

**The Texas A&M University System
RFP-02-3498 - CMAR Request for Proposals
Virtual Production Institute Fort Worth
Texas A&M University
Fort Worth, Texas**

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 Virtual Production Institute Fort Worth (#02-3498) for Texas A&M University in Fort Worth, Texas.

In support of the 88th and 89th Texas Legislature's commitment to developing the workforce and use of virtual production processes in Texas, the Virtual Production Institute (VPI) within the College of Performance, Visualization & Fine Arts (PVFA) plans to develop a large virtual production stage and accompanying facilities on the Texas A&M Fort Worth campus. This facility will feature a 10,000 square foot stage, making it among the largest such facilities in Texas. This stage is one of four commissioned by the VPI. It will replace a stage space currently leased from a private partner in Fort Worth. The primary function of the facility will be education. Secondary functions include the research and development of virtual production tools and processes, the production of creative works serving the university and The Texas A&M University System (A&M System) agencies, and the rental use of the stage by commercial partners. The secondary functions will include participation by Texas A&M students as education and training opportunities. Virtual production involves the combination of high-fidelity real-time scenes, human computer interaction, physics simulation, sensor-based systems, and autonomous systems. These capabilities underpin expanding instructional and applied research activities across visualization, digital art, performance technology, and interactive media. The film and media industries utilize virtual production to create in-camera visual effects (ICVFX) through which live actors and physical sets are combined with imagery displayed on large walls of LED screens to create a visual environment that integrates real, augmented, and virtual elements. This technique is transferable to uses in simulation and training, the development of advanced manufacturing involving human factors, live performances, and other areas of development important to the state's economy. This project supports the creation of the new College of Performance, Visualization & Fine Arts (PVFA-VPI), providing new curriculum and resources for students to pursue educational pathways in areas previously underserved by the university. This project also supports the new PVFA-VPI, positioning it to both strengthen existing degree programs and deliver new degree programs to Texas A&M students, preparing them for successful industry careers. An arts curriculum at a university is crucial because it teaches the importance of the arts to students who would become leaders in society and expands those students' horizons to experience creative expressions outside their chosen field of study. This project will further bolster TAMU's role as a leader in the arts within the region and in the state. The PVFA-VPI Fort Worth is proposed as a new facility at the Texas A&M Fort Worth campus to support teaching and learning, exhibition and performance, research and creative works, technology, and intellectual property development. It creates space where the academy and the community are woven together so that each thrives from connections with the other. The design of the facility and its siting will be at the gateway to the Texas A&M Fort Worth campus. The facility will be exceptional for its technology integration, adaptive, and encourage interdisciplinary collaboration in form and function.

The Planning Amount for the project is \$33,450,000, which includes an Amount Available for Construction Contract (AACC) of \$19,905,745. 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/3wwthpsp>

State of Texas Subcontracting Plan (SP) Guidance: To assist respondents in completing the required State of Texas SP form, our Procurement team has developed a brief tutorial addressing common errors and questions. The video may be accessed using the following link: [How to Complete the State of Texas Subcontracting Plan \(SP\) Form](#). Vendors are strongly encouraged to review the tutorial before submitting their SP form to help ensure accuracy and completeness. Questions may be directed to the Procurement team at so-hubprogram@tamus.edu.

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. CST, Thursday, November 19, 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:

Lee Gibson

The Texas A&M University System

Office of Facilities Planning & Construction

Office: (979) 777-6588

E-mail: lgibson@tamus.edu