



University of Colorado
Colorado Springs

REQUEST FOR EXPRESSIONS OF INTEREST (REOI)

Campus Hotel and Conference Center Project University of Colorado Colorado Springs (UCCS)

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Primary Contact:

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1. INTRODUCTION

The University of Colorado Colorado Springs (UCCS) invites experienced and capable development and hospitality firms to submit Expressions of Interest (EOI) in partnering with the University to develop a campus-based hotel and conference center project ("Project"). The Project will include a hotel with approximately 200 rooms, a 15,000 to 20,000 square foot conference center, and an optional parking structure. Drawing on national best practices in university-affiliated hospitality developments, UCCS seeks to leverage competitive advantages similar to highly regarded examples such as Cornell's Statler Hotel, Colorado Mesa University's Hotel Maverick, and CU Boulder's Limelight Hotel. These examples demonstrate how an integrated approach to lodging, conferencing, academics, and community engagement can deliver both financial and educational value.

This project enjoys strong community and industry support in Colorado Springs and seeks to complement, not compete with, existing venues.

The REOI process seeks to identify interested parties with the qualifications, experience, and vision to partner on this transformative campus initiative.

2. PROJECT OBJECTIVES

- Serve as a learning laboratory for a future Hospitality, Tourism, and Resort Management academic program.
- Support UCCS in hosting internal and external events.
- Enhance arts infrastructure and educational offerings in partnership with community stakeholders.
- Provide on-campus lodging options for guests and families.
- Generate long-term ground lease revenue for UCCS.

3. PROJECT SCOPE

The primary proposed site is a 5-acre University-owned parcel (detail in **Exhibit A**) on North Nevada Avenue and adjacent to the Ent Center for the Arts. A second potential site exists just south of the Lane Center. The University will consider other site options on campus if needed.

The basic proposed scope of the project includes:

- A full-service hotel with 200+ rooms.
- An attached conference center with up to 20,000 sq ft of meeting space.
- And an optional parking structure to support guests and university needs.

The University encourages proposals that pursue recognized sustainability certifications (e.g., LEED, Green Key) and relevant hospitality industry awards to enhance the project's marketability and community reputation.

4. SITE HIGHLIGHTS

- Located near I-25, allowing easy access for regional travelers.
- Part of a designated economic opportunity zone.
- Offers panoramic views of Colorado Springs, Pulpit Rock, and the Rocky Mountains.
- Opportunities for integration with campus activities, assets, and events.

5. DESIRED PARTNERSHIP STRUCTURE

UCCS seeks a development partner or partners to design, construct, finance, operate, and maintain the facility under a long-term ground lease. While a long-term ground lease is the likely framework, UCCS is also open to joint ventures, management agreements, alternative lease structures, or other mutually beneficial partnership structures that align incentives and advance the University's academic, cultural, and economic goals. This could include but is not limited to the following:

- An arms-length, market-based ground lease.
- A joint venture structure for shared investment in the parking component if needed.
- The length and structure of the ground lease are negotiable and may be adapted to reflect the financial and operational requirements of the selected development partner.
- While we currently contemplate a preferred site near the Ent Center for the Arts, the University remains open to exploring alternate campus sites that may better support project goals or respond to market conditions. Respondents are invited to propose and justify alternate site locations as part of their submission. This flexibility is intended to encourage innovative solutions that optimize guest access, operational efficiency, and integration with surrounding campus and community assets.

6. PROGRAM INTEGRATION: HOSPITALITY, TOURISM, AND RESORT MANAGEMENT

The hotel and conference center will serve as a cornerstone of a new Hospitality, Tourism, and Resort Management program under development within the College of Business. UCCS anticipates that this program will offer undergraduate and graduate degrees with curricula grounded in applied experience and industry partnerships. Modeled after proven living-laboratory concepts at institutions like Cornell University and Colorado Mesa University, the program will provide robust, real-world learning experiences in operations, revenue management, event planning, marketing, and guest services. The University and the selected operator will collaborate to ensure a seamless integration between academic curricula and day-to-day hotel operations.

In alignment with national best practices at institutions like the University of Houston (Hilton College) and Cornell University (Statler Hotel), the UCCS project will provide students with direct access to real-world learning through internships, management rotations, and co-curricular engagements within the hotel, conference center, and supporting operations. The University expects the operator and development partner to collaborate with faculty and program leadership to identify experiential learning opportunities that benefit both students and operations.

Key anticipated interfaces include:

The facility is expected to stand out in the Colorado Springs market by leveraging UCCS assets such as the Ent Center for the Arts, the Hybl Sports Medicine and Performance Center, and NCAA Division II athletics venues to create guest experiences unavailable at other hotels in the region.

- Student employment and internships within hotel departments.
- Faculty-led consulting or capstone projects focused on hospitality management.
- Curriculum integration with revenue management, operations, and event planning modules.
- Shared use of back-of-house and front-of-house spaces for training.

To protect and enhance existing campus event services, the partner will participate in a coordinated events calendar, priority booking protocols and/or discount framework for internal clients, and bundled package offerings that utilize both the new facility and existing venues.

7. Arts Integration

As part of the development of our west campus, UCCS envisions constructing a 10,000 square foot Visual Arts Studio Building near the hotel and conference center (if preferred by our hotel/conference center partner) and in proximity to the Ent Center for the Arts. This facility may house:

- Painting and printmaking studios
- Photography classrooms and a darkroom
- Sculpture and 3D foundations studio
- Ceramics studio
- Student lounge and faculty offices

Respondents are encouraged to explore design and programming concepts that weave arts and cultural activities throughout the guest experience, including rotating exhibitions,

artist-in-residence programs, and performance tie-ins with the Ent Center. Such integration will strengthen community engagement, differentiate this offering in the market, and further UCCS's commitment to interdisciplinary learning and cultural development.

In recognition of its adjacency to the Ent Center for the Arts, the hotel and conference center should be designed to complement and integrate with existing campus arts and events programming. Respondents are encouraged to propose design concepts that anticipate shared use of meeting, exhibition, and performance space at the Ent Center and foster coordinated scheduling, operations, and guest experiences across both facilities. This alignment is intended to enhance institutional efficiency, create additional educational opportunities, and expand cultural and event programming for both the University and the broader community.

8. EXISTING SOFTBALL FIELD DISPOSITION

One of the proposed hotel and conference center sites is currently occupied by the UCCS softball field. As part of the project, if this site is selected, the University requires its development partner to fund and coordinate the relocation and construction of a replacement NCAA-compliant softball facility elsewhere on the UCCS campus. This new field must meet the standards of UCCS Athletics and be completed and operational prior to commencement of construction on the hotel project.

The University will assist in identifying a suitable alternative site for the softball field. Respondents are encouraged to include in their Expression of Interest a proposed approach for addressing this requirement, including anticipated timelines, budget implications, and collaboration with UCCS planning and athletics staff.

A preliminary diagram of two potential new softball locations is included as **Exhibit C**.

9. SUBMISSION REQUIREMENTS

Interested parties are requested to submit the following information in their Expression of Interest:

1. Company Overview: Legal structure, history, key executives, and relevant experience.
2. Project Experience: Summary of comparable hotel/conference center developments, especially in campus settings.
3. Vision Statement: Preliminary ideas and concepts for this specific project.
4. Financial Capacity: General information on financial capacity and interest in co-investment.
5. Team Composition: Key proposed project partners including architects, operators, and financiers.

EOIs should not exceed 10 pages in length (excluding appendices, visuals, and exhibits).

10. TIMELINE AND NEXT STEPS

The REOI process is the initial step toward selecting a development partner. Following the review of EOIs, a limited number of respondents may be invited based on qualifications to participate in a Request for Proposals (RFP) process.

EOI Submission Deadline: Friday, November 14, 2025

Review, Q&A, and Shortlisting: Nov 15 – Jan 12, 2026

Issuance of RFP to Shortlisted Firms: Tuesday, January 13, 2026

11. GENERAL TERMS

- This REOI is not a tender and does not commit UCCS to award any contract.
- UCCS reserves the right to amend or withdraw this REOI at any time.
- Costs associated with EOI preparation will not be reimbursed.

12. SUBMISSION INSTRUCTIONS

Please submit your EOI electronically in PDF format to:

Bill Lueck
Executive Director, Strategic Partnerships
E-mail: wblueck@uccs.edu
E-mail CC: gus@torenhospitality.com

Deadline for submissions: Friday, November 14, 2025 at 5 pm MST

We thank you for your interest in partnering with UCCS on this unique and impactful opportunity.

Sincerely,

Wm C. Lueck

William C. Lueck
Executive Director, Strategic Partnerships
University of Colorado Colorado Springs



University of Colorado
Colorado Springs

Exhibit A – Site Plan Renderings

The site location is depicted in the renderings excerpted from the 2025 UCCS Facilities Strategic Plan, included below.

Exhibit B – Land Survey

A copy of the land survey for the proposed development site is excerpted below and provided as a separate PDF attachment.

Exhibit C - Potential softball field locations

Exhibit A – Site Plan Renderings

The primary site location (#1) and secondary site location option (#7) are depicted in the renderings excerpted from the 2025 UCCS Facilities Strategic Plan. Other on campus locations may be considered.

EXECUTIVE SUMMARY WEST CAMPUS

Today & Tomorrow



2025

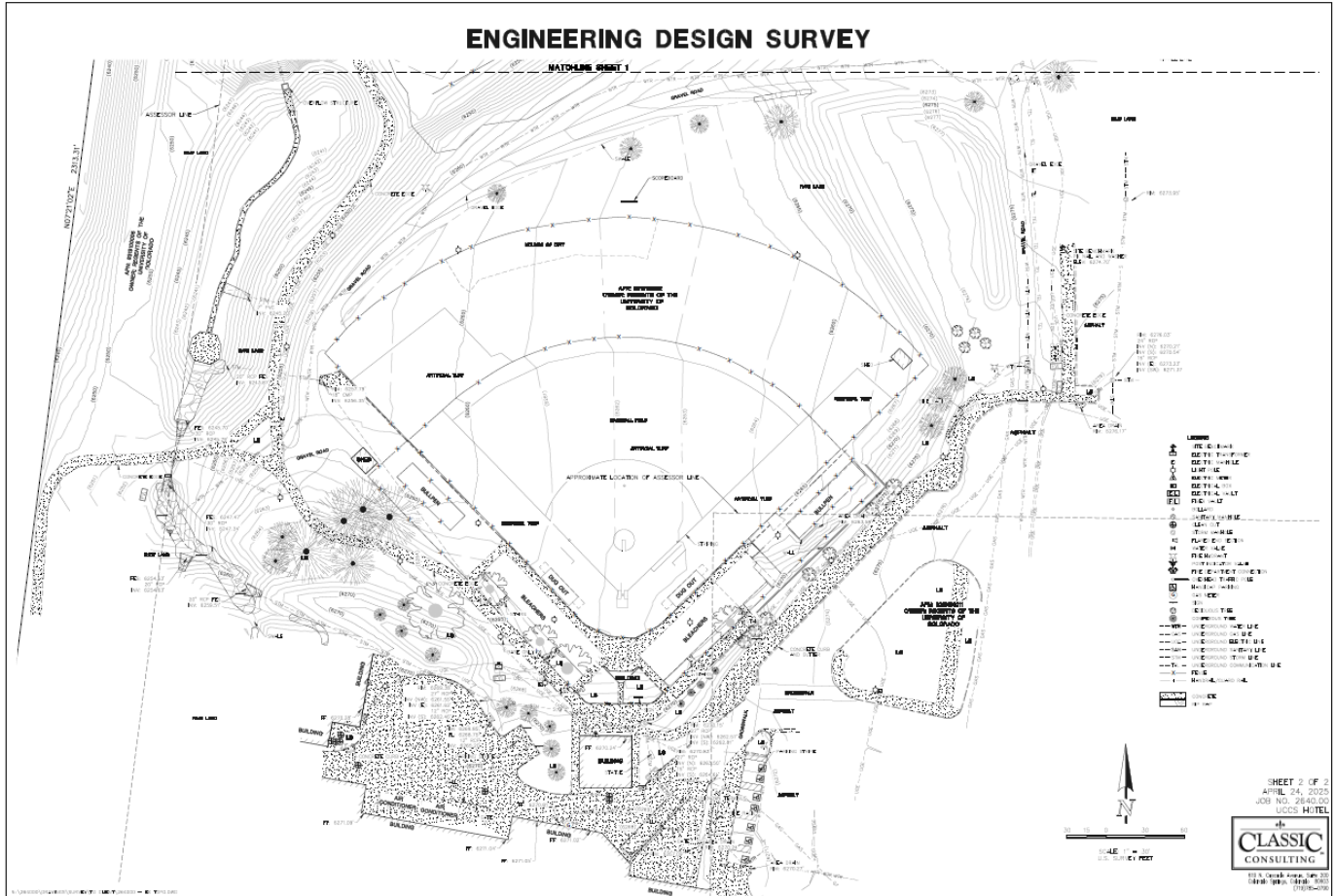


Future



Exhibit B – Land Survey

A copy of the land survey for the proposed development site completed by Classic Consulting (Kyle Campbell, Principal) in April, 2025 is included below. The full file document is available upon request.



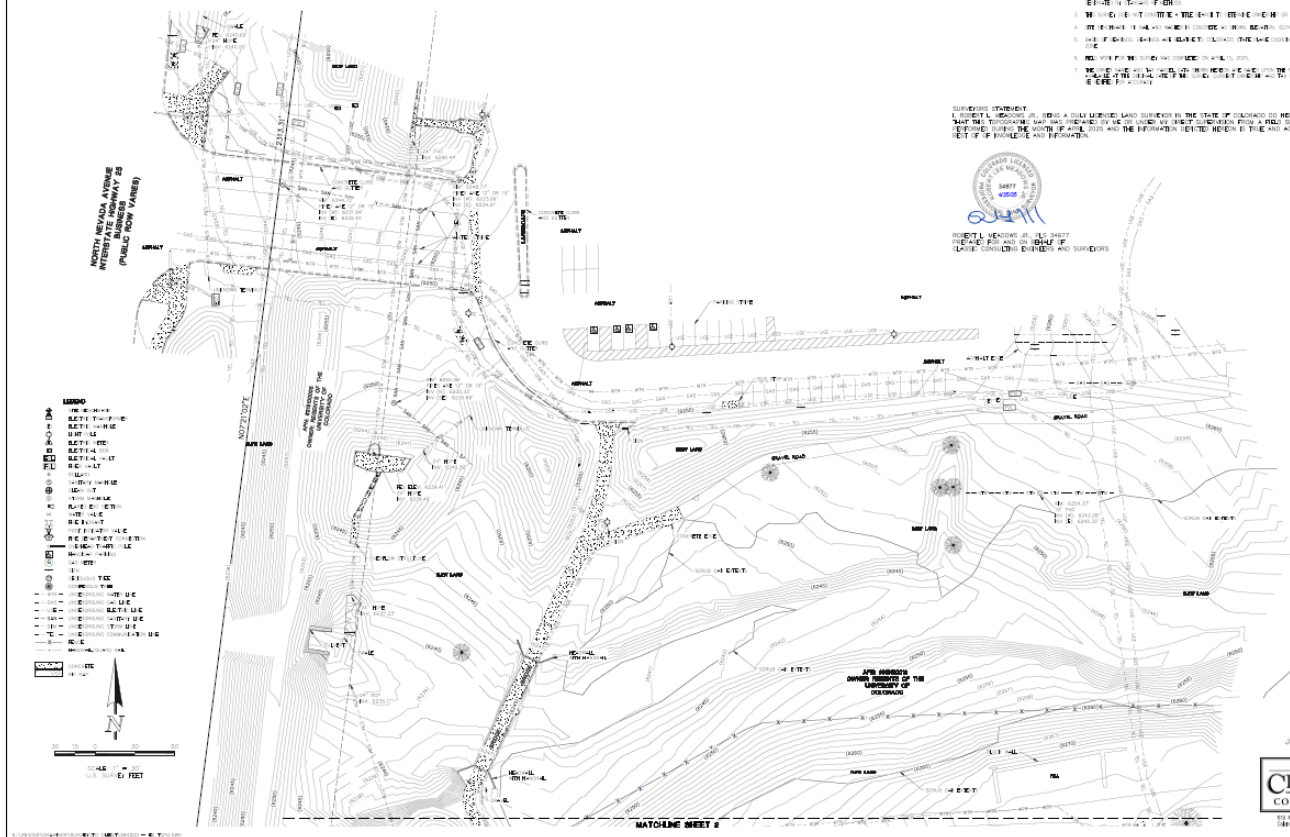
NOTES:

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SURVEYORS STATEMENT:
I, ROBERT L. MEADOWS JR., BEING A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A FIELD SURVEY PERFORMED DURING THE MONTH OF APRIL 2025 AND THE INFORMATION DETICED HEREON IS TRUE AND ACCURATE TO BEST OF MY KNOWLEDGE AND INFORMATION.



ROBERT L. WEADE, JR., PLS 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING ENGINEERS AND SURVEYORS



SHEET 1 OF 2
APRIL 24, 2025
CB NO. 2540.00

CLASSIC
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Exhibit C

Potential softball field locations

