



TEXAS SOUTHERN UNIVERSITY

Procurement Services - Purchasing

Addendum 1

Questions & Answers

RFP # 717-26-719

Master Lease for Housing

1. Can the University confirm whether respondents may propose a **single-source solution that aggregates multiple properties under one master lease and management structure**, where the respondent is responsible for sourcing, contracting, and operating a portfolio of facilities to meet the 400–600 bed requirement?

Answer: We are seeking one property.

2. Or does the University prefer respondents to **identify and propose specific, pre-selected facilities** within their submission that would be exclusively dedicated to TSU under the master lease?

Answer: Yes, but we will consider a section of a property if the bed count is sufficient.

3. We are a corporate housing provider that specializes in providing housing solutions (we are not property owners or managers). We are completing market research to determine if we could offer a single property or multi-property solution. We would leave the necessary units with the management company, set up all utilities, cable, and internet, and provide the University with a single point of payment. Additionally, we can provide furnished housing. We have experience providing student housing to universities such as Virginia State University, Georgetown University, and Virginia Tech, as well as extensive experience providing housing for corporate interns. We believe we can assist with your need, however, as we are not property managers/ owners and we would not be able to provide the level of detail requested in the RFP. For example, in Criterion 2, we

can guarantee our response times but since we do not employ the onsite staff, we could not guarantee their response times.

a. Would TSU entertain us as a solution?

If so, could we have a separate discussion about the services we could provide?

Answer: No

4. Does TSU want the entire property to be solely used for their student population?

Answer: Preferably yes, but we will consider a section of the property to be solely used by TSU if the bed count is sufficient.

5. Does TSU intend to have 1 or 2 students per bedroom? Ex. 2 students per bedroom in a 2-bedroom apartment would be 4 students in one unit.

Answer: One student per bedroom only

6. Can you clarify the dates in Criterion 3 point 13- should the occupancy date be August 1st, 2025?

Answer: Yes.

7. Would TSU consider furnished apartments as a solution? Does TSU plan to install dorm furniture in the apartments?

Answer: Furnished apartments only

8. Do you anticipate the number of rooms needed fluctuating from year to year?

Answer: Its possible

9. The current contract does not include irrigation monitoring, repairs, reporting, or winterization. Can you confirm whether the selected contractor is **responsible for any irrigation system services**, or if this is **excluded from scope**?

Answer: This will be the responsibility of the owner

10. What will be TSU's level in involvement in executing the program? Will there be resident life staff on site?

Answer: We will have staff on site and conduct our own programming

11. Bid specifications make mention of an Arborist and Landscape Architect. Can you please confirm that companies who submitted must have an Arborist and Landscape Architecture license at the time of bidding.

Answer: Not aware

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Answer: Not aware

12. What level of guest experience/ customer service do you expect from your provider?

Answer: Excellent

13. Will campus security and resident life associates also need access to the property/ units?

Answer: Yes

*Please sign this Addendum and include it in your response. Your signature will signify your acknowledgement / receipt of this addendum.

Signature _____