

Hancock County Health System Request for Qualifications Construction Manager at Risk

A. EXECUTIVE SUMMARY

Hancock County Health System (HCHS) is requesting qualifications for Construction Manager at Risk (CMaR). This request for qualifications is part of a competitive selection process to eventually engage a CMaR firm to provide services for the construction of a Boiler and Chiller Replacement Project at Hancock County Health System.

HCHS has procured the services of Modus Engineering to provide professional services for the design of this project. A copy of the most recent plans is included in Appendix A. The project is currently in the Construction Documents (CD) phase and construction is scheduled to be completed in December of 2027 or January of 2028.

B. OWNER AND PROJECT LOCATION

Hancock County Health System
532 1st St NW
Britt, IA 50423

C. SCOPE OF PROJECT

The Boiler and Chiller Replacement Project includes replacement of the existing air-cooled chillers with new chillers, removal of the existing high-pressure steam plant, installation of a new heating water plant and new smaller high-pressure steam boilers, relocation of the domestic water heaters and softener, a new vacuum pump, modifications to the facility piping to get heating water to all equipment, and various other replacements and upgrades to the facility HVAC systems. Routing of systems within the hospital will require a high level of coordination with the hospital and some architectural modifications for pipes, ducts, etc. The project will be phased to maintain and provide cooling and heating during the summer and winter, respectively. The following list summarizes the scope of the project:

- Chilled water plant to be completely removed and replaced, to remain within chiller garage.
- Hot water and steam boiler plants to be completely removed and replaced, to be relocated to chiller garage.
- Fuel oil tank to be re-piped. Existing tank is under examination for further work. System shall be updated to provide back-up fuel for all boiler systems.
- Humidification systems shall be replaced or refed, serving various air handling equipment throughout the facility.
- Domestic water heater and softener systems shall be removed and replaced, to be relocated to the chiller garage.
- Vacuum pump shall be removed and replaced, to be relocated to the chiller garage.
- Electrical systems shall be reworked as needed to feed new equipment
- Electrical riser diagram of the entire known facility including new work shall be provided for future reference.
- This work shall occur over (4) phases, but shall be further coordinated between trades and the hospital maintenance staff to minimize shut-downs and disruptions to hospital operations.
- Any MEPT, architectural, or structural systems affected by this work shall be addressed in the necessary phase.

D. PROJECT DELIVERY METHOD

It is intended that this project will be delivered using CMAr. The form of contract for CMAr Services will be 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*, used in conjunction with AIA A201, General Conditions of Contract for Construction.

E. PROJECT SCHEDULE MILESTONES

- RFQ for CMAr Services Issuance February 27, 2026
- Deadline for Questions from CMAr firms April 22, 2025 by 2:00 p.m.
- Qualifications for CMAr Services Due March 13, 2026 @ 2:00 p.m.
- Public Opening of RFQ Submissions at HCHS March 13, 2026 @ 2:05 p.m.
- Issuance of CMAr Request for Proposals to Selected Firms March 18, 2026
- Due Date of CMAr Proposals March 31, 2026 @ 2:00 p.m.
- Selection of CMAr by April 8, 2026

F. SCOPE OF SERVICES

The CMAr along with Owner and Engineer will be a critical member of the project team. It is expected that the CMAr provide input on constructability, quality of materials, schedule, and cost prior to the completion of the design documents.

The CMAr shall provide Pre-Construction Phase, Construction Phase, and Post-Construction Phase Services as outlined in 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*.

G. QUALIFICATIONS CONTENT

To properly evaluate each CMAr firm, please provide the following information using this outline as a template for your responses:

- Section 1.0 Background Information
- Section 2.0 Experience and Qualifications
- Section 3.0 Project Team
- Section 4.0 Company Differentiation and Management of the Process
- Section 5.0 Insurance and Bonding
- Section 6.0 Litigation
- Section 7.0 Safety Program

Section 1.0

Background Information

- Company profile.
- Name and address of principal office and any branch offices. If more than one office, identify the contact office for the project
- Company capacity and projected volume of work for the upcoming year.
- List company's total construction dollar volume, over past 3 years, by year.
- Number of years the business has been providing services under business name provided in the response to this RFQ

Section 2.0

Experience and Qualifications

- Provide five (5) profiles of projects your company has completed that are of similar scope, size and complexity. NOTE: Do not include multiple phase projects without noting size and scope of each phase.

CMaR firms must have experience in successfully completing a project that is similar in scope and complexity to that of Hancock County Health System. Include:

- Brief description of project and photo
- Size, e.g. square feet and scope
- Final contract construction costs
- Project delivery method
- Names and positions of CMaR firm's key staff on the project
- Owner and contact information
- Completion date

Section 3.0

Project Team

- How will your firm propose to structure the project team to ensure a successful project?
- Provide a detailed project specific organizational chart indicating titles and responsibilities.
- Include a resume and references for each specific individual that will be working on the project.
- Provide a list of hospital or clinic projects the project team has been involved with.

Section 4.0

Company Differentiation and Management of the Process

- Describe how your company will engage in the design and construction process, including how proactive and participative your firm will be during the bidding phase and construction of the project. Use the following items as an outline for your responses:
 1. Preconstruction Phase:
 - Explain what Value Engineering services your firm can provide.
 - Describe what your firm does when reviewing plans for constructability.
 2. Discuss your Project Close-Out and Start-Up strategy.
 3. Discuss any additional services your firm can provide.

Section 5.0

Insurance and Bonding

- Provide a certificate showing your insurance coverage limits.
- Provide certification from your bonding company that the business's bonding capacity is adequate to construct the proposed project.

Section 6.0

Litigation

- Has your organization been involved in litigation within the past five years? If so, please describe and note the disposition of all cases.

Section 7.0

Safety Program

- Describe your safety program and proposed methods to protect residents in an occupied Healthcare environment.
- Provide your current and historic (3 prior years) experience modifier rating for your Workers Compensation program.

H. SUBMISSION INSTRUCTIONS

The Owner requires one (1) electronic file in PDF format (no greater than 20 mb file size) of the CMAr qualifications be sent to Mr. Curt Gast at gastc@mercyhealth.com on or before the deadline indicated in article E. The electronic PDF file shall be formatted for proper printing on standard letter size, 8 ½” x 11”. The qualifications document shall not exceed twenty-six (26) pages including cover and back page. All content pages shall be consecutively numbered.

J. OTHER INSTRUCTIONS (NOTICE OF INTENT TO RESPOND)

Candidate firms are not to rely on any oral instructions or answers. Questions shall be submitted prior to the Questions Deadline outlined above. Questions may be submitted by email in writing to (Accord Architecture Company, Scott T. Blum, AIA, President), at the following email address: (scott@accordarch.com). Any questions will be collected, responded to, and issued to all parties after the Questions Deadline. Oral responses affecting the information provided by the Candidate firm in its submittal will not be binding on Hancock County Health System, its employees, agents, or representatives.

1. Hancock County Health System reserves the right to reject any or all RFQ responses and to exercise its discretion and apply its judgment with respect to any aspect of this request and the evaluation of responses.
2. Hancock County Health System reserves the right to reject any, part of any, or all submittals received and to waive informality in any submittal. The construction management firms whose submittals are not accepted will be notified.
3. By submission of a RFQ response, the submitting CMAr firm agrees to preserve the confidentiality of information of the Owner used by the submitting CMAr firm or to which it shall be granted access for purposes of preparing the response or in performance of work pursuant to any selection resulting from the response. Such information regarding the Owner shall be protected from disclosure by the submitting CMAr firm and access thereto, limited to the submitting CMAr firm or those having a need therefore in performance of services to the Owner. Such information may not be disclosed to any other persons, or entities whatsoever without prior written consent of the Owner or unless such information shall have become otherwise generally available, without fault of the submitting CMAr firm.
4. Hancock County Health System assumes no responsibility, and no liability, for costs incurred in the preparation or submission of any RFQ response.
5. If provided by the Owner, any provided documents are complimentary. They are provided for use in preparing a response for the requested service only. Hancock County Health System cannot guarantee their accuracy.

ATTACHMENTS:

Appendix A: Drawings (Not-For-Construction)

