

**DATE: May 18, 2026**

## **ADVERTISEMENT FOR SUBCONTRACTOR REQUEST FOR STATEMENT OF QUALIFICATIONS (RFQ)**

### **PROJECT INFORMATION:**

Project Name: Van Buren County Hospital – Surgery & Outpatient Treatment Center Expansion  
Location: 304 Franklin St., Keosauqua, IA 52565  
Owner: Van Buren County Hospital  
Construction Manager at Risk: Carl A. Nelson & Company  
Architect: INVISION Architecture  
Structural Consultant: KPFF Engineering  
M/E/P/T Consultant: KEDbluestone

### **INTRODUCTION:**

Carl A. Nelson & Company is serving as Construction Manager at Risk (CMaR) for the above-referenced project. Pursuant to Iowa Code chapter 26A, this project will utilize a competitive subcontractor bidding process. Subcontractors interested in bidding must be prequalified to bid.

This prequalification process is intended to evaluate subcontractor qualifications, experience, capacity, and readiness to perform the Work.

### **PROJECT DESCRIPTION:**

The project includes demolition of an existing building wing, construction of a 2-story building addition totaling approximately 28,650sf, and approximately 10,150sf of renovation work inside the existing facility. The new addition will include a new surgery center containing (2) operating rooms including support space for equipment decontamination & sterile storage, infusion bays, PACUs, pre/post op rooms, treatment rooms, a USP 800 pharmacy, and a Senior Life Solutions center. The renovation work is to an adjacent, existing shell space within the facility and will include the interior build out of an administration office area, laundry, clean supplies, and IT work area.

### **CONSTRUCTION SCHEDULE:**

**Construction Schedule:** August 2026 – September 2028

### **BIDDING SCHEDULE:**

Request for Statement of Qualifications Posted:	May 18, 2026
Request for Statement of Qualifications Due:	June 16, 2026
Bid Documents Released:	July 14, 2026
Bids Due:	August 18, 2026

### **TRADE CONTRACT WORK (subcontractors) PACKAGES:**

**BP 01 – Sitework (excavation, grading, site utilities, site demolition, erosion control)**  
**BP 02 – Building Concrete (concrete foundations and floors)**  
**BP 03 – Masonry**

- BP 04 – Structural Steel & Miscellaneous Metals**
- BP 05 – Millwork & Casework**
- BP 06 – Roofing & Sheetmetal**
- BP 07 – Metal Wall & Soffit Panels**
- BP 08 – Studs, Drywall, Insulation**
- BP 09 – Painting**
- BP 10 – Doors, Frames, & Hardware**
- BP 11 – Glass & Glazing**
- BP 12 – Flooring & Tile**
- BP 13 – Acoustical Tile Ceilings**
- BP 14 – Specialties & Wall Protection**
- BP 15 – Fire Sprinkler**
- BP 16 – Plumbing & HVAC**
- BP 17 – Electrical & Technology**

**PREQUALIFICATION CRITERIA (Per Section 26A.3(5)(a)(2)(b)):**

1. Firm's Experience as a Contractor with similar scopes of work and technical competence
2. Availability and Capability to Perform the Project Along with the Capacity for Key Personnel
3. Past Performance of Firm and Employees
4. Firm's Safety Record
5. Compliance with State and Federal law

A separate Statement of Qualification must be submitted for each trade contract package for which the company is seeking to be qualified to bid.

Pursuant to Chapter 26A.3(5) of the Iowa Code regarding Guaranteed Maximum Price Contracts, provides for all firms who meet the objective prequalification criteria as a qualified firm shall be allowed to submit a bid for the relevant trade contract work and materials package. Each subcontractor will be notified after evaluation is completed; subcontractors who do not meet the criteria will be notified what specific criteria they did not meet.

There are two Statement of Qualification forms:

1. **Form A** is required to be filled out and submitted for contractors who wish to prequalify for **BP 01 through BP 14**.
2. **Form B** is required to be filled out and submitted for contractors who wish to prequalify for **BP 15 through BP 17**.

**DOCUMENT AVAILABILITY:**

This Advertisement and Subcontractor Statement of Qualifications forms A and B can be found at the following locations:

1. Master Builders of Iowa – [www.iowaconstructionupdate.com](http://www.iowaconstructionupdate.com)
2. iSqFt - [www.isqft.com](http://www.isqft.com)
3. Action Reproduction – [www.actionrepro.com](http://www.actionrepro.com)
4. Email Request – [ngorrell@carlanelsonco.com](mailto:ngorrell@carlanelsonco.com)

Mail To/Delivered: Carl A. Nelson & Company  
1815, Des Moines Ave.  
Burlington IA 52601

Email: [ngorrell@carlanelsonco.com](mailto:ngorrell@carlanelsonco.com)

Due Date: **Before 2:00 PM on June 16, 2026.** Statement of Qualification responses must be received before the deadline. Late forms will not be considered.

**SUBMISSION ACCEPTANCE/WITHDRAWAL:**

Carl A. Nelson & Company and The Owner will review and score all submissions. Any contractors meeting or exceeding the minimum criteria will be notified as an approved bidder for the project within 15 business days from the date of submission. Notification as an approved bidder does not constitute a contractual promise or award of work.

Only subcontractors that satisfy the prequalification criteria will be eligible to receive bid documents and submit bids for this project. Carl A. Nelson & Company and the Owner reserve the right to reject any and all submissions if the document is incomplete, falsified, or misleading.

Contractors have the right to withdraw their submission any time prior to June 16, 2026. A request for withdrawal must be submitted in writing to Carl A. Nelson & Company.

Questions regarding the subcontractor prequalification process should be directed to Neil Gorrell via email at [ngorrell@carlanelsonco.com](mailto:ngorrell@carlanelsonco.com).