

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 Engineering Extension Service, 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 South Texas Workforce Development project (#09-3426) located in Brownsville, Texas.

The project totals 32,844 gross square feet (GSF), translating to 21,349 assignable square feet (ASF) at 65% efficiency. More than 75% of the proposed facility is dedicated to training and instruction, including hands-on and lecture-type training, high-bay research/training space, and exterior space for heavy equipment training.

The facility also provides office spaces for current and future staff positions and an entry lobby to enhance the arrival experience for students and visitors. Common spaces are included to provide students and visitors with an environment that is conducive to collaboration and engagement outside of the classroom and training. In addition

to the instructional and training spaces already mentioned, the facility is anticipated to provide a generous amount of exterior training spaces that contribute to the broad field of work planned to be accommodated.

The Planning Amount for the project is \$30,000,000, which includes an Amount Available for Construction Contract (AACC) of \$22,221,907. 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/2ukyru9r>

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, June 27, 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 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