TEXAS SOUTHERN UNIVERSITY
BOARD OF REGENTS AGENDA

COMMITTEE: Physical Facilities and Real Estate

ITEM: Request Approval to Negotiate and Execute a Contract for Fire Alarm System Upgrades for Transformation Village

DATE PREVIOUSLY SUBMITTED: August 2023

SUMMARY:
The Administration requests approval to negotiate and execute a contract with the best-value respondent resulting from RFP #717-27-703, Fire Alarm System Upgrade, to modernize the fire alarm and life-safety infrastructure serving the University's Transformation Village residential complex.

Texas Southern University is committed to maintaining a campus environment that protects the safety and well-being of our students, faculty, staff, and visitors while ensuring the continued reliability of critical University infrastructure.

This investment will strengthen the University's life-safety infrastructure, address system deficiencies, improve system reliability and monitoring capabilities, and ensure compliance with applicable fire, life-safety, accessibility, and regulatory requirements.

The selected contractor will provide a comprehensive, turnkey solution that includes:
- Assessment, Design, and Engineering – Inspection and assessment of existing conditions, identification of deficiencies, system design, engineering, permitting, plan review, and required construction documentation.
- System Replacement and Modernization – Replacement and installation of fire alarm control equipment, initiating and notification devices, wiring, network equipment, power supplies, and associated components.
- System Integration and Monitoring – Programming and integration with University monitoring and dispatch operations and other applicable building and life-safety systems.
- Testing, Commissioning, and Compliance – Comprehensive system testing, commissioning, acceptance testing, and coordination with the University and applicable Authority Having Jurisdiction.
- Training, Documentation, and Warranty – Required system training, as-built documentation, closeout materials, and warranty coverage.

The contractor will provide all labor, materials, equipment, programming, engineering, permits, inspections, and documentation necessary to deliver a complete and operational fire alarm system.

Procurement Method
RFP #717-27-703, 5 Year contract term.

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) | $300,000.00
1000-61200-7266-70| Non-State-Appropriated Funds

SUPPORTING DOCUMENTATION:

Bid Posting

RELATED BOARD BYLAW, POLICY AND/OR MAPP:
MAPP Policy: 03.02.01-Purchasing Guidelines
MAPP Policy: 08.04.01-Contract Administration

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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:
3.1 Improve student experience — streamline processes/technology
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**	11/01/2026 **DATE**
James Crawford (Nov 5, 2026 17:22:08 CST) **PRESIDENT**	11/05/2026 **DATE**