

## **ADVERTISEMENT OF REQUEST FOR QUALIFICATIONS**

### **COUNCIL BLUFFS WATER WORKS COUNCIL BLUFFS, IOWA OAK STREET PUMP STATION IMPROVEMENTS**

#### **General Notice**

Notice is hereby given that the Council Bluffs Water Works (Owner) pursuant to Iowa Code Chapter 26A, intends to enter a Guaranteed Maximum Price (GMP) contract for the construction of the following project. The Owner will publish a Request for Qualifications (RFQ) for the project on or about November 5, 2025, which will be requesting Statements of Qualifications from Construction Manager at Risk (CMAR) organizations (Proposers) for the construction of the following Project, and for related pre-construction and procurement CMAR services:

#### **Oak Street Pump Station Improvements Project Number: 125.0851.01**

Owner will receive Statements of Qualifications demonstrating the Proposer's qualifications and ability to provide CMAR services and construct the Project by email sent to Chris Pedersen at the address [cpedersen@snyder-associates.com](mailto:cpedersen@snyder-associates.com) until November 25, 2025, at 12 pm (noon) local time. After that time, Owner will no longer accept Statements of Qualifications. See Requests for Qualifications (RFQ) for details on preparing and submitting the Statement of Qualifications.

The CMAR Contract will include the following services and Work:

Improvements to the existing Oak Street Pump Station to increase the pump station capacity as needed for increased demands. Improvements include pump improvements, piping modifications, replacement of instrumentation, addition of an emergency generator and transfer switch; replacement of most electrical, controls, and HVAC equipment at the pump station; building tuckpointing, adding doors to the building, and other associated improvements.

Owner anticipates that the estimated total project construction cost excluding any contingencies will be approximately \$1.5 million. The CMAR Construction Contract has an expected start date of approximately May 2026 and duration for construction of approximately 300 days.

Once posted, project Information for the CMAR Contract can be found on the following designated websites:

<https://adprintingdesign.com/>

<https://www.cbwaterworks.com/>

The Project Information may be downloaded from the designated website. All prospective Proposers are urged to register with the designated website as an interested party, even if the Proposer has obtained the Proposal Documents from a source other than the designated website.

Neither Owner, nor Engineer will be responsible for Project Information or Documents, including addenda, if any, obtained from sources other than the official designated websites indicated above.

## Information Conference

An Information Conference regarding the Project Scope, CMAR Contract and CMAR selection process is not planned at this time.

## Two-Step Selection Process

Selection of the Construction Manager will be made using a two-step process. Step One: Owner will receive Statements of Qualification and Owner's designated evaluation committee will evaluate these, along with other information, to develop a list of the most highly qualified Proposers. Step Two: The most highly qualified Proposers will receive a Request for Proposals and will submit a detailed Proposal for the CMAR Contract for the Owner's consideration. The Proposal and the previously submitted Statement of Qualifications will be used together to determine the final ranking of Proposers for award of the CMAR Contract. Details regarding the selection criteria and the selection process are included in the Request for Qualifications.

Under the two-step process the selection of the Construction Manager at Risk will be made using the following selection criteria and scoring:

| Criterion    | Description                                             | Weighting Value (Points) |
|--------------|---------------------------------------------------------|--------------------------|
| A            | Experience and past performance of Proposer             | 20                       |
| B            | Experience and qualifications of proposed key personnel | 15                       |
| C            | Proposer's approach to the Project                      | 15                       |
| D            | Estimated Guaranteed Maximum Price                      | 50                       |
| Total Points |                                                         | 100                      |

## Proposal Documents

Details regarding the selection criteria and the selection process are included in the Request for Qualifications. Refer to the Proposal Documents for all further requirements regarding Statements of Qualifications, Proposals, CMAR selection, and other Proposal submittals, qualifications, and procedures.

### This Advertisement is issued by:

Owner: Council Bluffs Water Works  
By: Brian T. Cady  
Title: Secretary of the Board of Trustees of the Council Bluffs City Water Works  
Date: October 22, 2025