TSU

TEXAS SOUTHERN UNIVERSITY

REQUEST FOR PROPOSALS

FIRE ALARM SYSTEM UPGRADE

RFP # 717-27-703

DEADLINE FOR SUBMITTAL:

11:00 a.m., Central Time; Wednesday, October, 7, 2026

(Proposals received after the date and time specified will not be accepted)

Texas Southern University

PROCUREMENT SERVICES

Attn: Thomas Britt

3100 Cleburne Street

Mack O. Hannah Hall, Suite 333

Houston, Texas 77004 - 4598

GENERAL INFORMATION

1.1 SCOPE. The State of Texas, by and through Texas Southern University (TSU), seeks sealed proposals to establish a contract for a Fire Alarm System Upgrade, as needed by the University, in accordance with the specifications contained in this Request for Proposal (RFP).

1.2 CONTRACT TERM. The work is to be done in accordance with the specifications. This is a one-time purchase.

1.3 DEFINITIONS. The following is a list of generic definitions to be used only if the terms appear in the RFP:

(a) Acceptable Quality Level - The level of performance of requested services below which the contract will not be paid or damages may be assessed

(b) Addendum - A modification of the specifications issued by TSU and distributed to prospective Respondents prior to the opening of responses

(c) Best and Final Proposal (BAFO) - A formal request made to selected Respondents for revisions to the originally submitted Proposal

(d) Contract – The contract awarded as a result of this RFP and all exhibits thereto. This RFP, any Addendum issued in conjunction with this RFP, the successful Respondent's Proposal, any BAFO, and subsequent submission by Respondent, shall all be fully incorporated therein as exhibits

(e) Contractor – Respondent whose proposal results in a contract with TSU

(f) Electronic State Business Daily (ESBD) – The Electronic State Business Daily, which is available on-line at http:esbd.state.tx.us/

(g) Gov't Code – Texas Government Code.

(h) Proposal – The response submitted by a vendor to TSU as a result of this solicitation.

(i) Respondent – Any person, firm or vendor who submits a Proposal in response to this solicitation.

(j) RFP – Request for Proposals, which is the type of solicitation embodied in this document.

(k) TAC – Texas Administrative Code, which is the publication for administrative rules.

1.4 CONFLICTS OF INTEREST:

Actual and Perceived Conflicts

By submitting a Proposal, the Respondent represents and warrants that neither it nor its employees and subcontractors have an actual or potential conflict of interest in entering a Contract with the TSU. The Respondent also represents and warrants that entering a Contract with the TSU will not create the appearance of impropriety. In its Proposal, the Respondent shall disclose any existing or potential conflict of interest that it might have in contracting with the TSU. The requirement to disclose any actual or potential conflict of interest shall begin at initial request for bids and

continue during the term of the contract and shall survive until the end of the recordkeeping requirement in Section 1.5. TSU will decide, in its sole discretion, whether an actual or perceived conflict should result in Proposal disqualification or Contract termination.

Current and Former TSU Employees

In addition to the disclosures required above, the Respondent shall also disclose any of its personnel who are current or former officers or employees of the TSU or who are related, within the third degree by consanguinity (as defined by §573.023, Gov't Code) or within the second degree by affinity (as defined by §573.025, Gov't Code), to any current or former officers or employees of the TSU.

Respondents must comply with all applicable Texas and federal laws and regulations relating to the hiring of former state employees (e.g., Texas Government Code Chapters 572 and 573). Such "revolving door" provisions generally restrict former agency heads from communicating with or appearing before the agency on certain matters for two years after leaving the agency. The revolving door provisions also restrict some former employees from representing clients on matters that the employee participated in during state service or matters that were in the employees' official responsibility. Respondent, by signing this solicitation, certifies that it has complied with all applicable laws and regulations regarding former state employees.

1.5 RECORDS RETENTION

The Respondent shall retain all financial records, supporting documents, statistical records, and any other records or books relating to the performance called for in the Contract. The Respondent shall retain all such records for a period of seven (7) years after the expiration of the Contract, or until TSU and/or State Auditor's Office is satisfied that all audit and litigation matters are resolved, whichever period is longer. The Respondent shall grant access to all books, records and documents pertinent to the Contract to TSU, the State Auditor of Texas, and any federal governmental entity that has authority to review records due to federal funds being spent under the Contract.

1.6 INSURANCE AND OTHER SECURITY

Contractor represents and warrants that it will, within five (5) business days of executing this agreement, provide Texas Southern University with current certificates of insurance or other proof acceptable to Texas Southern University of the following insurance coverage:

Standard Workers Compensation Insurance covering all personnel who will provide services under this Contract;

Commercial General Liability Insurance, personal injury and advertising injury with, at a minimum, the following limits: $500,000 minimum each occurrence; $1,000,000 per general aggregate.

Contractor represents and warrants that all of the above coverage is with companies licensed in the state of Texas, with "A" rating from Best, and authorized to provide the corresponding coverage. Contractor also represents and warrants that all policies contain endorsements prohibiting cancellation except upon at least thirty (30) days prior written notice to Texas Southern University. Contractor represents and warrants that it shall maintain the above insurance coverage during the term of this Contract and shall provide Texas Southern University with an executed copy of the policies immediately upon request.

1.7 COMMODITY CODE

The NIGP / State of Texas commodity codes for this solicitation: 340-16 and 990-42

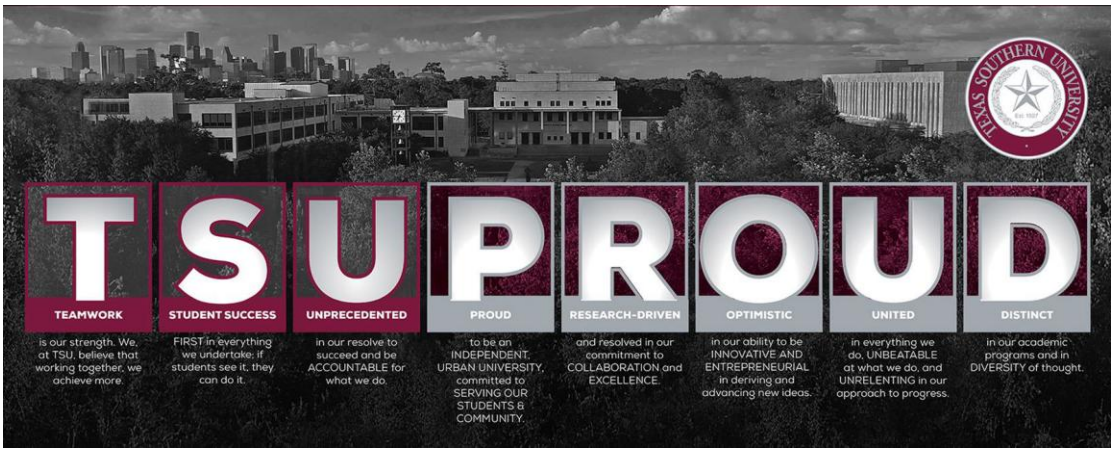
1.8 BACKGROUND

Texas Southern University ("TSU") is an elite, Carnegie R2 Institution and proud to be the premiere producer of talent for s strong Texas. The Owner one of the largest Historically Black College/University ("HBCU") in the nation and destined to become the first HBCU with the coveted Carnegie R1 status.

Since its founding in 1927, TSU has evolved from its origins as a small junior college into an elite, nationally competitive, Texas Southern is proud to be one of 11 HBCU's designated as a Doctoral University of High Research Activity (R2) by The Carnegie Classification of Institutions of Higher Education. Recognized for not only its research, TSU has demonstrated a commitment in every facet of university life from academics to athletics. Texas Southern University currently offers more than 120 undergraduate and graduate programs and concentrations at the baccalaureate, graduate-master, graduate-doctoral, and professional level. These programs are organized into 11 colleges and the campus is situated on more than 150-acres of land in the heart of Houston's historic Third Ward community.

As the institution celebrates 95 years of providing learners with social and upward mobility through education, the administration has paid tribute to its rich past, while celebrating its present state, and envisioning its future.

Texas Southern University is committed to transforming lives and achieving unprecedented success at an accelerated pace. The Board of Regents, President, Administration, Faculty, and Staff live the mission of TSU everyday through their respective commitment to the students. Texas Southern University is PROUD to be the first public institution in Houston.



End of Section I

SECTION II

SCOPE OF WORK

2.1 Project Overview

The Owner is soliciting proposals from qualified fire alarm contractors for the inspection, assessment, design, replacement, installation, programming, testing, and commissioning of the existing fire alarm system serving a 15-building apartment complex. The selected contractor shall provide a complete turnkey fire alarm solution compliant with all applicable National, State, and Local fire codes, including requirements established by the Authority Having Jurisdiction (AHJ).

2.2 Existing System

The existing property is currently served by a fire alarm system (FAS) consisting of individual fire alarm control panels per buildings and associated notification, detection, monitoring, and initiating devices. The existing system includes multiple apartment buildings requiring coordinated fire alarm operation, notification, monitoring, and emergency response functionality. The contractor shall verify existing conditions, document deficiencies, and provide recommendations necessary to bring the fire alarm system into compliance.

End of Section II

SECTION III

CRITERIA

3.1 CRITERIA

Specifications and requirements set forth that contain the words 'must' or 'shall' are mandatory and must be provided as specified with no alteration, modification, or exception. Specifications and requirements set forth that contain the words 'may' or 'can' allow Respondents to offer alternatives to the manner in which the commodities/services are provided. The criteria in which your response will be evaluated are as follows:

Criteria 1: Experience of Firm
Criteria 2: Qualifications of Personnel
Criteria 3: Approach and Methodology
Criteria 4: Solutions and Deliverables
Criteria 5: Pricing

3.2 CRITERION 1: Experience of the Firm

Bidder shall:

- Be licensed and qualified to perform fire alarm system work. Please provide documentation.
- Have experience with large multi-building residential fire alarm systems. Give history.
- Provide five (5) references for similar projects, especially higher education.
- Maintain required certifications and insurance. Please document.
- Provide manufacturer authorization documentation if applicable.

3.3 CRITERION 2: Qualifications of the Personnel

Texas Southern University (TSU) and The Texas State Fire Marshal's Office (SFMO) requires the following current and maintained individual licenses and registrations:

a. All Technicians must be qualified on the systems they are working on or under the direct on-site supervision of a qualified individual. NFPA defines a qualified individual as a competent and capable person (or company) who has met the requirements and training for a given field acceptable to the AHJ. -2017 NFPA 25 3.3.34 & 2019 NFPA 72 3.3.228.

b. Texas Fire Alarm Technician (FAL) or a Fire Alarm Planning Superintendent (APS) to work on fire alarms.

c. Fire Alarm Technician (FAL) or a Fire Alarm Planning Superintendent (APS) and Fire Extinguisher License A (FEL-A) or Extinguisher Planning License (EPL) to work on suppression systems.

d. The installing company shall provide employ NICET Level II (or higher) fire alarm technicians to supervise the programming and testing of the system and to ensure the system's integrity.

e. Fire Alarm Certificate of Registration (ACR) required.

3.4 CRITERION 3: Approach and Methodology

The Contractor shall provide all labor, materials, equipment, programming, engineering, permits, inspections, and documentation necessary to complete the project. The scope shall include, but is not limited to:

a. Design and permitting with plan review
b. Design drawings (CAD & PDF). The TSU will provide floor plans in DWG format for use.
c. Electrical work (110v) provided by a licensed contractor working for the awarded vendor
d. Pull stations at all building exits
e. Ceiling mounted notification devices, where possible
f. All wiring must be plenum rated, concealed above the ceiling, and secured using methods approved by Texas Southern University Environmental Health & Safety Department. (TSU – EH&S)
g. Any penetration through a non-rated or rated fire assembly will require proper fire stopping material:
   (i) Only fire stopping material approved by the TSU – EH&S Department will be used to seal penetrations
   (ii) Only trained personnel that have completed Firestop Instructional Training
   - level 1 or higher will be permitted to install firestop systems
h. All cabling and devices will be labelled
i. Existing conduit will be used where possible in exposed areas
j. SLC, NAC, Audio, Bus, and all other wiring must be Class A or Class X where possible.
k. Program TSU Graphics to include all buildings.
   (i) Workstation at GSB 2ND Floor Fire Alarm Operations
   (ii) Workstation at TSU DPS Dispatch
l. Removal and demolition of the existing fire alarm, devices, and wiring once the new FAS is installed, tested, and certified
m. Coordination with all integrated systems vendors for installation and acceptance testing including Texas Southern University - Authority Having Jurisdiction.
n. Pre-test prior to the final test with the TSU - AHJ
o. Acceptance testing with the TSU - AHJ
p. As-built documentation must be provided in PDF and CAD formats
q. 8 hours of on-site system training
r. At least a 1-year warranty on all materials and labor from the date of substantial completion
s. Patch and paint
   (i) All walls where the old audible/visible devices and pull stations are removed will be patched and painted to match. Painting will be blended to match.
   Painting does not include painting of entire wall areas
   (ii) Stainless steel plates will be provided on walls that have wallpaper or other wall coverings that cannot be painted to match
   (iii) New ceiling tiles (if required) where the old system smoke detectors or speakers are deleted are to be provided by the TSU and will be installed by the awarded vendor
   (iv) Any areas requiring holes to be cut in sheetrock ceilings for installation of cable above ceilings without existing access hatches will be patched and painted
   (v) A round white cover plate will be provided for locations where old ceiling mounted devices are deleted in sheetrock ceilings

Fire Alarm System Assessment

- Perform a complete inspection of all existing fire alarm equipment.
- Identify failed, outdated, damaged, or non-compliant components.
- Verify device locations and system coverage.
- Provide a written assessment report.

Fire Alarm Control Equipment

Integrator must provide and install a replacement fire alarm system (FAS) Simplex 4007ES Fire Alarm System for Transformation Village Multiple Buildings to include: (Clubhouse Bldg. 1), Buildings 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15.

The Fire Alarm Control Panel must be a Simplex 4007ES fire alarm system with new WP NEMA enclosures and all peripheral devices in a 1 for 1 manner. This specific model is required for compatibility with existing TSU systems.

The existing FACP locations will be relocated beneath each building's awning to protect the equipment from exposure to environmental conditions.

- Provide replacement or upgraded fire alarm control equipment as required.
- Maintain compatibility with existing system requirements where applicable.
- Provide new control panels, network equipment, power supplies, and associated components as required.
- Provide system programming and configuration.

Initiating Devices

Provide, replace, or verify operation of:

- Smoke detectors (if needed)
- Pull stations
- Supervisory devices (if needed)
- Other initiating devices as required

Notification Devices

Provide, replace, or verify:

- Horns
- Strobes
- Horn/strobe combination devices
- Audible notification coverage
- Visual notification coverage

Specifications

This section includes the furnishing, installation, connection, and testing of the intelligent, microprocessor-controlled, addressable, fire alarm equipment required to form a complete and operational system. It shall include but not be limited to a Fire Alarm Control Panel (FACP), alarm initiating devices, alarm notification appliances, auxiliary control devices, annunciators, TCP/IP (Ethernet) and/or digital alarm communications (DACT) located in Clubhouse Building 1, or central stations, or TSU Dispatch Central Station (specified by TSU) and wiring as shown on the drawings and specified herein.

a. The fire alarm system shall comply with the requirements of NFPA 72 National Fire Alarm Code except as modified by the local Authority Having Jurisdiction and supplemented by this specification. The system field devices shall be supervised either electrically or through software driven polling process.
b. The FACP and associated field devices shall be manufactured or supplied 100% by a single U.S. manufacturer that is ISO 9001 certified.
c. The FACP and associated field devices system shall comply with the following Underwriters Laboratories Inc. (UL) USA listing standards as applicable.

No. 38 Manually Actuated Signaling Boxes

No. 50 Cabinets and Boxes
No. 864 Control Units for Fire Protective Signaling Systems
No. 268 Smoke Detectors for Fire Protective Signaling Systems
No. 268A Smoke Detectors for Duct Applications
No. 464 Audible Signaling Appliances
No. 1638 Private Mode Emergency and General Utility Signaling
No. 1971 Visual Notification Appliance

Simplex 4007ES Fire Alarm - intelligent, microprocessor controlled, addressable fire alarm detection system - shall be installed in accordance with the project specifications and drawings.

Basic Performance

a. Addressable devices shall be connected to the FACP Signaling Line Circuit (SLC)
b. The FACP SLC shall support Class A (Style 6 or 7), Class B (Style 4), or Class X wiring configuration.
c. The SLC loop shall not require twisted or shielded cabling. Systems that require twisted and/or shielded cabling for the SLC loop are not acceptable.
d. The FACP Notification Appliance Circuits must support either Class A (Style Z) or Class B (Style Y) wiring configuration.
e. The FACP RS-485 bus shall support either Class A or Class B wiring configuration.
f. All circuits shall be power limited per UL 864 requirements.
g. The secondary power source of the fire alarm control panel shall be capable of providing at least 24 hours of backup power with the ability to power the system for an additional 5 minutes in an alarm condition, at the end of the 24-hour backup period.

Basic System Operation

a. When an off normal condition occurs (Alarm, Supervisory, or Trouble) the respective LED on the FACP shall illuminate.
b. A piezo sounder shall activate at the FACP during any off normal condition until the SILENCE button is pressed by an authorized user.
c. A Red LED shall illuminate when an alarm or pre-alarm condition exists.
d. An Amber (yellow) LED shall illuminate when a Supervisory or Trouble condition exists.
e. A backlit 4 line 40-character LCD screen shall display all messages that refer to an off- normal condition.
f. An Alarm condition shall have priority over all other signals.
g. The FACP shall include an event buffer that maintains the last 4,000 system events including a date and time stamp for each.
h. In response to fire alarm condition, the systems notification appliances and relay-controlled output circuits that are associated through programming with the device initiating the alarm, shall automatically activate. Additionally, the system shall notify an approved central station via dial-up, IP, or cellular means as deemed acceptable by the local Authority Having Jurisdiction (AHJ).

3.5 CRITERON 4: Solutions and Deliverables

General

All references to manufacturers' model numbers and other pertinent information herein is intended to establish minimum standards of performance, function, and quality only. All makes, models and manufacturers will be considered. A fully turnkey solution is expected.

For equipment other than that specified, the contractor shall provide proof that the proposed substitute equipment equals or exceeds the form, feature, function, performance, and quality of the specified equipment.

Shop Drawings

Drawings are to be provided by vendor that include all field devices that are installed as part of the fire alarm system including the address, circuit, location, and type for each. Whenever possible, the drawings shall reflect other components of the building such as air diffusers, HVAC returns, lights, etc. to determine compliance.

The drawings shall include conductor counts and wire sizes for each circuit.

The location and mounting configuration of the FACP, remote power supplies, and terminal cabinets shall be indicated on the drawings.

Other documentation

In addition to the shop drawings, the following information shall also be included with the submittal.

(a) Manufacturer's technical data sheets for each piece of equipment that will be installed.
(b) Standby battery calculations for the FACP and any remote power supply or other panels that include their own standby batteries.
(c) Voltage drop calculations showing the worst-case end of line voltage for all notification appliance circuits
(d) Detailed description of the overall operation of the system or a sequence of operation matrix.
(e) Proof of factory training and certification of the supervising technician assigned to the project.
(f) Proof of factory training and certification of a service technician employed by the installation company that can be onsite to troubleshoot and repair any service-related problems with the system, within 4 hours of being notified of the problem.

Monitoring and Integration

The contractor shall provide:

- Fire alarm monitoring connection
- Interface with sprinkler systems (if applicable)
- Elevator recall interface (if applicable)
- HVAC shutdown interface (if applicable)
- Door release/interface connections (if applicable)
- Other required life safety integrations

Building Coverage

The project includes the following:

- Fifteen (15) apartment buildings
- Common areas
- Mechanical/electrical spaces
- Fire pump/sprinkler interface areas (if applicable)
- Administrative or support areas

Contractor shall verify building-by-building requirements prior to bid submission.

Code Compliance Requirements

The completed system shall comply with the latest applicable requirements of:

- NFPA 72 – National Fire Alarm and Signaling Code
- NFPA 101 – Life Safety Code
- International Fire Code (IFC)
- State Fire Marshal requirements
- AHJ requirements
- Applicable accessibility requirements
- TSU Standard Specifications

Testing and Commissioning

The Contractor shall provide:

- Complete system testing
- Device testing
- Notification appliance testing
- Alarm verification
- Supervisory testing
- Trouble condition testing
- Battery testing
- Fire Marshal acceptance testing
- Written test reports upon completion.

Required Submittals

Contractor shall provide:

- Product data sheets
- Shop drawings
- System design documents
- Device layout drawings
- Battery calculations
- Voltage drop calculations
- Programming documentation
- Test reports
- Warranty documentation
- As-built drawings

Warranty Requirements

Contractor shall provide:

- Minimum one-year labor warranty
- Manufacturer equipment warranty

- Corrective service for warranty-related issues

Schedule

Contractor shall provide:

- Estimated start date
- Construction duration
- Building-by-building completion schedule
- Final testing and commissioning schedule

3.6 CRITERION 5: Pricing

3.6.1 Please thoroughly address all costs associated with Firm's RFP response and with all deliverables and solutions proposed. Itemize each and every cost.

3.6.2 All expected costs must be shown as you will not be able to bill the University for additional and/or hidden costs not directly addressed in your proposal response.

3.6.3 You must provide an easy to find Grand Total for your bid. We simply cannot flip through pages and pages of information and have to calculate your bid price exactly the way you would. Failure to meet this criterion could result in a miscalculation on our part, and ultimately could result in a higher price; and thus, a lower score.

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End of Section III

SECTION IV

PROPOSAL INFORMATION

4.1 SCHEDULE OF EVENTS

The solicitation process for this RFP will proceed according to the following schedule:

EVENT	DATE
Issue RFP	Tuesday, September 15, 2026
Prebid meeting and walk through	Wednesday, September 23, 2026
Deadline for Submission of Questions	Wednesday, September 30, 2026
Deadline for Submission of Proposals	Wednesday, October 14, 2026

4.2 REVISIONS TO SCHEDULE

TSU reserves the right to change the dates in the schedule of events above upon written notification through a posting on the Electronic State Business Daily (ESBD) and the TSU Purchasing website. It is the responsibility of interested parties to periodically check either website for addenda and updates to the RFP prior to submitting a Proposal. The Respondent's failure to check the website will in no way release the selected Contractor from the requirements of addenda or additional information; nor will any resulting additional costs to meet the requirements be allowed after award(s).

4.3 PRE-PROPOSAL MEETING

There will a pre-bid meeting and walk through on Wednesday, September 23, 2026 at 10:00 a.m. in Conference Room 217 of our General Services Building. Public parking is available behind (east) or across the side street (south) of the GSB.

4.4 PROPOSAL REQUIREMENTS

4.4.1 Submissions of your Proposal: Respondents shall submit one (1) paper copy of the Proposal. Proposal pages should be numbered and contain an organized, paginated table of contents corresponding to the section and pages of the Proposal.

4.4.2 Please submit a flash drive version as well. Please ensure that your entire bid response is on the flash drive as this will be the official version of your bid response, and it will be the only copy we keep on file.

4.4.3 Format of Proposals - Respondents will be expected to provide the following information in the order and detail prescribed below. Each section should be tabbed accordingly:
Introduction Letter (2-page maximum)

Table of Contents
Tab 1: Criterion 1
Tab 2: Criterion 2
Tab 3: Criterion 3

Tab 4: Criterion 4
Tab 4: Criterion 5
Tab 6: TSU Terms and Conditions
Tab 7: Exhibit A: Execution of Proposal
Tab 8: Addenda, if applicable
Tab 9: Form 1295, if applicable

4.4.4 Cost of Preparation: TSU will not reimburse the Respondent for any cost related to its Proposal. The Respondent is responsible for any expense related to the preparation and submission of its Proposal.

4.4.5 TSU will not consider any Proposal that bears a copyright. Proposals will be subject to the Texas Public Information Act (PIA), Tex. Government Code, Chapter 552, and may be disclosed to the public upon request. The Proposal and other submitted information shall be presumed to be subject to disclosure unless a specific exception to disclosure under the PIA applies. If it is necessary for the Respondent to include proprietary or otherwise confidential information in its Proposal or other submitted information, the Respondent must clearly label that proprietary or confidential information and identify the specific exception to disclosure in the PIA. Merely making a blanket claim the entire Proposal is protected from disclosure because it contains some proprietary information is not acceptable and shall make the entire Proposal subject to release under the PIA. In order to initiate the process of seeking an Attorney General opinion on the release of proprietary or confidential information, the specific provisions of the Proposal that are considered by the Respondent to be proprietary or confidential must be clearly labeled as described below. Any information which is not clearly identified as proprietary or confidential shall be deemed to be subject to disclosure pursuant to the PIA. Subject to the Act, Respondents may protect trade and confidential information from public release. Trade secrets or other confidential information, submitted as part of a Proposal, shall be clearly marked at each page it appears. Such marking shall be in boldface type at least 14-point font.

4.4.6 **HISTORICALLY UNDERUTILIZED BUSINESSES SUBMITTAL REQUIREMENTS:** It is the policy of Texas Southern University to promote and encourage contracting and subcontracting opportunities for Historically Underutilized Businesses ("HUB") in all contracts. Accordingly, Texas Southern University has adopted Section 5.2 Policy on Utilization of Historically Underutilized Businesses. This policy applies to all contracts with an expected value of $100,000 or more. If Texas Southern University determines those subcontracting opportunities are probable, then a VetHUB subcontracting plan is a required element of the Proposal. Failure to submit a required VetHUB Subcontracting plan will result in rejection of the Proposal.

4.4.6.1 Statement of Probability: Owner has determined that subcontracting opportunities are probable in connection with this procurement solicitation. Therefore, an HSP is required as a part of an offeror's Proposal.

4.4.6.2 The VetHUB Subcontracting goal for the RFP is 22% participation. Offerors are expected to make a good faith effort to meet this goal. The HSP may be prepared by the Offeror with all of the sub-consultants.

4.4.6.3 Refer to the Owner's Policy on the Utilization of Historically Underutilized Businesses ("HUB Policy"), for a detailed list of attachments required with the Proposal.

4.4.6.4 The "Statement of Probability" determines the probability for subcontracting opportunities. This determination will clarify which statements, detailed in Figure 1, will be required to be completed and returned.

4.4.6.5 For information regarding Texas Southern University's VetHUB Program and HUB Subcontracting opportunities, please contact Mr. Sceffers Ward, HUB Coordinator, sceffers.ward@tsu.edu.

Historically Underutilized Businesses: In accordance with *Texas Government Code* Sections 2161.181-182 and Section 111.11 – 111.28 of the *Texas Administrative Code* ("***TAC***"), Owner is required to make a good faith effort to utilize Historically Underutilized Businesses ("**Vet*HUBs***") in contracts for construction services with an expected value of $100,000 or more. A copy of the HUB plan can be downloaded from the Comptroller's website. Owner is committed to sponsoring mentor-protégé relationships for HUBs as outlined in *Texas Government Code* Section 2161.065 and TAC Title 34, Part 1, Chapter 20, Subchapter B, §20.28, and has been performing outreach to support this important effort.

The VetHub Sub-Contracting Plan may be located at the following link:
https://comptroller.texas.gov/purchasing/vendor/hub/forms.php

** A State of Texas VetHUB plan is required for this solicitation.

4.4.7 **HOUSE BILL 1295**

The awarded vendor may be required to submit the State of Texas House Bill 1295, Certificate for Interested Parties, if your bid response is over $100,000; unless you are a publicly traded company. If your price is over $100,000 you must complete the 1295 form and include it in your response. If not applicable, then clearly state this point as well in Tab 9

4.5 INQUIRIES / QUESTIONS

4.5.1 All inquiries and questions shall be submitted in writing (in Word format) via email to Mr. Thomas Britt at thomas.britt@tsu.edu by 12:00 noon Central time on Wednesday, September 30, 2026; the date listed as the deadline for submission of questions as specified in Section 4.1 above.

4.5.2 All inquiries will result in written responses with copies posted to the State of Texas Electronic State Business Daily and the TSU Purchasing website. If a Respondent does not have Internet access, a copy of all written responses may be obtained through the point of contact listed above.

4.5.3 Except as otherwise provided in this Section, upon issuance of this RFP, other employees and representatives of TSU will not answer questions or otherwise discuss the contents of the RFP with any potential Respondent or its representatives. Failure to observe this restriction may result in disqualification of any subsequent response. This restriction does not preclude discussions unrelated to this RFP.

4.5.4 If Respondent takes any exceptions to any provisions of this RFP, these exceptions must be specifically and clearly identified by Section in Respondent's Proposal in response to this RFP and Respondent's proposed alternative must also be provided in the Proposal. Respondents cannot take a 'blanket exception' to this entire RFP. If any Respondent takes a blanket exception to this entire RFP or does not provide proposed alternative language, the Respondent's Proposal may be disqualified from further consideration. Any exception may result in the Contract not being awarded to the Respondent.

4.6 PROPOSAL SUBMISSION

4.6.1 All Proposals shall be received and documented in the Purchasing Office at TSU prior to the stated deadline date specified in the Schedule of Events above. TSU reserves the right to reject late submittals.

4.6.2 Proposals should be placed in a separate envelope or package and correctly identified with the RFP number and submittal deadline/RFP opening date and time. It is Respondent's responsibility to appropriately mark and deliver their Proposal response to Greg Williams in the Purchasing Office located in Hannah Hall, suite 333, by the specified date and time. A U.S. Postal Service (USPS) postmark or round validation stamp; a mail receipt with the date of mailing, stamped by the USPS; a dated shipping label, invoice, or receipt from a commercial carrier; or any other documentation in lieu of the on-site time stamp WILL NOT be accepted.

4.6.3 Telephone, email and facsimile Proposal responses will not be accepted.

4.6.4 Receipt of all addenda to this RFP should be acknowledged by returning a signed copy of each addendum with the submitted Proposal.

4.6.5 The TSU Standard Terms and Conditions is included in this solicitation for your convenience with the thought that you can present it to your legal department, and they can begin reviewing them, in order to speed up possible negotiations.

4.7 DELIVERY OF PROPOSALS

Proposals are commonly shipped to TSU by one of the following methods: U.S. Postal Service, Fed Ex Overnight / Express Mail, or Hand Delivery (recommended).

** Please instruct your delivery service to avoid delivering your submittal to the University's Warehouse / Central Receiving as this will delay delivery and could ultimately result in your response being late; and consequently rejected. All solicitation responses must be delivered to either the TSU Post Office or the TSU Purchasing Office located in room 333 in Hannah Hall, our main administration building.

4.8 PROPOSAL OPENING

4.8.1 Proposals will be opened by the assigned buyer in their office or their department conference room, whichever is most appropriate and available.

4.8.2 All submitted Proposals become the property of TSU after the RFP submittal deadline. The submitted Proposals and accompanying documentation will not be returned.

4.8.3 Proposals submitted shall constitute a Proposal for a period of ninety (90) days or until selection is made by TSU, whichever occurs earlier.

4.9 PROPOSAL EVALUATION AND AWARD

4.9.1 TSU shall award a contract to a Respondent whose Proposal is considered to provide the best value to the State of Texas and Texas Southern University, as defined by Tex. Government Code, Section 2155.074.

4.9.2 A committee will be established to evaluate the Proposals. The committee will include employees of TSU and other persons invited by TSU to participate.

4.9.3 TSU reserves the right to award contract(s) without any negotiations, without a BAFO, and/or TSU reserves the right to not make an award at all.

4.9.4 The Respondent is strongly encouraged to provide its best price in its Proposal because TSU makes absolutely no guarantee that there will be any opportunity to negotiate or provide alternative pricing at any point during the RFP process.

4.9.5 The evaluation committee will determine best value by applying the following criteria and assigned weighted values:

Criteria	Weight
Criterion 1: Experience of the Firm	10%
Criterion 2: Qualifications of Personnel	10%
Criterion 3: Approach and Methodology	20%
Criterion 4: Solutions and Deliverables	20%
Criterion 5: Pricing	40%

4.9.6 The evaluation committee will determine if Best and Final Proposal (BAFO) are necessary. Award of a contract may be made without a BAFO, so you are encouraged to submit your best Proposal initially. A request for a BAFO is at the sole discretion of TSU and if requested, will be extended in writing.

4.9.7 TSU reserves the right to award to multiple vendors if deemed in the best interest of the University.

End of Section IV

EXHIBIT A

EXECUTION OFFFER

NOTE: THIS EXHIBIT MUST BE SIGNED AND RETURNED WITH THE PROPOSAL. PROPOSALS THAT DO NOT INCLUDE THIS EXHIBIT WILL BE DISQUALIFIED. THE PROPOSAL SHALL BE VOID IF FALSE STATEMENTS ARE CONTAINED IN THIS EXHIBIT.

By signature hereon, Respondent certifies that:
All statements and information prepared and submitted in the response to this RFP are current, complete, and accurate.

Respondent has not given, offered to give, nor intends to give at any time hereafter, any economicopportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted response.

Neither Respondent nor the corporation, partnership, or institution represented by Respondent oranyone acting for such respondent, corporation, or institution has (1) violated the antitrust laws ofthe State of Texas under Texas Business & Commerce Code, Chapter 15, or the federal antitrustlaws; or (2) communicated the contents of this Proposal either directly or indirectly to any competitor or any other person engaged in the same line of business during the procurement process for this RFP.

When a Texas business address shown hereon that address is, in fact, the legal business addressof Respondent and Respondent qualifies as a Texas Resident Bidder under 1 TAC § 111.2.

Under Government Code § 2155.004, no person who prepared the specifications or this RFP hasany financial interest in Respondent's Proposal. If Respondent is not eligible, then any contract resulting from this RFP shall be immediately terminated. Furthermore, "under Section 2155.004,Government Code, the vendor [Respondent] certifies that the individual or business entity namedin this Proposal or contract is not ineligible to receive the specified contract and acknowledges that this contract May be terminated and payment withheld if this certification is inaccurate."

Under Family Code § 231.006, relating to child support obligations, Respondent and any other individual or business entity named in this solicitation are eligible to receive the specified paymentand acknowledge that this contract May be terminated and payment withheld if this certification is inaccurate.

Under *Government* Code § 669.003, relating to contracting with an executive of a state agency, Respondent represents that no person who, in the past four years, served as an executive of theTexas Comptroller of Public Accounts, Texas Southern University or any other state agency, wasinvolved with or has any interest in this Proposal or any contract resulting from this RFP. If Respondent employs or has used the services of a former executive head of *Texas Southern University* or other state agency, then Respondent shall provide the following information: Nameof former executive, name of state agency, date of separation from state agency, position with Respondent, and date of employment with Respondent.

Respondent agrees that any payments due under this contract will be applied towards any debt,including but not limited to delinquent taxes and child support that is owed to the State of Texas.

Texas Southern University is federally mandated to adhere to the directions provided in the President's Executive Order (EO) 13224, Executive Order on Terrorist Financing – Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism, effective 9/24/2001 and any subsequent changes made to it via cross- referencing respondents/vendors with the Federal General Services Administration's Systemfor Award Management (SAM), https://www.sam.gov/SAM/ , which is inclusive of the United States Treasury's Office of Foreign Assets Control (OFAC) Specially Designated National (SDN) list.

Respondent certifies that the responding entity and its principals are eligible to participate in thistransaction and have not been subjected to suspension, debarment, or similar ineligibilitydetermined by any federal, state or local governmental entity and that Respondent is in compliance with the State of Texas statutes and rules relating to procurement and that Respondent is not listed on the federal government's terrorism watch list as described in Executive Order 13224. Entities ineligible for federal procurement are listed at https://www.sam.gov/SAM/

Under Section 2155.006(b) of the Texas Government Code, a state agency May not accept a Proposal or award a contract, including a contract for which purchasing authority is delegated to a state agency, that includes proposed financial participation by a person who, during the five- year period preceding the date of the Proposal or award, has been: (1) convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code,Hurricane Katrina, or any other disaster occurring after September 24, 2005; or (2) assessed a penalty in a federal civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005. Under Section 2155.006 of the Texas GovernmentCode, the respondent certifies that the individual or business entity named in this Proposal is notineligible to receive the specified contract and acknowledges that any contract resulting from thisRFP May be terminated and payment withheld if this certification is inaccurate.

Pursuant to Section 2262.003 of the Texas Government Code, the state auditor May conduct anaudit or investigation of the vendor or any other entity or person receiving funds from the state directly under this contract or indirectly through a subcontract under this contract. The acceptanceof funds by the Respondent or any other entity or person directly under this contract or indirectlythrough a subcontract under this contract acts as acceptance of the authority of the state auditor,under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. Under the direction of the legislative audit committee, the Respondent or other entity that is the subject of an audit or investigation by the state auditor mustprovide the state auditor with access to any information the state auditor considers relevant to theinvestigation or audit. Respondent will ensure that this clause concerning the authority to audit funds received indirectly by subcontractors through the vendor and the requirement to cooperateis included in any subcontract it awards.

The Respondent represents that, to the extent this Solicitation constitutes a contract for goods orservices within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subjectto applicable Federal law, Respondent (1) does not boycott Israel; and (2) will not boycott Israel during the term of this Agreement. The term "boycott Israel" as used in this paragraph has the meaning assigned to it in Section 808.001 of the Texas Government Code, as amended.

PREFERENCES

See Section 2.38 of the State of Texas Procurement Manual regarding preferences. Check below to claim a preference under 34 TAC Rule 20.38

( ) Supplies, materials, or equipment produced in TX or offered by TX bidder or TX bidder thatis owned by a service-disabled veteran *
( ) Agricultural products produced or grown in TX
( ) Agricultural products and services offered by TX bidders
( ) USA produced supplies, materials, or equipment
( ) Products of persons with mental or physical disabilities
( ) Products made of recycled, remanufactured, or environmentally sensitive materials including recycled steel
( ) Energy Efficient Products
( ) Rubberized asphalt paving
( ) Recycled motor oil and lubricants
( ) Products produced at facilities located on formerly contaminated property
( ) Products and services from economically depressed or blighted areas
( ) Vendors that meet or exceed air quality standards
( ) Recycled or Reused Computer Equipment of Other Manufacturers
( ) Foods of Higher Nutritional Value

Respondent represents and warrants that the individual signing this Execution of Offer is authorized to sign this document on behalf of Respondent and to bind Respondent under any contract resulting from this Proposal.

RESPONDENT (COMPANY): _____

SIGNATURE _____

NAME (TYPED/PRINTED) _____

TITLE: _____

EMAIL ADDRESS: _____

PHYSICAL ADDRESS: _____

CITY/STATE/ZIP: _____

TELEPHONE: _____

FAX: _____

TAX IDENTIFICATION NUMBER: _____

DATE: _____

End of Exhibit A

End of the solicitation