

Public Notice

RE: Construction Manager at Risk – Request for Qualifications Notice
Dubuque Community School District
New Dubuque Middle School
51 N. Grandview Ave.
Dubuque, Iowa 52001

Owner Contact: Lisa Demmer, Chief Financial Officer

Lead Design Professional: Tim Turnis, AIA, Principal, INVISION Architecture

The Dubuque Community School District intends to retain the services of a qualified Construction Manager at Risk (CMaR) to provide construction management services for a new middle school facility to be located on the site of the current Washington Middle School. This project is contingent upon approval of the November bond referendum.

The planned facility will be approximately 200,000 gross square feet and will accommodate an estimated 1,000 students in grades 6-8. The scope of services will also include the demolition of the existing school facility after the completion of the new school. All site operations will occur while the existing school remains open. At this time, all road and utility improvements serving the site are assumed to be designed and constructed by the City.

CMaR Selection Schedule

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| • Public Notice of RFQ | October 28, 2025 |
| • Issuance of RFQ | November 11, 2025 |
| • Qualification of Statements Due | November 25, 2025 |
| • Issuance of RFP | December 4, 2025 (subject to change) |
| • Proposals Due & Opened | December 11, 2025 (subject to change) |
| • CMaR Selection | December 19, 2025 (subject to change) |
| • Board Approval | January 2026 |

Pending the passing of the November 4, 2025, bond referendum, construction of the new middle school is anticipated to begin with site bid package work in late Spring of 2026, with the goal of completing the project to serve students in the fall of 2029. The preliminary construction cost for this project. is \$95,000,000.00

Selection Criteria

To properly evaluate each CMaR firm, and in accordance with Iowa state law, the Dubuque Community School District reserves the right to select the firm that offers the best value based on the criteria listed below and the ranking of each firm as it relates to the selection criteria.

Qualifications Criteria in RFQ (subject to change)

Section 1.0: Firm Profile and Background

Section 2.0: Applicable Project Experience, Qualifications, and References

Section 3.0: Insurance, Litigation

Section 4.0: Proposed Project Team

Section 5.0: Proposed Management Process

Section 6.0: Differentiation

Additional Criteria will be required in RFP (subject to change)

Section 5.0A: Management Process – Additional Content

Section 7.0: Bonding Requirements

Section 8.0: Construction Schedule

Section 9.0: Construction Budget

Section 10.0: Fee Proposal

An RFQ and subsequent RFP will follow this Notice and outline the deliverable and selection criteria in more detail.