PROPOSAL SUBMISSION PACKAGE

(Cover Letter)

Residential Space

UT Southern

Located in:

Pulaski, Tennessee

RFP TRANSACTION NUMBER: 2026-10-001

The UNIVERSITY OF TENNESSEE

Any blank spaces may cause Proposal to be unacceptable and rejected.

Proposer Identification: _____

Proposer Name: _____

Address: _____

PROPOSER NAME: <Name>	
SECTION A: **MANDATORY REQUIREMENTS** Owner Evaluation for Each Requirement: Pass or Fail	**Proposal Page Number** (By Proposer**)**
A.1 Provide a completed Certification Statement, in the format provided herein.	
A.2 Identify Proposer's primary contact person including mailing address, telephone number, and e-mail address.	
A.3 Describe Proposer's form of business (e.g., corporation, partnership, limited liability company) and the U.S. state in which it is established.	
A.4 Provide a statement, based upon reasonable inquiry, of whether the Proposer or any individual who shall perform work under the lease has a possible conflict of interest (e.g., employment by the University of Tennessee) and, if so, the nature of that conflict. NOTE: Any questions of conflict of interest shall be solely within the discretion of the University, and the University reserves the right to cancel any award.	
A.5 Provide the information on space offered as identified and described as follows: (Address of proposed space should be the 911 Emergency Address.) Name of Building: 911 Street Address City, State, Zip Code	
A.6 Provide apartment numbers and square footage of apartment units including number of bedrooms.	
A.7 Provide a statement that the property is within the required boundaries or provide a map showing the location of the property.	
A.8 Provide photographs including a building elevation, sample interior of the apartment units, amenities, common areas, and parking.	

CERTIFICATION STATEMENT (In response to Section A.1.)

The Proposer hereby acknowledges, attests, certifies, warrants, and assures that:

1. The Proposer will comply with all the provisions and requirements of the RFP
2. The information detailed in the proposal submitted herewith in response to the subject RFP is truthful, accurate, and complete.
3. The Proposer will comply with:
    a. the laws of the State of Tennessee;
    b. Title VI of the federal Civil Rights Act of 1964;
    c. Title IX of the federal Education Amendments Act of 1972;
    d. the Equal Employment Opportunity Act and the regulations issued there under by the federal government; and,
    e. the Americans with Disabilities Act of 1990 and the regulations issued there under by the federal government.
    f. the condition that the submitted proposal was independently arrived at, without collusion, under penalty of perjury;
    g. the condition that no amount shall be paid directly or indirectly to an employee or official of the State of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the Proposer in connection with the Procurement under this RFP; and,
    h. the condition that in compliance with the Iran Divestment Act the Proposer is not on the list created pursuant to Tennessee Code Annotated (TCA) § 12-12-106 and shall not utilize a subcontractor on that list.
    i. in compliance with TCA § 12-4-119, Proposer currently engaged in a boycott of Israel or who intend to engage in a boycott of Israel should not bid.
    j. and attests that they are not a foreign adversary company within the meaning of Pub. Ch. 768 (2026) and that the Respondent is not knowingly selling an information and communications technology final product or service within the meaning of Pub. Ch. 768 (2026).
4. To the knowledge of the undersigned, the information detailed within the proposal submitted in response to the RFP is accurate.
5. The proposal submitted in response to the RFP was independently prepared, without collusion, under penalty of perjury.
6. No amount shall be paid directly to an employee or official of the University of Tennessee as wages, compensation, or gifts in exchange for acting as an officer, agent, employe, subcontractor, or consultant to the Proposer in connection with the RFP or any resulting lease.
7. The proposal submitted in response to the RFP shall remain valid for at least 90 days subsequent to the date of the Proposal opening and thereafter in accordance with any lease entered into pursuant to the RFP.
8. The person who signs this certification on behalf of the Proposer is legally empowered to bind the Proposer to the provisions of this RFP and a resulting contract. If the signatory is not the Proposer (if an individual) or the Proposer's company President or Chief Executive Officer, this document must attach evidence showing the individual's authority to bind the proposing entity.
9. The Proposer acknowledges receipt of Addendum:
   Addendum number(s) and date(s): _____

Proposer Legal Entity Name: _____

Signature: _____ DATE: _____

Printed Name and Title: _____

END OF CERTIFICATION STATEMENT

SECTION B: **QUALITATIVE PROPOSAL**	**Proposal Page Number** (By Proposer**)**
B.1 Site and Vicinity The University desired location is described in RFP Section 5. Please identify the distance from 433 W. Madison St, Pulaski, T 38478 • Please describe the uses in the surrounding neighborhood. • Please identify the distance to the nearest grocery store. 20 points	
B.2 Furnishings Please describe the furnishings to be provided as described in RFP Section 5.3. Provide photos and the age and condition of the items that will be provided. 20 points	
B.3 Apartment Unit and Grounds Quality Please include the following to assist Tenant in understanding the quality and appearance of the apartment building(s), apartment/hotel units, and grounds: a. site plan b. exterior photos of the apartment buildings and grounds c. interior photos of the apartment units d. floor plans and square footage of the apartment units e. # of bathrooms per apartment unit f. age and condition of the apartment units g. condition of grounds 15 points	
B.4 Amenities Describe the amenities available to tenants such as: • swimming pool • exercise facility • business center • High speed wireless internet • Is there a central laundry room available or does each unit include a washer and dryer? 15 points	

B.5 Parking Tenant desires to have safe, convenient and accessible parking as described in RFP Section 5.3. Please describe your proposal to meet the University's parking needs, including location and access, whether spaces are reserved/assigned, the number of parking spaces available to all tenants, and the number of spaces assigned to each unit. 15 points	
B.6 Landlord Qualification / Property Management Please describe the landlord's qualifications, including past history of leasing to the University (if any). Please identify the property management company and provide experience of the property management firm. 10 points	
Section B: 100 points	

END