



Notice of Intent (NOI) to Enter a Guaranteed Maximum Price Contract: Maquoketa Community School District – Elementary School Addition and Renovation.

The Maquoketa Community School District, 612 South Vermont Street, Maquoketa, IA 52062 intends to enter into a Guaranteed Maximum Price (GMP) contract for construction of the Maquoketa Community School District – Elementary School Addition and Renovation, 400 W Quarry Street, Maquoketa, IA 52060.

Maquoketa Community School District (CSD) will publish a Request for Qualifications (RFQ) for Construction Manager at Risk (CMaR) services for the project on December 30, 2024. The CMaR will be chosen using a two-step solicitation process and chosen on “best value.” All CMaR submittals who have demonstrated sufficient qualifications based on the following criteria will be offered the opportunity to submit a request for proposal (RFP) to serve as CMaR on the Maquoketa CSD Elementary Addition and Renovation.

Selection criteria for determining qualified submittals shall be based on the following:

- Firm Background – History of the firm and project types
- Financials – Bonding limits and current capacity
- Proposed Project Team – Resumes and project hierarchy chart
- Similar Project Experience
- Sustainability and Project Approach
- Virtual Construction and Building Information Technology
- Proposed Delivery Method and Management Processes
- Safety Program
- Project References

During the proposal stage, qualified respondents shall be asked to submit their proposed fees for the project. Additionally, qualified firms will be asked to interview. Upon total scoring of the RFQ, RFP, and interview, the Maquoketa CSD will select the proposal that offers the best value based on the published selection criteria and ranking evaluations.

TENTATIVE SCHEDULE OF EVENTS	
Notice of Intent to Engage CMaR	12/16/2024
Phase I	
Request for Qualifications Released	12/30/2024
RFQ Due by 4 p.m.	1/16/2025
Phase II	
Issue Request for Proposal (RFP) to Qualified Respondents	1/27/2025
RFP Due by 4 p.m.	2/6/2025



Phase III	
Interviews	2/27/2025
Ranking Evaluation Complete	2/25/2025
Tentative Contract Award by District Board	3/3/2025
*Timeline subject to change as directed by the District	

Please direct all questions to:

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Published upon order of the Maquoketa Community School District

Michael Hayward
School Board President

By: _____

Attest: _____