



TEXAS SOUTHERN UNIVERSITY

REQUEST FOR PROPOSALS

MASTER LEASE FOR STUDENT HOUSING

RFP # 717-26-719

DEADLINE FOR SUBMITTAL:

11:00 a.m., Central Time, Tuesday, February 3, 2026

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

Texas Southern University
PROCUREMENT SERVICES
Attn: Sceffers Ward
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 Master Lease for Student Housing the University, in accordance with the specifications contained in this Request for Proposal (RFP). TSU is seeking building owners with proven experience, understanding and knowledge in housing to enter a Short Master Lease for student housing for our student body.

The University seeks to secure a master lease for student housing for approximately 400 to 600 beds with facilities within five miles of TSU campus. The University prefers a location in which all students can be located together. While the University prefers a single solution, it reserves the right to award Agreement(s) to one or multiple Respondents, if such award(s) are in the best interest of the University.

Qualified respondents are invited to submit a written response outlining their qualifications, experience, and pricing for the services as described in the Scope of Services, and in accordance with the terms, conditions, and requirements set forth in the Request for Proposal (RFP). The successful proposer(s) will provide the scope of services in accordance with all applicable laws, regulations, and professional standards.

1.2 **CONTRACT TERM.** The lease term will be an initial two (2) year term with the option to renew annually upon mutual agreement. The contract may be extended in writing prior to the expiration date of the initial term.

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:

A. 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.

B. 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 are 952 - 49, 917-56, and 971-00.

1.8 BACKGROUND

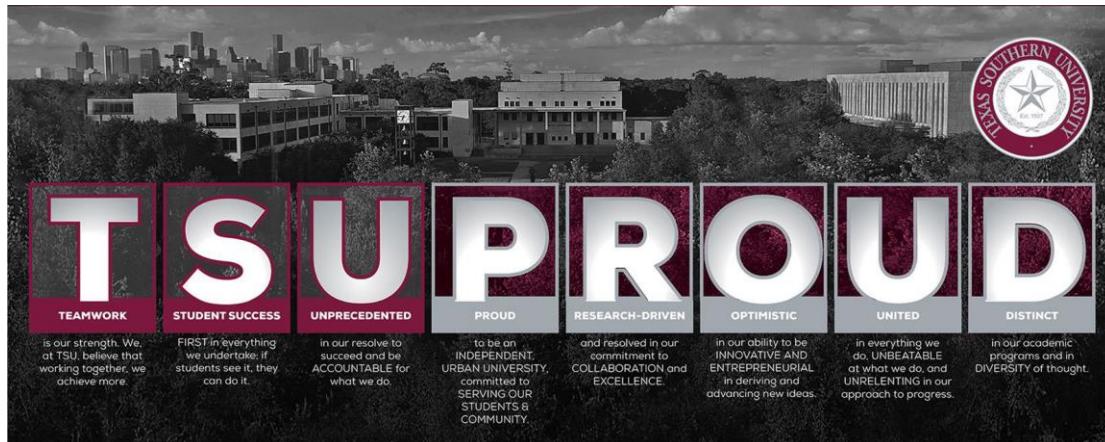
Texas Southern University (“TSU”) is an elite, Carnegie R2 Institution and proud to be the premiere producer of diversity for building a talent strong Texas. The Owner one of the largest Historically Black College/University (“HBCU”) in the nation and destined to become the first HBCU with the coveted 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 97 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.

Currently, Texas Southern University enrollment is approximately 8,000 students. The institution is currently finalizing a new strategic plan for the campus community. Preliminary strategies and goals contemplate the institution moving to 10,000 students by 2028 and 15,000 students in fall 2030.

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 SCOPE

The University desires to enter into a master lease for exclusive use of units within a building or adjacent buildings of residential units (a “Facility”) which will be used by the University to provide housing for our student population and other University purposes. The lease term will be an initial two (2) year term with option to renew annually upon mutual agreement.

The University is seeking a gross rent/unit structure. Cost proposal should include: per unit rent, common area maintenance including custodial and building and grounds, security, facility repairs other than to furniture, capital maintenance, pest control, trash removal, Owner insurance, property taxes, and all Utilities, including but not limited to, water, sewer, electricity, internet and wireless connectivity, basic cable tv, heat and hot water.

The University prefers housing equipped with the following:

- All life safety equipment
- off-street parking options
- laundry facilities
- secure building access
- security
- community space
- mailroom facility
- access to wireless internet
- cable tv
- lockable bedrooms
- fitness room or other amenities

2.2 Project Overview

In Fall 2026, TSU will be doing renovations to the University Towers. This renovation will create a demand for additional student housing. TSU would like to increase its capacity to house students and provide residential experience for multiple class years.

The University plans to grow its student body to 10,000 students by 2028, which will approximately double the size of the existing campus. Until that campus housing is delivered, the University seeks to secure a master lease for approximately 400 to 600 beds of student housing in facilities with proximity to the campus which will be assigned by the University’s Student Housing Department.

2.3 General Project Requirements

A. Property Characteristics

In addition to meeting the requirements of this RFP, each dwelling must comply in all respects with all local, State, and federal laws and regulations and Texas Southern University requirements include those governing building code, fire code, handicap access and safety, etc.

B. Property Location

Proposed sites shall be located within 5-mile radius of TSU campus and be a suitable, safe, desirable location for such purposes. Please indicate the location of each submitted property, its proximity to TSU campus, and its proximity to available public transportation. Commute times to the University will be a factor weighed heavily in the selection process.

C. Property Amenities

The University prefers housing equipped with the following:

- off-street parking options
- laundry facilities
- secure building access
- security
- community space
- mailroom facility
- access to wireless and cable tv
- lockable bedrooms
- fitness room or other amenities
- Internet/wireless

D. Gross Rent/Unit Structure

Cost proposal should include: per unit rent, common area maintenance including custodial and building and grounds, security, facility repairs other than to furniture, capital maintenance, pest control, trash removal, Owner insurance, property taxes, and all Utilities, including but not limited to, water, sewer, electricity, internet, basic cable tv, heat and hot water.

E. Tenants Use

Tenant shall have the right to use and occupy the Premises solely for the purpose of providing housing for its students.

F. Delivery Date:

The premises shall be available to Tenant for occupancy no later than June 1, 2026. Owner shall provide TSU assurances for availability, completion, etc.

G. Date of Possession:

Delivery of the vacant facility as agreed, satisfactory inspection by Tenant, execution of a lease between Owner and Tenant for the premises, and delivery of the required Certificate of Insurance.

H. Base Rent:

Rent shall be proposed per type/size of unit per month, commencing on the Commencement Date and payable monthly for the remaining term of the lease.

I. Parking:

The facility(ies) must have at least one parking space per unit, preferably one space per bedroom.

J. Hour of Operation:

Owner shall operate the Premises 24 hours a day, 7 days a week, 52 weeks a year, including on all Federal and State Holidays.

K. Safety Requirement:

TSU Fire Marshal shall inspect the properties prior to signing the lease as ascertain whether the properties are code compliant. All the systems below and any other fire safety protection features must have current inspection records in accordance with the State of Texas Code.

1. Fire sprinklers
2. Smoke alarms
3. Carbon Monoxide detectors

L. Property Condition

TSU Evaluation Committee will inspect the properties prior to completing their evaluation to determine if the property meets the needs of the University.

2.4 Lease Term

- A. Two (2) years, contingent upon delivery of the premises. The lease may be extended or renewed for an addition two (2) one-year terms.

End of Section II

SECTION III

CRITERIA

3.1 CRITERIA

Respondents are expected to submit a Proposal that considers and is responsive to the terms and conditions, specifications, the scope of services, requirements, etc.; as well as the evaluation criteria set out in this document. The criteria in which your response will be evaluated are as follows:

- Criterion 1 – Letter of Interest
- Criterion 2 – Property Management Plan
- Criterion 3 – Organizational, Qualifications and Experience
- Criterion 4 – Cost
- Criterion 5 – References

3.2 CRITERION 1 – LETTER OF INTEREST

A maximum **two-page letter** of interest that includes a synopsis of the firm, business principals, distinguishing characteristics, approach to completing this project, and primary contact information, and signed by the principal-in-charge.

3.3 CRITERION 2 – PROPERTY MANAGEMENT

Provide an organization chart indicating on-site management and staffing commitments and off-site management structure. Set forth the quality assurance and quality control plan for the facility. Provide a chart of response times and fees in the format below. Fees will be fixed for the term of the lease and subject to a one-time adjustment in accordance with the increase in the Consumer Price Index upon the exercise of each option.

Service	Response Time in Minutes		
	Weekdays	Evening	Weekends
Requests for maintenance service			
Pest control			
Key re-cores			
Detail cleaning at turnover			
Add any additional services			

3.4 CRITERION 3 – ORGANIZATIONAL, QUALIFICATIONS AND EXPERIENCE

1. Provide a statement describing your company to include name, number of employees, locations, number of years in business, number of years offering/supporting the proposed solution, and all acquisitions or mergers in the last five years. Is the company publicly or privately held?
2. If subcontractors are to be used, provide a list that specifies the name, address, phone number, contact person, and a brief description of the subcontractors' organizational capacity and qualifications.
3. Please provide information about Master Lease cancellations or non-renewals your company has experienced over the last three years with organizations similar in size and complexity to the University.
4. Describe your experience offering a solution for the business requirements identified in this document within higher education. Provide a client list that includes all higher education clients.
5. Provide the name of the contact information to arrange a walkthrough by the committee.
6. Provide a statement that explains why your company would be most qualified to provide products and services to TSU. What differentiates you from your competitors? In the response the Respondent must demonstrate that they are a recognized leader in the services and/or products covered in this document.
7. Describe your firm's understanding of the current higher education needs for providing the services described in **Specifications / Scope of Work** detailed in this document. Include in your response what challenges do higher education organizations face in this area how would your solution support our goals?
8. Financial Stability

No financial statements are required to be submitted with your responses, however, prior to an award the University may request audited financial statements from your company, credit reports and letters from your bank and suppliers.

9. Please provide a response to the following requests for information for University consideration:

Facility Characteristics:

1. Indicate how your Facility complies in all respects with all local, state, and federal governmental laws and regulations including those governing building code, fire code, ADA compliance and health and safety.
2. The Facility address and its proximity to the TSU.
3. The location(s) Metropolitan Transit Authority of Harris County (METRO) in relation to the Facility and routes to TSU Campus.
4. Describe why the Facility is suitable, safe, and desirable location for student housing.
5. Indicate total number of units in the building(s).
6. Indicate total number and location of units in the building(s) proposed for TSU student housing.
7. Describe the age and condition of the Facility.

8. Describe any recent renovations or improvements made within the last 12 months.
9. Provide detailed information about your proposed building/units including, but not limited to, the following:
 - a. Unit types, including size (square footage), configuration; bedrooms, bathrooms, common living area, kitchenette.
 - b. Explain whether all the units are located together on the same floor, if not explain where they are located within the larger building.
 - c. Ability to lock interior bedrooms, i.e. type of lockset, security cameras, etc.
 - d. Furniture included with the units if any
 - e. Cabling or Wireless options for Internet access in each unit.
 - f. Facility's hours of operation.
 - g. Interior and exterior lighting like the lighting provided by the University in and around its residence halls and acceptable to the University.
 - h. Describe any community room(s) including dimensions; Capacity; Furniture; and Amenities.
 - i. Describe Fire alarm system(s) in the Facility (i.e., manual pull stations, fire alarm control panels, etc.).
 - j. Describe and provide information on all fire extinguishers on the premises in the Facility.
 - k. Describe onsite parking or any parking locations within a reasonable distance to the facility, and if any additional fees are applicable.
 - l. Bicycle storage.
 - m. Laundry room facilities.
 - n. Mail room facilities.
 - o. Describe what shopping, entertainment, fitness, etc. are within a 10-minute walk of the facility.
 - p. Describe any unique examples of service or added value the Facility will provide to University students.
10. Describe Facility's security such as gated access, CCTV with active security monitoring, type of security personnel, etc.
11. Describe how you propose to keep access to TSU housing separate and secure from general housing population at your facility.
12. Describe your ability to collaborate with the University to obtain pictures and/or unit renderings for University marketing purposes. Please include the anticipated timeline for availability.
13. Describe the ability for the units to be available no later than June 1, 2026 and/or any conditions necessary, to be met by the University, for August 1, 2026 occupancy.
14. Provide a copy of any building management and/or tenant handbook that describes policies and procedures that would apply to tenants other than Texas Southern students.

3.5

CRITERION 4 – COST

The fee proposal shall be a detailed fee proposal as outlined below. Failure to provide a fee proposal that addresses each of the items listed below may result in disqualification from the RFP process.

- Please thoroughly address all costs associated with deliverables and solutions you propose.
- All costs should be detailed and itemized, as well as providing a “grand total” so that a score can be assigned.
- 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.

- Failure to provide a singular grand total when requested could be grounds for dismissal and/or disqualification of your response.

3.6 CRITERION 5: REFERENCES

Respondent's Organization Name: _____

INSTRUCTIONS: Provide a minimum of three (3) current professional references who may be contacted for verification of the Respondent's professional qualifications to meet the requirements set forth herein. We strongly prefer references from higher education institutions similar in size and requirements to the Texas Southern University.

We request that the references include one long-standing customer (minimum of 3-year engagement) and one new customer (one who has been engaged with Respondent for less than one year).

REFERENCE #1	
Institution/Company Name	
Contact Name	
Contact Title	
Contact Phone Number	
Contact Email Address	
Relationship Length	

REFERENCE #2	
Institution/Company Name	
Contact Name	
Contact Title	
Contact Phone Number	
Contact Email Address	
Relationship Length	

REFERENCE #3	
Institution/Company Name	
Contact Name	
Contact Title	
Contact Phone Number	
Contact Email Address	
Relationship Length	

End of Section III

SECTION IV

PROPOSAL INFORMATION

5.1 SCHEDULE OF EVENTS

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

EVENT	DATE
Issue RFP	January 9, 2026
Deadline for Submission of Questions	January 15, 2026
Response to Questions	January 20, 2026
Deadline for Submission of Proposals	February 3, 2026

5.2 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 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).

5.3 PRE-PROPOSAL MEETING

NO pre-bid meeting will be held.

5.4 PROPOSAL REQUIREMENTS

5.4.1 Submissions of your Proposal: Respondents shall submit two (2) paper copies 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.

5.4.2 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.

5.4.3 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: 1295 Form
Tab 9: Addenda

5.4.4 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.

5.4.5 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.

5.5 INQUIRIES / QUESTIONS

5.5.1 All inquiries and questions shall be submitted in writing (in Word format) via email to Mr. Sceffers Ward at sceffers.ward@tsu.edu by **12:00 noon Central on Thursday, January 15, 2026**; the date listed as the deadline for submission of questions as specified in Section 5.1 above.

5.5.2 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.

5.5.3 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.

5.5.4 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.

5.6 PROPOSAL SUBMISSION

5.6.1 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.

5.6.2 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 Sceffers Ward 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.

- 5.6.3 Telephone, email and facsimile Proposal responses will not be accepted.
- 5.6.4 Receipt of all addenda to this RFP should be acknowledged by returning a signed copy of each addendum with the submitted Proposal.
- 5.6.5 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.

5.7 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 Post Office nor our 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 the TSU Purchasing Office located in room 333 in Hannah Hall, our main administration building.**

5.8 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.

5.9 PROPOSAL EVALUATION AND AWARD

- 5.9.1 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.
- 5.9.2 A committee will be established to evaluate the Proposals. The committee will include employees of TSU and other persons invited by TSU to participate.
- 5.9.3 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.
- 5.9.4 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.
- 5.9.5 The evaluation committee will determine best value by applying the following criteria and assigned weighted values:

<u>Criteria</u>	<u>Weight</u>
Criterion 1: Letter of Interest	5%
Criterion 2: Property Management Plan	25%
Criterion 3: Organizational Qualification & Experience	25%
Criterion 4: Cost	35%
Criterion 5: References	10%

5.9.6 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.

5.9.7 TSU reserves the right to award to multiple vendors and/or make a split award if deemed in the best interest of the University.

End of Section V

EXHIBIT A

EXECUTION OF OFFER

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 economic opportunity, 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 or anyone acting for such respondent, corporation, or institution has (1) violated the antitrust laws of the State of Texas under Texas Business & Commerce Code, Chapter 15, or the federal antitrust laws; 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 address of 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 has any 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 named in 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 payment and 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 the Texas Comptroller of Public Accounts, Texas Southern University or any other state agency, was involved 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: Name of 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 this transaction and have not been subjected to suspension, debarment, or similar ineligibility determined 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 Government Code, 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 this RFP 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 an audit 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 indirectly through 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 the investigation 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 cooperate is 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 that is 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 material

() 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