

**TEXAS SOUTHERN UNIVERSITY
BOARD OF REGENTS AGENDA**

COMMITTEE: Physical Facilities & Real Estate

ITEM: Request Approval to Negotiate and Execute a Contract for Guaranteed Maximum Price (GMP) Phase for the Capital Construction Assistance Projects

DATE PREVIOUSLY SUBMITTED: April 16, 2026

SUMMARY:

The Administration requests authorization to negotiate and execute a Guaranteed Maximum Price (GMP) with Tellepsen Builders, L.P. for construction of three capital construction assistance projects: the Health & Wellness Center (TSU Project No. 204), Nabrit Science Center (TSU Project No. 205), and Catalyst for Urban Transformation Center (TSU Project No. 206).

This action represents the next critical milestone in the project lifecycle following the Board's approval of Design Development and will allow the University to advance the projects into construction. Tellepsen Builders, L.P. submitted a GMP proposal based on the 50% Construction Documents.

The Administration will continue negotiating and reconciling the GMP as the construction documents are finalized. Board authorization is requested to allow the Administration to negotiate and execute the final GMP, provided the final negotiated amount remains within the approved project funding.

The Board initially approved the commencement of these projects and their associated budgets on June 15, 2023, subsequently approved Schematic Design on June 12, 2025, and approved Design Development in March 2026.

Procurement Method

Request for Qualifications Design Build: RFQ 717-23-717a

Solicitation Posting Date: 4/11/2023

Solicitation Close Date: 5/9/2023

APPLICABLE FEDERAL OR STATE STATUTE(S) AND/OR REGULATION(S):

Texas Education Code §51.9335 - Acquisition of Goods and Services by Institutions of Higher Education Government Code §2155. 144 - Best Value Procurement

FISCAL IMPACT: (Under Separate Cover)
9234-61200-7341-80 | Non-State-Appropriated Funds
9235-61200-7341-80 | Non-State-Appropriated Funds
9236-61200-7341-60 | Non-State-Appropriated Funds

SUPPORTING DOCUMENTATION:

GMP Proposal Review - Health & Wellness, Catalyst and Nabrit (Under Separate Cover)

RELATED BOARD BYLAW, POLICY AND/OR MAPP:

Board Policy 73.03, MAPP Policy: 08.04.01 Board Policy 51.01, MAPP 03.02.03, MAPP 08.04.01

ACTION REQUESTED: The Administration recommends approval of this item.

ASCEND 2030 UNIVERSITY STRATEGIC INITIATIVES ALIGNMENT:

- 2.3 Strengthen university partnerships
- 3.1 Improve student experience - streamline processes/technology
- 3.4 Update and expand physical spaces
- 4.3 Introduce new technologies into classroom and curriculum
- 4.4 Infuse AI and immersive technologies into curriculum

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Legal Certification: Based on available information to date, this agenda item and its implementation will not be in violation of any applicable federal, state, or local law or regulation.



GENERAL COUNSEL

09/02/2026

DATE

Fiscal Certification: This fiscal note, shown above, details the true and actual positive or negative fiscal effect that implementation of this agenda item will have and the detailed reasons for such effect.



J'Maine Chubb (Sep 2, 2026 14:52:15 CDT)

CHIEF FINANCIAL OFFICER

09/02/2026

DATE



James Crawford (Sep 3, 2026 19:04:22 CDT)

PRESIDENT

09/03/2026

DATE