

Notice of Intent to Enter into a Guaranteed Maximum Price Contract



Iowa Central Community College intends to enter a guaranteed maximum price contract for the renovation of an existing building, rework of a courtyard and construction of a new building all located at the main campus in Fort Dodge. The renovation is to include, renovating the main common space in the Hanson Center to add a restaurant space. Additionally, there will be updates to the public restroom group, with the addition of individual restrooms. The courtyard will be an update on the exterior components to the West of the Hanson Center. The new building will be the addition of an Athletic Science building. Construction for the courtyard is anticipated to commence in May 2025 and tentatively scheduled to be substantially complete by August 2025. Timeline for the construction of the culinary arts space is to be determined. Construction for the Athletic Science building is to be determined.

Iowa Central Community College will publish a request for qualifications (RFQ) for Construction Manager at-Risk (CMaR) services for the project on January 27, 2025. The CMaR will be chosen using a two-step solicitation process and chosen on “best value”. All CMaR submittals 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 as a percentage 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.

Phase	Date
Notice of Intent Posted	Friday, January 10, 2025
RFQ Posted	Monday, January 27, 2025
RFQ Final Questions Due	Thursday, February 06, 2025
RFQ Addendum Issued for Questions	Monday, February 10, 2025
RFQ Responses Due	Monday, February 17, 2025, 2:00 PM
Iowa Central Community College Open & Read RFQ Responses	Monday, February 17, 2025, 2:30 PM
CMaR RFQ Response Evaluations Complete	Monday, February 24, 2025
Iowa Central Community College Approval of Qualified CMaR Shortlist	Tuesday, February 25, 2025
RFP Posted	Tuesday, February 25, 2025
CMaR RFP Final Questions Due	Friday, March 07, 2025
CMaR RFP Addendum Issued for Questions	Monday, March 10, 2025
CMaR RFP Due	Tuesday, March 18, 2025, 2:00 PM
Iowa Central Community College Open & Read RFP Responses	Tuesday, March 18, 2025, 2:30 PM
Iowa Central Community College CMaR RFP Response Evaluations Complete	Tuesday, April 01, 2025
Iowa Central Community College Notice of Award to the Selected CMaR	Wednesday, April 02, 2025

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QUESTIONS

Please direct all questions via email only to:

Owner

Ryan Gruenberg
Vice President of Operations
Iowa Central Community College
One Triton Circle
Fort Dodge, Iowa 50501
gruenberg@iowacentral.edu
Office: (515) 574-1053

Architect

Kalob Hays
Assistant Project Manager
ISG
115 E Hickory Street, Suite 300
Mankato, MN 56001
kalob.hays@isginc.com
Office: (507) 469-0750