

**MISSISSIPPI STATE UNIVERSITY
REQUEST FOR QUALIFICATIONS
CONSTRUCTION MANAGEMENT AT RISK SERVICES
IHL# 205-362
Riley Campus Student Housing & Academic Building
RFQ NO. 27-06**

PURPOSE:

Mississippi State University desires to solicit qualifications from Construction Management firms licensed in the State of Mississippi and interested in and capable of providing Construction Management at Risk (CMaR) services, on a full-time basis, for **IHL 205-362 Riley Campus Student Housing and Academic Building**. The CMaR shall provide professional preconstruction and construction services for the coordinated development of student housing and academic facilities at the MSU Riley Campus in downtown Meridian, MS. During the preconstruction phase the CMaR shall assist in the structuring of the design development documents and the contract documents and provide estimates at each design milestone. Upon completion of Construction Documents, the CMaR shall provide to the Owner a Guaranteed Maximum Price Proposal and, upon the Owner proceeding with construction services, the CMaR shall ensure that the quality of the construction and the construction schedule are adhered to based on the contract documents.

PROJECT DESCRIPTION:

Mississippi State University intends to develop student housing facility and a new academic building to support the Riley Campus in downtown Meridian, Mississippi. Both facilities are proposed on the same block across 23rd Avenue and directly south of the existing Riley Campus. The final program, size, configuration, sequencing, and construction packaging will be established through the design and preconstruction process. The project will require coordinated planning so that the housing, academic, site, utility, access, and infrastructure components function as an integrated development even though each facility may be a separate project.

The project may be completed in multiple phases. For purposes of this RFQ, the anticipated project components include:

Component A: Shared Site Development and Infrastructure

Coordinated site planning and enabling work necessary to support both facilities. Work may include utilities, grading and drainage, stormwater management, parking, vehicular access, pedestrian circulation and connections, landscaping, site lighting, and other supporting infrastructure as established during design. Demolition of existing buildings is underway by Others.

Component B: Student Housing

Design and construction of a facility to house students attending programs at the Riley Campus. The total number of beds and units remains to be determined, and the housing may be delivered in multiple phases. A preliminary study indicates an immediate need for approximately 50 to 75 one-bedroom and two-bedroom efficiency-style apartments to

support students enrolled in postgraduate degree programs. The final housing program will be validated during design and may include common, support, service, and management spaces appropriate for the facility.

Component C: Academic Building

Design and construction of a new academic building on the same development site as the housing facility. The exact size will be determined through programming and design; however, a recent space study identifies an immediate need for 36,000+ assignable square feet. The program is anticipated to include faculty and staff offices, classrooms, specialized laboratories, and related academic and building support spaces. The planning process should evaluate efficient shared-use spaces, future flexibility, and potential expansion.

Project Site:



The construction project schedule will be established during preconstruction. Respondents should demonstrate the ability to support phased design, early procurement, multiple Guaranteed Maximum Price packages, and overlapping construction activities when advantageous to the Owner.

Phase	Milestone / Work Package	Housing Facility - Anticipated Dates	Academic Facility - Anticipated Dates
Preconstruction	Programming validation and	Complete	August 2026 to

Phase	Milestone / Work Package	Housing Facility - Anticipated Dates	Academic Facility - Anticipated Dates
	concept planning		October 2026
Preconstruction	Schematic Design and initial cost model	August 2026 to October 2026	October 2026 to December 2026
Preconstruction	Design Development and cost validation	October 2026 to December 2026	December 2026 to March 2026
Preconstruction	Construction Documents and GMP development	December 2026 to March 2027	March 2026 to July 2026
Preconstruction	Bidding & Procurement	March 2027 to April 2027	July 2026 to August 2026
Construction	Notice to Proceed	May 2027	September 2027

The Design Professional for the project is Dale Partners, PA.

INFORMATIONAL MEETING

An informational meeting will be held on **Wednesday, August 5th, 2026, at 10:00 AM** at the MSU Riley Center, 2200 5th Street, Meridian, MS 39301.

Parking - MSU suggests street parking or parking in the City's parking garage, 712 24th Ave, Meridian, MS 39301.

GENERAL INFORMATION AND REQUIREMENTS:

Owner's Reservation of Rights - The Owner reserves the right to divide the project into multiple parts. Additionally, the Owner reserves the right to reject any and all Proposals received. The Owner makes no representations, written or oral, that it will enter into any form of agreement with any respondent to the RFQ for any project and no such representation is intended to be construed by the issuance of this RFQ.

Acceptance of Evaluation Methodology – By submitting its Qualifications in response to this RFQ, CMaR accepts the evaluation process and acknowledges and accepts that the determination of the “most qualified” firm will require subjective professional judgements by the Owner.

No Reimbursement for Costs – CMaR acknowledges and accepts that any costs incurred from the CMaR's participation in the RFQ shall be at the sole risk and responsibility of the CMaR.

Prequalification – CMaR must have prior experience with the construction manager at risk delivery method in order to qualify for consideration. Any firm submitting a proposal who does not have any such experience will not be considered.

Selection Criteria – The evaluation of the firms will be based on the responses and the following information:

- Ability of professional personnel;
- Past record and experience;
- Performance information including such that is maintained by MSU;
- Willingness to meet time requirements/scheduling challenges;
- Workload of the firm;
- Location of the firm;
- Other criteria requested below to be included in the Response to the RFQ; and
- References.

Selection Process – MSU will shortlist firms that are deemed most qualified and capable to provide CMaR services based on the above selection criteria. Shortlisted firms will be invited for a round-table discussion at MSU and may be asked to provide additional information. Final selection will be based on the above selection criteria and interview.

Following interviews, MSU will work to negotiate pre-construction fees, construction fees and general condition costs with the top-ranked firm. If fair and reasonable fees cannot be established with the top-ranked firm, MSU reserves the right to terminate this process and initiate engagement with the second-ranked firm, and so forth, until fair and reasonable contract terms and conditions have been established with one of the shortlisted firms.

MSU's Standard Form of Agreement for Construction Manager at Risk will be utilized for this project. A sample of this agreement is available upon request.

Submission Process

All submittals shall include a cover transmittal letter that clearly states the entity proposed for the project and the single contact person with mailing address, email and voice communication numbers for all correspondence. Written instructions included in this RFQ or modified by formal addendum will supersede any verbal instructions.

PROPOSAL INFORMATION:

This invitation is limited to firms licensed to do business within the State of Mississippi. If your firm wishes to be considered for the work, please submit a **USB flash drive** of the proposal containing the following:

A. Letter of Interest

B. Response to RFQ

(1) History and Key Personnel

- (a) Provide a brief history of the CMaR in narrative form.
- (b) Provide an organizational chart of the CMaR.
- (c) Provide sample insurance certificates.
- (d) List key personnel proposed for this Project and provide resumes for each including:

- i. Project executive to be in charge
 - ii. Project managers- preconstruction services
 - iii. Project managers-construction services
 - iv. Lead Superintendent
 - v. Key Personnel
 - vi. Consultants
 - (e) Provide a brief management plan in narrative form for this Project. Include an organizational chart that illustrates this plan.
 - (f) Has the CMaR ever failed to complete or been terminated on a contract? If so, provide details and circumstances.
 - (g) Provide a summary that describes current or pending lawsuits.
- (2) A description of procedures used to assure a successful owner-architect-contractor relationship. This should include pre-construction services, design-assist, and through completion of construction services.
- (3) Documentation of the CMAR's record of similar projects. Photographs and other evidence may be included as supporting material. For each project provide the following:
- a. Name and location of project
 - b. End user point of contact and phone number
 - c. Budgeted and actual project dollar amounts (submit explanation if amounts differ)
 - d. Planned and actual start and completion dates (submit explanation if dates differ).
- (4) Describe your project estimating system for developing the estimated cost and how you will monitor and track these costs during the Project along with an explanation of your cost control procedures that will be applied to this project.
- (5) Describe how you will develop, maintain and update the schedule during design and construction, including tools that will be utilized. Include examples of records, reports, monitoring systems, and information management systems CMaR will use on this Project. Include information concerning your Critical Path Method (CPM) scheduling of a project.
- (6) Describe your quality control procedures.
- (7) Describe your procedures for management of warranties and guarantees including year-end warranties.
- (8) Describe critical issues which you foresees for this project in both Pre-Construction and Construction phases.
- (9) Ability to handle construction safety risks.
- (10) Additional information can be included in the proposal, as determined by the firm to be instrumental to the statement of qualifications.

MSU reserves the right, any time during the selection process, to request additional information from any

individual familiar with the organization, its employees, their work, or projects.

Questions

Submit all questions via email to Jennifer Mayfield, Director of Procurement & Contracts, at JMayfield@procurement.msstate.edu by close of business on August 5, 2026.

Schedule of Critical Dates

The following dates are for planning purposes only unless otherwise stated in this RFQ.

RFQ Posted	July 29, 2026
Informational Meeting	August 5, 2026 @ 10AM @ Riley Center
Questions from Vendors Due	August 5, 2026
MSU Q&A Response Due	August 10, 2026
Proposal Submission Deadline – 2:00 p.m.	August 18, 2026
Shortlist (Estimated)	August 21, 2026
Interviews (Estimated)	September 2, 2026
Notice of Award (Estimated)	September 8, 2026
Contract Effective Date (Estimated)	December 1, 2026

Submission Notice

Submissions **must be** received, at the address below, no later than **2:00 pm on August 18, 2026**
Submissions received after this date and time will not be accepted.

Office of Procurement & Contracts
Attn: **RFQ# 27-06**
405 Garrad Road East
Starkville, MS 39759

END OF NOTICE