

NOTICE OF INTENT TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT

Dated: May 3, 2023

The City of State Center, Iowa (the "City") intends to enter into a Guaranteed Maximum Price (GMP) contract for construction of its new Fire & EMS Facility. The City will issue a request for qualifications (RFQ) for Construction Manager at-Risk (CMaR) services for the project on May 19, 2023.

The CMaR will be selected using a two-step solicitation process and chosen on "best-value." The 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 on the Fire & EMS Facility.

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

Schedule: Pre-referendum services to begin immediately upon award. Pre-construction assistance services to begin after successful public general obligation bond referendum anticipated for November 2023. The first phase of construction is anticipated to commence during spring of 2024 and tentative substantial completion is December 2024.

During the proposal stage, qualified respondents shall be asked to submit their proposed fees for the project. The City will select the proposal that offers the best value based on the published selection criteria and on its ranking evaluation at the conclusion of the solicitation process.

Please direct all questions to:

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