BET Facility Advertisement

The facilities named below are available for immediate assignment.

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| To: | Business Enterprises of Texas Licensed Managers and Consultants |
| From: | **Nancy Greely**  **Supervisor of Field Operations,**  Business Enterprises of Texas (B E T) |
| Subject: | **Availability of Level 1 Facility**  **Facility # 2-976-5**  **Wayne Scott &**  **Carol S Vance Prison Units**  **Jester Rd**  **Richmond, TX 77406** |
| Date: | September 22, 2025 |
| Signed | Nancy Greely |

# Eligibility Criteria:

The following summary information is being provided for any licensed manager who wishes to apply for this facility and meets the eligibility requirements for a Level 1 facility as outlined in Rule §854.23(b). Applicants wishing to apply for this advertisement are required to submit a completed B E 114 B E T Business Application form to the Central Office via email at [BET\_Applications@twc.texas.gov](mailto:BET_Applications@twc.texas.gov) (BET\_Applications@twc.texas.gov) and to District 3 email at [BET\_D3\_Houston@twc.texas.gov](mailto:BET_D3_Houston@twc.texas.gov) (BET\_D3\_houston@twc.texas.gov). The email's subject line must include the B E T Manager's name, facility name, and the facility number they are applying for. Homemade applications or Letters of Intent will not be accepted. The B E 114 is available on the B E T website:

<https://www.twc.texas.gov/programs/vocational-rehabilitation/business-enterprises-texas/facility-management>

# Type of Facility:

# This route combines the Texas Department of Criminal Justice (TDCJ) prison units in Richmond with the Brazoria Vending Route. The service sites are as follows:

TDCJ Carol Vance Unit, 2 Jester Rd., Richmond

TDCJ Beauford Jester III Unit, 3 Jester Rd., Richmond

TDCJ Wayne Scott Unit, 4 Jester Rd., Richmond

TSA Hobby Airport, 7800 Airport Blvd., Houston

USPS Brazoria, 111 Gaines St., Brazoria

TDCJ Clemens unit, 11034 Highway 36, Brazoria

TDCJ Wayne Scott Trusty Camp, 6999 Retrieve Rd, Angleton

USPS Lake Jackson, 210 Oak Dr. South, Lake Jackson

**NOTE:****Manager and all employees must pass a Texas Department of Criminal Justice background check before being allowed to work in any TDCJ State Prison Facility. A favorable Texas Department of Criminal Justice background check is required for an applicant to be eligible for this assignment, as required by program Rule §854.23(b)(5)(A). Applicant must submit the required paperwork to the appropriate TDCJ point of contact, within five business days of presentation of request by the Business Consultant. The Texas Department of Criminal Justice (TDCJ) requires that all managers and employees be escorted while servicing the vending machines. Violations of any rules or procedures could result in TDCJ not allowing manager access to the unit, resulting in the loss of the assigned facility.**

# Items Served:

# A complete array of snacks to include but not limited to chips, candy, pastries, cookies, soft drinks, water, and a variety of prepackaged sandwiches and other cold food items.

**Note: No gum or small round chocolates/candies can be sold in prisons.**

# Equipment:

# B E T equipment provided at the TDCJ prison units include twenty-eight (28) snack machines, two (2) Magliner hand carts, one (1) coin counter, and one (1) currency counter. The assigned manager will be responsible for negotiating with a local supplier to provide twenty-two (22) drink vending machines. The current cold drink machines are provided by Big Red/7-Up (local to area).

# The current manager services all machines at all eight (8) service sites. All machines at the prison units are equipped with leased card readers by Cantaloupe and the incoming manager is encouraged to take over existing contract.

# Building Populations:

TDCJ Carol Vance Unit has inmate capacity of 378 with 116 employees plus visitors

TDCJ Beauford Jester III Unit has inmate capacity of 1,185 with 288 employees plus visitors

TDCJ Wayne Scott Unit has inmate capacity of 550 with 433 employees plus visitors

TSA Hobby Airport – unknown

USPS Brazoria – approximately 20 – 25 employees

TDCJ Clemens unit has inmate capacity of 1,215 with 348 employees plus visitors

TDCJ Clemens II (Trusty Camp) has temporarily closed.

USPS Lake Jackson – approximately 50-60 employees

# Hours of operation:

# TDCJ prison units operate 24 hours a day, 365 days a year. The assigned manager will be on-call 24 hours a day for service issues. Visitations have returned to Saturday and Sunday only.

# Staffing:

# The assigned manager may require assistance in transporting and receiving product. A sighted guide will be required while transporting product through the prison units.

# Host Cleaning Responsibilities:

# The host cleans the floor around the vending machines only.

# Manager Cleaning Responsibilities:

# The assigned B E T manager will be responsible for keeping the machines clean and attractive, performing repairs on the machines, keeping the machines adequately stocked to ensure customer satisfaction, maintaining a refund system, monitoring the immediate areas around the machines to ensure a neat appearance, and disposing of any trash.

# Previous history at these prisons did not indicate any unusual sanitation or security problems. There may be occasions where a prison lock down will prevent the servicing of the vending machines. The manager will have minimal exposure to the general prisoner population. The prison will always provide security personnel. All areas of the prison are highly guarded. However, there is always a risk when being exposed to confinement environments. The vending machines are for prison employees and visitors.

# Transportation:

# None.

# Vending Machines:

# There are twenty-eight (28) snack machines and twency-two (22) drink machines.

## Vending Service Contract Information

Any vending service contract the BET Manager negotiates must contain the following statements, information, and be pre-approved by BET:

1. The vending machines shall contain only products that show expiration dates on each package. The contractor is responsible for the rotation and adequate supply of products. All product types must be offered year-round including products containing chocolate. No products may be sold beyond their expiration dates.
2. The contractor shall consistently provide vending services adequate to meet customer demand and customer satisfaction.
3. The vending machines shall be labeled with a professional looking sign or decal (Hand-written signs or decals are **not** acceptable), prominently placed on the front, displaying the contractor’s name, telephone number, and refund information. The contractor shall establish and provide the BET manager with a copy of their refund and or reimbursement system for every service site.
4. The vending machine products and prices shall be identified by professional looking signs or tags (Handwritten signs or tags are **not** acceptable.) The Texas Workforce Commission (TWC) establishes the price ranges for products sold in vending machines/merchandisers located in approved TWC areas. The BET manager working with the contractor shall establish specific product pricing. The contractor may not price products more than TWC price ranges.
5. At no time can the contractor remove vending machines or change the machine mix without prior authorization from the BET manager.
6. All vending machines placed in state and federal buildings shall have operational Energy Saving Devices.
7. The contractor shall keep the contractor’s machines and all adjacent areas neat and sanitary. The contractor shall clean spills that occur while filling or cleaning machines, shall clean the front of the machines after restocking or servicing them and remove packaging and waste from the area after each service call.
8. In performing the services covered under this contract, the contractor shall comply with all applicable federal, state, or local laws, including, those related to occupational safety and health, equal employment opportunity, immigration and naturalization, the Americans with Disabilities Act, and the State Tax and Insurance Law.
9. The contractor shall not enter any subcontract for services under this contract without previous approval provided in writing by the BET manager.
10. If the vending contractor vacates the business for any reason including bankruptcy, the BET manager shall reserve the right to remove, store and sell any equipment not removed at the end of a 30-day cancellation notice. If the contractor stops providing service, the BET manager reserves the right to remove, store, and sell any equipment not removed after five calendar days without service. This agreement does not provide exclusive right to operate vending services on service sites. This agreement is not assignable to another party.

# Storage Area:

# There is no on-site storage available.

# Required Inventory

The applicant must show the ability to provide $15,000 in resale inventory, $200 in miscellaneous inventory and $1,600 in opening cash. After assignment and during set-up, the incoming manager should expect costs to increase.

# Sales Information

Total net sales before expenses for the past twelve months.

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| --- | --- | --- | --- | --- | --- |
| **TDCJ Richmond Prison Units** | | | **Brazoria Vending Route** | | |
| **Month** | **Vending Sales** | **Other Income** | **Month** | **Vending Sales** | **Other Income** |
| 6/2024 | $3,026.00 | $0.00 | 6/2024 | $3,251.00 | $0.00 |
| 7/2024 | $3,347.00 | $0.00 | 7/2024 | $2,788.00 | $0.00 |
| 8/2024 | $4,972.00 | $0.00 | 8/2024 | $3,468.00 | $0.00 |
| 9/2024 | $5,324.00 | $0.00 | 9/2024 | $2,864.00 | $0.00 |
| 10/2024 | $3,908.00 | $0.00 | 10/2024 | $1,897.00 | $0.00 |
| 11/2024 | $4,276.00 | $0.00 | 11/2024 | $3,403.00 | $0.00 |
| 12/2024 | $2,433.00 | $0.00 | 12/2024 | $1,742.00 | $0.00 |
| 1/2025 | $4,633.00 | $0.00 | 1/2025 | $2,487.00 | $0.00 |
| 2/2025 | $5,716.00 | $0.00 | 2/2025 | $2,473.00 | $0.00 |
| 3/2025 | $6,125.00 | $0.00 | 3/2025 | $4,498.00 | $0.00 |
| 4/2025 | $7,781.00 | $427.35 | 4/2025 | $6,785.00 | $15.55 |
| 5/2025 | $6,670.00 | $442.54 | 5/2025 | $6,175.00 | $12.99 |
| 6/2025 | $6,082.00 | $361.63 | 6/2025 | $4,306.00 | $0.00 |
| 7/2025 | $6,151.00 | $460.26 | 7/2025 | $4,138.00 | $16.67 |
| **Total Monthly Sales** | $64,071.00 | $1,691.78 | **Total Monthly Sales** | $44,236.00 | $45.21 |

**The following are the TAC 21-02 sites which are sub-contracted**

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| Service Site Name & Address | Reported Gross Sales 8/2023 - 7/2024 |
| US Customs, 2323 S Shepherd Dr, Ste 1301, Houston | $683 |
| Veterans Administration, 2323 LaBranch St, Houston | $4,467 |
| USPS Almeda Station, 3030 W Fuqua St, Houston | $7,004 |
| USPS Astrodome Station, 8205 Braesmain Dr, Houston | $1,399 |
| USPS Beechnut Station, 11703 Beechnut St, Houston | $3,313 |
| USPS Westbrae Station, 10910 S Gessner Rd, Houston | $1,193 |
| USPS Westbury Place Station, 11805 Chimney Rock Rd, Houston | $2,817 |
| USPS William Rice Station, 5201 Wakeforest St, Houston | $454 |
| USPS Stafford Station, 4110 Bluebonnet Dr, Stafford | $1,442 |
| US Post Office First Colony Station, 3130 Grants Lake Blvd, Sugar Land | $6,943 |
| US Post Office River Oaks Station, 1900 W Gray St, Houston | $3,310 |
| US Post Office Sugar Land Station, 225 Matlage Way, Sugar Land | $2,485 |
| US Post Office Missouri City Station, 1902 Texas Parkway, Missouri City | $1,455 |
| Environmental Protection Agency, 10625 Fallstone Rd, Houston | $1,485 |
| US Post Office Southmore Station, 4110 Almeda Rd, Houston | $5,205 |
| US Post Office Julius Melcher Station, 2802 Timmons Lane, Houston | $2,778 |
| US Post Office Medical Center Station, 7205 Almeda Rd, Houston | $3,246 |
| USPS Victoria Station, 312 S Main St, Victoria | $424 |
| USPS Moody Station, 2804 Sam Houston Dr, Victoria | $762 |
| USPS Bay City Station, 1309 Baywood Dr, Bay City | $241 |

# Contact Information

For information regarding this facility, please contact:

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| Business Consultants: | Louis White, 832-217-5067, Amir Parvez, (346) 823-2221 |
| E C M Representatives: | Ashley Edwards, (713) 855-9452, Scott Magee, (504) 616-6969 |
| The official advertisement date: | September 22, 2025 |

# Facility Schedule The following schedule will apply to this facility:

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| Description | Date Due | Time Due |
| --- | --- | --- |
| BE114 – The B E T Business Application form is due to B E T Central Office via email at [BET\_Applications@twc.texas.gov](mailto:BET_Applications@twc.texas.gov) and to District 3 email at [BET\_D3\_Houston@twc.texas.gov](mailto:BET_D3_Houston@twc.texas.gov)  Include with the application proof of ability to provide the required inventory and proof of current sales tax. | October 1, 2025 | 5:00 p.m. |
| Written applications processed by regional teams are due to the B E T Central Office. | October 8, 2025 | 5:00 p.m. |
| Panel/Selection Interviews will be held virtually | TBD |  |
| Facility changeover schedule.  Coordination will be completed between the outgoing and incoming managers to determine a definite timetable. | Anticipated to occur beginning of November 2025 |  |

# Advertisement Disclaimer

The information listed in this advertisement, such as products offered, hours of operation, employee counts, sales projections, and the number or type of vending machines, is all subject to modification due to changing business trends and demands. No information provided in any facility advertisement should be considered as a contractual obligation by the Texas Workforce Commission, real or implied.

The sales amounts for this BET facility are provided for informational purposes only.  This information is based on a BET manager’s reporting for the stated time periods and not intended to infer the sales reflected would be replicated when the facility is under different management.  Inherent variables exist which can affect the sales potential and profitability of any BET facility including but not limited to the manager’s capabilities of maximizing profits and other external factors.