

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 Tarleton State 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 Parking Structure #2 (#04-3443) for Tarleton State University in Stephenville, Texas.

Tarleton State University proposes a new five-level, cast-in-place parking garage on the north side of campus at the corner of West Mulberry Street and North Garfield Avenue. The facility will replace an existing surface parking lot of approximately 440 spaces and will provide a minimum of 1,500 parking spaces, including ADA-compliant parking and accommodations for large pickup trucks.

The garage will consist of one level at grade and four elevated levels, including rooftop parking, with pedestrian access provided around the building perimeter. Vehicular access is anticipated from North Garfield Avenue and North Lillian Street, with potential access from West Mulberry or West Ash Streets if traffic flow efficiencies warrant. The project will include supporting infrastructure such as stair towers and elevators and is intended to meet a 50-year commercial building lifecycle. The design will emphasize sustainability, environmental quality, and resource conservation while achieving the architectural standards expected by the University.

The Planning Amount for the project is \$57,000,000 which includes an Amount Available for Construction Contract (AACC) of \$47,880,000. 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/35uzrxd4>

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, February 5, 2026. 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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*Courtesy reviews of HUB HSPs can be sent to [SO-HUBProgram@tamus.edu](mailto:SO-HUBProgram@tamus.edu)*