send invite request, if interested, by	Friday, May 22, 2026
Developer / housing provider meeting	11 a.m. CST Wednesday, May 27, 2026, at the Grand Island Chamber of Commerce
Vendor questions due	Wednesday, June 3, 2026
Responses provided by	Monday, June 8, 2026
Proposals due	3 p.m. CST Friday, July 10, 2026
Developer/housing provider interviews, if necessary	Week of July 20, 2026
Developer/housing provider selected	Week of July 27, 2026
Contract negotiations finalized	Friday, Aug 7, 2026
NSCS board approval of contract	Thursday, Sept. 10, 2026

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 at www.wsc.edu/bids for the most current information.

Table of Contents

- I. Introduction4
 - A. About Us and Our Initiative.....4
 - B. About Student Housing4
 - C. Future Student Housing Needs.....4
 - D. Financial Model4
- II. Services Requested.....5
 - A. Description of Requested Services.....5
 - B. Objectives.....5
 - C. Anticipated Schedule.....6
- III. Fees and Contract6
 - A. RFP Stage6
 - B. Developer/Housing Provider Stage.....7
- IV. Proposal Requirements7
- V. Proposal Logistics8
 - A. Information Contact.....8
 - B. Deadline and Location for Proposal Submittal.....8

I. Introduction

A. About Us and Our Initiative

Wayne State College (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 19:1 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: 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 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 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 2027. In addition, the College has determined that suite-style and one to three-bedroom apartments in buildings that can accommodate a minimum of 10 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 2027 through Spring 2028 – 25 beds needed
- Fall 2028 through Spring 2029 – 10 beds needed
- Fall 2029 through Spring 2030 – 10 beds needed

D. Financial Model

Developer/housing providers will determine the housing cost per student per month up to \$1,100 per student to include utilities and amenities. The exact costs and annual increases should be detailed in the developer/housing provider's agreement submitted pursuant to the Request for Proposal (RFP). Students will be required to live in these housing units for nine months (mid-August through mid-May). Developer(s)/housing provider(s) are encouraged to set a price that allows them to manage a potential three-month vacancy rate. There should be optional opportunities for students to live in these units during the months of May, June, July, and the beginning of August. Developers/housing providers are

encouraged to create a pro forma that offers a 50% discount to these students for this three-month period. Wayne State College will pay developer/housing provider for housing twice a year: Aug. 15 for the fall term and Jan. 15 for the spring term.

There will be a developer(s)/housing providers agreement with Wayne State College for the number of beds identified in the RFP. Wayne State College may terminate the developer(s)/housing provider(s) 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, Neb., that will accommodate Wayne State College senior students beginning in Fall 2027, and future student housing needs as the program grows by 25 senior students in Fall 2027 and rescales to 10 senior students in Fall 2028 and Fall 2029.

B. Objectives

Understanding the desired needs of the student housing project, the College will evaluate the proposed existing housing establishments, building plans, and/or sites for housing located in Grand Island. Recommended location of senior student housing is in the downtown area of Grand Island, Neb.; 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 one-, two-, or three-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. Design of units shall facilitate student interaction through use of community spaces, multipurpose rooms, and location of entry or stairways for connection.
9. Landscaping shall be appropriate to the climate and reflective of the landscaping in the surrounding area.
10. Electrical devices provided:
 - 10.1. Convenience power outlets

- 10.2. Ceiling lights
- 10.3. Cable TV outlets
- 10.4. Data outlets

11. Developer/housing provider will be responsible for the maintenance of the building and grounds.

C. Anticipated Schedule

The schedule includes the following project milestones and anticipated timelines:

Project Milestone	Date / Timeline
RFP release date	Monday, May 18, 2026
Send invite request, if interested, by	Friday, May 22, 2026
Developer / housing provider meeting	11 a.m. CST Wednesday, May 27, 2026, at the Grand Island Chamber of Commerce
Vendor questions due	Wednesday, June 3, 2026
Responses provided by	Monday, June 8, 2026
Proposals due	3 p.m. CST Friday, July 10, 2026
Developer/housing provider interviews, if necessary	Week of July 20, 2026
Developer/housing provider selected	Week of July 27, 2026
Contract negotiations finalized	Friday, Aug 7, 2026
NSCS board approval of contract	Thursday, Sept. 10, 2026

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

III. Fees and Contract

A. RFP Stage

No contract is required in order for a developer/housing provider to submit a proposal in response to the RFP. Any developer/housing provider may submit a proposal for review and consideration. The College may select more than one developer/housing provider to construct the desired housing and/or provide accommodations within existing housing facilities. The College reserves the right to reject any or all proposals, wave formalities, and the developer/housing provider(s) that best meet the needs of the College. The College is not obligated to select developer/housing provider(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/housing provider.

B. Developer/Housing Provider Stage

Upon the selection of the developer/housing provider, a contractual document with agreed-upon timelines, termination provisions, and a lease agreement will be negotiated with the developer/housing provider.

IV. Proposal Requirements

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:

1. **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.
 - a) Provide the name, title, and signature (electronic signature accepted) of the corporate officer authorized to bind the firm contractually.
 - b) Indicate any Nebraska architects and their registration numbers that will be involved in the design.
 - c) 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.
2. **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 is not required.
3. **Conditions:** Unless a specific note is made to the contrary, the College will assume that your proposal conforms to the RFP provisions.
 - d) Developer/housing provider 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.
 - e) Developer/housing provider 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):
 - i) State and federal privacy requirements
 - ii) Drug Free Workplace
 - iii) Nondiscrimination/Fair Labor Standards
 - iv) Americans with Disabilities Act
 - v) E-Verify
4. **Objectives:** Address how the proposal meets or exceeds the objectives or any alternatives that are being proposed.

5. **Detail:** The developer/housing provider will determine the amount of detail that needs to be included in the RFP, but the more detail provided, the less likelihood of additional requests for information if the developer/housing provider 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. Katie Machovsky with the contact information below. Questions and responses will be shared on the Wayne State College website <https://www.wsc.edu/bids>.

B. Deadline and Location for Proposal Submittal

Please submit one hard copy and one electronic copy (via email) of your proposal on or before 3 p.m. Friday, July 10, 2026. Please note that no formal opening of the proposals will take place. Proposals received after 3 p.m. Friday, July 10, 2026, 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. Katie Machovsky

Executive Director of Cooperative Education and Industry Liaison

Wayne State College

1111 Main Street

Hahn Administration Building, Room 209

Wayne, NE 68787

kamacho1@wsc.edu