

REQUEST FOR QUALIFICATIONS
FOR CONSTRUCTION MANAGER AT RISK
FOR
IOWA PUBLIC EMPLOYEES' RETIREMENT SYSTEM
HEADQUARTERS EXTERIOR REDEVELOPMENT PROJECT
DES MOINES, IA

FEBRUARY 23, 2026

**REQUEST FOR QUALIFICATIONS FOR CONSTRUCTION MANAGER-AT-RISK
SERVICES (“RFQ”)**

February 23, 2026

1. Introduction

The Iowa Public Employees’ Retirement System (“IPERS”), in accordance with Iowa Code Chapters 97B and 26A, and 495 Iowa Administrative Code 1, seeks statements of qualifications from contractors to provide construction manager-at-risk services for its Headquarters Exterior Redevelopment Project (the “Project”). The projects listed below are non-exhaustive. Qualified firms may submit a statement of qualifications for accomplishment of the items of work described below under the Project Delivery/Services. Statements of qualifications must be prepared and submitted in accordance with the requirements described in this RFQ.

IPERS envisions construction to be delivered in phases in accordance with available funding and phasing requirements. The firm selected by IPERS under this process will be responsible for certain construction elements including, but not limited to, the following, in no particular order:

1. Parking Lot Redesign and Replacement
2. Exterior Landscaping, including seating area installation

If you or your construction firm is interested in being considered, please respond to this RFQ by submitting your statement of qualifications as instructed in RFQ Part 5.

2. PROJECT DELIVERY/SERVICES

The Project will be constructed using the “construction manager-at-risk” project delivery format authorized by Iowa Code Chapter 26A and as more fully set forth below. As a result of a separate solicitation, IPERS selected Farnsworth Group, Inc., to provide professional design services for the Project (“Architect”). The Architect will develop the requirements and specifications for the Project, including, but not limited to:

1. Parking Lot Redesign and Replacement
 - a. Parking lot ~68,750 SQ ft
 - b. Preliminary budget ~\$1,000,000.00
2. Exterior Landscaping, including seating area installation

The Pre-construction and Construction Phase Services of the construction manager-at-risk (“Construction Manager”) are generally described below and will be set forth in more detail in the IPERS and Construction Manager agreement issued to the short-listed firms during the Request for Proposals Phase (See Part 3.B of this RFQ).

A. Pre-Construction Phase Services. The Construction Manager will work cooperatively with IPERS, the Architect and any other consultants to the Project that may be retained by

the IPERS, and Construction Manager will provide, among other services, cost estimating, budgeting, value engineering, constructability review, Guaranteed Maximum Price (“GMP”) proposal, permits, scheduling and pre-construction planning throughout the Pre-Construction Phase (including the schematic design, design development and construction documents phases).

B. Construction Phase Services. The Construction Manager shall construct the Project pursuant to the construction documents and in accordance with the IPERS’ schedule requirements under a Guaranteed Maximum Price. Selection of subcontractors shall be based on competitive pricing submitted by prequalified subcontractors in accordance with criteria approved by IPERS and in accordance with the requirements of Iowa Code § 26A.5(a). The Construction Manager shall hold all subcontracts and shall be fully responsible for the means and methods of construction, Project safety, and Project completion within the agreed-upon schedule for the Project.

3. **INTERVIEWS AND SELECTION**

The Construction Manager shall be selected using (i) a qualification-based selection process during this initial RFQ phase to develop a short list of construction management firms, and then (ii) a subsequent competitive “best value” selection process during the Request for Proposals (“RFP”) Phase for the final Construction Manager selection from among the short-listed firms.

A. RFQ Stage. IPERS will evaluate each contractor responding to this RFQ by submitting a statement of qualifications based on its qualifications and the qualifications and experience of the particular individuals identified as the contractor’s proposed team for the Project. Selection criteria may include the contractor’s experience undertaking projects of similar size and scope in either the public or private sector; past performance, including costs, quality of work, and meeting deadlines; financial responsibility, as evidenced by the capability to provide a performance bond and payment bond equal to one hundred percent of the contract sum; safety record; proposed personnel, and proposed methodology. Selection criteria will include experience in both the public and the private sector. Selection criteria will not include specific delivery methods, including guaranteed maximum price projects. IPERS may hold discussions with individual firms to explore further their qualifications, the scope and nature of the services they would provide, and the various technical approaches they may take regarding the Project, or alternatively, IPERS, at its sole option, may evaluate the qualification of the firms based solely on the statements of qualifications that are submitted. After evaluating the responses to this RFQ, IPERS will select a prequalified of no fewer than three firms that IPERS considers to be the most qualified to perform the services for the Project or for a component of the Project, except if IPERS determines that fewer than three firms are qualified, it will only select the qualified firms. The actual ranking of the prequalified firms will take place during the RFP stage. Firms scoring a minimum of 75 points will be considered to have met the qualifications for the Project.

B. RFP Stage. After considering the statements of qualifications, IPERS will issue a request for proposals (“RFP”) to each contractor who meets the qualifications which shall include selection and evaluation criteria. Each contractor issued a request for proposals will be permitted to submit a proposal and each proposal submitted must include the construction manager-at-risk’s proposed fees for the preconstruction and construction stages. The qualified contractors will also receive (i) a description of the Project, including the most recent design detail; (ii) a description of the timing and methodology of how the Guaranteed Maximum Price (“GMP”), shall be determined, including the estimated level of design detail upon which the GMP shall be based; (iii) the form of the Owner/Construction Manager Agreement; (iv) the proposed Project schedule; and (v) additional information provided by IPERS.

The following is a description of the general process that IPERS may utilize following RFP issuance:

- a. **Pre-Proposal Meeting.** Prior to submitting a proposal in response to the RFP, the prequalified contractors may, at IPERS’ option, be invited to meet individually or jointly with IPERS as determined by IPERS. The prequalified contractors may ask IPERS questions to help the contractors prepare their responses to the RFP and to tour the Project site.
- b. **Interview with CMR Firms/Post-Proposal Meeting.** After submitting an RFP proposal, IPERS may interview prequalified contractors. The purpose of the interview will be to discuss the Construction Manager’s proposal, meet the Construction Manager’s proposed Project team, become familiar with key personnel, understand the Project approach and ability to meet IPERS’ stated objectives for the Project, and discuss with specificity the contractor’s capacity to perform the work in compliance with IPERS’ timetable and budget. IPERS, in its discretion, may conduct additional post-proposal interviews as IPERS deems necessary.
- c. **Selection of the Construction Manager and Negotiation of the Owner/Construction Manager Agreement.** After the interviews are conducted, IPERS will negotiate the Owner/Construction Manager Agreement with the contractor whose proposal IPERS determines to be the best value for IPERS based on the published selection criteria and on its ranking evaluation. If IPERS is unable to negotiate a satisfactory contract with the selection contractor, IPERS will end negotiations with that contractor and proceed to negotiate with the next contractor in the ranking order until a contract is reached.

4. Selection Schedule:

Tentative Schedule of Events	
RFQ Issuance (14 days after Notice (at least 13 not more than 45 days before responses due)	February 23, 2026
Pre-submittal Meeting	March 2, 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

5. **REQUESTED SUBMISSIONS.** All statements must be organized in the manner set forth below, separated into sections, and appropriately labeled. All information and materials must be provided under a single cover and include:

- a. **Cover Letter.** Cover letter must include: (a) name, address and phone number of the office where the personnel assigned to the Project will be based, and (b) name, title and phone number of the principal contact person.
- b. **Similar Experience.** Provide project information for five (5) recently completed projects of similar nature. Include: (a) description of the project and the services your firm provided for the project; (b) start and completion dates for each project; and (c) name, title and telephone number of the client contact most familiar with your services on the project.
- c. **Past Performance.** For the highlighted most relevant projects in Section 5(b) provide a letter of reference from both the project owner and project A/E. Include the email and cell phone numbers for the references.
- d. **Personnel/Staffing.** Provide an organizational chart containing the names and titles of the proposed staff for the Project. At a minimum, the chart should include at least three (3) officers or senior employees (e.g., Project Executive, Principal-in-Charge, Project Manager, Project Superintendent or similar designation) who will be available for work on the Project. For every person listed on the chart, provide a one-page resume highlighting relevant experience and identify the phase(s) of the Project to which the individual will be assigned and the percentage of that individual's time to be devoted to the Project.
- e. **Project Approach.** Describe your firm's overall strategy in providing construction services. Describe you firm's typical services and process in the following phases: (1) Project Code Estimating (2) Project Scheduling; (3) Project quality; (4) Preconstruction/Design; (5) Bidding/Procurement; (6) Construction Administration/Project Management; (7) Warranties; (8) Post-Construction
- f. **Safety Programs.** Describe the firm's in-house safety program. Identify you firm's Experience Modification Rate (EMR) and safety record for the previous five (5) years.

6. **INSTRUCTIONS**

- A. **Qualifications Deadline.** One electronic copy of the contractor's statement of qualifications must be submitted by e-mail to:

Justin Alliss, Facilities Manager
Iowa Public Employees' Retirement System

Email:
Justin.alliss@ipers.org

- B. RFQ Questions. Questions regarding this RFQ must be emailed to:
Justin Alliss, Facilities Manager
Iowa Public Employees' Retirement System

Email:
Justin.alliss@ipers.org

- C. Updates to RFQ. RFQ updates, including answers to any questions posed under Section 6B will be made in writing and posted by addendum on IPERS' webpage at:

<https://ipers.org>

All contractors will be presumed to have actual knowledge of all information and updates posted on IPERS' webpage relating to this Request for Qualifications, and contractors are prohibited from availing themselves of incomplete knowledge and/or lack of familiarity of this Request for Qualifications and any updates thereto resulting from the contractor's failure to register with and provide accurate contact information to IPERS and/or a contractor's failure to check the IPERS webpage. Interpretations, corrections and changes of the Request for Qualifications which are made in any manner other than an addendum will not be binding.

- D. Communications. Contractors considering responding to this RFQ are strictly prohibited from communicating with any member of IPERS' staff other than as directed in Part 5.
- E. Public Records. All documents submitted to IPERS in response to this RFQ are public and will be available for inspection as set forth under Iowa Code Chapter 22 and Iowa Code Chapter 97B.
- F. Cancellation and Rejection. IPERS reserves the right to reject all statements of qualifications, to cancel this RFQ or any portion of this RFQ, to cancel any phase of the Project, or to pursue a different construction delivery method. IPERS shall have no liability to any firm arising out of such cancellation or rejection. IPERS reserves the right to waive minor variations in the selection process.
- G. Preparation Costs. Contractor shall be responsible for all costs incurred in the preparation, presentation or submission of contractor's statement of qualifications.
- H. Amendments to RFQ. IPERS may, in its sole discretion, amend this RFQ at any time prior to the deadline for receipt of statements of qualifications.
- I. Questions and Requests for Clarification or Interpretation. persons or entities who intend to respond to such RFQ by submission of a SOQ, and who have questions regarding the RFQ, or who object to any term, provision, or requirement of the RFQ, or who desire clarification or interpretation of any term, provision, or requirement of the RFQ, may submit such questions, objections, or requests for clarification or interpretation to the contact person named above no later than the date indicated. Such questions, objections, requests for clarification or interpretation shall be submitted in writing and shall clearly identify the individual or entity submitting same, including the name, address, telephone number, and e-mail address, if any, of such person or entity.

- J. IPERS's Response. Justin Alliss will respond in writing to all questions, objections, requests for clarification or interpretation presented to IPERS as provided above or raised or presented at the pre-submittal conference as provided above. Only IPERS's written responses shall be considered IPERS's official response binding upon IPERS.
- K. Contract Formation. The successful CMAR will enter into a contract with IPERS in the forms provided by IPERS in Appendix C.

APPENDIX A

PROCESS FOR RECEIPT AND EVALUATIONS OF QUALIFICATIONS

IPERS shall receive and evaluate submittal of qualifications for a CMAR contract in accordance with the following:

1. Submitted Qualifications shall be sealed and shall not be opened until expiration of the time established for submitting qualifications as set forth in the RFQ.
2. Firms may withdraw qualification submittals at any time prior to acceptance. IPERS has the right to reject any and all qualification submittals.
3. IPERS shall evaluate and score each firm's qualification submittal in accordance with the criteria set forth in Appendix B.

APPENDIX B

CRITERIA AND WEIGHTS FOR EVALUATION OF QUALIFICATIONS

The selection committee will evaluate proposals in accordance with the criteria set forth below with the maximum total points for evaluation, which will be assigned to each criterion.

Item	Criterion	Highest Possible Points
1	Key Personnel	20
2	Past Performance	25
3	Relevant Experience	25
4	Safety Programs	15
5	Proposed Methodology	15
	Maximum Possible Points	100

APPENDIX C
MODIFIED AIA A133 Agreement

Exhibit A: Guaranteed Maximum Price Amendment
Modified Exhibit B: Insurance and Bonds
Exhibit C: Modified AIA A201 General Conditions.