

**NOTICE OF INTENT TO ENTER INTO GUARANTEED MAXIMUM PRICE (“GMP”)  
CONTRACT**

**February 6, 2026**

Under Iowa Code Chapter 26A, the Iowa Public Employees’ Retirement system (“IPERS”) intends on entering into a guaranteed maximum price contract. IPERS will publish a Request for Statements of Qualifications (“RFQ”) for Construction Manager at Risk (“CMAR”) services to provide Pre-construction and Construction services for the IPERS Headquarters Exterior Redevelopment Project (“Project”). The Project is located at IPERS’s headquarters located at 7401 Register Drive, Des Moines, Iowa.

IPERS will choose the CMAR using a two-step solicitation process authorized by Iowa Code Chapter 26A: (1) RFQ and (2) Request for Proposals. IPERS will issue an RFP to contractors meeting the qualifications based on the following selection criteria:

- Key personnel
- Past performance
- Relevant experience
- Safety record
- Proposed methodology

If selected to participate in the RFP stage, qualified contractors must submit their proposed fees for the Project. IPERS will select the CMAR that submits the proposal that offers the best value for IPERS based on the published selection criteria and on its ranking evaluation.

Tentative Schedule of Events	
RFQ Issuance (14 days after Notice (at least 13 not more than 45 days before responses due)	February 20, 2026
Pre-submittal Meeting	February 27, 2026
Questions Deadline	March 4, 2026
RFQ Due Date	March 13, 2026
Qualifications List (45 day deadline post due date)	
RFP Issuance	March 25, 2026
RFP Due Date	By 10:00 AM on April 3, 2026
Ranking Evaluation (45 days after RFPs opening)	April 10, 2026
Tentative Contract Approval	April 17, 2026