



DUBUQUE
museum
OF **art**

*Notice of Intent to Enter into a
Guaranteed Maximum Price Contract –
New Museum Construction*

New Museum Construction
Construction Manager at Risk (CMR) Services

For the Dubuque Museum of Art
Dubuque, Iowa

This project is being supported, in part, by federal award number 21.027 to the State of Iowa by the U.S. Department of the Treasury.

June 14, 2024



NOTICE OF INTENT TO ENTER INTO A GUARANTEED MAXIMUM PRICE CONTRACT

The Dubuque Museum of Art (Museum) will be publishing a request for statements of qualifications (RFQs) for Construction Manager at Risk (CMR) services to provide Construction services for its new building project in downtown Dubuque, Iowa. The new building project is planned as a multi-year project to replace all or part of the existing museum. The future building will be located on the existing Dubuque Museum of Art site, 701 Locust Street, Dubuque, IA 52001.

The Museum intends to enter into a Guaranteed Maximum Price Contract with the selected CMR during the preconstruction process.

The CMR will be engaged using a two-step solicitation process. A CMR with sufficient qualifications based on the following selection criteria will be offered the opportunity to submit a proposal to serve as CMR for the project:

1. Projects of similar size and scope (public or private)
2. Past Performance
3. Safety Record
4. Proposed Personnel
5. Proposed Methodology
6. Experience in public and private sectors

At the proposal stage, qualified respondents will be asked to submit their proposed fees for the project. The Museum will select the CMR that submits the proposal that offers the best value based on the published selection criteria and on its ranking evaluation at the conclusion of the solicitation process.

The Tentative Schedule of Events is listed below:

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| 1. Issuance of Request for Qualifications | | June 28, 2024 |
| 2. Pre-Submittal Conference | 1:30 PM, Location TBD | July 08, 2024 |
| 3. Request for Clarifications | Noon | July 09, 2024 |
| 4. Response to Clarifications | Noon | July 10, 2024 |
| 5. Qualifications Due | 4:00 PM, Central | July 12, 2024 |
| • Qualifications will be publicly opened, and names of firms read out loud at 5:00 PM | | |
| 6. Issuance of Request for Proposals | | July 16, 2024 |
| 7. Proposals Due | 4:00 PM, Central | August 5, 2024 |
| 8. Tentative Contract Award by Dubuque Museum of Art Board | | August 16, 2024 |

The Request for Qualifications will be available by contacting Rapids Reproductions at <https://www.rapidsreproplanroom.com/>

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