

**NOTICE OF INTENT
TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT**

Kirkwood Community College intends to enter into a Guaranteed Maximum Price (GMP) contract for phased construction of an Interior Remodel at East Hall, 1025 Kirkwood Pkwy. SW, Cedar Rapids, IA 52404.

Kirkwood Community College will publish a Request for Statements of Qualifications (SOQ) for Construction Manager at-Risk (CMaR) services for the project on March 30, 2026. 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 on the East Hall Remodel:

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

Project Schedule Milestones

Notice of Intent Issued	March 16, 2026
Request for Statements of Qualifications Issued	March 30, 2026
SOQ Submittals Due	April 13, 2026
Request for Proposals Issued	April 20, 2026
RFP Submittals Due	May 4, 2026
Interviews, If Needed	May 5 through 8, 2026
Notification of CMaR Selection	May 13, 2026

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

Please direct all questions to:

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