

Notice of Intent to Enter into a Guaranteed Maximum Price Contract



Iowa Western Community College (IWCC) intends to enter into a guaranteed maximum price contract (GMP) for construction of its new Transportation and Logistics Building totaling approximately 80,000 square feet. The project is located at Iowa Western's Council Bluffs Campus (2700 College Road, Council Bluffs, Iowa 51503). Construction is anticipated to begin in spring of 2025 and tentative substantial completion by end of year 2027.

Iowa Western Community College will publish a request for qualifications (RFQ) for Construction Manager at-Risk (CMaR) services for the project on May 15, 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 the CMaR for the project:

1. Projects of similar size and scope in either the public or private sector
2. Past Performance
3. Proposed Personnel
4. Proposed Methodology
5. Safety Record
6. Responsiveness to Owner

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

Questions

Please direct all questions to:

Owner

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