

**NOTICE OF INTENT TO ENTER INTO
A GUARANTEED MAXIMUM PRICE CONTRACT**

Orange City Area Health System (OCAHS) intends to enter a guaranteed maximum price contract for remodeling the Surgery Department inside the Orange City Hospital, located at 1000 Lincoln Circle, Orange City, Iowa 51041. Pre-construction services are to begin immediately upon award to assist with design/planning, which is currently underway. The first construction phase is anticipated to commence during the late Spring of 2025 and tentatively substantially complete in the winter of 2025.

OCAHS will be publishing a request for statements of qualifications (“RFQ”) for construction manager at risk (“CMaR”) services for the project on February 18, 2025. The CMaR will be engaged using a two-step solicitation process. A CMaR with sufficient qualifications based on the following selection criteria will be offered the opportunity to submit a proposal to serve as CMaR for the project:

1. Projects of similar size and scope in either the public or private sector.
2. Past Performance
3. Safety Record
4. Proposed Personnel
5. Proposed Methodology

At the proposal stage, qualified respondents will be asked to submit their proposed fees for the project. OCAHS will select the CMaR that submits the proposal that offers the best value based on the published selection criteria and its ranking evaluation after the solicitation process.

Please direct all questions to:

CMBA Architects

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