



**REQUEST FOR BID
("RFB")
(RFB-2026-018)
for
Pest Control Services**

Release Date: 04/29/2026

Responses Due: 06/01/2026 at 12:00 P.M. Central Standard Time

*** Responses not received by deadline will be rejected and returned unopened.**

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003 - BACKGROUND

The Bexar County Board of Trustees for Mental Health Mental Retardation Services d/b/a The Center for Health Care Services ("CENTER") is a multi-facility community mental health and intellectual disability center created under the authority of Section 534.001 of the Texas Health and Safety Code by its sponsoring agencies, Bexar County and the Bexar County Hospital District d/b/a University Health. The CENTER has been providing services to Bexar County residents experiencing mental health, intellectual developmental disabilities and/or substance use issues for over sixty (60) years and is the Texas Health and Human Services designated Local Mental Health Authority for Bexar County, Texas. The CENTER is considered a quasi-governmental entity, a political subdivision of the state of Texas, but is not a Texas state agency. The CENTER'S administrative offices are located at 6800 Park Ten Blvd. Suite 200-S, San Antonio, Texas 78213.

004 - SCOPE OF SERVICES

The Center for Health Care Services (“CENTER”) is soliciting bids for a CONTRACTOR to provide necessary Pest Control Services, including sufficient personnel, equipment, materials and supplies, to properly maintain a pest free environment as itemized in the CENTER’S specifications as listed in this Request for Bids (“RFB”) document.

A. Services to be Provided

Services include, but are not limited to, the following:

- 1) Provide an effective, pest control maintenance program to prevent, control or eliminate infestations of pests including, but not limited to, insects, roaches, ants, silverfish, spiders, scorpions, arachnids, rats, flies, gnats, rodents, bed bugs and mice in all areas including common, mechanical spaces, office, and restricted areas. RESPONDENT shall describe and advise Safety, Security, Infrastructure, Facilities and Fleet (SSIFF) Sr. Director of any site specific structural, sanitary, or operational changes that will eliminate sources of pest food, water, harborage and access.
- 2) Provide any necessary service to maintain prevention and control of all types of pest, to include but not limited to the list above. This includes but is not limited to spraying, fogging, dusting, baiting and trapping;
- 3) Provide any necessary service to remove the carcasses of rodents and vector and the associated odor that expire as a result of the spraying, fogging, dusting, baiting and trapping;
- 4) Inside and outside treatment shall include the placement of rat or rodent control bait in and around the building(s) as required. RESPONDENT shall place bait in areas or devices that will prevent ingestion by other pests and not accessible to the public. Baits, devices, and captured rodents will be promptly and legally disposed by RESPONDENT.
- 5) Pest control service for termites, wood destroying insects, bee removal and other pests not covered under this contract may be requested throughout the term of the contract. Services of this type will be quoted on an individual and as needed basis.

B. Operations

- 1) CONTRACTOR will coordinate with CENTER Facilities personnel to schedule services in order to minimize disruptions in operations. All buildings are to be treated during regular CENTER working hours (8:30 a.m. to 5:30 p.m.) unless the CENTER’S SSIFF Sr. Director authorizes alternate arrangements in writing.
- 2) CONTRACTOR shall submit a schedule of the days of the week and times during which it will provide pest control services to each facility served under the Contract to the CENTER’S FFM Manager for review and approval. The CENTER’S SSIFF Sr. Director shall have the right to require the CONTRACTOR to make revisions to the proposed schedules, which are necessary to meet the needs of the CENTER’S Consumers for the use of the facilities served under the Contract, or as may be necessary to meet other CENTER requirements for the use of the facilities. The SSIFF Sr. Director will also have the right to require the CONTRACTOR to make any revisions to the schedule for the reasons set forth above at any time during the term of the Contract.
- 3) CENTER personnel shall unlock doors for exterminator.
- 4) CONTRACTOR will use industry-specific quality chemicals and apply according to federal, state and local pest control standards and regulations utilizing personnel who have the necessary licenses, training and experience.
- 5) CONTRACTOR will make necessary re-treatment services to maintain adequate pest control, at no extra expense to the CENTER. The CENTER’S SSIFF Sr. Director, or designee, shall judge when control is adequate and direct CONTRACTOR to provide any necessary re-treatment. CONTRACTOR will accomplish re-treatment within two (2) workdays from the time requested by the CENTER for inspection and approval of CENTER’S SSIFF Sr. Director, or designee.
- 6) CONTRACTOR will submit a work slip via email, showing the address, date and the CONTRACTOR’S representative for each location where service is performed to document and facilitate payment for services to the SSIFF Sr. Director.
- 7) Leave the work area clean and free of materials, debris, and CONTRACTOR’S equipment to the satisfaction of the SSIFF Sr. Director. CONTRACTOR shall remove from the premises and properly dispose of all chemical containers and packaging used in performance of the service and dispose of dead rodents and pests in strict accordance with all applicable federal, state and local laws and regulations.

- 8) Provide service to interior and exterior areas to include all exterior perimeter areas up to 75 feet from the building. Service areas shall include, but not be limited to, all entries, restrooms, break rooms, mechanical rooms, storage areas, courtyards, expansion, weep holes, and walkways.
- 9) CONTRACTOR and his/her personnel shall wear an identification tag and uniform with the company name and employee name visible at all times while on CENTER premises. CONTRACTOR vehicles will be clearly marked with the CONTRACTOR'S business name on one or both sides of the vehicle.

C. Frequency

The frequency of the service required is monthly; Schedule is to be set by CENTER upon award.

D. Locations

The following is a list of the addresses and square footages at each address of the CENTER facilities that require pest control services under this RFB on a monthly frequency. The CENTER reserves the right to request pest control services at additional locations not listed herein, at rates consistent with those charged for locations of comparable size and service requirements. CENTER also reserves the right to delete locations with thirty (30) days' notice to the CONTRACTOR.

Address	Estimated Square Footage
1. 711 East Josephine	28,000
2. 227 W. Drexel (A)	12,431
3. 601 N. Frio St. Building #1	19,727
4. 601 N Frio St, Building #2	21,000
5. 2711 Palo Alto	24,072
6. 8155 Lone Shadow	5,502
7. 8165 Lone Shadow	1,880
8. 7622 Linkside St	2,528
9. 2039 E. Houston St	5,000
10. 928 W. Commerce St	90,000
11. 104 Story Lane	5,458
12. 5802 S Presa	4,804
13. 1007 Paulsun	9,375

E. License

Include with its bid response, documentation of applicable license, certification, and commercial experience for the CONTRACTOR and the Certified Commercial Applicator. The CENTER reserves the right to request documentation at any time during the service period.

F. Safety

The CONTRACTOR shall:

- 1) Provide CONTRACTOR'S personnel with all required safety equipment and instruct personnel to observe all safety policies, rules and requirements at all times, including, but not limited to: wearing eye protection when required, safety shoes, etc.
- 2) Provide all chemicals and devices, which shall be the appropriate type and amount in performance of the service.
- 3) Not store or leave any chemicals or compounds unattended and not under lock and key while on CENTER premises, unless used in the direct treatment or prevention of a specific pest problem.

- 4) Prior to beginning work, thoroughly examine and become familiar with the facilities to ensure the service can be completed in an orderly, safe manner.
- 5) Maintain a safe work environment at all times and report immediately to the SSIFF Sr. Director the existence of unsafe condition(s), which will compromise the safety of personnel or completion of the service.
- 6) All necessary safety precautions must be taken by the CONTRACTOR to avoid damage or injury to persons and/or property.
- 7) CONTRACTOR to use odorless product when spraying all buildings.

G. Special Requirements

- 1) Inspections:
 - a. Evaluate the pest control needs of all premises and identify problem areas and any equipment, structural features or management practices that are contributing to pest infestation, providing this information to the SSIFF Sr. Director.
 - b. The CENTER reserves the right to make random inspections of the work performed to determine whether the requirements of the Contract are met. The CONTRACTOR shall be notified, verbally and in writing, of the results of the inspections. If the random inspections find that the CONTRACTOR is not meeting the requirements of the contract, the CONTRACTOR shall correct the deficiencies before any payment is made.

H. Building Restrictions

- 1) Restrooms and Kitchens: Restrooms and kitchens shall not be used for washing of tools and equipment or the mixing and preparation of chemicals.
- 2) Access: If the facility is vacant and locked at time of arrival, the RESPONDENT shall call the SSIFF Sr. Director for further instructions. The CENTER shall not incur additional charges for any delay or rescheduling.

I. Special Service Due to Reinfestation

Special service to address reinfestations within the 90-day guarantee period shall be provided during or after regular business hours, as requested by the SSIFF Sr. Director. CONTRACTOR shall respond to request for special service within 24 hours of notification and shall provide these at no additional cost to the CENTER until the infestation is under control or eliminated.

J. Emergency Service Due to Reinfestation

Emergency services due to reinfestation within the 90-day guarantee period, defined as only those services which the CENTER considers to be hazardous or detrimental to employee health or which negatively affects the CENTER'S operations, shall be provided under the quarterly monthly service at no additional cost to CENTER. CONTRACTOR shall respond to request for emergency service and be on-site within two (2) hours of notification by the CENTER when the request is made between the hours of 8:30 a.m. and 5:30 p.m.

K. Reports

CONTRACTOR shall submit, via email, one (1) copy of each inspection/service report form after completion of service, identifying at a minimum, the service location, specific pest problems, pesticide applications or other treatments, devices utilized, specific location of application sites, target pest, pest sightings, sanitation/environmental status, building maintenance needs, the date of service, and applicator's signature.. Failure to provide a signed inspection/service report may result in delay or rejection of payment.

005 - ASSURANCES

The Proposer assures the following (signature required):

1. That all addenda and attachments to the RFB as distributed by CENTER have been received.
2. No attempt will be made by the Proposer to induce any person or firm to submit or not to submit a Bid, unless so described in the RFB document.
3. The Proposer does not discriminate in its services or employment practices on the basis of race, color, religion, sex, sexual orientation, national origin, disability, veteran status, or age.
4. That no employee of CENTER or Health and Human Services Commission ("HHSC") and no member of CENTER'S Board of Trustees will directly or indirectly receive any pecuniary interest from an award of the proposed contract. If the Proposer is unable to make the affirmation, then the Bid must disclose any knowledge of such interests.
5. Proposer accepts the terms, conditions, criteria, and requirements set forth in the RFB.
6. Proposer accepts CENTER'S right to cancel the RFB at any time prior to contract award.
7. Proposer accepts CENTER'S right to alter the timetables for procurement as set forth in the RFB.
8. The Bid submitted by the Proposer has been arrived at independently without consultation, communication, or agreement with another party for the purpose of restricting competition.
9. Unless otherwise required by law, the information in the Bid submitted by the Proposer has not been knowingly disclosed by the Proposer to any other Proposer prior to the notice of intent to award.
10. No claim will be made to CENTER for payment to cover costs incurred in the preparation of the submission of the Bid or any other associated costs.
11. CENTER has the right to complete background checks and to verify information submitted by a Proposer.
12. The individual signing this document and the contract is authorized to legally bind the Proposer.
13. The address submitted by the Proposer to be used for all notices sent by CENTER is current and correct.
14. All cost and pricing information is reflected in the Bid documents or attachments.
15. That the Proposer is not currently held in abeyance or barred from the award of a federal or state contract.
16. That the Proposer is not currently delinquent in its payments of any franchise tax or state tax owed to the state of Texas, pursuant to Texas Tax Code, Title 2, Subchapter F, Chapter 171, Subchapter H and Title 34 of the Texas Administrative Code, Part 1 Chapter 3, Subchapters A and F.
17. Proposer shall disclose whether any of the directors or personnel of Proposer has either been an employee or a trustee of CENTER within the past two (2) years preceding the date of submission of the Bid. This requirement applies to all personnel, whether or not identified as key personnel. If such employment has existed, or term of office served as trustee, the Proposer shall state in an attached writing the nature and time of the affiliations as defined.
18. Proposer shall identify in an attached writing any trustee or employee of CENTER who has a financial interest in Proposer or who is related within the second degree by consanguinity or affinity to a person having such financial interest. Such disclosure shall include a complete statement of the nature of such financial interest and the relationship, if applicable. Moreover, Proposer shall state in an attached writing whether any of its directors or personnel knowingly has had a personal relationship with employees or officers of CENTER within the past two (2) years that may interfere with fair competition.
19. No current or former employee or officer of a federal, state, or local governmental agency, and/or the CENTER directly or indirectly aided or attempted to aid in the procurement of Proposer's services.
20. Proposer shall disclose in an attached writing the name of every CENTER key person with whom Proposer is doing business or has done business during the 365 day period immediately prior to the date on which the Bid is due; failure to include such a disclosure will be a binding representation by Proposer that the natural person executing the Bid has no knowledge of any CENTER key persons with whom Proposer is doing business or has done business during the 365 day period prior to the immediate date on which the Bid is due.
21. Under Section 231.006 of the Texas Family Code, the vendor or Proposer certifies that the individual or business entity named in this Bid 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.
22. Proposer has no conflict of interest and meets the standards of conduct requirements pursuant to Texas Administrative Code Section 412.54(c).
23. That all information provided in the Bid is true and correct.

Company Name: _____

Contact Person: _____

Address: _____

Telephone: _____

Signature: _____

Printed Name of Signing Authority

Date

006 - TERM OF CONTRACT

The anticipated term for a contract awarded in response to this RFB is three (3) years. The CENTER shall have the option to renew under the same terms and conditions for up to two (2) additional one (1) year extensions. All renewals shall be in writing and signed by President/CEO, or their designee, after approval by the CENTER'S Board of Trustees. The CENTER may terminate a contract at any time if funds are restricted, withdrawn, not approved or for unsatisfactory service.

007 - PRE-SUBMITTAL CONFERENCE

A Pre-Submittal Conference will be held at the CENTER for Health Care Services, located at 6800 Park Ten Blvd. Suite 200-S, 2nd Floor, San Antonio, Texas 78213 at 11:30 A.M. Central Standard Time (CST), on May 7, 2026.

This meeting place is accessible to disabled persons. The Center for Health Care Services is wheelchair accessible. The accessible entrance is located at 6800 Park Ten Blvd. Suite 200-S. Accessible parking spaces are located at 6800 Park Ten Blvd. Suite 200-S. RESPONDENTS that are unable to attend in person may participate by Conference Call. RESPONDENTS may call the toll-free number listed below and enter access code to participate the day of the conference.

Dial-In Toll Telephone Number: 210-714-4201

Dial-In Toll-Free Telephone Number: 1-800-717-4201

Access Code: 18015 #

RESPONDENTS are encouraged to prepare and submit their questions in writing in advance of the Pre-Submittal Conference in order to expedite the proceedings.

RESPONDENTS may submit their Questions pertaining to this RFB to Chelsey Turner, Contract Administrator, by email to CTurner@chcsbc.org, please carbon copy Contracts@chcsbc.org, before May 14, 2026 at 12:00 P.M. Central Standard Time (CST). Please refrain from contacting the CENTER'S Board of Trustees members during the search process and direct all inquiries to the contact person listed above. Only those written questions received prior to the May 14, 2026, 12:00 p.m. CST deadline will be addressed.

Any oral response given at the Pre-Submittal Conference that is not confirmed in writing and posted with this solicitation shall not be official or binding on the CENTER. Only written responses shall be official and all other forms of communication with any officer, employee or agent of the CENTER shall not be binding on the CENTER. RESPONDENTS are encouraged to resubmit their questions in writing, to the CENTER Staff person identified in the Restrictions on Communication section, after the conclusion of the Pre-Submittal Conference.

008 - BID REQUIREMENTS

RESPONDENT'S Bid shall include the following items in the following sequence, noted with the appropriate heading as indicated below. Submitted Bids should include information in sufficient detail to address the RESPONDENT'S ability to perform the services being requested and provide the CENTER with enough information to properly evaluate Bids.

RESPONDENTS must submit a hard copy Bid. Submit one original, signed in ink and five (5) copies of the Bid and one USB containing a copy of the entire Bid in either Microsoft Word or PDF format.

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EXECUTIVE SUMMARY. The summary shall include a statement of the work to be accomplished, how RESPONDENT proposes to accomplish and perform each specific service and unique problems perceived by RESPONDENT and their solutions.

GENERAL INFORMATION FORM. Use the Form found in this RFB as Attachment A, Part One.

PRICING SCHEDULE. Use the Pricing Schedule that is found in this RFB as Attachment B.

PROOF OF INSURABILITY. RESPONDENT shall submit a copy of their current insurance certificate.

SIGNATURE PAGE. RESPONDENT must complete, sign and submit the Signature Page found in this RFB as Attachment C. The Signature Page must be signed by a person, or persons, authorized to bind the entity, or entities, submitting the Bid. Bids signed by a person other than an officer of a corporate RESPONDENT or partner of partnership RESPONDENT shall be accompanied by evidence of authority.

CONFLICT OF INTEREST FORM. RESPONDENT must complete, sign and submit the Conflict of Interest Statement found in this RFB as Attachment D. RESPONDENT shall select only *one* applicable scenario.

BID CHECKLIST. Complete and submit the Bid Checklist found in this RFB as Attachment E.

RESPONDENT is expected to examine this RFB carefully, understand the terms and conditions for providing the services listed herein and respond completely. FAILURE TO COMPLETE AND PROVIDE ANY OF THESE BID REQUIREMENTS MAY RESULT IN THE RESPONDENT'S BID BEING DEEMED NON-RESPONSIVE AND THEREFORE DISQUALIFIED FROM CONSIDERATION.

The awarded RESPONDENT shall, at its own expense, conduct criminal background checks on all personnel and subcontractors assigned to provide services on CENTER property. The background checks must satisfy the requirements of the CENTER'S licensing and regulatory agencies. Proof that such checks have been conducted will be provided by the Contractor to the CENTER upon request.

The RESPONDENT must indicate whether or not it will be subcontracting portion(s) of services contained in this RFB's Scope of Services. If so, indicate the name of the subcontractor and the portion of the work, which will be subcontracted. Provide the subcontractor's qualifications that meet the requirements of the Scope of Services. The CENTER reserves the right to refuse the selection of any subcontractor(s) by Contractor for reasonable cause.

009 - SUBMISSION OF BID

Please complete all questions in the order that they are presented in this Request for Bid ("RFB"). Include all questions and question numbers in your responses. Any additional comments or information may be provided at the end of your answers to all Bid questions. If a question does not apply to the Proposer, simply and clearly document "N/A". Scoring and evaluation is based on completed questions. Unanswered questions will be considered omissions. The CENTER reserves the right to review only completed Bids. The CENTER reserves the right to hold subsequent face to face or telephone interviews for clarification and/or negotiation purposes. Interviews will not be solicited for the purpose of completing incomplete Bids. Multiple omissions and/or incomplete responses may result in disqualification.

Instructions for Submitting Bids

RESPONDENT shall submit one (1) original, signed in ink, five (5) hard copies and one (1) USB drive which contains the Bid in either Microsoft Word or PDF format in a sealed package clearly marked with the project name, "**Pest Control Services, RFB 2026-018**" on the front of the package by no later than 12:00 P.M. Central Standard Time (CST), on June 1, 2026. Responses may be delivered by regular mail, special carrier, or hand delivery to the CENTER'S administrative offices at 6800 Park Ten Blvd. Suite 200-S, San Antonio, Texas, 78213. **Untimely Responses will be rejected and/or returned unopened. Any mail delays or other matters causing late receipt are irrelevant and will not excuse late submission. The time as kept by the CENTER shall be the official time and shall control. Therefore, RESPONDENTS should strive for early submission to avoid the possibility of rejection for late arrival. The CENTER will not be responsible in the event that the U.S. Postal Service or any other carrier system fails to deliver the Response to the CENTER by the given deadline above. Responses may be withdrawn at any time prior to actual contract award.** Submission of bids by telephone, facsimile transmission or e-mail will not be accepted. The CENTER reserves the right to reject any and all Bids, to waive technicalities, and to accept any advantages deemed beneficial to the CENTER and its consumers. It is the CENTER'S intent to evaluate Bids, and/or services in order to achieve the best value for CENTER employees and operations. Interviews or site visits may be conducted to further evaluate competitive Bids, and to select one or more Bids as finalists for consideration for award of a contract. Each firm which submits a complete Bid but is not awarded a contract will be notified in writing that the Bid is no longer being considered. Any information contained in the Bid that is deemed to be proprietary in nature must clearly be so designated in the Bid. Such information may be subject to disclosure under the Public Information Act on opinions from the Texas Attorney General's office.

Modified Bids. Bids may be modified provided such modifications are received prior to the due date for submission of Bids and submitted in the same manner as original Bid. For hard copy Bids, provide a cover letter with the Bid, indicating it is a modified Bid and that the Original Bid is being withdrawn.

Correct Legal Name. RESPONDENTS who submit Bids to this RFB shall correctly state the true and correct name of the individual, proprietorship, corporation, and /or partnership (clearly identifying the responsible general partner and all other

partners who would be associated with the contract, if any). No nicknames, abbreviations (unless part of the legal title), shortened or short-hand, or local "handles" will be accepted in lieu of the full, true and correct legal name of the entity. These names shall comport exactly with the corporate and franchise records of the Texas Secretary of State and Texas Comptroller of Public Accounts. Individuals and proprietorships, if operating under other than an individual name, shall match with exact Assumed Name filings. Corporate RESPONDENTS and limited liability company RESPONDENTS shall include the 11-digit Comptroller's Taxpayer Number on the General Information form found in this RFB as Attachment A.

If an entity is found to have incorrectly or incompletely stated its name or failed to fully reveal its identity on the General Information form, the Senior Director of Contracting & Procurement shall have the discretion, at any point in the contracting process, to suspend consideration of the Bid.

Firm Offer. All provisions in RESPONDENT'S Bid, including any estimated or projected costs, shall remain valid for one hundred and twenty (120) days following the deadline date for submissions or, if a Bid is accepted, throughout the entire term of the contract.

Confidential or Proprietary Information. The entire response to this Request for Bid shall be subject to disclosure under the Texas Public Information Act, Chapter 552 of the Texas Government Code. If the applicant believes information contained therein is legally excepted from disclosure under the Texas Public Information Act, the applicant should conspicuously (via bolding, highlighting and/or enlarged font) mark those portions of its response as confidential or proprietary and submit such information under seal. Such information may still be subject to disclosure under the Public Information Act depending on determinations of the Texas the Attorney General's office.

Cost of Bid. Any cost or expense incurred by the RESPONDENT that is associated with the preparation of the Bid, the Pre-Submittal conference, if any, or during any phase of the selection process, shall be borne solely by RESPONDENT.

010 - RESTRICTIONS ON COMMUNICATION

RESPONDENTS are prohibited from communicating with: 1) CENTER Board of Trustees regarding the RFB or Bids from the time the RFB has been released until the contract is posted as an agenda item; and 2) CENTER employees from the time the RFB has been released until the contract is awarded. These restrictions extend to "thank you" letters, phone calls, emails and any contact that results in the direct or indirect discussion of the RFB and/or Bid submitted by RESPONDENT. Violation of this provision by RESPONDENT and/or its agent may lead to disqualification of RESPONDENT'S Bid from consideration.

Exceptions to the Restrictions on Communication with CENTER employees include:

RESPONDENTS may submit written questions concerning this RFB to the Staff Contact Person listed below until 12:00 PM, Central Standard Time, May 14, 2026. Questions received after the stated deadline will not be answered. All questions shall be sent by e-mail to:

Chelsey Turner
Contract Administrator
Center for Health Care Services
CTurner@chcsbc.org (Carbon Copy Contracts@chcsbc.org)

Questions submitted and the CENTER'S responses will be posted with this solicitation to the CENTER'S website.

CENTER reserves the right to contact any RESPONDENT to negotiate if such is deemed desirable by CENTER. Such negotiations, initiated by CENTER staff persons, shall not be considered a violation by RESPONDENT of this section.

011 - AWARD OF CONTRACT AND RESERVATION OF RIGHTS

The CENTER reserves the right to award one, more than one or no contract(s) in response to this RFB.

The Contract, if awarded, will be awarded to the RESPONDENT(s) whose Bid(s) is deemed most advantageous to CENTER, as determined by the selection committee, upon approval of the CENTER'S Board of Trustees.

The CENTER may accept any Bid in whole or in part. If subsequent negotiations are conducted, they shall not constitute a rejection or alternate RFB on the part of CENTER. However, final selection of a RESPONDENT is subject to CENTER'S Board of Trustees approval.

The CENTER reserves the right to accept one or more Bids or reject any or all Bids received in response to this RFB, and to waive informalities and irregularities in the Bids received. CENTER also reserves the right to terminate this RFB, and reissue a subsequent solicitation, and/or remedy technical errors in the RFB process.

The CENTER reserves the right to reject, for any reason and at its sole discretion, in total or in part, any and/or all Bids, regardless of comparability of price, terms or any other matter, to waive any formalities, and to negotiate on the basis of the Bids received for the most favorable terms and best service for the CENTER. If a firm is selected, the firm will be required to execute a contract. If CENTER funding is materially decreased during the contract term, the contract may be amended and/or terminated.

No work shall commence until CENTER signs the contract document(s) and RESPONDENT provides the necessary evidence of insurance as required in this RFB and the Contract. Contract documents are not binding on CENTER until approved by the CENTER'S General Counsel and signed by CENTER'S President and CEO. In the event the parties cannot negotiate and execute a contract within the time specified, CENTER reserves the right to terminate negotiations with the selected RESPONDENT and commence negotiations with another RESPONDENT.

This RFB does not commit CENTER to enter into a Contract, award any services related to this RFB, nor does it obligate CENTER to pay any costs incurred in preparation or submission of a Bid or in anticipation of a contract.

If selected, RESPONDENT will be required to comply with the Insurance and Indemnification Requirements established herein.

The successful RESPONDENT must be able to formally invoice the CENTER for services rendered.

Independent Contractor. RESPONDENT agrees and understands that, if selected, it and all persons designated by it to provide services in connection with a contract, are and shall be deemed to be an independent contractors, responsible for their respective acts or omissions, and that CENTER shall in no way be responsible for RESPONDENT'S actions, and that none of the parties hereto will have authority to bind the others or to hold out to third parties, that it has such authority.

Invoices shall be issued on a time and material basis for services rendered. The CENTER will pay invoices within 30 days of receipt (commercial credit) only after services have been performed. The Contractor shall invoice each facility separately with individual invoices to include credits (if any) in the same invoice. The CENTER is a tax exempt entity.

012 - SCHEDULE OF EVENTS

Following is a list of projected dates/times with respect to this RFB:

RFB Release Date:	04/29/2026
Pre-Submittal Conference	11:30 A.M. CST on 05/07/2026
Final Questions Accepted:	12:00 P.M. CST on 05/14/2026
Bid Due:	12:00 P.M. CST on 06/01/2026

013 - INSURANCE REQUIREMENTS

If selected to provide the services described in this RFB, RESPONDENT shall be required to comply with the insurance requirements set forth below:

INSURANCE

Prior to the commencement of any work under this Agreement, RESPONDENT shall furnish copies of all required endorsements and completed Certificate(s) of Insurance to the CENTER'S Contract & Procurement Division, which shall be clearly labeled "**Pest Control Services**" in the Description of Operations block of the Certificate. The Certificate(s) shall be completed by an agent and signed by a person authorized by that insurer to bind coverage on its behalf. The CENTER will not accept a Memorandum of Insurance or Binder as proof of insurance. The certificate(s) must have the agent's signature and phone number, and be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to the CENTER. The CENTER shall have no duty to pay or perform under this

Agreement until such certificate and endorsements have been received and approved by the CENTER'S Contract & Procurement Department. No officer or employee, other than the CENTER'S Senior Director of Compliance & Systems Support, shall have authority to waive this requirement.

The CENTER reserves the right to review the insurance requirements of this Article during the effective period of this Agreement and any extension or renewal hereof and to modify insurance coverage and their limits when deemed necessary and prudent by CENTER'S Senior Director of Compliance & Systems Support based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance will CENTER allow modification whereby CENTER may incur increased risk.

A RESPONDENT'S financial integrity is of interest to the CENTER ; therefore, subject to RESPONDENT'S right to maintain reasonable deductibles in such amounts as are approved by the CENTER , RESPONDENT shall obtain and maintain in full force and effect for the duration of this Agreement, and any extension hereof, at RESPONDENT'S sole expense, insurance coverage written on an occurrence basis, unless otherwise indicated, by companies authorized to do business in the State of Texas and with an A.M Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

<u>TYPE</u>	<u>AMOUNTS</u>
1. Workers' Compensation	Statutory Limits
2. Employers' Liability	\$500,000/\$500,000/\$500,000
3. Broad form Commercial General Liability Insurance to include coverage for the following: a. Premises operations b. Independent Contractors c. Products/completed operations d. Personal Injury e. Contractual Liability f. Damage to property rented by you	For Bodily Injury and Property Damage of \$1,000,000 per occurrence; \$2,000,000 General Aggregate, or its equivalent in Umbrella or Excess Liability Coverage f. \$100,000
4. Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	Combined Single Limit for Bodily Injury and Property Damage of \$1,000,000 per occurrence

RESPONDENT agrees to require, by written contract, that all subcontractors providing goods or services hereunder obtain the same insurance coverage required of RESPONDENT herein and provide a certificate of insurance and endorsement that names the RESPONDENT and the Center of Health Care Services as additional insured. RESPONDENT shall provide the CENTER with said certificate and endorsement prior to the commencement of any work by the subcontractor. This provision may be modified by CENTER'S Senior Director of Compliance & Systems Support, when deemed necessary and prudent, based upon changes in statutory law, court decisions, or circumstances surrounding this agreement. Such modification may be enacted by letter signed by CENTER'S Senior Director of Contracting & Procurement, which shall become a part of the contract for all purposes.

As they apply to the limits required by the CENTER, the CENTER shall be entitled, upon request and without expense, to receive copies of the policies, declaration page, and all endorsements thereto and may require the deletion, revision, or modification of particular policy terms, conditions, limitations, or exclusions (except where policy provisions are established by law or regulation binding upon either of the parties hereto or the underwriter of any such policies). RESPONDENT shall be required to comply with any such requests and shall submit a copy of the replacement certificate of insurance to CENTER at the address provided below within 10 days of the requested change. RESPONDENT shall pay any costs incurred resulting from said changes.

Center for Health Care Services
Attn: Contracting & Procurement Division
6800 Park Ten Blvd.
Suite 200-S
San Antonio, Texas 78213

RESPONDENT agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following provisions:

- Name the CENTER, its Board of Trustees, employees, and volunteers as additional insured by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under

contract with the CENTER, with the exception of the workers' compensation and professional liability policies;

- Provide for an endorsement that the "other insurance" clause shall not apply to the Center for Health Care Services where the CENTER is an additional insured shown on the policy;
- Workers' compensation, employers' liability, general liability, and automobile liability policies will provide a waiver of subrogation in favor of the CENTER.
- Provide advance written notice directly to CENTER of any suspension, cancellation, non-renewal, or material change in coverage, and not less than ten (10) calendar days advance notice for nonpayment of premium.

Within five (5) calendar days of a suspension, cancellation or non-renewal of coverage, RESPONDENT shall provide a replacement Certificate of Insurance and applicable endorsements to CENTER. CENTER shall have the option to suspend RESPONDENT'S performance should there be a lapse in coverage at any time during this contract. Failure to provide and to maintain the required insurance shall constitute a material breach of this Agreement.

In addition to any other remedies the CENTER may have upon RESPONDENT'S failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the CENTER shall have the right to order RESPONDENT to stop work hereunder, and/or withhold any payment(s) which become due to RESPONDENT hereunder until RESPONDENT demonstrates compliance with the requirements hereof.

Nothing herein contained shall be construed as limiting in any way the extent to which RESPONDENT may be held responsible for payments of damages to persons or property resulting from RESPONDENT'S or its subcontractors' performance of the work covered under this Agreement.

It is agreed that RESPONDENT'S insurance shall be deemed primary and non-contributory with respect to any insurance or self-insurance carried by the Center for Health Care Services for liability arising out of operations under this Agreement.

It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this Agreement and that no claim or action by or on behalf of the CENTER shall be limited to insurance coverage provided.

RESPONDENT and any Subcontractors are responsible for all damage to their own equipment and/or property.

INDEMNIFICATION REQUIREMENTS

If selected to provide the services described in this RFB, RESPONDENT shall be required to comply with the indemnification requirements set forth below.

INDEMNIFICATION

RESPONDENT covenants and agrees to FULLY INDEMNIFY, DEFEND and HOLD HARMLESS, the CENTER and the employees, officers, trustees, volunteers and representatives of the CENTER , individually and collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the CENTER directly or indirectly arising out of, resulting from or related to RESPONDENT' activities under this Agreement, including any acts or omissions of RESPONDENT, any agent, officer, trustees, representative, employee, RESPONDENT or subcontractor of RESPONDENT, and their respective officers, agents employees, directors and representatives while in the exercise of the rights or performance of the duties under this Agreement. The indemnity provided for in this paragraph shall not apply to any liability resulting from the negligence of CENTER, its officers or employees, in instances where such negligence causes personal injury, death, or property damage. IN THE EVENT RESPONDENT AND CENTER ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CENTER UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.

The provisions of this INDEMNITY are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. RESPONDENT shall advise the CENTER in writing within 24 hours of any claim or demand against the CENTER or RESPONDENT known to RESPONDENT related to or arising out of RESPONDENT' activities under this AGREEMENT and shall see to the investigation and defense of

such claim or demand at RESPONDENT'S cost. The CENTER shall have the right, at its option and at its own expense, to participate in such defense without relieving RESPONDENT of any of its obligations under this paragraph.

014 - RFB ATTACHMENTS

RFB ATTACHMENT A

GENERAL INFORMATION FORM

1. **Respondent Information:** Provide the following information regarding the Respondent. Please tell us about your Business. If your Business is affiliated with a large firm that includes multiple teams around the country, please tell us about your local team/operation.

Respondent Name: _____
(NOTE: Give exact legal name as it will appear on the contract, if awarded.)

Doing Business As: (other business name, if applicable): _____

Business Address: _____

City: _____ State: _____ Zip Code: _____

Telephone No.: _____ Fax No.: _____

Website address: _____

Year established: _____

Provide the number of years in business under present name: _____

Social Security Number or Federal Employer Identification Number: _____

Texas Comptroller's Taxpayer Number, if applicable: _____
(NOTE: This 11-digit number is sometimes referred to as the Comptroller's TIN or TID.)

UEI Number: _____

Is Business a certified VetHUB? Yes No (If yes, attach all applicable current certifications.)

Business Structure: Check the box that indicates the business structure of the Respondent.

- Individual or Sole Proprietorship If checked, list Assumed Name, if any: _____
- Partnership
- Corporation If checked, check one: For-Profit Nonprofit
Also, check one: Domestic Foreign
- Other If checked, list business structure: _____

List the name and business address of each person or legal entity, which has a 10% or more ownership or control interest in the Business (attach additional pages as necessary).

Printed Name of Contract Signatory: _____

Job Title: _____

1. Provide any other names under which Respondent has operated within the last 10 years and length of time under for each:

Provide address of office from which this project would be managed:

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone No. _____ Fax No: _____

Annual Gross Revenue: \$100K or less \$101K–\$500K \$501K–900K \$901K–\$2.5M \$2.5M or more

Total Number of Employees: _____

Total Number of Current Clients/Customers: _____

- 2. Contact Information:** List the one person who the CENTER may contact concerning your Bid or setting dates for meetings.

Name: _____ Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone No. _____ Fax No: _____

Email: _____

- 3.** Does Respondent anticipate any mergers, transfer of organization ownership, management reorganization, or departure of key personnel within the next twelve (12) months?

Yes No

List the name and business address of each person or legal entity, which has a 10% or more ownership or control interest in the Business (attach additional pages as necessary).

- 4.** Is Respondent authorized and/or licensed to do business in Texas?

Yes No If “Yes”, list authorizations/licenses.

- 5.** Where is the Respondent’s corporate headquarters located? _____

- 6. Local/County Operation:** Does the Respondent have an office located in San Antonio, Texas?

Yes No If “Yes”, respond to a and b below:

a. How long has the Respondent conducted business from its San Antonio office?

Years _____ Months _____

b. State the number of full-time employees at the San Antonio office.

If "No", indicate if Respondent has an office located within Bexar County, Texas:

Yes No If "Yes", respond to c and d below:

c. How long has the Respondent conducted business from its Bexar County office?

Years _____ Months _____

d. State the number of full-time employees at the Bexar County office. _____

e. If RESPONDENT has an office located in San Antonio/Bexar County, provide address:

7. Debarment/Suspension Information: Has the Respondent or any of its principals been debarred or suspended from contracting with any public entity?

Yes No If "Yes", identify the public entity and the name and current phone number of a representative of the public entity familiar with the debarment or suspension, and state the reason for or circumstances surrounding the debarment or suspension, including but not limited to the period of time for such debarment or suspension.

Are there any proceedings relating to the Business' responsibility, debarment, suspension, voluntary exclusion or qualification to receive a public contract? Yes No

If "Yes", state the name of the individual, organization contracted with and reason for proceedings.

8. Surety Information: Has the Respondent ever had a bond or surety canceled or forfeited?

Yes No If "Yes", state the name of the bonding company, date, amount of bond and reason for such cancellation or forfeiture.

9. Bankruptcy Information: Has the Respondent ever been declared bankrupt or filed for protection from creditors under state or federal proceedings?

Yes No If "Yes", state the date, court, jurisdiction, cause number, amount of liabilities and amount of assets.

10. Disciplinary Action: Has the Respondent ever received any disciplinary action, or any pending disciplinary action, from any regulatory bodies or professional organizations?

Yes No If "Yes", state the name of the regulatory body or professional organization, date and reason for disciplinary or impending disciplinary action.

11. Previous Contracts:

a. Has the Respondent ever failed to complete any contract awarded?

Yes No If "Yes", state the name of the organization contracted with, services contracted, date, contract amount and reason for failing to complete the contract.

b. Has any officer or partner proposed for this assignment ever been an officer or partner of some other organization that failed to complete a contract?

Yes No If "Yes", state the name of the individual, organization contracted with, services contracted, date, contract amount and reason for failing to complete the contract.

c. Has any officer or partner proposed for this assignment ever failed to complete a contract handled in his or her own name?

Yes No If "Yes", state the name of the individual, organization contracted with, services contracted, date, contract amount and reason for failing to complete the contract.

Have liquidated damages or penalty provisions been assessed against the Business for failure to complete the work on time or for any other reason? Yes No

12. Is RESPONDENT, or its employee(s), currently employed/contracted by CENTER?

Yes No

Has RESPONDENT, or its employee(s), been employed/contracted by CENTER in the past two (2) years?

Yes No

If yes to either question, whom and in what role(s) was the person(s) employed/contracted by CENTER? List name, CENTER title, dates of employment/contract and current title:

13. Background Checks: Has the Respondent completed criminal history background checks on all current employees?

Yes No

REFERENCES

Provide three (3) references that RESPONDENT has provided services related to the RFB Scope of Services to within the past three (3) years. The contact person named should be familiar with the day-to-day management of the contract and be willing to respond to questions regarding the type, level, and quality of service provided. **Upon submission, references are considered Confidential Information.**

Reference No. 1:

Firm/Company Name _____

Contact Name: _____ Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone No. _____ Email: _____

Date and Type of Service(s) Provided: _____

Reference No. 2:

Firm/Company Name _____

Contact Name: _____ Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone No. _____ Email: _____

Date and Type of Service(s) Provided: _____

Reference No. 3:

Firm/Company Name _____

Contact Name: _____ Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone No. _____ Email: _____

Date and Type of Service(s) Provided: _____

**RFB ATTACHMENT B
PRICE SCHEDULE**

The Response should include all fees to provide services listed in this RFB. Price is firm and fixed for the duration of the Contract and any subsequent renewal periods.

NOTE: The CENTER does not pay sales or use tax and such taxes cannot be passed on to the CENTER in any form.

I. Schedule Services

Location	Estimate Square Footage	Cost per Visit (Monthly)	Total Cost per year (Cost per visit x 12)
2039 E. Houston	5,000	\$	\$
711 East Josephine	28,000	\$	\$
227 W. Drexel (A)	12,431	\$	\$
928 W. Commerce	90,000	\$	\$
104 Story Lane	5,458	\$	\$
5802 S. Presa	4,408	\$	\$
1007 Paulsun	9,375	\$	\$
601 N. Frio St. Building #1	19,727	\$	\$
601 N. Frio St. Building #2	21,000	\$	\$
2711 Palo Alto	24,072	\$	\$
8155 Lone Shadow	5,502	\$	\$
8165 Lone Shadow	1,880	\$	\$
7622 Linkside St	2,528	\$	\$
Grand Total:			\$

II. Additional Visits (if needed)

Location	Estimate Square Footage	Cost per additional visit
2039 E Houston	5,000	\$
711 East Josephine	28,000	\$
227 W. Drexel (A)	12,431	\$
928 W Commerce	90,000	\$
104 Story Lane	5,458	\$
5802 S Presa	4,804	\$
1007 Paulsun	9,375	\$
601 N. Frio St. Building #1	19,727	\$

601 N. Frio St. Building #2	21,000	\$
2711 Palo Alto	24,072	\$
8155 Lone Shadow	5,502	\$
8165 Lone Shadow	1,880	\$
7622 Linkside St	2,528	\$

**RFB ATTACHMENT C
SIGNATURE PAGE**

I, individually and on behalf of the business named above, do by my signature below certify that the information provided in this questionnaire is true and correct and I am authorized to bind the Proposer contractually. I understand that if the information provided herein contains any false statements or any misrepresentations: 1) The CENTER will have the grounds to terminate any or all contracts which the CENTER has or may have with the business; 2) The CENTER may disqualify the business named above from consideration for contracts and may remove the business from the CENTER'S RESPONDENTS list; or/and 3) The CENTER may have grounds for initiating legal action under federal, state, or local law. The signatory below is

Print Name

Title

Signature of Owner
(Owner, CEO, President, Majority Stockholder or
Designated Representative)

Date

RFB ATTACHMENT E

BID CHECKLIST

Use this checklist to ensure that all required documents have been included in the Bid and appear in the correct order.

Document	Initial to Indicate Document is Attached to Bid
Table of Contents	
Executive Summary	
*Assurances Page	
General Information and References RFB Attachment A	
Pricing Schedule RFB Attachment B	
Proof of Insurability - Submit Copy of Current Certificate of Insurance	
*Signature Page RFB Attachment C	
Conflict of Interest Statement RFB Attachment D	
Bid Checklist RFB Attachment E	
One (1) Original, five (5) copies and one (1) USB with entire Bid in either Microsoft Word or PDF format	

***Documents marked with an asterisk on this checklist require a signature. Be sure they are signed prior to submittal of Bid.**