

**REQUEST FOR QUALIFICATIONS:
CONSTRUCTION MANAGER AT RISK
WITH GUARANTEED MAXIMUM PRICE**

HANSEN FAMILY HOSPITAL

IOWA FALLS, IOWA

DATE: 07.08.26



REQUEST FOR QUALIFICATIONS

RE: Request for Qualifications:
Construction Manager at Risk w/ Guaranteed Max Price
Hansen Family Hospital

I. STATEMENT OF INTENT

Hansen Family Hospital is soliciting Statements of Qualification for Construction Manager at Risk (CMaR) services for the project(s) described in this Request for Qualifications. The Hospital is publicly disclosing their intent to enter into a Guaranteed Maximum Price (“GMP”) contract for a Construction Manager at Risk using an AIA A133-2019 Standard Form of Agreement Between Owner and Construction Manager as Constructor, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, along with the AIA A201-2017 General Conditions of the Contract for Construction. Per the requirements of Iowa Code Chapter 26A, this RFQ is the first step in a two-step solicitation process. The Notice of Intent to engage CMAR services was issued on 06.24.2026. Companies shortlisted through this RFQ will be invited to respond to a Request for Proposal (RFP).

Hansen Family Hospital is initially requesting Qualification Statements from qualified companies to determine which companies will be offered the opportunity to submit their proposed fees for the project. Hansen Family Hospital intends to retain the services of a qualified Construction Manager at Risk (CMaR) for the following projects:

- Modular MRI Addition - Hansen Family Hospital – 920 South Oak St, Iowa Falls, IA
- Fit-out of new Rehabilitation Clinic - 525 Lawler St, Iowa Falls, IA
- Specialty Clinic Addition & Renovation - Hansen Family Hospital – 920 South Oak St, Iowa Falls, IA

After evaluation of the RFQs, the owner will release a Request for Proposals (RFP) to the qualified companies. Proposals will be evaluated and ranked in relation to the criteria set forth in the RFP to be able to select the CMaR that provides the best value for the owner. Once selected, the owner will enter into a contract with the CMaR utilizing the AIA A133-2019 contract.

Bergland + Cram Architects have been retained to provide design services for the project. The projects are in different phases of design. The CMaR’s expectation is to assist Bergland + Cram in finalizing the design and specifications, provide regular cost estimate updates throughout the design process, and provide CMaR services throughout construction.

II. PROJECT OVERVIEW

Modular MRI Addition – 920 South Oak St, Iowa Falls, IA

- Design process will be in DD phase when CM is awarded.
- Extend circulation from existing hospital out to a new modular MRI facility.
- 400 sf circulation addition
- 600 sf modular MRI facility (Provided by B2 Medical)
- Prelim Cost - \$350K - \$550K (not including modular MRI Unit)
- Construction start - as soon as possible

Fit-out of new Rehabilitation Clinic - 525 Lawler St, Iowa Falls, IA

- Design process will be in DD phase when CM is awarded.
- Renovate an existing PEMB and convert into new rehabilitation clinic.
- 6,000 sf main floor – Lobby, check-in, offices, RR
- 7,800 sf main floor – Rehabilitation floor space
- 6,000 sf upper level – Offices, sim lab, training, RR
- Parking lot and site development
- Prelim Cost - \$6M to \$7.5M
- Construction start - December 1st, 2026

Specialty Clinic Addition & Renovation - 920 South Oak St, Iowa Falls, IA

- Design process will remain in SD until Rehab Clinic is under construction.
- 7,500 sf Specialty Clinic Addition
- 3,400 sf Renovate existing vacated rehabilitation clinic
- 600 sf Renovated Retail Pharmacy
- Prelim Cost - \$7.5M to \$9M
- Construction start – Jan 2028 (approximate)
 - o Requires Rehab clinic to be completed and relocated.

**See attached Exhibit A for additional SD information.*

**See attached Exhibit B for Insurance Requirements.*

III. SCOPE OF SERVICES

The CMaR, as part of the project team including the Hospital and Architect/Engineer, shall provide services from the beginning of design through substantial completion and project closeout. The CMaR services shall include pre-construction, construction, and post-construction phases that include, but are not limited to, the following:

1. Act as Construction Manager at Risk of approved scope of work from design through substantial completion and closeout.

2. Work as part of the design team providing preconstruction activities to help keep projects on budget and schedule through estimating, phasing suggestions, value engineering, constructability expertise, and determining a GMP.
3. Solicit subcontractors pursuant to the requirements of Iowa Code Chapter 26A and receive bids from sub-contractors through a competitive bidding process (as required by state law).
4. Other related and required services to complete work in entirety

IV. CMAR SELECTION SCHEDULE

Notice of Intent			June 24 th , 2026
Issue of Request for Qualifications			July 8 th , 2026
Request for Clarifications	10:00am	Email: andym@berglاندandcram.com	July 15 th , 2026
Response to Clarifications (if any)		Posted to owner website and MBI	July 20 th , 2026
RFQ Due	10:00 am	920 South Oak St, Iowa Falls, IA, Front Desk	July 22 nd , 2026
Hospital Evaluation of RFQ Submittals			July 22 nd – 26 th , 2026
Notify companies of invitation to RFP			July 27 th , 2026
Issue RFP			July 27 th , 2026
RFP Due	10:00 am	920 South Oak St, Iowa Falls, IA, Front Desk	August 10 th , 2026
Interviews		If necessary	TBD
Announcement of CMaR Selection			As soon as possible
Board Approval of selected CMaR			August 26 th , 2026

V. SELECTION CRITERIA & QUALIFICATIONS

Criterion	Possible Points
Company Profile & Background	15
Applicable Project Experience, Qualifications, & References	25
Proposed Project Team, Qualifications, & Involvement	25
Approach and Methodology During Design and Construction Phases	25
Safety Record and Approach	10
Total Points	100

All CMaR's meeting the qualifications will then be afforded the opportunity to respond to the Request For Proposal (RFP). Qualification ranking criteria will be based on a 100 point system. Companies responding to the RFQ should respond with clear and concise content following each of the five categories outlined below. Additional information such as distinguishing factors are not required but will be considered by the committee when determining best value and differentiators among companies.

1. Company Profile & Background (15 Points)

- A. Company name and address of principal office and any branch offices, including brief history of the company. If more than one office, identify the “Contact Office” for the project.
- B. Locality: years your company has been involved with projects in this area.

2. Applicable Project Experience, Qualifications, & References (25 Points)

- A. Provide a minimum of three (3) projects completed by your company that are similar to the proposed projects, particularly projects that include Rehabilitation clinics and/or MRI and/or imaging suites. Include photographs and a brief description of the projects.
- B. Provide a list with a brief description of hospital/clinic projects where your company has been retained as the Construction Manager at Risk or General Contractor.
- C. Provide a list with a brief description of projects completed for Hansen Family Hospital or affiliate MercyOne / MercyOne North Iowa
- D. Provide copy of insurance certificate confirming compliance with minimum insurance requirements outlined in exhibit B (via addendum).
- E. Provide letter from bonding company showing proof of bonding capacity for projects of this estimated cost.

3. Proposed Project Team Members, Qualifications, and Involvement (25 Points)

- A. List proposed personnel for the project along with an organizational chart to indicate project roles, responsibilities, and their location.
- B. Provide a list of hospital/clinic projects that the project team has been involved with.

4. Approach and Methodology During Design and Construction Phases (25 Points)

- A. Outline your process including a general schedule of events based on preconstruction services, estimating, and construction.
- B. Outline your process for determining and setting the GMP for each project and explain the optimal timing for this during the design process to provide best value to the client.
- C. Do you plan to have regular on-site project supervision during the duration of the construction?
- D. Will the Project Manager/main point of contact be the same person throughout the entirety of the project?
- E. Provide an overview of how your company will take measures to comply with Infection Control Risk Assessment (ICRA) and/or any owner required work procedure requirements.

5. Safety Record and Approach (10 Points)

- A. Provide an overview of your company's safety program, including its core principles, policies, and procedures. Describe your organization's risk management staffing and capabilities.
- B. Provide the company's EMR score.

Higher or reduced scores are based on how well the information submitted relates to the project and qualification criteria. Grounds for disqualification include:

- a score of 0 in any one category
- statements received after the deadline

Following evaluation, the owner will notify all respondents of the results. Companies that have been scored with more than 75 points will be considered a qualified company and will be issued an RFP and asked to submit a proposal for the project.

POINTS SUMMARY

RFQ	100 Points (points will be carried forward)
RFP	100 Points
Interview	50 Points (if needed)

VI. SUBMISSION & RESPONSE INSTRUCTIONS

Qualification Statements shall be limited to twenty (20) 8.5"x11 pages maximum, not including cover letter and table of contents. Deliver three (3) hard copies to the hospital front desk at 920 South Oak St, Iowa Falls, IA, and email a digital copy to andym@berglاندandcram.com.

The **responses will be received publicly at Hansen Family Hospital, 920 S Oak Street, Iowa Falls on July 22nd, 2026, 10:00am local time, at the front desk.** Statements received after that time will be regarded as nonresponsive and rejected.

Responding companies will bear all costs related to the preparation and delivery of their Qualification Statement.

Responses and questions surrounding the RFQ shall be directed to the design team representative listed below. Any and all questions shall be submitted by July 15th, 2026, 10:00am local time. After that time, the questions and responses will be posted to the owner's website as well as the MBI website. Please email questions to:

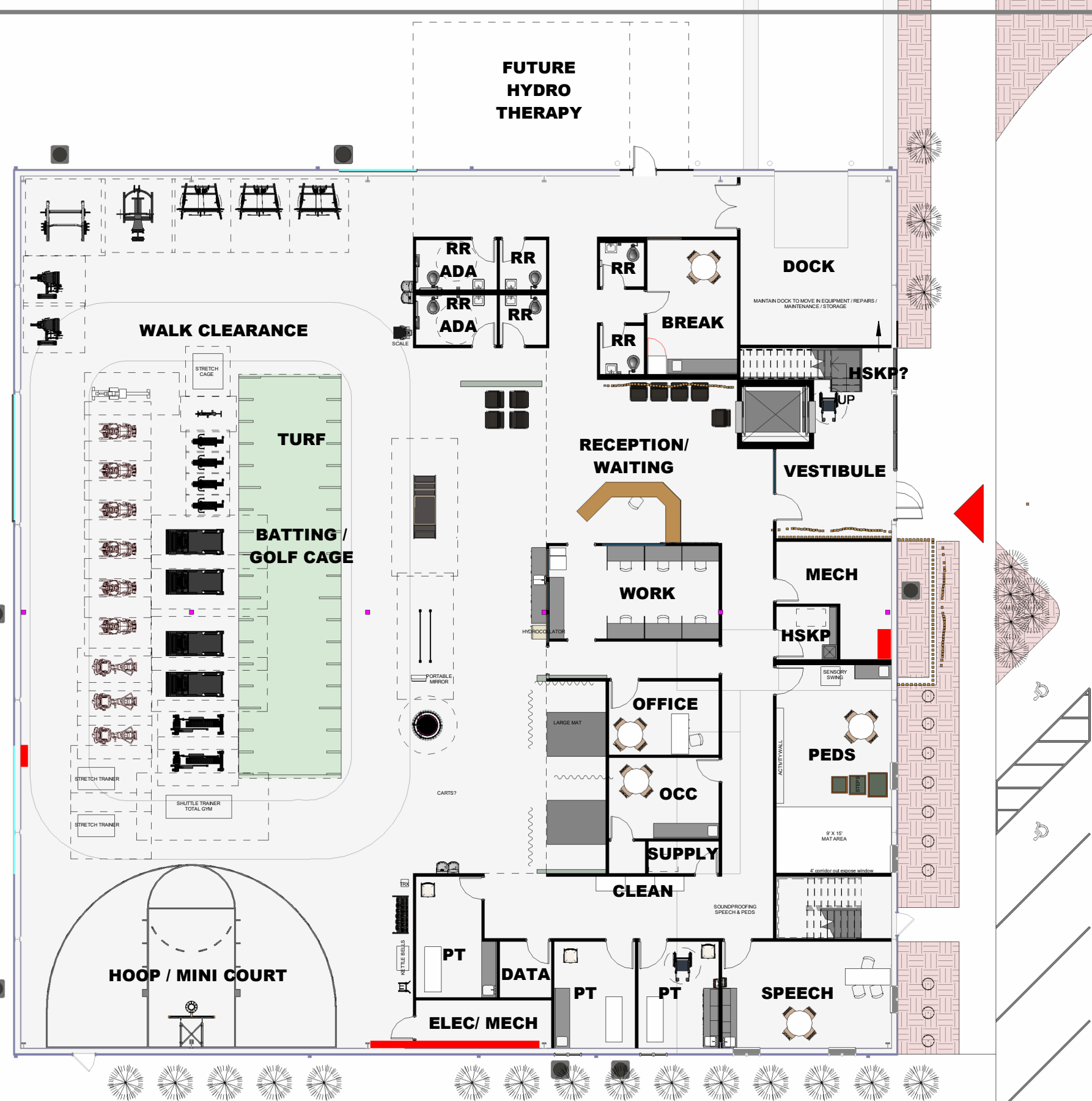
Andy Meyer, Principal
Bergland + Cram Architects
andym@berglandandcram.com

EXHIBIT A

See included drawings / renderings below.

EXHIBIT B

Minimum Insurance Requirements to be provided via addendum.



REHABILITATION CLINIC - FIRST FLOOR

HANSEN FAMILY HOSPITAL, IOWA FALLS, IA

PROJECT #26012 07.01.2026





REHABILITATION CLINIC - SECOND FLOOR

HANSEN FAMILY HOSPITAL, IOWA FALLS, IA

PROJECT #26012 07.01.2026



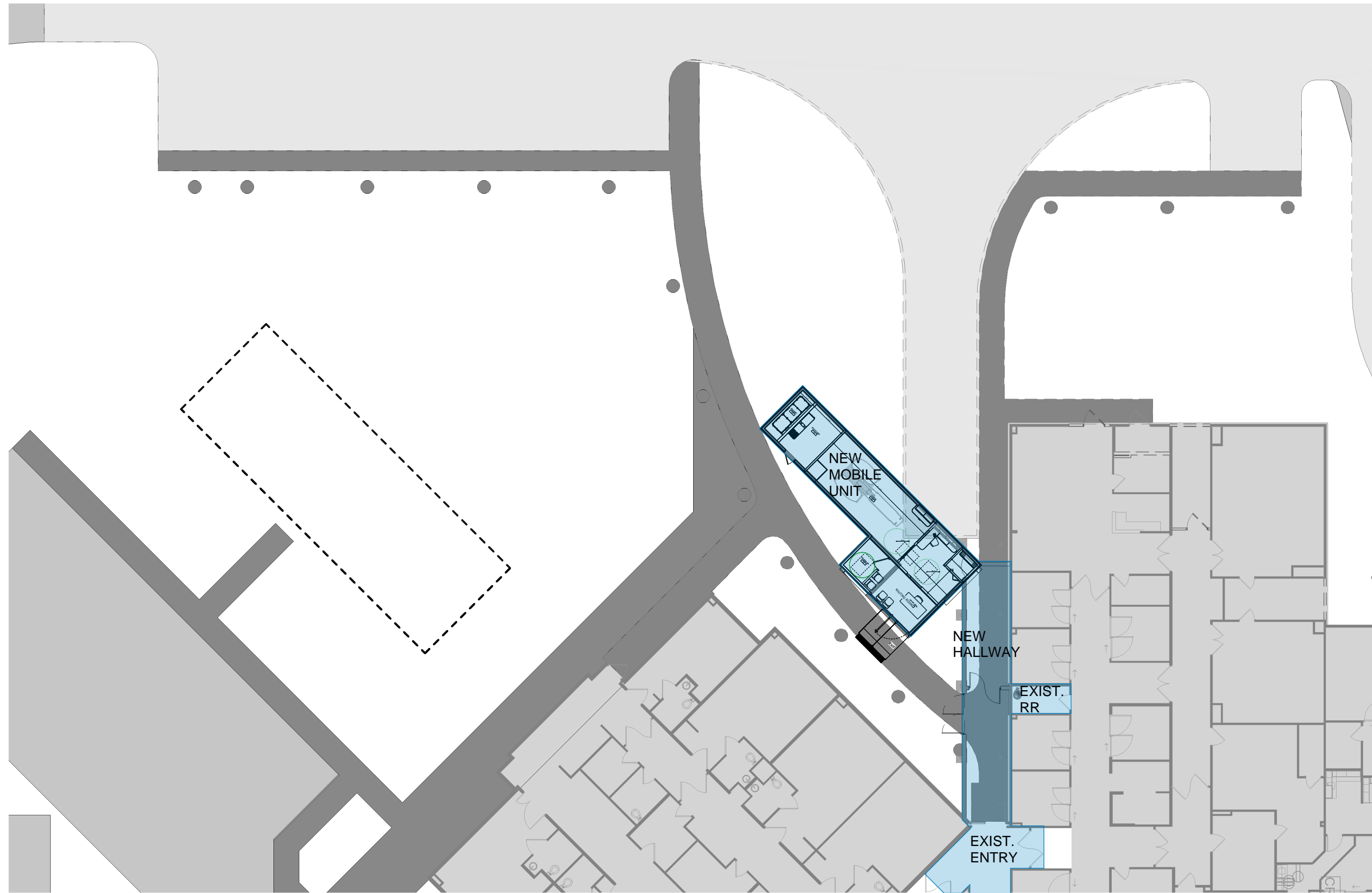


REHABILITATION CLINIC - 3D VIEWS

HANSEN FAMILY HOSPITAL, IOWA FALLS, IA

PROJECT #26012 07.01.2026

 BERGLAND + CRAM
architecture | planning | interiors
PRELIMINARY
NOT FOR CONST. COPYRIGHT 2026



MRI- FLOOR PLAN

HANSEN FAMILY HOSPITAL, IOWA FALLS, IA

PROJECT #24017 07.01.2026

NORTH