



REQUEST FOR QUALIFICATIONS CONSTRUCTION MANAGER AT-RISK

February 19, 2025

To Whom It May Concern:

On behalf of the Orange City Area Health System (OCAHS), we would like to invite your company to submit a proposal for the interior remodeling of the Surgery Department inside the Orange City Hospital, located at 1000 Lincoln Circle, Orange City, IA 51041.

The Construction Manager At-Risk is expected to become a member of the Project Team and work closely with the Owner and Architect during the Project's final design and construction document development. At a minimum, the Construction Manager/General Contractor shall provide the services outlined in the enclosed AIA Document A133 CMc - 2019 Standard Form of Agreement Between Owner & Construction Manager as Constructor - Cost of Work Plus a Fee with a Guaranteed Maximum Price Agreement. It is anticipated that construction documents for the Project will be completed in early 2025. The selected CMc will begin their review of the current design documents upon engagement by OCAHS.

All sub-contracts of the project will be bid, and the final bid selections will be made with the Owner pursuant to the AIA Document A133 CMc Construction Management Agreement noted above. The Construction Manager At-Risk will provide the General Conditions for the project. The Construction Manager At-Risk may also be a bidder for portions of the work with their own workforce. All subcontractors will be the responsibility of the Construction Manager At-Risk, who will enter into a Guaranteed Maximum Price (GMP) Contract per the AIA Document A133 CMc Construction Management Agreement.

The Construction Manager At-Risk is anticipated to submit a Guaranteed Maximum Price (GMP) to the Owner by April 20, 2025, or soon thereafter.

The Construction Manager/General Contractor shall also provide a final construction schedule by April 20, 2025 or soon thereafter.

If you are interested in participating in this project, please submit an electronic copy (PDF) of your proposal to Brian Crichton, AIA at CMBA Architects at crichton.b@cmbaarchitects.com no later than 4:00 PM, March 11, 2025.

Please address your proposals to Marty Guthmiller, CEO, as noted in the attached Project Description.

Required Qualification Submittal Content

Submittal should include, but not limited to, the following:

1. Provide a list of healthcare facilities you have constructed or renovated in the last five years. Include their size, total cost, type of construction, and Owner references (contact person, address, phone number).

2. Description of Project Team members, including Project Manager, Project Engineer, Job Superintendent, and other personnel provided for the project duration. Provide an organizational chart you would propose for this specific project.
3. Provide documentation for any specific construction certifications the proposed team members have achieved.
4. Identify your current workload with a list of projects and their respective completion dates. Discuss your ability to complete this project on time, including local workforce availability.
5. Provide a Preliminary Construction Schedule illustrating major activities and critical dates for the project. OCAHS understands this is your initial impression and will work with the selected CMc to finalize the construction schedule by April 1, 2025.
6. State your current bonding capacity and ability to expand capacity if needed.
7. State your ideas on how you would propose staging and phasing this project, including designating construction parking and staging areas. Also, note that parking in the existing parking lots will need to be maintained to the greatest extent possible during the project to accommodate patient and staff parking.
8. Describe your company's approach and methodology in developing cost estimates and managing and controlling project costs.
9. Describe your company's approach and methodology to ensure safe construction and quality control.
10. Discuss your litigation history in the past five years, including instances with owners and sub-contractors.
11. Complete a Contractor's Pre-Qualification Statement (AIA Document A305-2020).
12. State your company's resources in terms of ability and experience working with personnel in a healthcare environment, as well as any services you offer that differentiate your company from others.

The Project Team will review the above information and may request clarification or further information regarding any items in your proposal. The Team is comprised of CMBA Architects and OCAHS construction representatives. Please find attached the CM Evaluation Form to be used by the project team as a guide in selecting a Construction Manager at Risk.

Construction Managers meeting the project qualifications will then be sent a Request for Proposal. If selected to provide a proposal, the firms will be asked to present a Statement of Qualification along with a proposed fee structure for the project. Additional follow-up questions may also be asked in the Request for Proposal. The Owner reserves the right to waive any informalities and to make decisions that are in the best interest of OCAHS.

Sincerely,



Brian N. Crichton, AIA
CMBA Architects

Attachments: Project Description, CM Evaluation Form



ORANGE CITY AREA HEALTH SYSTEM SURGERY DEPARTMENT REMODELING

Project Description

The Surgery Department Remodeling project comprises three renovation areas totaling approximately 3200 square feet. The most significant renovation area is the surgery suite, approximately 1600 SF, to add two new procedure rooms, a new anesthesia room, and a scope/procedure equipment processing room. Both procedure rooms will be outfitted with infrastructure matching the existing scope procedure room adjacent to the proposed renovation. The scope cleaning room will serve both the existing and one of the new procedure rooms. The anesthesia room is to be moved to a new location to make room for circulation space to access the addition. The existing cardio rehab and physical therapy room is to be renovated into a 600 SF space, which will only house the cardio rehab program in the future. The room will have exercise equipment, medical gases, and a vitals monitoring station. The existing casework is to be modified to fit exercise equipment, some file storage, and relocation of the sink within the room. Across the hall, the phone and family rooms are to be renovated into a conference room and two mother's rooms. The existing employee lounge in this area will be reduced in size to allow for additional programming. These spaces across the hall and renovations to the corridor are approximately 1000 SF of work area.

Current anticipated construction budget is \$1.4 - \$1.6 million dollars.

Project Architect:

CMBA Architects

Brian N. Crichton, AIA – Principal

P: 712.274.2933

M: 712.898.9458

Email: crichton.b@cmbaarchitects.com

David Brockshus, AIA – Project Architect

P: 712.274.2933

M: 712.240.0700

Email: brockshus.d@cmbaarchitects.com

Owner's Representative:

Orange City Area Health System

Chris Ewoldt, Director of Plant Operations

P: 712.737.5265

Email: chris.ewoldt@ohealthsystem.org

OCAHS
SURGERY DEPARTMENT
REMODELING

CMr EVALUATION FORM

CMAR EVALUATION												
Evaluation Criteria	Construction Managers At-Risk											
	CMr #1			CMr #2			CMr #3			CMr #4		
	Score (1-5)	Weight Factor	Weighted Score	Score (1-5)	Weight Factor	Weighted Score	Score (1-5)	Weight Factor	Weighted Score	Score (1-5)	Weight Factor	Weighted Score
Experience		3	0		3	0		3	0		3	0
Project Team		2	0		2	0		2	0		2	0
Current Workload / Availability		1.5	0		1.5	0		1.5	0		1.5	0
Methodology & Approach		1.5	0		1.5	0		1.5	0		1.5	0
Previous Successes		1	0		1	0		1	0		1	0
References		1	0		1	0		1	0		1	0
Completeness of RFQ		1	0		1	0		1	0		1	0
Company Differentiator		1	0		1	0		1	0		1	0
Other		1	0		1	0		1	0		1	0
Total Score			0			0			0			0

NOTES												
Evaluation Criteria	Contractors											
	CMr #1			CMr #2			CMr #3			CMr #4		
Experience												
Project Team												
Current Workload / Availability												
Methodology & Approach												
Previous Successes												
References												
Completeness of RFQ												
Completeness of RFQ												
Other												