

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 Health, is accepting proposals for the selection process to enter into a contract with a Construction Manager at Risk (CMAR) firm to provide preconstruction 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 Alkek IBT Building Lab Expansion/Renovation & EnMed Build-out project (#23-3320) at Texas A&M Health in Houston, Texas.

Texas A&M University plans to renovate and upgrade spaces in the Albert B. Alkek Building and build-out spaces in Discovery Tower to strengthen its presence around the Texas Medical Center in Houston. The Alkek IBT Building Lab Expansion/Renovation & EnMed Build-out project is programmed in three stages.

The project's first stage is to relocate the Texas A&M Health's Institute of Biosciences and Technology (IBT) administrative offices from the Alkek Building to the nearby Discovery Tower (aka the EnMed Building). The scope of work at Discovery Tower includes building out 8,750 square feet of shell space on one floor to house two director suites, thirty administrative offices, and associated collaboration and support spaces.

The project's next phases will focus on renovating and upgrading spaces in the Alkek Building. First, the two floors (2nd and 11th) that are being vacated by the administrative staff and a partially vacant 7th floor will be converted into fully equipped research spaces. Next, the 4th, 5th, and 6th floors, which will become vacant when research moves to the 2nd, 7th, and 11th-floor renovations, will be upgraded into cutting-edge research spaces. The renovations and upgrades to Alkek include reconfiguring and replacing the building utility systems (HVAC, gas lines, distilled water, etc.) to allow for flexible laboratory layouts. The Alkek Building will remain occupied throughout the project.

The Planning Amount for the project is \$100,000,000, which includes an Amount Available for Construction Contract (AACC) of \$74,400,000. 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/mr32cmss>

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, April 17, 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