CITY OF JACINTO CITY, TEXAS

REQUEST FOR QUALIFICATIONS (RFQ)

Professional Plan Review, Engineering Evaluation, and Construction Inspection Services
Proposed Large-Scale Data Center Development

RFQ No.: 2026-10

Issue Date: 11/9/2026 Statements Due: 12/18/2026 / 5:00 / CENTRAL TIME ZONE

Submission Address: 1301 Mercury Drive, Houston, Texas 77029
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Procurement Contact: Lon Squyres / lon.squyres@jacintocity-tx.gov / 713-674-8424

1. Invitation and purpose

The City of Jacinto City (City) requests statements of qualifications from qualified firms or teams to serve as the City's comprehensive third-party plan review and construction inspection provider for a proposed large-scale data center. Except for initial demolition and site preparation, which are expressly excluded, the selected provider is expected to perform all City-assigned building and construction plan reviews, re-reviews, field inspections, re-inspections, testing/witnessing oversight, and closeout inspections for the project, subject to the authority and jurisdiction of applicable public agencies.

The contemplated project is at 4202 Fidelity, Jacinto City Texas 77029.

Legal Description: TRS 26B & 27A (PC IMPS*0401910000228) ABST 8 J BROWN

Issuance of this RFQ does not represent approval of any development application, permit, land use, or proposed design.

2. Procurement method and legal framework

The City intends to use a qualifications-based process for professional engineering and architectural services subject to Texas Government Code Chapter 2254, Subchapter A. Firms shall not submit fees, rates, or pricing in their qualifications packages for those services. Following ranking, the City may negotiate fair and reasonable compensation with the highest-ranked qualified firm and proceed sequentially if negotiations fail.

The contemplated scope includes both regulated professional engineering/architectural services and inspections.

3. Anticipated scope of services

A. Provide comprehensive review and re-review of all construction documents and revisions submitted after the excluded initial demolition and site-preparation phase, including applicable building, structural, fire/life-safety, electrical, mechanical, plumbing, energy, accessibility, civil/site improvements associated with building construction, drainage, and other adopted-code requirements. Maintain written discipline-by-discipline comment logs and approval recommendations.

B. Provide licensed professional engineering review where required for structural systems, foundations, major electrical distribution, standby power, mechanical/cooling systems, site drainage, flood control and other engineered elements within the City's lawful review authority.

C. Review fire and life-safety features in coordination with the Fire Marshal and other authorities having jurisdiction, including fire access, suppression, alarms, hazardous materials, battery energy storage (if proposed), fuel storage, and emergency shutdown systems.

D. Provide all City-assigned construction inspections and re-inspections after the excluded initial demolition and site-preparation phase, from foundations and underground building utilities through vertical construction, equipment installation, systems testing, commissioning-related code inspections, and final occupancy recommendations. Prepare inspection checklists, daily reports, deficiency notices, corrective-action tracking, and written recommendations. Coordinate legally required special inspections and third-party testing without assuming those duties are automatically delegated to the consultant.

E. Evaluate noise-control design, backup generation, cooling-water demand/discharge, and stormwater controls for compliance with enforceable City requirements; specialized environmental permitting or acoustic modeling beyond code review shall be separately authorized.

F. Establish a single accountable project manager and inspection coordinator; attend preconstruction and progress meetings; maintain an integrated review log, inspection calendar, issue tracker, and weekly status report; provide on-site coverage commensurate with construction activity and agreed inspection response times; promptly report life-safety concerns to authorized City officials.

G. Perform final inspections and verify resolution of outstanding deficiencies; review required test reports, special inspection reports, and commissioning documentation within the consultant's assigned code scope; provide a final closeout memorandum and written recommendation concerning occupancy. Final permit issuance, certificates of occupancy, stop-work orders, enforcement, and interpretations reserved to the authority having jurisdiction remain with authorized City officials.

Scope exclusion and transition: Initial demolition and initial site preparation are excluded. The City will define in the final agreement the precise transition milestone and any overlap for foundations, utilities, grading, drainage, or other work begun during site preparation. The provider must coordinate with, but does not replace, the Fire Marshal, utility providers, state agencies, or other authorities having jurisdiction.

4. Minimum firm and personnel qualifications

Demonstrated experience providing full-service, multi-discipline plan review AND continuous construction inspection administration for data centers, mission-critical facilities, large industrial facilities, or similarly complex projects; identify at least five (5) comparable assignments and their scale.

Texas-licensed professional engineers for engineering services; Texas-licensed architects for architectural services, if offered; and appropriately certified and licensed inspection personnel for assigned disciplines. Identify responsible professionals and relevant ICC, NFPA, electrical, plumbing, and mechanical credentials.

Ability to staff simultaneous discipline reviews and construction inspections, provide qualified backup inspectors, cover extended construction schedules as needed, and meet negotiated response times; provide proposed staffing levels, surge capacity, and proof of appropriate professional liability and other insurance.

Independence from the applicant, owner, developer, general contractor, equipment suppliers, and design team; disclosure of any actual, potential, or perceived conflicts of interest including prior services rendered involving Raeden.

5. Statement of qualifications — required contents

1. Cover letter identifying the prime firm, authorized signatory, principal contact, and acknowledgment of addenda.

2. Firm profile, Texas registration/licensing status, office locations, and proposed subcontractors.

3. Relevant project descriptions, dates, scope, facility type, owner contact, and services delivered (maximum 10 examples).

4. Proposed project manager, organizational chart, resumes, professional licenses/certifications, and availability.

5. Comprehensive delivery approach for all City-assigned reviews and inspections after demolition/site preparation, including discipline coverage, staffing and on-site availability, review and re-review workflow, inspection scheduling, reporting, deficiency management, quality assurance, and coordination with the City and other authorities.

6. Proposed staffing and service-level plan with realistic initial review, re-review, routine inspection, urgent inspection, re-inspection, and final closeout turnaround commitments.

7. At least three client references, preferably Texas public-sector clients.

8. Conflict-of-interest disclosure, litigation/disciplinary history relevant to the work, and any required statutory disclosures or certifications.

9. Confirmation that no pricing is included in the SOQ.

6. Evaluation and selection

A City evaluation committee will assess responsive submissions using the criteria below. The City may request interviews, presentations, supplemental information, and reference checks. Rankings will be based on qualifications and demonstrated competence, not fee proposals.

Criterion	Weight
Comparable data center / complex facility experience	30%
Key personnel, licenses, technical capabilities	25%
Municipal code and inspection experience	15%
Work plan, capacity, responsiveness	15%
References and past performance	10%
Independence and conflict controls	5%

7. Procurement schedule and communications

RFQ issued: 11/9/2026; deadline for written questions: 5:00 PM 12/4/2026; addenda posted: 12/11/2026; SOQs due: 5:00 PM 12/18/2026; anticipated selection: 12/22/2026.

Submit questions in writing only to lon.squyres@jacintocity-tx.gov by the stated deadline. No respondent shall contact City Council members or evaluation committee members concerning this procurement except through the designated process. Answers that modify this RFQ will be issued by written addendum.

8. Submission instructions

Submit 1 electronic PDF copy/copies via EMAIL or 4 sealed printed copies to 1301 Mercury Drive, Houston, Texas 77029, labeled “RFQ — Data Center Plan Review and Inspection Services.”

Late submissions will be rejected.

The City reserves the right, subject to applicable law, to reject any or all responses, waive minor irregularities, seek clarifications, cancel or reissue this RFQ, or negotiate a contract after lawful selection. Preparation costs are borne by respondents.

9. Contract expectations

The negotiated agreement shall address scope and task authorizations; deliverables; staffing and response times; records ownership and retention; public-information compliance; confidentiality; professional and general liability insurance; indemnification to the extent lawful; termination; and invoicing, audit, and dispute procedures. The consultant shall submit itemized invoices to the City only, supported by dates, personnel, hours, rates or approved units, task descriptions, and inspection/review records.

City payment and developer cost recovery: The City will contract directly with, supervise, and pay the selected consultant. The consultant shall not invoice, accept payment from, or take direction from the developer, owner, or contractors. Separately, the City intends to bill the developer for eligible actual consultant costs plus a modest, separately identified administrative charge, only to the extent authorized by applicable law and duly adopted fees or a valid agreement. The City bears its contractual payment obligations regardless of whether developer reimbursement has been collected. The City will establish reimbursement timing, documentation, dispute rights, and any required deposits before work is authorized.

9A. City authority and consultant reporting

The City retains exclusive final authority over permit issuance, denial, suspension, revocation, certificates of occupancy, stop-work orders, notices of violation, and enforcement decisions, subject to applicable law. The consultant performs technical reviews and inspections, documents findings, and recommends action but shall not independently issue permits, approve occupancy, or exercise governmental enforcement powers. All determinations and records shall be delivered promptly to the City-designated official.

10. Required disclosures and conditions

Respondents must comply with applicable Texas conflicts-of-interest requirements (including Local Government Code Chapter 176 when applicable), professional licensing rules, and any statutory contract certifications that apply to the final agreement.

The selected firm must disclose any relationship with the proposed developer, site owner, project designer, contractor, or affiliates and update disclosures throughout the engagement.

Appendix A — Respondent certification

Firm legal name: _____

Authorized representative / title: _____

Signature: _____ Date: _____

Texas professional firm registration(s), if applicable: _____

I certify that the information submitted is accurate, all known conflicts have been disclosed, and no price proposal is included for Chapter 2254 professional services.