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**SECTION 00 1150  
NOTICE OF INTENT FOR GMP CONTRACT FOR CMAR**

**Notification:**

Cass Health (Owner) intends to enter a guaranteed maximum price contract for the construction of hospital renovations and additions to be located at Cass Health, 1501 East 10<sup>th</sup> Street, Atlantic, Iowa 50022. The project is estimated for completion in 2027-2028.

The Owner will be publishing a request for statements of qualifications ("RFQ") for construction manager at risk ("CMaR") services for the project on January 7, 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:

- General Information (minimum requirements documentation)
- Relevant Project Experience, Qualifications, & Past Performance
- References
- Project Team and Company Structure
- Local Market Experience and Iowa Preference
- Project Understanding and Approach
- Project Management & Approach
- Safety Record, EMR, & Internal Safety Program
- Financial Stability

At the proposal stage, qualified respondents will be asked to submit their proposed fees for the project. The Owner will select the CMaR that submits a proposal offering the best value based on the published selection criteria and on its ranking evaluation at the conclusion of the solicitation process.

The Tentative Schedule of Events is Listed below:

Notice of Intent to Engage CMaR		December 16, 2024
Issuance of Request for Qualifications		January 7, 2025
Site Tour (Optional)	1:30 PM	January 14, 2025
Request for Clarifications	4:00 PM	January 21, 2025
Responses to Clarifications	2:00 PM	January 24, 2025
Qualifications Due	2:00 PM, via email, virtual public mtg	January 30, 2025
Evaluation		Jan. 29 – Feb. 7, 2025
Notify Firms of Invitation to RFP		February 7, 2025
Issuance of Request for Proposal		February 10, 2025
Proposals Due	2:00 PM, via email, virtual public mtg	March 5, 2025
Interviews	TBD	March 11, 2025
Award	Pending Board Review	March 20, 2025

The Request for Qualifications will be available by contacting Action Reprographics at [actionrepro.com](http://actionrepro.com) or 515.288.2146.

Questions can be directed to:

Cass Health  
Attn: Mitch Whiley, Chief Information Officer  
Office: 712-250-8232  
Email: [whimt@casshealth.org](mailto:whimt@casshealth.org)

Shive-Hattery  
Attn: Libby Funke, Project Manager  
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