TEXAS SOUTHERN UNIVERSITY
BOARD OF REGENTS AGENDA

COMMITTEE: Physical Facilities and Real Estate

ITEM: Request Approval to Negotiate and Execute a Contract for Preventive Maintenance of University Fire and Safety Protection Systems

DATE PREVIOUSLY SUBMITTED: August 2023

SUMMARY:
The Administration requests approval to negotiate and execute a contract with the best-value respondent resulting from RFP #717-27-704, Preventive Maintenance Agreement for Fire and Safety Protection Systems, to provide comprehensive preventive maintenance, inspection, testing, repair, and related services for the University's fire, life-safety, electronic security, and emergency systems.

This agreement provides the University with a structured and proactive approach to maintaining critical systems, identifying deficiencies, responding to system failures, and addressing required repairs before conditions adversely affect life safety or continuity of University operations.

Scope of Services
The agreement will provide comprehensive preventive and corrective maintenance for critical University systems, including:
- Fire and Life-Safety Systems – Fire alarms, sprinkler systems, fire pumps, fire suppression systems, portable fire extinguishers, fire hoses, and emergency lighting.
- Electronic Security Systems – CCURE access control systems and associated panels, doors, controllers, and devices.
- Preventive and Corrective Maintenance – Required annual, semi-annual, quarterly, and monthly inspections, testing, preventive maintenance, troubleshooting, programming, and repairs.
- On-Site and Emergency Support – Recurring on-site technical support, emergency response, after-hours service, system restoration, and corrective maintenance.
- Regulatory Compliance and Reporting – Required inspection records, testing reports, deficiency reporting, service documentation, and compliance records.

The agreement covers the University's CCURE access control, sprinkler, fire pump, Simplex fire alarm, Ansul kitchen hood, Sapphire suppression, portable fire extinguisher, fire hose, and emergency lighting systems.

Approval is necessary to avoid gaps in preventive maintenance, required inspections, and emergency repair support for the University's fire, life-safety, and security systems. These gaps increase the risk that deficiencies remain undetected or unresolved, compromising system performance during an emergency and placing students, faculty, staff, visitors, and university property at risk. Timely authorization supports reliable protection systems and continuity of campus operations.

<u>Procurement Method</u>
RFP #717-27-704
The resulting contract will have an initial term of three (3) years, beginning upon execution, with two (2) additional one-year options upon written agreement of both parties.

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
Texas Government Code §2155.144 – Best Value Procurement

FISCAL IMPACT: Not-to-Exceed (NTE) | $700,000.00
1000-62010-7266-70 | Non-State-Appropriated Funds

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SUPPORTING DOCUMENTATION:

Solicitation

RELATED BOARD BYLAW, POLICY AND/OR MAPP:

MAPP Policy: 03.02.01-Purchasing Guidelines
MAPP Policy: 08.04.01-Contract Administration

ACTION REQUESTED: The Administration requests Board authorization to negotiate and execute a contract with the vendor determined to provide the best value to the University through the pending procurement process. The Administration will report the selected vendor to the Board at its next regularly scheduled meeting.

ASCEND 2030 UNIVERSITY STRATEGIC INITIATIVES ALIGNMENT:

3.4 Update and expand physical spaces

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	10/30/2026 **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 **CHIEF FINANCIAL OFFICER**	10/30/2026 **DATE**
James Crawford (Nov 5, 2026 17:25:39 CST) **PRESIDENT**	11/05/2026 **DATE**