Bid Opportunity

Bid Information

Bid Number	24-001
Solicitation	Construction Manager at Risk Services - GMP Contract
Solicitation Type	Invitation to Qualify
County	Webster
Agency	03
	Iowa Central Community College
	One Triton Circle
	Fort Dodge, IA 50501

Contact Information

Contact Name	Ryan Gruenberg
Contact Title	Vice President of Operations
Contact Phone Number	(515) 574-1053
Contact Email	Gruenberg@iowacentral.edu

Valid Dates

From	2/25/2024 5:00:00 PM
Until	4/17/2024 5:19:00 PM

Bid Opportunity

Description

Iowa Central Community College intends to enter a guaranteed maximum price contract for the renovation of an existing campus building located at their East Campus and re-roofing of an existing building on their main campus. The East Campus renovation is to include interior renovations of a portion of the main building and exterior renovations of another portion. The East Campus is located at 2031 Quail Ave, Fort Dodge, Iowa 50501 The interior renovation will include the renovation of approximately 4,000 SF of the SE end of the existing building. The exterior renovations will include removal and install of new siding and roofing around the garage on the west end of the facility, the siding will be the perimeter of the building which is approximately 215 LF and the roof approximately 4,712 SF. The project construction drawings are in Schematic Design Phase. The Design Development Phase will commence 4-5 weeks after a Construction Manager at Risk is awarded. Construction is anticipated to commence in August 2024 and tentatively scheduled to be substantially complete by November 2024.

Iowa Central Community College will publish a request for qualifications (RFQ) for Construction Manager at-Risk (CMaR) services for the project on March 1st, 2024. The CMaR will be chosen using a two-step solicitation process and chosen on “best value”. All CMaR submittals who have demonstrated sufficient qualifications based on the following criteria will be offered the opportunity to submit a request for proposal (RFP) to serve as CMaR for the project:

- Projects of similar size and scope in either the public or private sector
- Past Performance
- Safety Record
- Proposed Personnel
- Proposed Methodology
- Responsiveness to Owner

During the proposal stage, qualified respondents shall be asked to submit their proposed fees for the project. Iowa Central Community College will select the proposal that offers the best value based on the published selection criteria and on its ranking evaluation.

Projected Timeline:
Notice of Intent Posted 2024-02-16
RFQ Posted 2024-03-01
RFQ Final Questions Due- 2024-03-08 2:00 PM
RFQ Addendum Issued for Questions 2024-02-12
RFQ Responses Due 2024-03-15 2:00 PM
Iowa Central Community College Open & Read RFQ Responses 2024-03-15 2:30 PM
CMaR RFQ Response Evaluations Complete 2024-03-20
Iowa Central Community College Approval of Qualified CMaR Shortlist 2024-03-22
RFP Posted 2024-03-22
CMaR RFP Final Questions Due 2024-03-27
CMaR RFP Addendum Issued for Questions 2024-03-29
CMaR RFP Due 2024-04-05 2:00 PM
Iowa Central Community College Open & Read RFP Responses 2024-04-05 2:30 PM
Iowa Central Community College CMaR RFP Response Evaluations Complete 2024-04-10
Iowa Central Community College Notice of Award to the Selected CMaR 2024-04-12 2:00 PM

Owner Architect
Ryan Gruenberg Kalob Hays
Vice President of Operations Assistant Project Manager
Iowa Central Community College ISG
One Triton Circle 115 E Hickory Street, Suite 300
Fort Dodge, Iowa 50501 Mankato, MN 56001
gruenberg@iowacentral.edu kalob.hays@isginc.com
Office: (515) 574-1053 Office: (507) 469-0750

Bid Opportunity

Documents

Aerial Site Plan	
Construction Manager Information Sheet	
CMaR RFQ Responses Received	Firms that submitted a response to the RFQ.
East Campus Proposed Floor Plan	
Sample A133-2019	
CMaR Request for Qualifications - Addendum #1 3.12.24	Clarifying several inquiries received regarding the CMaR RFQ.
CMaR Notice of Intent	
CMaR Request for Qualifications	
Iowa Central CMaR SOQ Evaluation Results	Summary of SOQ evaluations received for the CMaR process.

Links

Iowa Central Public Notices	https://www.iowacentral.edu/public_notices/