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Public Notice

RE : Construction Manager at Risk – Request for Qualifications Notice
Madison County Memorial Hospital
Surgery Addition

Project Location:
300 W. Hutchings Street
Winterset, IA 50273

Madison County Memorial Hospital intends to seek statements of qualifications for Construction Manager at Risk (CMaR). The request for qualification is part of a competitive selection process to engage a CMaR firm to provide services for construction at the hospital. The scope of work includes one addition totaling approximately 32,300 square feet and approximately 2,160 square feet of renovation to the existing hospital.

CMaR Selection Schedule

- | | |
|--------------------------------|---|
| • Public Notice of RFQ | July 20, 2026 |
| • Issuance of RFQ | August 3, 2026 |
| • Qualification Statements Due | August 17, 2026 @ 2pm |
| • Issuance of RFP | August 21, 2026 - subject to change |
| • Proposals Due & Opened | September 3, 2026 @ 2pm - subject to change |
| • CMaR Selection | September 14, 2026 - subject to change |

A Facility Master Plan has been completed, and schematic design work is beginning in July. Construction is intended to commence in the Spring of 2027 and be completed in 2029. The preliminary construction budget is \$23,000,000.

Selection Criteria

To properly evaluate each CMaR firm, and in accordance with Iowa state law, Madison County Memorial Hospital 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

- Section 1.0 – Firm Profile and Background
- Section 2.0 – Project Experience, Qualifications, and References
- Section 3.0 – Insurance & Litigation
- Section 4.0 – Project Team
- Section 5.0 – Management Process
- Section 6.0 – Differentiation

Madison County Memorial Hospital

300 W. Hutchings Street
Winterset, Iowa 50273

Ph. (515) 462-2373 | Fax (515) 462-5132

Health Trust Physicians Clinic

300 W. Hutchings Street | Suite 100 & 110
Winterset, Iowa 50273

Ph. (515) 462-2950 | Fax (515) 462-5105

Earlham Medical Clinic

137 W. 1st Street
Earlham, Iowa 50072

Ph. (515) 758-2907 | Fax (515) 758-2892



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Additional Criteria will be required in RFP

Section 5.0 – Management Process – Additional Information

Section 6.0 – Differentiation – Additional Information

Section 7.0 – Bonding Requirements

Section 8.0 – Construction Schedule

Section 9.0 – Construction Budget

Section 10.0 – Fee Proposal

Following this notice, an RFQ & subsequent RFP will outline the deliverables and selection criteria in more detail.

Please direct all questions to:

David Hofmann, AIA, Architect

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515.657.4705

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