



TEXAS SOUTHERN UNIVERSITY

INVITATION TO BID (ITB)

Nabrit Electrical and HVAC Project Services

ITB #717-26-749

DEADLINE FOR SUBMITTAL:

11:00 a.m. Central time, Tuesday, May 19, 2026

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

Texas Southern University
PROCUREMENT SERVICES
Attention: Sceffers Ward
3100 Cleburne Street
Mack O. Hannah Hall, Suite 333
Houston, Texas 77004 -4598



TEXAS SOUTHERN UNIVERSITY

Texas Southern University
Procurement Services – Purchasing
3100 Cleburne Street, Room HH333
Houston, TX 77004

ITB Number: 717-26-739 Nabrit Electrical and HVAC Project SVCS
Date of Issuance: Friday, April 24, 2026

Deadline: Tuesday, May 19, 2026
11:00 a.m. Central Time

Texas Vendor ID or FEI No.

COMPANY NAME

ADDRESS

CITY STATE ZIP

PHONE NUMBER EMAIL ADDRESS

AUTHORIZED SIGNATURE DATE

TYPE OR PRINT NAME OF SIGNER

E-MAIL ADDRESS

QUOTE F.O.B. DESTINATION PREPAID & ALLOWED

DELIVERY TIME ___ DAYS

TERMS OF PAYMENT: NET ___ DAYS

FREIGHT CHARGES: _____

If quoting other than F.O.B. Destination Prepaid and Allowed, indicate all freight charges.

TOTAL AMOUNT OF BID:

\$ _____

Under Section 231.006, Family Code, the Vendor certifies that the individual or business entity named in this contract, offer, or application is not ineligible to receive the specified grant, loan, or payment and acknowledges that this contract may be terminated and payment may be withheld if this certification is inaccurate.

If the paragraph above is applicable, provide names and social security number of each person with at least 25% ownership. Vendors that pre-registered this information on the Texas Procurement and Support Services Centralized Master Bidders List have satisfied This Vendor agrees to comply with all conditions shown on this form.

FAILURE TO MANUALLY SIGN WILL DISQUALIFY BID

Check below if preference is claimed under Rule 1 TAC 113.8

- [] Produced in Texas and/or Texas bidder
[] Texas agricultural products
[] USA produced supplies, materials or Equipment
[] Historically Underutilized Business Certified by the TX Procurement and Support Services
[] Products of persons with mental or physical Disabilities
[] Products made of recycled materials
[] Energy efficient products

Texas Southern University desires to enter a contract awarded to the company(s) offering the most advantageous proposition to the institution. Bids must be plainly marked on the envelope container or package, with the offer number and opening date.

BID DELIVERY

Bid packets are commonly submitted to TSU by one of the following methods: (1) U.S. Postal Service overnight, (2) Fed Ex overnight / Express Mail, and/or (3) Hand Deliver (recommended). Regardless of how you deliver your proposals response please note:

Campus Map:

<http://www.tsu.edu/about/campus/pdf/tsu-campus-map.pdf>

TSU Post Office, 3100 Cleburne St, Houston, TX 77004
TSU Purchasing Dept, Hannah Hall room 333

ADDITIONAL COPIES

Texas Southern University requests that bidders submit one (1) paper original of your bid response, one (1) paper copy of bid your response, and a flash drive copy of your response

EQUAL OPPORTUNITY

Contractor represents and warrants that it shall not discriminate against any person on the basis of race, color, national origin, creed, religion, political belief, sex, sexual orientation, age, and disability in the performance of this Contract.

PUBLIC INFORMATION

TSU considers all information, documentation and other materials requested to be submitted in response to this solicitation to be of a non-confidential and/or non-proprietary nature, and therefore shall be subject to public disclosure under the Texas Public Information Act (*Texas Government Code*, Chapter 552.001, *et seq.*) after a contract is awarded. Respondents are hereby notified that the University strictly adheres to all statutes, court decisions, and opinions of the Texas Attorney General with respect to disclosure of ITB information.

WAIVER OF INCONSISTENCIES:

The University reserves the right to waive any and all minor technical inconsistencies in evaluating the proposal responses.

INCURRED EXPENSES

Any and all expenses incurred in response to this proposal are entirely the responsibility of the contractor. Neither the University, nor the State of Texas, is liable in any manner.

PRE-BID MEETING / WALKTHROUGH:

None

INQUIRIES

All inquiries regarding this Invitation to Bid must be submitted via email by **Tuesday, May 5, 2026**, by **12:00 p.m. noon Central Time**. The University will not accept questions after this date. All inquiries may result in written responses posted to the Electronic State Business Daily, available at <https://www.txsmartbuy.com/esbd>. Questions must be emailed to Sceffers Ward at sceffers.ward@tsu.edu in Word format for ease of cutting and pasting.

ADDENDA, CHANGES AND MODIFICATIONS TO THIS BID

It is the bidder's responsibility to periodically check the Electronic State Business Daily Website <https://www.txsmartbuy.com/esbd> up until the offer opening time for any changes, modifications or addenda to this offer. Receipt of all addenda to this ITB should be acknowledged by returning a signed copy of each addendum with the submitted Bid. Failure to do so could result in an offer submission that cannot be considered

REFERENCES

Vendors responding to this bid must be prepared, if asked pre-award, to submit a list of at least three references your company has successfully provided products for projects of this type and magnitude. The list must include the client's name, address, telephone number, a contact person, and a brief description of the project completed. The University shall not be confined to this list if it deems further reference investigation necessary.

SUBCONTRACTORS

Subcontractors providing services under a Contract shall meet the same requirements and level of experience as required of Respondent. No subcontract under the Contract shall relieve Respondent of responsibility for ensuring the requested services are provided. Respondents planning to subcontract all or a portion of the work to be performed shall identify the proposed subcontractors

AWARD

Texas Southern University intends to award in such a way as to gain the greatest benefit to the result of this project and therefore the University. Texas Southern University will be the sole judge of what constitutes the most advantageous proposition to the University. An award to multiple vendors is reserved by the university if so chosen.

CRITERIA FOR AWARD

The evaluation of the bid will include the overall response to the bid, and will include, but is not limited to the "Best Value Standard for Purchase of Goods or Services" and any other factor Texas Southern University deems relevant. The University must be confident that their needs can be met. The University will evaluate and make the award on the offer that is determined to be the best value to the University based on the criteria listed below. All bids must be complete and convey all the information requested to be considered responsive.

Considerations for award of this contract will include the factors in accordance with Government Code 2155.074. Best Value Standard for Purchase of Goods or Services are as follows:

(a) For a purchase of goods and services under this chapter, each state agency, including Texas Southern University and shall purchase goods and services that provide the best value for the state.

(b) In determining the best value for the state, the purchase price and whether the goods or services meet specifications are the most important considerations. However, the Texas Procurement and Support Services or other state agency may, subject to Subsection (c) and Section 2155.075, consider other relevant factors, including:

- (1) Proposed costs
- (2) Stability and success of contractor's business

- (3) Quality and reliability of the goods and services
- (4) Delivery terms and proposed transition plan
- (5) Indicators of probable contractor performance under the contract such as past contractor performance, the contractor's financial resources and ability to perform, the contractor's experience or demonstrated capability and responsibility, and the contractor's ability to provide reliable maintenance agreements and support
- (6) Other factors relevant to determining the best value for the state in the context of a particular purchase

Added by Acts 1997, 75th Leg., ch. 1206, § 6, eff. Sept. 1, 1997.

Amended by Acts 2001, 77th Leg., ch. 1422, § 14.16, eff. Sept. 1, 2001.

PUBLICITY

Contractor agrees that it shall not publicize this Contract or disclose, confirm or deny any details thereof to third parties or use any photographs or video recordings of the University's employees or use the University's name in connection with any sales promotion or publicity event without the prior express written approval of the University.

BID TABULATION

Electronic copy of the submittal tabulation sheet will be made available after the scheduled public bid opening per request through Purchasing. Only names of respondents and total bid price will be released to the public at the public bid opening. All other information will be kept confidential until after successful contract award.

SEVERABILITY

In case any provision hereof, or of any resulting agreement or purchase order, shall, for any reason, be held invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision thereof, and this Contract shall be construed as if such invalid or unenforceable provision had not been included herein.

GOVERNING LAW

This Contract, including, without limitation, this ITB and any resulting agreement or purchase order, shall be construed and governed by the laws of the State of Texas.

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. Mr. Britt is the contact person. The bid number is the contract number.

If not applicable, then clearly state this point as well.

FIRM PRICING

Prices contracted for are to be guaranteed firm pricing for ninety (90) days from the bid deadline.

TERMINATION FOR FAILURE TO MEET SPECIFIED DELIVERY

Should the contractor consistently fail to meet the specified delivery, Texas Southern University reserves the right to cancel upon 10 days written notice. Texas Southern University specifically reserves the right to purchase these items elsewhere when delivery cannot be met, and Texas Southern University deems it necessary to override the contractual agreement.

FIXED ESCALATION CLAUSE

Bidders must certify a fixed, maximum percentage of escalation for both the initial and any subsequent terms of the contract as specified. This percentage will be employed in the evaluation and award of any contract resultant of the bid. The maximum annual percentage of escalation is _____. **If this field is not filled in, an escalation of 0% will be assumed.**

RIGHT TO TERMINATE

The University reserves the right to terminate this contract or any portion thereof on thirty (30) days written notice. Grounds for cancellation shall include, but are not limited to the following:

- 1) Failure to provide timely prompt service, and
- 2) Failure to provide quality products.

The University shall be the sole judge of acceptable service as indicated above.

TERMINATION

For termination, which is not based upon cause, thirty (30) day written notice shall be given to the contractor.

AMENDMENTS

This Contract may be amended only upon written agreement between Texas Southern University and Contractor; however, any amendment of this Contract that conflicts with the laws of the State of Texas shall be void.

PROTECTION OF PROPERTY

Vendors shall always guard against damage or loss to the University property or of other vendors, suppliers or contractors, and shall be responsible for replacing or repairing, or for the cost of repairs or replacement of any such loss or damage. The University may require payment or require such additions and/or adjustments to the Vendor's assessment to ensure reimbursement or replacement for such loss or damage to property incurred by the Vendor or its agents

INDEMNIFICATION

CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE STATE OF TEXAS, ITS OFFICERS, AND EMPLOYEES, AND TEXAS SOUTHERN UNIVERSITY ITS OFFICERS, AND EMPLOYEES AND CONTRACTORS, FROM AND AGAINST ALL CLAIMS, ACTIONS, SUITS, DEMANDS, PROCEEDINGS, COSTS, DAMAGES, AND LIABILITIES, INCLUDING WITHOUT LIMITATION ATTORNEYS' FEES AND COURT COSTS, ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM ANY ACTS OR OMISSIONS OF CONTRACTOR OR ANY AGENT, EMPLOYEE, SUBCONTRACTOR, OR SUPPLIER OF CONTRACTOR IN THE EXECUTION OR PERFORMANCE OF THIS CONTRACT. CONTRACTOR SHALL COORDINATE ITS DEFENSE WITH THE TEXAS ATTORNEY GENERAL AS REQUESTED BY TEXAS SOUTHERN UNIVERSITY.

THIS PARAGRAPH IS NOT INTENDED TO AND SHALL NOT BE CONSTRUED TO REQUIRE CONTRACTOR TO INDEMNIFY OR HOLD HARMLESS THE STATE OR TEXAS SOUTHERN UNIVERSITY FOR ANY CLAIMS OR LIABILITIES RESULTING FROM THE NEGLIGENT ACTS OR OMISSIONS OF TEXAS SOUTHERN UNIVERSITY OR ITS EMPLOYEES.

VENDOR CERTIFICATION / ACCEPTANCE

The undersigned hereby certifies that he has read, understands, and agrees that acceptance by Texas Southern University of the bidder's offer by issuance of a purchase order will create a binding legal contract. Further he agrees to fully comply with documentary forms herewith made a part of this specific procurement

NAME OF COMPANY: _____

AUTHORIZED SIGNATURE: _____

TYPED NAME & TITLE: _____

Executive Order GA-48 Compliance Statement (Higher Education)

Pursuant to Executive Order GA-48 issued by Greg Abbott, Respondent affirms its understanding of and commitment to comply with all applicable requirements related to foreign adversary restrictions as they apply to public institutions of higher education.

Respondent certifies that it is not owned by, controlled by, or affiliated with any entity identified as a foreign adversary and does not participate in prohibited foreign talent recruitment programs or restricted research collaborations. Respondent further certifies that it does not receive funding, contractual support, or other resources from prohibited foreign sources that would conflict with the requirements of this Executive Order.

In support of institutional research security and academic integrity, Respondent agrees to fully disclose any foreign affiliations, partnerships, funding sources, or collaborative arrangements that may involve foreign entities. This includes, but is not limited to, research sponsorships, joint academic programs, data-sharing agreements, and subcontracting relationships.

Respondent acknowledges that any resulting agreement may be subject to enhanced compliance measures, including review of research activities, data access limitations, export control considerations, and restrictions on the use of certain technologies, equipment, or personnel connected to foreign adversaries. Respondent further agrees to comply with all institutional policies related to international travel, remote work conducted outside the United States, and access to university systems or sensitive data, where applicable to the services provided.

Failure to comply with the provisions of Executive Order GA-48 and applicable institutional policies may result in disqualification from the solicitation process, contract termination, and/or other remedies available under law.

Vendor Certification – Executive Order GA-48 Compliance

The Respondent must complete the following certification. Failure to complete this section may result in disqualification.

Certified Compliant

Respondent affirms that it is fully compliant with the requirements of Executive Order GA-48 and has no prohibited affiliations, funding sources, or engagements.

Disclosure Required

Respondent affirms compliance but has disclosed below any affiliations, funding sources, partnerships, or activities that may require review under GA-48.

Non-Compliant

Respondent is unable to certify compliance with Executive Order GA-48.

If "Disclosure Required" is selected, provide details below (attach additional pages if necessary):

Authorized Representative Name: _____

Title: _____

Company Name: _____

Signature: _____ **Date:** _____

ATTACHMENTS

The following attachments are to be considered as part of this bid:

- TSU Terms and Conditions
- Form 1295, if applicable
- Specifications pages
- Pricing Sheet

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

Nabrit Electrical and HVAC Project

Scope of Work

The Nabrit Electrical and HVAC Improvements Project addresses critical infrastructure impacts resulting from the demolition of adjacent Nabrit laboratory facilities. The project focuses on restoring essential building systems within the Nabrit Lobby to ensure continued safe and reliable operations.

Key efforts include replacing affected electrical panels and reconnecting building loads to the Nabrit Annex system, upgrading chilled and heating water piping with new pumps and system connections, rerouting domestic water service, and restoring the fire alarm system to full functionality. Existing air distribution and lighting systems will remain in place to minimize disruption and control costs.

Additionally, the project incorporates unit pricing to address deferred maintenance items as needed, providing flexibility to improve system performance over time.

Overall, this initiative ensures operational continuity, enhances system reliability, and supports long-term facility sustainability with minimal impact to ongoing campus activities.

Scope of Work includes reconnection of Electrical and HVAC to Nabrit Lobby, required after demolition of Nabrit lab areas. Both services were routed through the main electrical and mechanical rooms and require re-routing from Nabrit Annex. Specific scope includes:

Project Name: Nabrit Electrical and HVAC Improvements

1. Electrical Systems

- Replace electrical panels in the Nabrit Lobby that were previously served by the demolished Nabrit building.
- Connect new panels to the existing electrical system in Nabrit Annex.
- Maintain all existing panels in Nabrit Lobby that are currently served by Nabrit Annex.
- Re-circuit existing loads (lighting, HVAC equipment, receptacles) that were previously fed from demolished building panels to the new panels.
- Existing branch circuits will remain and will not be replaced under this phase.

2. Lighting Systems

- Existing lighting fixtures and lighting control systems within Nabrit Lobby will remain unchanged and operational.

3. HVAC Hydronic Systems

- Remove and replace existing chilled water and heating water piping systems serving Nabrit Lobby.
- Install new pumps for both chilled water and heating water systems.

- Provide and install a new heating water connection to the existing campus distribution system within the tunnel at Nabrit Lobby.

4. Air Distribution Systems

- Existing Air Handling Units (AHUs), ductwork, terminal units, diffusers, and grilles will remain in place and are not part of this replacement scope.

5. Domestic Water Systems

- Demolish the existing domestic water supply line from the tunnel to Nabrit Lobby.
- Install and route a new domestic water supply from Nabrit Annex to serve Nabrit Lobby.

6. Fire Alarm System

- Repair and restore the fire alarm system to full operational condition.
- Work includes reconnecting and replacing components that were removed or damaged during the demolition of the Nabrit building.
- Existing main fire alarm panel located in Nabrit Lobby will remain and be integrated into the restored system.

7. Allowances / Unit Pricing for Deferred Maintenance

Provide unit pricing for the following potential deferred maintenance items (not directly related to demolition impacts):

- Replacement of AHU controller, sensors, and valve actuators
- Replacement of AHU motor
- Replacement of AHU chilled water coil
- Replacement of VAV terminal unit controls
- Replacement of light fixtures
- Replacement of lighting controls (switches)
- Replacement of Variable Frequency Drives (VFDs)

Please review the Box Link with Mechanical and Electrical Drawings. If you have difficulty opening the link please contact the assigned Buyer contact on the solicitation.

Drawing Link Folder:

BOX Link: <https://tsu.box.com/s/6xbuzri7d2rqdpahyasl97av53j5asdp>

Respondent must include a detailed price sheet to include, Equipment, Installation and all other fees to be charged to the University pertaining to this solicitation.

NABRIT ELECTRICAL & HVAC IMPROVEMENTS – PRICING SHEET

<u>Item No.</u>	<u>Category</u>	<u>Description</u>	<u>Unit</u>	<u>Qty</u>	<u>Unit Cost</u> <u>(\$)</u>	<u>Total Cost</u> <u>(\$)</u>	<u>Notes</u>
1.0	Electrical	Replace electrical panels (served from demolished building)	LS	1	_____	_____	Includes connection to Annex
1.1	Electrical	Re-circuit existing loads to new panels	LS	1	_____	_____	Lights, HVAC, receptacles
1.2	Electrical	Maintain existing panels (Annex-fed)	LS	1	_____	_____	No replacement required
2.0	Lighting	Existing lighting & controls remain	LS	1	_____	_____	No cost unless modified
3.0	HVAC Hydronic	Replace chilled water piping	LS	1	_____	_____	
3.1	HVAC Hydronic	Replace heating water piping	LS	1	_____	_____	
3.2	HVAC Hydronic	Install chilled water pumps	EA		_____	_____	
3.3	HVAC Hydronic	Install heating water pumps	EA		_____	_____	
3.4	HVAC Hydronic	New heating water connection (tunnel tie-in)	LS	1	_____	_____	
4.0	Air Distribution	Existing AHUs, ductwork, diffusers remain	LS	1	_____	_____	No replacement
5.0	Plumbing	Demolish existing domestic water line	LS	1	_____	_____	
5.1	Plumbing	Install new domestic water line from Annex	LS	1	_____	_____	
6.0	Fire Alarm	Repair and restore fire alarm system	LS	1	_____	_____	Includes reconnection
6.1	Fire Alarm	Integrate with existing fire alarm panel	LS	1	_____	_____	Panel remains

UNIT PRICING – DEFERRED MAINTENANCE (ALLOWANCES)

Item No.	Description	Unit Qty	Unit Cost (\$)	Total Cost (\$)	Notes
U1	Replace AHU controller/sensor/valve actuator	EA ____	_____	_____	
U2	Replace AHU motor	EA ____	_____	_____	
U3	Replace AHU chilled water coil	EA ____	_____	_____	
U4	Replace VAV terminal unit controls	EA ____	_____	_____	
U5	Replace light fixture	EA ____	_____	_____	
U6	Replace light control (switch)	EA ____	_____	_____	
U7	Replace VFD	EA ____	_____	_____	

SUMMARY

Category	Total Cost (\$)
Electrical	_____
HVAC	_____
Plumbing	_____
Fire Alarm	_____
Subtotal	_____
Contingency (____%)	_____
Total Project Cost	_____

End of this solicitation