
ADVERTISEMENT OF REQUEST FOR QUALIFICATIONS

Osceola Regional Health Center Campus Revitalization

Journey Construction, acting as Construction Manager At Risk, is soliciting Requests for Qualifications from qualified firms to provide construction services for the following Owner and Project:

Osceola Regional Health Center Campus Revitalization

Osceola Regional Health

This advertisement is for select trade scopes of work with a value of more than the current year's adjusted competitive bid threshold of \$206,000. Journey Construction will receive Statement of Qualifications until **May 26th, 2026 @ 10:00AM**. After that time, Journey Construction will no longer accept Statement of Qualifications.

General Information:

- Project Type: Hospital Revitalization
- Address: 600 9th Avenue North, Sibley, IA 51249
- Budget: \$19,950,000

Project Scope:

- 2 Expansions of Approximately 8,500 SF.
 - New building expansion on northwest corner, expanding the loading dock, ambulance garage and facilities/ maintenance. Note, facilities/ maintenance building is detached from the hospital, but connected via engineering tunnel. New expansion bridges this gap.
 - Clinic expansion
 - Infill existing courtyard, creating new usable space to incorporate into the floor plan.
- Renovation of Approximately 32,600 SF.
 - Substantial renovation and relocation of departments.
- Additional finishes upgrades only of Approximately 16,240 SF.
 - Finishes refresh, including flooring, paint, ceiling and wall protection.
- Expand eastern parking lot (intended for patient parking).
- Expand western parking lot (intended for staff parking).

Project Schedule:

Project is expected to commence October 6th, 2026 and is planned to have a completion date of April 3rd, 2028.

State Law Acknowledgements and Prequalification Criteria:

Pursuant to Iowa Code Chapter 26A, firms must be prequalified to bid on Trade Scopes of Work with a value of more than the current year's adjusted competitive bid threshold of \$206,000. Prequalification criteria will be included on a Statement of Qualifications to be completed by the respondent and will include respondent's experience undertaking projects of similar size and scope, key personnel capacity, technical competence, capability to perform, past performance, safety record, availability to and familiarity with the location of the project, and compliance with state and federal laws. (Selection criteria cannot include qualifications that would directly or indirectly restrict the selection of a firm to any predetermined class of providers based on labor organization affiliation or any other criteria.)

Accordingly, Journey Construction respectfully solicits Statements of Qualifications for the specified Trade Scopes of Work associated with the Osceola Regional Health Center Campus Revitalization project.

Trade Scope of Work:

- 0101 Site Management Controls
- 0250 Site Surveying & Staking
- 0329 Building Concrete - Footings & Foundations
- 0330 Building Concrete - Flatwork
- 0331.1 Reinforcing Steel – MATERIAL
- 0420 Masonry
- 0510 Structural Steel – MATERIAL & INSTALL
- 0542 Exterior LGMF
- 0545 Slotted Channel Framing
- 0610 Carpentry – MATERIAL & INSTALL
- 0710 Waterproofing
- 0740 Roofing
- 0742 Metal Panels
- 0780 Applied Fireproofing
- 0791 Interior & Exterior Joint Sealants
- 0833 Overhead Sectional Doors
- 0840 Glazing, Storefront, & Curtainwalls
- 0880 Interior Glazing & Automatic Entrances
- 0920 Gypsum Assemblies & Metal Framing
- 0930 Tile
- 0951 Acoustical Ceilings Systems
- 0960 Resilient Flooring and Carpet
- 0990 Painting and Coatings
- 0998 Epoxy Flooring
- 1220 Window Treatments
- 2110 Fire Suppression
- 2210 Plumbing & Hydronics
- 2310 Heating, Ventilation & Air Conditioning
- 2610 Electrical
- 3110 Earthwork, Excavation & Fill
- 3112 Shoring Systems
- 3212 Site Concrete
- 3290 Landscape and Irrigation
- 3310 Site Utilities

Access and Receipt of Qualification Documents:

Access to Request for Qualification documents will be available to respondents via the following avenues:

- Electronically via Building Connected for this project. All documents can be found under the Files tab.

Statements of Qualifications must be completed and returned to Journey Construction via the following avenues:

- Electronically via Building Connected submission, or;
- Emailed to the Construction Manager's the email at bids@journeyconstruction.com

Statements of Qualifications must be submitted by the stated above Statement of Qualifications due date and time. In accordance with Iowa State Code, all firms that meet the prequalification criteria for Trade Scope of Work valued more than the current year's adjusted competitive bid threshold will be allowed to submit a Proposal during the RFP process.

The Owner reserves the right to discontinue the selection process at any time and will not be held responsible for any costs that have been incurred by interested firms.

RFQ and RFP Schedule:

Request for Qualifications/Notice to Respondents Published: 5/12/2026

Request for Qualifications Due: 5/26/2026

Statement of Qualifications Tabulation Published: 6/12/2026

Request for Proposals/Notice to Bidders Published: 6/22/2026

Request for Proposals Due: 7/6/2026

Funding Source:

This project is being funded in part through the USDA Rural Development program. Accordingly, all contractors and subcontractors shall comply with all applicable federal, state, and local laws, regulations, and requirements associated with this funding, including but not limited to:

- Equal Employment Opportunity (EEO) requirements
- Debarment and suspension certification requirements (no federally excluded parties)
- Contract provisions required by federal regulations, including those identified in 2 CFR Part 200 (Uniform Guidance)

All applicable federal contract provisions will be included in the final contract documents. Respondents shall acknowledge and incorporate these requirements into their RFP response if approved.

Questions and Clarifications Contact:

Question and clarification items that arise during the process will be directed to the following Journey Construction Personnel:

- **Project Manager:** **Brent Smith**
bsmith@journeyconstruction.com
(605) 332-5968
- **Preconstruction Coordinator:** **Emma Hilario**
Bids@journeyconstruction.com
(712) 571-0547

All costs associated with printing shall be the responsibility of the qualifier

All documents obtained by the respondent are to be used strictly for prequalification

Advertisement is Issued By:

Entity: Journey Construction

By: Brent Smith

Title: Senior Project Manager

Date: 5/12/2026