TEXAS SOUTHERN UNIVERSITY
BOARD OF REGENTS AGENDA

COMMITTEE: Academic Affairs, Research, and Student Life

ITEM: Request Approval to Negotiate and Execute a Master Lease for Off-Campus Housing

DATE PREVIOUSLY SUBMITTED: N/A

SUMMARY:
Residential Life and Housing (RLH) is requesting authorization to negotiate and execute a master lease agreement for up to 450 additional beds for upper-class students beginning Fall 2027 (Fiscal Year 2028). Currently, RLH has 708 master-leased beds through Icon/Loft to accommodate upper-class students for Fall 2027. The requested additional 450 beds will help address the increased demand for on-campus housing resulting from the University's growing student population.

Upon completion of the Request for Proposals (RFP) process, the administration will notify the Board of Regents of the selected vendor determined to provide the best overall value to the University. The resulting master lease agreement will be submitted to the Office of General Counsel for review and approval.

The solicitation is currently under review. The proposed contract term is two (2) years, with an option to renew for one additional two-year term.

Procurement Method
The University will procure through the RFP procurement method.
RFP-717-27-712
Issued Date: 10/01/2026 - Closing Date: 11/5/2026
Published on: Electronic State Business Daily

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 | $2,500,000
University FOAP | 1601-41814-2935-60 | Non-State-Appropriated Funds

SUPPORTING DOCUMENTATION:

(Under Separate Cover)
Cullen Oaks Master Lease (2025-2026)

RELATED BOARD BYLAW, POLICY AND/OR MAPP:
N/A

ACTION REQUESTED: The Administration recommends approval of this item.

ASCEND 2030 UNIVERSITY STRATEGIC INITIATIVES ALIGNMENT:
1.3 Grow total enrollment to expand the number of students who can benefit from a Texas Southern education, including online, graduate, and Texas student populations, with a focus on student housing capacity and access.

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

10/20/2026
DATE

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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 Maina Clubb

CHIEF FINANCIAL OFFICER

10/20/2026

DATE

James Crawford (Oct 23, 2026 10:44:55 CDT)

PRESIDENT

10/23/2026

DATE