



IOWA CENTRAL COMMUNITY COLLEGE

Request for Proposal for

IOWA CENTRAL COMMUNITY COLLEGE

Fort Dodge, Iowa

Proposals Due:

2:00 PM, CST, Tuesday, March 18, 2025

Mail or Personal Delivery Submissions to:

Greehey Family Student Success Center, Attn: Ryan Gruenberg

Triton Cir,

Fort Dodge, Iowa 50501

Email Electronic Submissions to:

Ryan Gruenberg

Vice President of Operations

gruenberg@iowacentral.edu



Architecture
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ISGinc.com

Request for Proposal (RFP)

Iowa Central Community College (ICCC) is currently in the Pre-Design phase for several projects. First being the renovation of approximately 5,135 SF in the Hanson Center to accommodate the addition of a restaurant and restrooms. The next project will be a renovation of the courtyard to the west of the Hanson Center adding new walkways, seating, and lighting.

The final project will be a new Athletic Science building approximately 28,500 SF to include, locker rooms, restrooms, offices, learning spaces, and common areas. ICCC would like to procure Construction Manager Services where the Construction Manager is at-Risk. The Owner intends to retain a Construction Management firm to join the project team during the Design Phase and to continue through the Construction Phase, occupancy, and warranty period. The Owner is requesting submissions from firms who can demonstrate they have resources, experience, and qualifications to provide Construction Management Services for the project.

I&S Group, Inc. (ISG) has been selected as the Design Professional for the design of the culinary arts renovation and the design of the athletic science building. ISG will participate in the selection process for the CMaR. The successful Construction Management firm will be expected to work in a highly collaborative manner with the Owner and the Design Professional's collaborative design team.

Snyder and Associates has been selected as the Design Professional for the design of the courtyard project. The successful Construction Management firm will be expected to work in a highly collaborative manner with the Owner and the Design Professional's collaborative design team. ISG will be in no way involved in the Hanson Courtyard renovation.

Construction Manager at Risk (CMaR) on a Guaranteed Maximum Price Contract

The estimated total budget for all three projects: \$10,000,000 - \$12,000,000

Athletic Science - \$8,000,000 - \$10,000,000

Culinary Arts - \$1,550,000

Hanson Courtyard \$455,000

From: Iowa Central Community College

Project: Culinary Arts Renovation, Hanson Courtyard Renovation, and Athletic Science Building

Release Date: Tuesday, February 25, 2025

Iowa Central Community College (ICCC) would like to consider you to act as Construction Manager at Risk for the Culinary Arts Renovation, Hanson Courtyard Renovation, and Athletic Science Building project. The Project Team is seeking a specific proposal from your firm. Please summarize the following information into your proposal on the attached summary form based upon the information distributed to date and utilizing the intended form of contract AIA document A133-2019 and AIA document A201-2017 as the general conditions of the contract for construction.

Proposal Timeline

- Request for Proposal (RFP) released to qualified firms: Tuesday, February 25, 2025
- RFP Final Questions Due by 4 p.m.: Friday, March 07, 2025
- RFP Addendum Issued for Questions: Monday, March 10, 2025
- RFP Due by 2 p.m.: Tuesday, March 18, 2025
- Ranking Evaluation Complete: Tuesday, April 01, 2025
- Tentative Contract Award: Wednesday, April 02, 2025

*No Interviews will be scheduled as a part of the selection process

Owner Contact and Due Date

Please submit an electronic PDF copy on a flash drive or by email by Tuesday, March 18, 2025, 2:00 p.m.

Contact: Ryan Gruenberg - gruenberg@iowacentral.edu

RFP responses that are incomplete or are received after Tuesday, March 18, 2025, 2:00 p.m. will not be considered and will be returned unopened. A sealed envelope, email subject, or electronic file shall be clearly marked "ICCC CMAr Culinary Arts renovation, Hanson Center Courtyard renovation, and Athletic Science building".

ICCC will open and read aloud the names of the firms who submit Request for Proposal. ICCC reserves the right to waive any deficiencies in any RFP responses and to decide which firms are qualified to submit a proposal in the best interest of ICCC.

Please direct all questions to:

Kalob Hays – ISG

Kalob.hays@isginc.com

REQUEST FOR PROPOSAL REQUIREMENTS

Response Format

- RFPs shall be provided in a letter size (8 1/2" x 11") with sections addressing the specific elements below and using the attached Construction Management Price Proposal Summary. The RFP shall be submitted electronically as a PDF and shall not be more than five (5) pages (attached sheet plus backup sheet of detailed cost).

Section 1.0 – Pre-Construction Phase Service Fee.

- A. Provide a list of services included in the fee as well as a list of any anticipated reimbursable expenses, all on a separate page that is attached to the Proposal Summary. The fee should include the following assumptions.
 1. Once selected, review the Preliminary Schematic Design (SD) and Design Development (DD) documents as provided.
 2. Prepare a Preliminary Cost Estimate (section 2.1.5 AIA A.133) (PCE) of the DD documents within one (1) month of signed contract. Presuming the costs are still

within the program budget, move to step “d”. If it is determined that the program budget is low, the owner reserves the right to end the contract as they determine next steps.

3. Prepare a Guaranteed Maximum Price Proposal at the end of CD (section 2.2 AIA A133) or at an agreed upon time with the owner.
4. A minimum of one (1) meeting with the Project Team to review the final GMP Proposal, including a review of material and system cost alternatives jointly Suggested by the CM and SL in advance of the GMP Proposal process.

Section 2.0 – Construction Phase Service Fee.

- A. A detailed summary of the Construction Manager's Supervisory and Administrative On-site Personnel Labor Cost for the GMP (section 6.2.2 thru 6.2.5 and including travel, vehicle, fuel, housing, mobile phone, etc., costs in the rate as applicable by position). Include a duration and weekly rate by position. Note any assumptions and deviations from A133-2019.
- B. Performance Bond and Payment Bond rate.
- C. Projected Contingency Rates for the preliminary cost estimate at Design Development as a percentage of the cost of the work.
- D. Projected Contingency Rate for the final GMP as percentage of the cost of the work.
- E. Construction Manager's fee as a percentage of the cost of the work for the GMP.
- F. Construction Manager Savings Participation Rate as a percentage of the total savings retained by the CM at final payment of the GMP, if any.

Evaluation Criteria

The responses will be opened publicly at Tuesday, March 18, 2025 at 2:30 p.m. and the submitting firm names will be read aloud. Submissions will be reviewed, and evaluation will be completed within 45 days of the date the university opens the RFP responses. RFPs will carry a weighted score of 25 points, with the scoring from the RFQ advancing for a cumulative score of 175 points.

Cost Proposal Evaluation: The Proposer with the lowest cost proposal will receive the maximum assigned value. Proposers with higher cost proposals, but less than or equal to the maximum available funds, will be awarded fewer points per the following calculation:

$$\# \text{ of Points } \times \left[1.0 - \frac{(\text{Proposer's Cost Proposal} - \text{Lowest Cost Proposal})}{\text{Lowest Cost Proposal}} \right]$$

Following evaluation, ICCC will notify all respondents of the results. Responding firms will bear all costs for preparation & delivery of this RFP.

ICCC reserves certain rights, including, but not limited to, the following:

1. Cancel the entire Request for Proposals
2. Reject all proposals
3. Cancel the entire Request for Proposals process and restart with modified criteria
4. Remedy technical errors in the RFP process
5. Appoint evaluation committees to review qualifications and proposals
6. Seek assistance of outside technical experts in evaluation
7. Issue subsequent requests for proposals
8. Waive informalities and irregularities in the RFP process

This RFP shall not, in any manner, be construed to be an obligation on ICCG to enter into a contract or result in any claim for reimbursement of cost for any effort expended in responding to the RFP or in anticipation of any contract.

END

Construction Management at Risk Cost Proposal Summary

Contractor Name:

Project Name:

Submittal Date:

Name:

Signature:

1. Preconstruction Services Fee: (attach detail)	\$ _____
2. Construction Manager's Monthly Supervisory and Administrative On-Site Personnel Cost for GMP: (attach detail by position/rate/duration, note any assumptions and deviations from AIA 133)	\$ _____
3. Construction Manager's Liability Insurance Percentage Rate:	% _____
4. Performance and Payment Bond Percentage Rate:	% _____
5. Contingency Percentage Rate for Preliminary Cost Estimate: (attach definition and note any assumptions made)	% _____
6. Contingency Percentage Rate for Final GMP:	% _____
7. Construction Manager's Fee: (as a percent of the total cost of work)	% _____
8. Construction Manager's Savings Participation Percentage Rate: (as a percent of total cost savings below the GMP)	% _____