Public Notice

Notice of Intent to Utilize Construction Manager at Risk Delivery with Guaranteed Maximum Price

Van Diest Medical Center (VDMC) in Webster City, Iowa hereby provides notice of its intent to utilize the Construction Manager at Risk (CMaR) project delivery method and to enter into a contract for construction services under a Cost of the Work plus a Fee with a Guaranteed Maximum Price (GMP) structure pursuant to Iowa Code Section 26.9 for the following project:

> Project Name: Van Diest Medical Center Renovation & Expansion
> Project Location: 2350 Hospital Dr., Webster City, IA 50595
> Project Description: The project includes construction of an addition to consolidate specialty and outpatient clinic services, along with renovations to existing clinic space. A new three-bay ambulance garage will be added to the existing Emergency Department, and the existing ambulance garage will be renovated to provide staff sleep rooms. Renovations within the existing Emergency Department will include two behavioral health exam rooms and an associated ligature-resistant toilet/shower room. Additionally, existing space will be renovated to improve space utilization and expand the conference area for Senior Life Solutions.

A two-phase selection process will be utilized.

Phase I – Request for Qualifications (RFQ):
An RFQ will be issued on or about November 16, 2026. Respondents will be evaluated on demonstrated competence and qualifications including, but not limited to:

1. Firm Background and Experience
2. Experience, Qualifications, and References
3. Insurance and Bonding Capacity
4. Litigation History
5. Safety Record

Only the qualified firms will be invited to participate in Phase II.

Phase II – Request for Proposals (RFP):
Shortlisted firms will be invited to submit proposals, including fees and other required information. Selection will be based on a best-value determination in accordance with the published evaluation criteria.

The project is currently in the pre-design phase, with construction anticipated to begin late fall of 2027, subject to contract approval.

Questions regarding this notice shall be submitted in writing to:

Heidi Willis, AIA, WELL AP
Architect, Unison Design Studio
heidiw@unisonds.com

This notice is issued in compliance with Iowa Code Section 26A.3.1.