

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 AgriLife Research, 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 Texas A&M AgriLife Rio Grande Valley Research Center at McAllen (#06-3453) for Texas A&M AgriLife Research in McAllen, Texas.

As currently programmed, the new Texas A&M AgriLife Rio Grande Valley Research Center at McAllen totals 43,584 gross square feet (GSF), which translates to 25,279 assignable square feet (ASF) at 58% efficiency. The new center will be located on the Texas A&M University Higher Education Center at McAllen (HECM) campus. This strategic location will add a research presence to the McAllen campus and allow Texas A&M AgriLife Research to expand its research initiatives in the Rio Grande Valley. The new facility is programmed to provide new, state-of-the-art research capabilities for a variety of programs. Research space is planned as a series of open laboratories, dedicated support through procedure rooms and equipment space, and shared laboratory support. Recognizing best practices in research laboratory design, these spaces were planned to create long-term flexibility for the agency by adopting standardized laboratory modules and planning for an organized and systematic delivery of laboratory piped services, exhaust, power, and data. Clinical research supporting the Institute of Advancing Health through Agriculture (IHA) is provided through a clinical exam room and capabilities focused on community-based research such as a fitness room and studio kitchen. Additional research capabilities will be provided through a fabrication center focused on developing and prototyping sensors and controls to maintain the biosecurity of food systems. In partnership with HECM, the new facility will also provide the campus with much needed student center space. These spaces are planned to develop a deep connection to the campus for students, promote core values and traditions of Texas A&M University, and respond to rapid enrollment growth. They include commons areas, a flag room, space for gaming, food service space that can grow with enrollment, a retail storefront, and an office suite for student services.

The Planning Amount for the project is \$53,496,884, which includes an Amount Available for Construction Contract (AACC) of \$40,122,679. Fees, furnishings, other work, miscellaneous expenses, and contingencies make up the balance of the Planning Amount.

<https://tinyurl.com/ypfzakjZ>

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:**

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, November 6, 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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