

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-San Antonio, 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 Student Housing Phase III and Dining project (#25-3444) at Texas A&M University-San Antonio in San Antonio, Texas.

To support the growing student population and enhance on-campus living, Texas A&M University-San Antonio plans to construct a third residence hall, adding 300 additional beds. This new facility, located south of Estrella Hall, will include both residential and dining spaces. The four-story residence hall will be connected to a single-story dining hall, featuring separate entrances but shared mechanical and support spaces. The dining hall will operate as an all-you-care-to-eat facility, providing convenient meal options for students. The residential portion will consist of 60 single units (60 beds), 120 double units (240 beds), and two staff apartments—one large (two-bedroom, two-bath) and one small (one-bedroom, one-bath). To enhance student life, the building will feature two student lounges and two study spaces per floor. Additionally, support and operations spaces will include reception and administrative areas, mail and package facilities, trash collection areas, laundry facilities, and a small maintenance function.

The Planning Amount for the project is \$80,000,000, which includes an Amount Available for Construction Contract (AACC) of \$61,669,592. 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/yewxhs2e>

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