

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 Texas A&M University at Galveston, is accepting proposals for the selection process to enter into a contract with a Construction Manager at Risk (CMAR) firm to provide pre-construction services such as constructability guidance, cost estimates, and construction schedules; provide a Guaranteed Maximum Price (GMP); and perform complete construction services consistent with the CMAR construction delivery process as utilized by The Texas A&M University System for the Sea Turtle Rehabilitation Hospital & Educational Outreach Center project (#10-3368) for Texas A&M University at Galveston in Galveston, Texas.

The Sea Turtle Rehabilitation Hospital and Educational Outreach Center is a new 11,700 GSF (approximately 7,000 NSF) facility located between the existing wastewater treatment plant and the future Pelican Island Bridge, offering public access near campus. Designed to support the Gulf Center for Sea Turtle Research, the facility will treat up to 30 turtles across two wards, with dedicated spaces for nutrition, laundry, life systems monitoring, and future clinical expansion. Public outreach features include an entry lounge with non-releasable turtle ambassadors and a viewing gallery into hospital operations. With over 85% of space devoted to clinical use, the Center will enhance research, conservation, and public education and become a key destination for Galveston visitors.

The Planning Amount for the project is \$17,000,000, which includes an Amount Available for Construction Contract (AACC) of \$12,750,000. Fees, furnishings, other work, miscellaneous expenses, and contingencies make up the balance of the Planning Amount.

This RFP is the process for selecting a CMAR firm for the project as provided by Texas Education Code 51.782(e). The RFP provides the information necessary to prepare and submit Proposals including fee proposals and general conditions prices. The Owner will rank the Respondents in the order that they provide the “best value” for the Owner based on the published selection criteria and on the ranking evaluations. Interviews of CMAR firms may follow at the Owner’s option.

\*\* The RFP package/documents must be accessed and responded to within e-Builder. The following link provides access to the RFP package/documents:

<https://tinyurl.com/unz24v>

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 eBuilder 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 proposals uploaded to e-Builder until **2:00 p.m. Central Time, Thursday, August 14, 2025. 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 RFP shall be directed to:

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THE TEXAS A&M UNIVERSITY SYSTEM

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