

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, 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 Biology Teaching & Research Building (#02-3330) for Texas A&M University in College Station, Texas.

The proposed Biology Teaching and Research Building will total 184,651 gross square feet (101,558 assignable square feet) and be constructed on the main campus in College Station at the site of the former Engineering Activities Buildings. The facility will feature four classroom spaces designed to support traditional lecture delivery, active learning, and immersive technologies such as virtual, augmented, and mixed reality, alongside a Science Peer Learning Center for STEM tutoring and mentoring and dedicated student advising space. Flexible research laboratories and support areas, developed with modular planning principles, will accommodate up to 36 principal investigators across strategic focus areas including biological resilience, synthetic biology, evolution, regeneration and repair, and biological timing, with a 1:1 ratio of open lab and dedicated procedure rooms to encourage collaboration and adaptability. Shared core facilities will include cold and freezer rooms, autoclave/glass wash areas, microscopy resources, and a fly kitchen, while a vivarium will provide small mammal research capacity with holding rooms, procedure areas, and cage-wash and sterilization support. Office space adjacent to the laboratories will house PIs, open workstations for analysis, computational research space, and meeting areas to further integrate teaching, research, and collaboration.

The Planning Amount for the project is \$220,000,000, which includes an Amount Available for Construction Contract (AACC) of \$164,990,000. 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/56udczxh>

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, October 23, 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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*Courtesy reviews of HUB HSPs can be sent to [SO-HUBProgram@tamus.edu](mailto:SO-HUBProgram@tamus.edu)*