

Construction Manager at Risk for Cedar Rapids MBW Building

Construction Manager at Risk services for Cedar Rapids MBW Building.

Open	9/24/2025 3:00 PM CDT	Type	RFP - Request for Proposal
Close	11/13/2025 1:00 PM CST	Number	645-RFP-1979-2026
		Currency	US Dollar
Sealed Until	11/13/2025 1:00 PM CST	Payment Terms	0% 0, Net 60

Contacts

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Commodity Codes

None Added

Description

AMENDMENT 1, 9-25-25: REPLACING A201-2017 DOCUMENT ON THE BUYER ATTACHMENTS TAB.

AMENDMENT 2, 11-3-25: MOVED CLOSE DATE TO NOVEMBER 13, 2025 AT 1:00 PM CT AND Q&A DATE TO NOVEMBER 3, 2025 AT 10:00 PM CT.

Overview

The Iowa Department of Transportation is accepting sealed proposals from qualified firms for CONSTRUCTION MANAGER AT RISK Services for the construction of the new Mechanical, Brine Making and Wash Bay ("MBW") Building at the Cedar Rapids DOT complex located at 5455 Kirkwood Blvd SW, Cedar Rapids, IA 52404.

The Proposal Requirement document is located under the Buyer Attachments section of this solicitation.

Purpose

The purpose of this Request for Proposals (RFP) is to solicit proposals from Responsible Respondents to provide the goods and/or services identified in the solicitation and further described in the Mandatory Specifications of this RFP to the DOT. DOT intends to award a Contract(s) for the initial period identified in the RFP and may extend the Contract(s) for up to the number of renewals identified on the RFP.

Communication

Until a contract is awarded, the sole point of contact for this solicitation will be the Purchasing Agent listed in the event. All questions must be directed solely to the Purchasing Agent and will not be accepted after the Q&A Submission Close Date. Bidders are strongly encouraged to submit all questions through the Q&A Board. Responses to questions will be posted on the Q&A Board.

Tax Exemption

The Iowa Department of Transportation is a tax exempt agency. Tax exemption certificates will be provided upon request.

Overview of the RFP Process

This RFP is designed to provide Respondents with the information necessary for the preparation of competitive Proposals. The RFP process is for the Agency's benefit and is intended to provide the Agency with competitive information to assist in the selection process. It is not intended to be comprehensive. Each Respondent is responsible for determining all factors necessary for submission of a comprehensive Proposal.

Financial Information

Short listed responders may be asked to provide the following financial information:

1. One of the following for the last three (3) years:
 - Audited financial statements
 - Profit & loss statements
 - Dun & Bradstreet reports
 - Tax returns
2. A minimum of three (3) financial references.

Evaluation and Selection Process

Overview of Evaluation

All submitted Responses will be first evaluated by the Purchasing Agent to determine if they comply with the mandatory requirements. To be deemed a responsible Responder, any proposed Response must comply with the mandatory requirements. Failure to meet the mandatory requirements will result in the rejection of the Response. In the event that all Responders do not meet the mandatory requirements, the Iowa DOT reserves the right to continue the evaluation of the responses to select the Response most closely meeting the requirements specified or may choose to reject all responses and consider the solicitation closed.

All compliant Responses will be evaluated using an evaluation matrix. If a demonstration or presentation is in the Evaluation Matrix, Iowa DOT reserves the right to determine which construction firms will be "short listed" for further consideration based on the written responses that best meet the requirements of the RFP. Some responders may be selected from the overall compliant responses to move to the Demonstration or Presentation portion of the evaluation. They will be required to demonstrate or make a presentation illustrating their proposed solution as described and required in the RFP. It is recommended Responder's engage key personnel to demonstrate their proposed solution, their authority and reporting relationships within their firm, their expertise and their management style.

The successful demonstration or presentation of the construction firms product(s) and/or service(s) is only one segment of the evaluation criteria and does not solely constitute the overall award.

Selected responders will be provided no less than one week's notice for the scheduling of a demonstration or presentation to be held in Ames, IA unless otherwise specified. The Iowa DOT may offer a web conferencing method as an alternative, if desired. Detailed notes of demonstrations or presentations may be recorded and supplemental information (such as briefing charts, etc.) will be accepted. Additional written information gathered in this manner must not constitute replacement of response contents. The Iowa DOT reserves the right to record demonstrations or presentations on audio or video as desired. Any costs incidental for the demonstrations or presentations must be the sole responsibility of the Responder.

Evaluation Criteria

The evaluation criteria below shall be used by the Evaluation Committee for purposes of award. Items are not listed in any particular order of importance. If a demonstration/presentation is included in the evaluation criteria, only those short-listed Responders must be given a point rating and total consensus score to be considered for award.

Evaluation Criteria-Overall Content of Written Submitted Proposal

Firm History & Information

Relevant Project Experience

Project Team

Project Approach

Location and Responsiveness

Presentation Criteria (*At the sole discretion of the DOT. Presentations may not be required*)

Ability to communicate understanding of the DOT, project scope, and requirements

Relevant Project Experience
Project Team
Project Approach
Overall Quality of Presentations

Weighting of evaluation categories is not available to Responders prior to the opening of all submitted Responses.

Evaluation Committee

The Iowa DOT must conduct a comprehensive, fair, and impartial evaluation of all compliant responses received. The Iowa DOT will use an evaluation committee to review and evaluate responses. The Evaluation Committee must consist of members with technical knowledge of the desired services, users of the solution and other appropriate persons to best evaluate the Responses.

Recommendation of the Evaluation Committee

The final evaluation will be based on the criterion listed above.

Notification of Intent to Award

After responses are evaluated, a Notification of Intent to Award (NOIA) and evaluation matrix will be posted publicly on the [IMPACS Business Opportunities](#) site.

Protest of Award

Protest of award must be made in accordance with the Iowa Administrative Code 761-20.4(6)"d"

Pre-Proposal Conference virtually (Highly Recommended)

Please click the link below or call the phone number listed and enter the conference code to join the meeting.

Date: October 1, 2025

Time: 11:00 am CT

[Join the meeting now](#)

Meeting ID: 240 338 350 397 7

Passcode: rB7tv6QE

Dial in by phone

[+1 515-817-6093,,834746012#](#) United States, Ames

[Find a local number](#)

Phone conference ID: 834 746 012#

Proposal Opening

Date: November 13, 2025

Time: 1:00 pm CT

Interested responders are welcome to attend the bid opening via the Teams meeting link or by phone with the conference id number (listed below) followed by the # sign.

[Join the meeting now](#)

Meeting ID: 286 947 778 363 5

Passcode: Ai6jM2pY

Dial in by phone

+1 515-817-6093,,925264540# United States, Ames

[Find a local number](#)

Phone conference ID: 925 264 540#

Those who join the public bid opening after 1:00 pm CT may not hear all the responses read aloud but all responses will be posted publicly for viewing as soon as they become available.

Prerequisites

- ★ 1. Respondent shall certify that they have read, understand, and accept.
- ★ 2. Respondent shall certify that they have read, understand, and accept.
- ★ 3. Respondent shall certify that they have read, understand, and accept.
- ★ 4. Respondent shall certify that they have read, understand, and accept.
- ★ 5. Respondent shall certify that they have read, understand, and accept.
- ★ 6. Respondent shall certify that they have read, understand, and accept.
- ★ 7. Respondent shall certify that they have read, understand, and accept.
- ★ 8. Respondent shall certify that they have read, understand, and accept.
- ★ 9. Respondent shall certify that they have read, understand, and accept.
- ★ 10. Respondent shall certify that they have read, understand and accept.

Buyer Attachments

1. [Amendment 1 Replacing A201-2017 template.pdf](#)
2. [Amendment 2 moving close and Q&A dates.pdf](#)
3. [CMaR Proposal Document Cedar Rapids Final.pdf](#)
4. [CMaR A133-2019 TEMPLATE FOR RFP FINAL.pdf](#)
5. [A201-2017 Template for RFP.pdf](#)
6. [Cedar Rapids MBW 90 Percent Plans.pdf](#)
7. [Cedar Rapids MBW 90 Percent Project Manual.pdf](#)
8. [Cedar Rapids MBW 90 Percent ENG Specs.pdf](#)
9. [CR MBW 90 Percent ENG Drawings.pdf](#)

Group 1.1: RFP Terms, Objections & Request for Confidentiality**Instructions:**

- 1.1.1 RFP ONLY: Acceptance of Standard Terms & Conditions: Please acknowledge that you have read, understand and accept the standard terms and conditions. Objections must be specifically identified below. ★
- 1.1.2 Objections to any solicitation terms and conditions must be specifically identified and include the reason for the objection. ★
- Objections to Solicitation Content:
Objections to any solicitation requirements or specifications must be specifically identified and include the reason for the objection.
- 1.1.3 Objections or responses that materially alter the solicitation may be deemed non-responsive and may result in rejection.
- If the information exceeds the maximum length allowed in this section, please include as an attachment in the Vendor Attachments section.
- Any questions relating to the solicitation are to be submitted through the Q&A Board.
- 1.1.4 Form 22: A signed Form 22 is required on all submissions to indicate whether confidential treatment is requested. Attach below. ★
- 1.1.5 Has the Respondent requested confidential treatment of information contained within the proposal? ★
- 1.1.6 A Public Copy of the Technical Proposal, from which confidential information has been excised, is required with a request for confidentiality. The confidential information must be excised in such a way as to allow the public to determine the general nature of the information removed and to retain as much of the Proposal as possible. ★
- 1.1.7 Contract Signing Authority: In the event your company receives the award for this bid opportunity, please provide the following contact information for the person authorized to sign on your company's behalf: Name, Phone Number, Mailing address and Email address. ★

Group 1.2: RFP Technical Proposals**Instructions:**

- This RFP is a Technical Proposal only. The file is to be labeled with the following information: RFP Title – Respondent Name –Technical Proposal. If a Respondent proposes more than one solution to the RFP specifications, each shall be labeled and submitted in a separate Proposal and each will be evaluated separately.
- 1.2.1 Technical Proposal: Any information provided in the Technical Proposal is subject to consideration, evaluation, and scoring. The Technical Proposal must be a single master document that is electronically searchable with material clearly labeled in a table of contents. ★

Group 1.3: RFP Fee Percentage**Instructions:**

- 1.3.1 Please indicate the PERCENTAGE fee that will be applied to construction costs for your firm to perform as the Construction Manager at Risk for the Cedar Rapids MBW Building. Cost will not be considered as part of the proposal, this is a qualification based proposal. The DOT reserves the right to negotiate fees prior to entering into a contract with the most qualified Construction Manager. ★

There are no Items added to this event.

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