

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 Mays Business School Building 3 (#02-3451) for Texas A&M University in College Station, Texas.

The grand vision of Mays Business School is to be the preeminent public business school in America, by incorporating leading-edge technology to create a growth culture that aims to attract, recruit, and retain the higher caliber of students, faculty, and staff.

The building's programmatic elements include classrooms and instructional labs, Flex Online Studios, student and community spaces, food service to include a bakery-café experience and a full-service restaurant, and office and administrative spaces for all of the Mays Business School graduate programs. The facility will also feature advanced extended reality (XR) stages equipped with state-of-the-art audio/video media and augmented and virtual reality technology. To attract and retain top graduate students, the new building will offer comprehensive amenities including high-caliber food services, collaboration spaces, study areas, and cutting-edge learning technology.

The exterior elements of this project include covered seating and gathering areas with access to electrical outlets, outdoor dining spaces, bicycle parking, and pedestrian connection to the Mays Business Education Complex through enlarged sidewalks and planned areas of tree preservation zones to protect established trees and landscaping that provide natural shading. This project will also include the abatement and demolition of Adriance Lab (0510), adjacent to Lot 18, along with the accompanying fenced Adriance Recycle Center.

The Planning Amount for the project is \$192,000,000, which includes an Amount Available for Construction Contract (AACC) of \$130,252,944. 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/x2m9j9zb>

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 ESBID 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, January 8, 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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THE TEXAS A&M UNIVERSITY SYSTEM

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