

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 are soliciting statements of qualifications for selection of an Architect/Engineer (A/E) firm for the Renovate Building 1041 for GI Lab project (#02-3459) for Texas A&M University in College Station, Texas, in accordance with the terms, conditions, and requirements set forth in this Request for Qualifications (RFQ).

The total renovation space is 41,195 gross square feet (GSF) out of the total building area of 55,169 GSF. The renovation for the GI Lab totals approximately 28,375 GSF, which translates to approximately 19,039 total net assignable square feet at 69% efficiency for laboratory space, and 66% efficiency for office space.

The new GI Lab layout will include specialized research labs equipped for molecular and microbiome studies, dedicated office spaces for faculty and researchers, and support areas for specimen processing and analysis. Designed with flexibility in mind, the renovated space will accommodate evolving research needs while ensuring biosafety and efficient workflow. Allotting 59% of the assignable square feet to research spaces, the GI Lab will provide unique opportunities for collaboration, student engagement and cutting-edge scientific discoveries.

The remaining 12,820 GSF of the first floor will be renovated for Texas A&M's use as research swing space. This layout will include approximately 30% flexible labs, 29% lab support spaces and 41% offices similar to those in the GI Lab renovation. The swing space renovation portion of this project will also include the refresh and compliance of the stairwells, replacement of the elevator and replacement of the exterior windows.

The Planning Amount for this project is \$20,500,000. The Planning Amount includes an Amount Available for Construction Contract (AACC) of \$16,260,938. Fees, furnishings, other work, miscellaneous expenses, and contingencies make up the balance of the Planning Amount.

This RFQ is the first step in the process for selecting an A/E firm. The RFQ provides the information necessary to prepare and submit Qualifications for consideration by the Owner. The Owner may select three (3) or more of the top qualified Respondents to present their qualifications during an interview.

**** The RFQ documents must be accessed and responded to within e-Builder.** The following link provides access to the RFQ package/documents:

<https://tinyurl.com/2rsmzfbj>

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 e-Builder 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 qualifications uploaded to e-Builder until **2:00 pm Central Time, Thursday, March 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 RFQ shall be directed to:

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Courtesy reviews of HUB HSPs can be sent to SO-HUBProgram@tamus.edu