TEXAS SOUTHERN UNIVERSITY BOARD OF REGENTS AGENDA

COMMITTEE: Physical Facilities and Real Estate

ITEM: Request Approval to Negotiate and Execute Contracts for Facilities, Maintenance, and Related Services

DATE PREVIOUSLY SUBMITTED: June 2, 2023

SUMMARY: The Administration requests approval to authorize the President, or designee, to negotiate and execute contracts and related agreements with qualified contractors to provide facilities maintenance, Mechanical, Electrical, and Plumbing (MEP), environmental and remediation, emergency response and restoration, and other specialized facilities and ifrastructure support services.

Board Policy 51.01 limits the President's contracting authority to $250,000. Accordingly, the Administration requests Board approval to delegate authority to the President to negotiate and execute contracts exceeding $250,000 for the services described herein, subject to an aggregate not-to-exceed amount of $3,500,000. The requested delegation shall expire on August 31, 2027, at the end of fiscal year 2027.

The University is responsible for maintaining its facilities and infrastructure in a safe, reliable, and operational condition in support of its academic mission and campus community. This requires access to qualified contractors with the expertise, personnel, equipment, and resources necessary to perform routine and preventative maintenance, address critical building and infrastructure systems, and respond to emergency and unforeseen conditions.

The requested contracting authority will provide the University with the flexibility to address facilities needs in a timely manner, supplement internal resources, when necessary, maintain critical systems and infrastructure, protect University assets, and minimize disruptions to campus operations.

Services may include, but are not limited to:

Facilities Maintenance and General Trades – Routine and preventative maintenance, corrective repairs, roofing and building envelope, carpentry, doors and hardware, painting, flooring, grounds, and other general building and infrastructure services.

Mechanical, Electrical, Plumbing (MEP), and Critical Infrastructure – HVAC and central plant systems, electrical distribution, plumbing and utility systems, building automation and controls, generators and emergency power, fire and life-safety systems, and related inspection, testing, maintenance, repair, and replacement.

Environmental, Health, Safety, and Remediation – Environmental assessment, testing, monitoring, remediation and abatement, including mold, asbestos, lead, indoor air quality, water intrusion, hazardous and regulated materials, specialty cleaning, and related environmental services.

Emergency Response, Restoration, and Continuity of Operations – Emergency repairs, water extraction and structural drying, storm and casualty restoration, temporary stabilization, emergency power generation, onsite fueling, disaster recovery, and other services necessary to maintain or restore University operations.

Specialized Facilities and Infrastructure Support – Specialized inspection, testing, maintenance, repair, replacement, treatment, and operational support for University buildings, grounds, utilities, equipment, and infrastructure

Oversight and Reporting – The Administration will provide the Board with a monthly report of all uses of the delegated authority to negotiate and execute contracts exceeding $250,000, in a format to be developed jointly by the Board and Administration.

The availability of these services is necessary to maintain the University's facilities and critical infrastructure, address operational requirements as they arise, and ensure the University can respond effectively to conditions that may impact the safety, reliability, or continuity of campus operations.

All contracts and related expenditures will be executed in accordance with applicable laws, procurement requirements, University policies and procedures, and the availability of funds.

Pursuant to the Governor's Budget Execution Order issued under Texas Government Code §317.005(b), I certify that the expense item below is necessary to support and maintain in educational and general activities; operational commitments; existing debt services, scholarships, utilities, facilities, equipment, respond to emergencies; and general operational costs.

Procurement Method

The University will procure these services in accordance with applicable state law, University policy, and established procurement requirements. Based on the nature, scope, and availability of the required services, the University will utilize competitively procured cooperative purchasing agreements, where determined to provide best value to the University, or issue a competitive solicitation to identify and engage qualified contractors.

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) | $3,500,000.00
9014-61200-38627 | State-Appropriated Funds 1000-61410-7266-70
| Non-State-Appropriated Funds

SUPPORTING DOCUMENTATION:

None

RELATED BOARD BYLAW, POLICY AND/OR MAPP:

Board Policy 51.01
MAPP Policy: 03.02.01-Purchasing Guidelines
MAPP Policy: 04.01.01-Facilities Acquisition, Construction, or Renovation
MAPP Policy: 04.01.03-Facilities Rehabilitation, Repair, Alteration, and Construction Construction
MAPP Policy: 08.04.01-Contract Administration

ACTION REQUESTED: The Administration recommends that the Board approve the delegation of authority to the President to negotiate and execute contracts exceeding $250,000 for the services described herein, subject to an aggregate not-to-exceed amount of $3,500,000, through August 31, 2027, and the monthly reporting requirement described herein.

ASCEND 2030 UNIVERSITY STRATEGIC INITIATIVES ALIGNMENT:

3.4 Update and expand physical spaces

TEXAS SOUTHERN UNIVERSITY BOARD OF REGENTS AGENDA

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 17:42:04 CST)

PRESIDENT

11/05/2026

DATE