

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 Engineering Extension Service (TEEX), 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 TEEX San Antonio Complex project (#09-3441) for Texas A&M Engineering Extension Service in San Antonio, Texas.

The proposed TEEX San Antonio Complex is significantly larger than the current location, offering a notable advantage due to the inclusion of extensive exterior training spaces and a classroom building spanning approximately 35,760 gross square feet. More than 75% of the proposed facility is dedicated to workforce training and instruction, including hands-on and lecture-type training, high-bay training space and exterior space for electric power, commercial driving and confined space training. The high bay lab in the building will provide one-of-a-kind training experience for students. The climate-controlled space will allow for hands-on practical application of workforce skills during any type of weather conditions. The facility also provides office spaces for current and future staff positions, along with an entry lobby to enhance the arrival experience for students and visitors. Common spaces are included to provide students and visitors with an environment that is conducive to collaboration and engagement outside of the classroom and training. Included in this project is approximately (13) acres to accommodate electric power training, a pole climbing yard, covered transformer training, overhead and underground distribution training, a lay down yard with outdoor storage, commercial vehicle operations driver's training area, elevated work surface training area, water/wastewater training, confined space training, an outdoor classroom and secure vehicle storage area for heavy equipment, electric utility vehicles, trailers, and staging for emergency response equipment during an emergency occurring in the State of Texas.

The Planning Amount for the project is \$32,500,000, which includes an Amount Available for Construction Contract (AACC) of \$24,190,984. 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/27zaza5u>

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, August 7, 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:

Chase Miller
The Texas A&M University System
Office of Facilities Planning & Construction
Phone: (979) 458-7064
E-mail: chase.miller@tamus.edu

Lashunda Watson
HUB Coordinator
Office: 979-458-6088
Email: lwatson@tamus.edu

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