

May 5, 2026

Public Notice

RE: Construction Manager at Risk – Request for Qualifications Notice
Belmond Community Hospital
Garner Clinic Pharmacy Conversion & Clinic Addition
840 US-18
Garner, IA, 50438

Belmond Community Hospital intends to retain the services of a qualified Construction Manager at Risk (CMaR) for the conversion of an existing adjacent building and addition connecting it to the existing Garner Clinic. The conversion and addition will be for additional exam rooms and associated spaces. As such, they are initially requesting Qualification Statements from qualified firms to determine which firms will be offered the opportunity to submit their proposed fees for the project.

CMAR Selection Schedule

- Public Notice of RFQ: May 5, 2026
- **Issuance of RFQ:** **May 19, 2026**
- Qualification Statements Due: June 3, 2026, 10:30 a.m. local time
- Issuance of RFP: June 11, 2026
- Proposals Due & Opened: June 24, 2026, 10:30 a.m. local time
- CMaR Selection & Board Approval: June 30, 2026

Design work is currently in the middle of the Schematic Design phase. Construction is intended to begin August 2026, and be completed in February 2027 (seven months). Construction estimate is currently \$2,500,000 - \$2,600,000. The project will be partially funded by a USDA grant and be required to follow criteria in the Build America, Buy America (BABA) Act.

Selection Criteria

To properly evaluate each CMaR firm, and in accordance with Iowa state law, the Belmond Community Hospital will 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:

- Firm Profile and Background
- Applicable Project Experience, Qualifications, and References
- Project Team & Company Structure
- Proposed Management Process
- Safety Programs & Familiarity with Government Funding Requirements
- Proposed Fees (to be provided in RFP issued to qualified firms)

A more detailed RFQ & subsequent RFP will follow this Public Notice and outline the deliverables and selection criteria in more detail. Qualification statements will be limited to twelve (12) pages maximum, not including cover letter and table of contents.

Contact Information

Mark Kroemer
ATURA Architecture
markk@aturaarchitecture.com