

NOTICE OF INTENT TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT

1.1 NOTIFICATION:

- A. The City of North Liberty (the “Owner”) intends to enter a ***AIA 133 Standard Form of Agreement Between Owner and Construction Manager as Constructor, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price***, contract for the demolition and construction of a new Cherry Street Firehouse (Firehouse), of approximately 25,700 square foot constructed at the current fire station site as well as a new Parks Shop Building (PSB) and Water Maintenance Shop (WMS) building demolition and expansion; both building and addition will be approximately 6,000 square feet in area. Projects are located at the following addresses: Firehouse: 25 W Cherry Street; PSB: 435 South Front Street; WMS: 433 South Front Street in North Liberty, IA. The project is planned for completion in November 2028. The Notice of Intent to engage CMaR was issued on Friday, May 1, 2026.
- B. The Owner will be publishing a request for statements of qualifications (“RFQ”) for construction manager at risk (“CMaR”) services for the project on Friday, May 15, 2026. The CMaR will be engaged using a two-stage solicitation process and will be chosen on “best value” as outlined in Chapter 26A of the Code of Iowa. The first stage is a Statement of Qualifications, the second stage is an Interview and Cost Proposal.
- C. A CMaR with sufficient qualifications based on selection criteria listed below will be offered the opportunity to submit a proposal and to interview to serve as CMaR for the project.
 - General Information (minimum requirements documentation)
 - Firm Relevant Experience
 - Team Experience and Qualifications
 - Local Market Experience and State Preference
 - CMaR Project Understanding and Approach
 - Project Management
 - Safety
 - Other Factors, to be further defined in the RFQ issuance
- D. At the proposal stage, qualified respondents will be asked to submit their proposed fees for the project. The Owner will interview and select the CMaR that submits 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.

1.2 SCHEDULE

- A. The Tentative Schedule of Events is listed below:

Notice of Intent to engage CMaR	May 1, 2026
Issuance of Request for Qualifications 2:00 PM Central Time, North Liberty City Hall	May 15, 2026
RFQ Informational Meeting 12:00 PM Central Time, North Liberty City Hall	May 20, 2026
Request for Clarifications Due	May 25, 2026

Responses to Clarifications Issued	May 29, 2026
Qualifications Due 2:00 PM Central Time, North Liberty City Hall	June 5, 2026
Qualifications Review Period	June 5, 2026 thru June 19 2026
Issuance of Request for Proposal	June 22, 2026
Proposals Due 2:00 PM Central Time, North Liberty City Hall	July 8, 2026
Interviews	July 20, 2026 thru July 22, 2026
City Council Review of Final Scoring and Selection 6:00 PM Central Time, North Liberty City Hall	July 28, 2026
Award Issued to CMaR	July 31, 2026

B. Schedule dates listed above are subject to change during RFQ and/or RFP process.

1.3 RFQ AND RFP CONTACTS

A. Please direct all questions to:

1. Architect: Natalie Oppedal, (319) 354-3040, noppedal@shive-hattery.com