

Greetings,

The Texas A&M University System Office of Facilities Planning & Construction (FP&C) on behalf of the Board of Regents of The Texas A&M University System (Owner) and Tarleton State University are soliciting statements of qualifications for selection of a Design-Build (DB) firm for the Lillian Street Dorm project (#04-3415), in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications.

This new facility will provide an attractive housing alternative for incoming and current students and develop the existing P 16 parking lot located at the intersection of W Shirley Street and North Lillian. The ground floor features a variety of amenity spaces for students including a building lounge, Business Center, Gaming Center, and common kitchen facility. Additionally, the ground floor includes accommodations for the Residential Life office suite and (2) two-bedroom apartments. The upper levels contain study rooms, student lounges and laundry facilities distributed throughout each floor of the building to provide convenient access for students. The bedroom suites are a mixture of single and double rooms in both dual and quad style configurations. Bathroom and shower facilities have been included within the suites at a ratio of 2:1. The intended unit mix has been proportionally defined as follows: 30% 2 Bedroom Suites; 50% 2 Bedroom (Double Room) Suites; and 20% 4 Bedroom Suites.

The Planning Amount for this project is \$120,000,000. The Planning Amount includes an Amount Available for Construction Contract (AACC) of \$85,000,000. Fees, furnishings, other work, miscellaneous expenses, and contingencies make up the balance of the Planning Amount.

This Request for Qualifications (RFQ) is the first step of a two-step selection process for selecting a Design-Build firm. The RFQ provides the information necessary to prepare and submit Qualifications for consideration by the Owner. The Owner may select up to five (5) of the top ranked Qualifications respondents to respond to a Request for Proposals.

In the second step of the process, Request for Proposals (RFP), the selected Qualifications respondents will be required to submit additional information to the Owner. The second step may also include an interview. The Owner will rank the respondents in the order that they provide the "best value" for the Owner based on all information received.

**** The RFQ documents must be accessed and responded to within our e-Builder site.** For access to this site click on the following link:

<https://tinyurl.com/4s33a53c>

Follow the instructions on the link to get registered within e-Builder. **All addendums, if any will be posted within this e-Builder site and not on the ESBD posting.**

***Important note regarding sharing the link for this e-Builder site: ONLY THE ABOVE LINK should be shared/provided for bidders to access documents. Do not share the URL from the web browser once e-Builder is accessed.**

Deadline: FP&C will accept qualifications uploaded to e-Builder until **2:00 pm Central Time, Thursday, March 21, 2024.** **e-Builder will not allow uploads after the deadline.** It is the responsibility of the respondent to ensure the qualification submission is uploaded prior to the deadline. **No exceptions will be allowed for late submittals.**

Any questions regarding this RFQ shall be directed to:

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THE TEXAS A&M UNIVERSITY SYSTEM