

TULARE LOCAL HEALTHCARE DISTRICT

Request for Proposals — Preconstruction Services
Hospital Tower Project

ADDENDUM NO. 2

Date Issued: July 16, 2026

RFP Issued: June 24, 2026

Original Proposal Due Date: July 24, 2026

Revised Proposal Due Date: August 14, 2026, 3:00 p.m. (established by Addendum No. 1)

Project: Hospital Tower Preconstruction Services

Owner: Tulare Local Healthcare District ("District")

NOTICE TO PROPOSERS

This Addendum No. 2 ("Addendum") forms a part of, and is hereby incorporated into, the Request for Proposals for the Hospital Tower Preconstruction Services Project ("RFP"), as previously modified by Addendum No. 1. All proposers shall acknowledge receipt of this Addendum in their proposal submission. Failure to acknowledge receipt may, at the District's sole discretion, be grounds for rejection of a proposal as non-responsive.

This Addendum sets forth the District's responses to additional written Requests for Information ("RFIs") timely submitted by prospective proposers. In accordance with the District's obligation to provide equal information to all prospective proposers, this Addendum is being issued concurrently to all firms known to have received the RFP or to have registered interest in the solicitation.

Except as specifically modified below, all other terms, conditions, requirements, and provisions of the RFP, as modified by Addendum No. 1, remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the original RFP or Addendum No. 1, the terms of this Addendum shall govern.

This Addendum is provided for informational purposes to assist proposers in preparing responsive proposals. Nothing in this Addendum shall be construed as a representation or warranty by the District as to the completeness, accuracy, or condition of any existing project documents, and proposers remain responsible for conducting their own independent due diligence, including site visits, prior to submitting a proposal.

REQUESTS FOR INFORMATION AND DISTRICT RESPONSES

RFI No. 21

Question: There are very few Change Documents (Instruction Bulletin, ASI's, CCD's, NMA's, AMC's, CO's, PAD's, ACD's, or NMA's) issued by the current architects. When they supplanted, did they over stamp all Contract Documents or have they only stamped drawings changed by their office? Are they expected to fully cooperate for a new supplantation?

Response: As to the first question: The current architects only stamped documents worked on by their office; they did not over-stamp the full set of Contract Documents. As to the second question: Yes

RFI No. 22

Question: Most current Contract Documents and Change Documents are currently stamped by Kluger. Will they be fully cooperative for a new Supplantation? Kluger Contract Documents are stamped with a Copyright statement. Will there be a copyright release? The Copyright indicates the drawings cannot be copied, modified, or assigned to a 3rd party without expressed written permission.

Response: The prior architect, who retains copyright in the referenced Contract Documents, has agreed to release the drawings to the District. The District is currently in the process of finalizing that release.

RFI No. 23

Question: Normally Supplantation of Architects and other EOR are made by an outgoing Verified Compliance Form and an Incoming Verified Compliance Form from the two professionals. These forms stipulate a % complete and define what scope is being Supplanted. We don't see these forms in the RFP USB Stick and can't download from HCAI as we are not the DPOR. Can the Owner log in to HCAI and download / provide these forms for all the past DPOR's?

Response: The available Verified Compliance Reports were included on the flash drive provided with the RFP documents and can be found under the "Increment 1 Sign-Off Documents" folder. These documents include the final Verified Compliance Reports submitted by Kluger Architects, along with available reports from other project professionals. A Verified Compliance Report has not yet been prepared by the current architect.

RFI No. 24

Question: HCAI FV reports from 10/21/14 & 12/4/2014 located in the Thumb Drive #1 Complete\Architectural folder of the RFP Documents identified potential mold and hazardous waste from birds. We can find no abatement reports or survey. Should the Pre-Con Team hire an Hazardous Material Survey and recommendations as part of the Pre-Con effort, or will this be an Owner provided consultant?

Response: The preconstruction team should identify the need and recommend the scope for any hazardous materials survey. Actual sampling, testing, and abatement work is not automatically included within the preconstruction scope and would require separate written authorization by the District.

RFI No. 25

Question: The RFP indicates on page 4 that "The selected bidder shall not perform construction work under this RFP. Any physical investigation, testing, exploratory work, destructive investigation, or field verification that may affect the building shall be coordinated in advance with the District and performed only with prior written authorization." Will investigation and exploratory or destructive investigation be allowed during the Pre-Con effort after award with proper notification?

Response: Yes.

RFI No. 26

Question: Section 2.3.10 of the RFP states that the selected bidder shall identify conflicts, missing information, superseded documents, incomplete changes, unresolved directives, and areas requiring design clarification as part of the Document Reconciliation and Historical Record Review, and shall prepare a Document Reconciliation Report as further defined in Section 2.4. Is it the intent of Pre-Construction to provide only a report of the reconciliation activities required for all available documents, or to perform the reconciliation and prepare a current "Posted Set" of Contract Documents ready for Supplantation and Bidding?

Response: The District is seeking a preconstruction firm to review and consolidate the available project drawings and related records, determine which portions of the work have and have not been completed, identify conflicts, missing information, and unresolved gaps, and prepare a comprehensive reconciliation report documenting its findings and recommendations. The requested scope does not include preparing, stamping, or submitting documents to HCAI.

RFI No. 27

Question: The RFP states in Section 2.3.5 that the District has completed, or is completing separately, the elevator and dumbwaiter package. Please provide a copy of the package being constructed currently for us to coordinate with, or is the current package constructed to the documents currently approved and included in the RFP Documents? Please provide a copy of the approved Elevator Submittals from that package's Contractor, as they were not provided in the Submittal folder in the RFP Documents. Only a cover sheet and approved welding procedures were provided in the RFP Documents.

Response: The District is providing the most recent documents approved and used for the elevator package as an attachment to this Addendum. See Additional Documents section below.

RFI No. 28

Question: Renderings are taped to the framed walls of many typical rooms on the 1st & 2nd floors; however, these renderings were not included in the RFP Documents. Can a copy (digital format preferred) of these be provided?

Response: The District is providing the referenced renderings as an attachment to this Addendum. See Additional Documents section below.

ADDITIONAL DOCUMENTS ISSUED WITH THIS ADDENDUM

The following documents are made available to all proposers as part of this Addendum. These links are provided to every firm participating in this solicitation to ensure equal access to information:

RFI No. 27 - <https://account.revverdocs.net/#/auth/accessLink/301dba77-b042-4db4-9067-e037d479d5c3?redirect=%2Fhome%2Fstate%2Fdata%2Fnode%2F1133869317%2F1249497562%2Fdetails%2F1249497562%3FselectedDetail%3DnodePreview>

RFI No. 28 - <https://account.revverdocs.net/#/auth/accessLink/39a58cf9-35da-4419-9d79-cee93c7352db?redirect=%2Fhome%2Fstate%2Fdata%2Fnode%2F1133869317%2F1249478970%2Fdetails%2F1249478970%3FselectedDetail%3DnodePreview>

Proposers are responsible for reviewing all documents issued through this Addendum and incorporating the information into their proposals as applicable. If a link above does not function, proposers shall promptly notify the District contact identified in the RFP so that access can be corrected before the RFI deadline.

ACKNOWLEDGMENT

Proposers shall acknowledge receipt of this Addendum No. 2 in their proposal submission, in the manner specified in the RFP. Failure to acknowledge receipt of this Addendum may result in the proposal being deemed non-responsive, at the District's sole discretion.

All other terms, conditions, requirements, and provisions of the RFP remain unchanged unless specifically modified by this Addendum or Addendum No. 1.

Issued by:

Brett Scott

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Tulare Local Healthcare District

Date: July 16, 2026

End of Addendum No. 2