

**Notice of Intent
To Enter into a
Guaranteed Maximum
Price Contract**

**North High School New
Running Track & Field**

**DES MOINES PUBLIC SCHOOLS
CONSTRUCTION MANAGER AT RISK (CMAR) SERVICES**

**North High School
501 Holcomb Ave
Des Moines, IA 50313**

May 28, 2024

NOTICE OF INTENT TO ENTER INTO A GUARANTEED MAXIMUM PRICE (GMP) CONTRACT

Des Moines Public Schools (DMPS), pursuant to Iowa Code Chapter 26A, will be publishing a request for statements of qualifications (RFQ) for Construction Manager at Risk (CMAR) services to provide Pre-construction and Construction services for the North High School New Running Track and Field project. The project is located at 501 Holcomb Ave, Des Moines, IA 50313.

DMPS intends to enter into a Guaranteed Maximum Price (GMP) Contract with the selected CMAR during the preconstruction process.

The CMAR will be chosen using a two-step solicitation process: (1) Request for Qualifications and (2) Request for Proposals. The firms deemed to have met the qualifications based on the following selection criteria will then be offered the opportunity to submit a proposal to serve as CMAR for the project:

- Firm Information
- Proposed Personnel
- Proposed Methodology
- Prior Project Experience & Performance
- Safety Record
- Current Capacity to Perform
- Compliance with Iowa and Federal Laws

As part of the Request for Proposal stage, qualified respondents will be asked to submit their proposed fees for the project. DMPS will select the CMAR 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.

TENTATIVE SCHEDULE OF EVENTS	
Issuance of Request for Qualifications (RFQ)	06/12/2024
Inquiries deadline	06/19/2024
RFQ Due by 11:00 a.m.	06/25/2024
Issue Request for Proposal (RFP) to qualified respondents	07/03/2024
RFP Due by 11:00 a.m.	07/16/2024
Ranking Evaluation Complete within 45 days of RFP due date	
Tentative Contract Award by District Board	09/10/2024
*Timeline subject to change as directed by the District	

Please visit <https://dmschools.procurement.com> to review this opportunity on or after the issuance date.