WINTHROP UNIVERSITY	**Request for Information**	Solicitation Number Date Issued Procurement Officer Phone / E-Mail	WU-RFI-1 November 3, 2026 Will Anthony 803/323-2143, Ext. 2216 EMAIL: purchasing@winthrop.edu; anthonyw@winthrop.edu

DESCRIPTION:	**Real Estate Development**
USING GOVERNMENTAL AGENCY:	**WINTHROP UNIVERSITY**

This RFI is issued solely for information and planning purposes. It does not constitute a solicitation for future business, an offer for procurement, or an offer or expectation of any other type of current or future procurement or contractual action. It is only intended to gather input and is for market research purposes only.

SUBMIT RESPONSE BY (Opening Date/Time):	11/30/2026 at 11:00 AM
QUESTIONS MUST BE RECEIVED BY:	11/13/2026 at 2:00 p.m.
NUMBER OF COPIES TO BE SUBMITTED:	One (1) email submission response. Email response shall be under 15MB
SUBMIT YOUR RESPONSE TO THE FOLLOWING EMAIL: purchasing@winthrop.edu;	

Respondents should provide their responses in native Microsoft Office formatted documents (e.g., Microsoft Word or PowerPoint) or PDF via email to the point of contact listed above.

Any award issued will be issued to, and the contract will be formed with, the entity identified as the Offeror. The entity named as the offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.

NAME OF OFFEROR (Full legal name of business submitting the response)	WINTHROP SUPPLIER ID or OFFEROR ID
PRINTED NAME (Printed name of person signing below)	TITLE (Business title of person signing)
AUTHORIZED SIGNATURE (Person authorized to submit response)	DATE SIGNED

TYPE OF ENTITY: (Check only one.)

__Sole Proprietorship __Partnership __Government Entity (federal/state)

__Corporate Entity (not tax-exempt) __Corporation (tax-exempt) __Order Address

PAGE TWO

HOME OFFICE ADDRESS (Address for offeror's home office / principal place of business)	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) Phone Number Facsimile E- mail Address

PREFERENCES – DO NOT APPLY	
_ In-State Office Address same as Home Office Address _ In-State Office Address same as Notice Address (check only one)	Address, if different from Home Office or Notice Address

End of **Page Two**

REQUEST FOR INFORMATION OUTLINE

I. Overview
II. Disclaimer
III. Background
IV. Vision and Desired Outcomes
V. General Information
VI. Response Instructions
VII. Attachments

I. OVERVIEW

About Winthrop University

Founded in 1886, Winthrop University provides personalized and challenging undergraduate, graduate and professional education programs of national caliber within a context dedicated to public service to the nation and to the State of South Carolina.

Building on its 19th century origins as a former women's college, Winthrop is a four-year, top-ranked, mid-sized public regional comprehensive institution serving residential and online students. Located in the heart of the Carolinas, the university recruits South Carolina's outstanding students as well as highly qualified students from beyond the state. Winthrop prides itself on being an institution of choice for all students who believe they can thrive in a relationship-rich educational environment found in a smaller campus setting that emphasizes student success, community and belonging, engaged learning, as well as leadership and service.

In an exceptionally beautiful location in burgeoning Rock Hill, South Carolina, Winthrop combines instructional innovation and contemporary infrastructure amid historic facilities where students acquire and develop knowledge, skills, capabilities and values that enrich their lives and prepare them for professional careers, continuing education, and advanced degrees. To support them, Winthrop prides itself on a diverse and able faculty and staff who are effective teachers, scholars, researchers, practitioners, creative artists, and steadfast advocates for students.

To meet today’s growing and emerging job markets, Winthrop grants bachelor’s, master’s, and specialist degrees and certificates in a variety of modalities across the College of Arts and Sciences, the College of Business and Technology, the Richard W. Riley College of Education, Sport, and Human Sciences, the College of Visual and Performing Arts, and the School of Graduate, Continuing, and Online Education.

Close relationships among faculty and students, experiential learning, robust undergraduate research, championship athletics, genuine respect for others, and the unwavering pursuit of excellence are hallmarks of the distinctive Winthrop experience.

About the Project

The University’s location near downtown Rock Hill and major regional transportation corridors provides access to a growing population, a diverse employment base, and the broader Charlotte market. Winthrop’s proximity to established neighborhoods, local businesses, civic institutions, and regional workforce partners creates opportunities for campus-oriented development that supports both institutional priorities and community needs.

Through this RFI, Winthrop University and the Winthrop University Real Estate Foundation are seeking market input to inform the potential redevelopment of the Cherry Road Lot. The approximately 15.27 acre property occupies a prominent campus-edge location along South Cherry Road and offers an opportunity to create a phased, market-supported development that strengthens campus identity, enhances connectivity, generates long-term value, and complements the surrounding Rock Hill community.

Following the review of RFI responses, Winthrop University and the Winthrop University Real Estate Foundation may elect to undertake additional planning, refine development objectives, conduct further market engagement, initiate a competitive procurement process (including an RFQ and/or RFP), pursue phased implementation strategies, or take no further action.

Information received through this RFI will be used solely to inform future decision-making and does not obligate the University to pursue any particular course of action. Responses to this RFI will not influence the evaluation of any future procurement unless expressly stated in a subsequent solicitation.

II. DISCLAIMER

This RFI is issued solely for information and planning purposes and does not constitute a solicitation for future business, an offer for procurement, or any other type of current or future procurement or contractual action and is only intended to gather input. Winthrop University will not award a contract based on this RFI, nor will it pay for the information it receives. Responses to this notice are not offers and cannot be accepted by Winthrop University to form a binding contract. No party is bound by the information provided in response to this RFI.

Respondents may provide market-based pricing structures and describe potential services or solutions for planning purposes only.

Respondents are solely responsible for all expenses associated with responding to this RFI. Winthrop University is not liable for any costs or fees incurred by the respondent in preparing its responses.

Confidentiality

If any of the information in the vendor's response is considered confidential, proprietary, or a trade secret, it must be clearly indicated on the appropriate page of the vendor's response. Release of such materials is governed by the South Carolina Freedom of Information Law, which in pertinent part requires the RFI respondent to provide specific justification as to why disclosure of particular information in the response would cause substantial injury to the competitive position of the vendor. It is incumbent upon the vendor to specify company-specific trade secrets in need of protection where public disclosure of said trade secrets would harm the company.

Public Access to Procurement Information in South Carolina: - http://www.scstatehouse.gov/code/t11c035.php

SECTION 11-35-410. Public access to procurement information.

(A) Procurement information must be a public record to the extent required by Chapter 4, Title 30 (The Freedom of Information Act), except as otherwise provided by this code, and with the exception that commercial or financial information obtained in response to a request for proposals or any type of bid solicitation that is privileged and confidential need not be disclosed.

(B) Privileged and confidential information is information in specific detail not customarily released to the general public, the release of which might cause harm to the competitive position of the party supplying the information. Examples of this type of information include:

(1) customer lists;

(2) design recommendations and identification of prospective problem areas under an RFP;

(3) design concepts, including methods and procedures;

(4) biographical data on key employees of the bidder.

(C) The board shall promulgate regulations directing the public availability and disposition of documents submitted in response to or with regard to a solicitation or other request where no award is made.

(D) For all documents submitted in response or with regard to any solicitation or other request, the person submitting the documents shall comply with instructions provided in the solicitation for marking information exempt from public disclosure. Information not marked as required by the applicable instructions may be disclosed to the public.

(E) A governmental body, with the approval of the appropriate chief procurement officer, may keep portions of a solicitation confidential and release the information to prospective offerors only upon execution of a nondisclosure agreement, provided the information is otherwise exempted from disclosure by law.

(F) If requested in writing before a final award by an actual bidder, offeror, contractor, or subcontractor with regard to a specific intended award or award of a contract, the procurement officer shall, within five days of the receipt of any such request, make documents directly connected to the procurement activity and not otherwise exempt from disclosure available for inspection at an office of the responsible procurement officer. Without otherwise limiting any other exemptions granted by law, and except as provided herein, documents of and documents incidental to proposed contractual arrangements, including those used for contract negotiations, are not exempt from disclosure after the date notice of intent to award is posted, unless the notice is subsequently canceled.

Responses to this RFI will not be returned. Respondents will not be notified of the result of the review, nor will they be provided copies of it.

III. BACKGROUND

Winthrop University and the Winthrop University Real Estate Foundation are evaluating opportunities to unlock the long-term value of University-controlled property while advancing institutional, financial, and community objectives. The approximately 15.27-acre Cherry Road Lot, also referred to as the Stadium Site, has been identified by the University as the strongest near-term development opportunity because of its prominent campus-edge location, visibility, proximity to the main campus, and redevelopment potential.

The site is located near the intersection of South Cherry Road and Constitution Boulevard and currently consists primarily of surface parking, metal storage facilities, and open areas. It functions as a transition between Winthrop's campus and surrounding residential, commercial, and community uses. Its location creates an opportunity to establish a more cohesive and pedestrian-oriented campus gateway, strengthen connections to nearby neighborhoods and downtown Rock Hill, and introduce uses that support students, faculty, staff, residents, and visitors.

The University has conducted preliminary Market analysis and confidential developer outreach that indicates multifamily residential and neighborhood-serving retail represent the strongest near-term opportunities for the site. Flexible commercial or innovation-oriented space may also be viable as part of a phased development strategy aligned with University priorities and future market conditions. Office and hospitality uses are not currently viewed as primary development drivers. Accordingly, Winthrop intends to maintain flexibility in the ultimate development program and encourages market-supported concepts that respond to the site, surrounding community, and University objectives.

Winthrop envisions the redevelopment as a high-quality development that activates the campus edge, creates a destination, enhances institutional competitiveness, supports economic activity in Rock Hill and York County, and establishes a successful model for future University real estate initiatives. The development should reflect Winthrop's mission and values, preserve campus character, remain compatible with surrounding neighborhoods, and create meaningful academic, research, workforce, and community connections.

A long-term ground lease is anticipated as the preferred transaction structure. This approach would allow Winthrop to retain ownership and long-term control of the property while generating recurring revenue and enabling a private development partner to finance, design, construct, operate, and maintain the improvements. The University may consider a phased program, participation-based economics, appropriate use and design controls, performance requirements, and other provisions that protect institutional interests while supporting financially feasible development.

Through this RFI, Winthrop is seeking market input regarding the highest and best use of the Cherry Road Lot, potential development programs and phasing strategies, market demand, financing and delivery approaches, infrastructure and parking considerations, anticipated public-sector participation, and terms necessary to attract a qualified development partner. Responses will help the University refine its objectives and determine the appropriate structure for a future competitive solicitation.

IV. PREFERRED PROJECT OUTCOMES

A. Goals:

Following are the project goals identified for the project:

- Enhance community value through high-quality development that activates the site and creates a destination.
- Strengthen the campus environment while supporting Winthrop's long-term competitiveness and institutional attractiveness.
- Catalyze broader economic development benefits for Rock Hill and York County.
- Ensure compatibility with surrounding neighborhoods and respect existing community character.
- Deliver a successful first phase that establishes credibility and momentum for future development.
- Create meaningful academic, research, and workforce connections between the project and the University.
- Implement a financially sustainable and market-supported development structure.
- Advance key institutional priorities, including Engineering & Technology growth and potential Athletics-related opportunities.
- Preserve the character and identity of the campus while improving functionality and utilization of underperforming assets.
- Provide appropriate replacement facilities and mitigation measures where development impacts existing campus functions, such as student parking or operational space.

B. Institutional Impact and Contributions

This RFI seeks market perspectives on options for the comprehensive redevelopment of the Cherry Road Lot through a financially sustainable public-private partnership or similar development structure that minimizes reliance on University capital and operating funds. Respondents should describe how their proposed concept would advance Winthrop University's institutional priorities and address the anticipated financial, operational, academic, community, and reputational outcomes of the project.

V. GENERAL INFORMATION

The RFI schedule of events is included below. Winthrop University reserves the right to change the dates.

Question submittal deadline	11/13/2026 at 2:00 p.m.
RFI responses due	11/30/2026 at 11:00 AM

The sole point of contact for this RFI is:

Will Anthony
Director of Procurement & Insurance
Winthrop University
Phone: 803/323-2143, Ext. 2216
EMAIL: purchasing@winthrop.edu; anthonyw@winthrop.edu

Respondents shall not contact any other Winthrop University personnel, except as permitted by the point of contact, concerning this RFI.

VI. RESPONSE INSTRUCTIONS

Respondents should provide their responses in native Microsoft Office formatted documents (e.g., Microsoft Word or PowerPoint) or PDF via email to the point of contact listed above.

The emailed response must be received by email on or before the date and time of the RFI Response Due listed above. The time of receipt shall be the time recorded by Winthrop University email system as received.

Please adhere to the following convention for subject lines in emailed RFI Responses:
RFI #1

Winthrop University encourages respondents to focus their responses on specific elements instead of including generalized or marketing statements and collateral unnecessarily. Please limit the response to 25 pages or less and ensure the focus is on possible solutions to redevelopment opportunities on Cherry Road Lot.

To facilitate the review of the responses content, please provide the information in exact order as listed below.

Response Content:

1. **Respondent Information and Relevant Experience.** Provide the respondent's legal name, primary contact information, organizational overview, proposed project team, and relevant experience delivering comparable campus-edge, mixed-use, ground-lease, or public-private partnership developments.
2. **Development Vision and Motivation.** Describe your vision for the Cherry Road Lot and explain your firm's interest and principal incentives for developing on or adjacent to the Winthrop University campus.
3. **Alignment with University Objectives.** Explain how the proposed concept advances the University's stated goals and guiding principles, including campus identity, institutional competitiveness, community value, economic development, neighborhood compatibility, academic and workforce connections, and long-term financial sustainability.
4. **Highest and Best Use.** Based on your evaluation of the site, applicable market conditions, and University objectives, identify the highest and best use or mix of uses for the property and provide supporting market evidence. Describe any concept alternatives the University should consider.
5. **Development Program and Phasing.** Outline the proposed development program, approximate scale, and mix of uses, anticipated users, initial phase, future phases, and an indicative schedule. Identify assumptions, milestones, or market conditions operating phasing.
6. **Development and Organizational Structure.** Describe the proposed project company and development-team structure, the roles of key partners, and the anticipated allocation of responsibility for design, financing, construction, operations, maintenance, leasing, and asset management.
7. **Commercial and Partnership Structure.** Describe the commercial structure you would propose with the University and the Winthrop University Real Estate Foundation, including

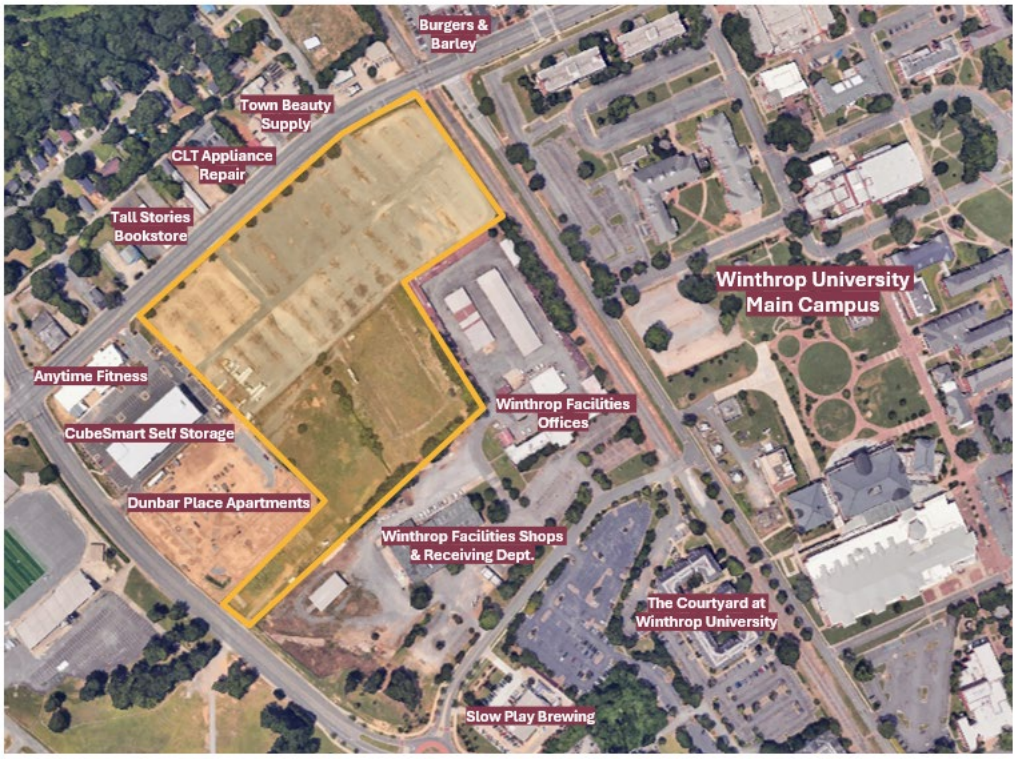
a ground lease, public-private partnership, joint venture, or other structure. Identify the desired lease term, renewal options, control and approval rights, performance protections, and other material business terms.

8. **Financing and Financial Feasibility.** Describe the planned capital stack for the project, including: (1) the anticipated amounts and percentages of sponsor equity, third-party equity, senior debt, subordinate or mezzanine debt, grants, tax credits, and other sources; (2) the expected providers, terms, pricing, security, and timing for each source; (3) the level of committed versus uncommitted capital and the conditions to funding; (4) key underwriting assumptions, targeted returns, debt-service coverage, loan-to-cost, and other feasibility metrics; (5) how the capital stack would change by phase or under downside scenarios; and (6) any University funding, guarantees, operating support, or other commitments requested.
9. **Public Participation and Approvals.** Identify any anticipated tax abatements, incentives, grants, infrastructure contributions, zoning actions, permitting assistance, or other economic relief sought from the City of Rock Hill, York County, the State of South Carolina, or other public entities. Describe material approvals and an anticipated path to obtain them.
10. **Infrastructure, Operations, and End-of-Term Treatment.** Describe parking and replacement parking needs, access and circulation, utilities, infrastructure requirements, impacts on existing University operations, and proposed mitigation measures. Also describe the anticipated ownership, condition, handback, purchase, renewal, or other treatment of the improvements at the end of the ground-lease or partnership term.

If you believe we missed any categories or capabilities, please include them in your Response.

VII. ATTACHMENTS

A. Cherry Rd Lot Site Map



B. Campus Master Plan

The Winthrop University Board of Trustees adopted the 2021-22 Campus Master at the regularly scheduled June 23, 2023, meeting. The final deliverable from the planning team and partners is a prioritized, phased master facility plan for Winthrop's main campus and athletics, recreation, and research complex.

Released to the campus community in early fall semester 2023, the plan includes some proposed changes that are more near term (the next 3-5 years) and others that are longer term (the next 10-20 years). Proposals include new buildings, additions, and/or renovations to existing buildings, as well as landscape enhancements.

Campus master plan can be found at this link:
https://www.winthrop.edu/uploadedFiles/campusmasterplan/campus-master-plan.pdf