



Tulare Local Healthcare District

Request for Proposals (RFP)

Project Name:

Preconstruction Services for Hospital Tower Completion
Floors 1 and 2, Including Required Enabling Work

Work Site Location:

869 North Cherry Street, Tulare, CA

Released On: June 24, 2026

Proposals Due: July 31, 2026 at 3:00 PM

Contact Information:

Tulare Local Healthcare District
1437 E. Prosperity Ave.
Tulare, CA 93274
Phone: 559-509-2572
Email: BScott@tulareregional.org
P.O. Box 1136
Tulare, CA 93275

REQUEST FOR PROPOSALS

The Tulare Local Healthcare District (“District”) is requesting proposals from qualified contractors, or firms experienced in healthcare construction, HCAI-regulated projects, preconstruction services, constructability review, document reconciliation, and construction cost development to provide comprehensive Preconstruction Services (defined below) for the completion of Floors 1 and 2 of the Hospital Tower (“Project”) located at 869 North Cherry Street, Tulare, California (“Work Site”).

The purpose of this RFP is to select a qualified firm to assist the District in evaluating existing conditions, reconciling available construction documents and historical project records, identifying incomplete or deficient work, developing a complete project scope, preparing cost estimates, assisting with bid packaging, and preparing the Project for future construction procurement, including, without limitation, review and reconciliation of existing construction documents, historical project records, ACDs, RFIs, CCDs, ASIs, change orders, validation reports, existing field conditions, regulatory requirements, and incomplete or partially completed work (collectively, “Preconstruction Services”). All materials, reports, analyses and other documents created by the selected bidder during and as a result of the Preconstruction Services (collectively, the “Preconstruction Report”) shall be owned by the District.

This RFP is for Preconstruction Services only. The selected bidder shall not be awarded construction work related to the Project through this RFP. The District may, at its sole discretion, use the information, reports, recommendations, estimates, schedules, and deliverables developed through this Preconstruction Services engagement to issue a future construction solicitation or pursue another lawful procurement method.

No guarantee is made that the firm selected for Preconstruction Services will be awarded, invited to perform, or otherwise participate in future construction work for the District.

1. RFP TIMELINE

This RFP will be governed by the following schedule:

Release of RFP: June 24, 2026

Request for Information (RFI) Due: July 17, 2026 at 3:00 PM

Proposals are Due: July 31, 2026 at 3:00 PM

Approval of Contract: TBD

All dates and times are subject to change at the discretion of the District. Submissions received after any time shown above, as may be modified by the District, will be considered late.

2. SCOPE OF WORK

2.1 Introduction and Project Overview

The District invites proposals from qualified firms to provide Preconstruction Services for the Project, and all enabling work required to support inspection, approval, operation, and occupancy of Floors 1 and 2 of the Hospital Tower.

The Hospital Tower is a partially completed healthcare facility. The District's objective is to determine, define, coordinate, and prepare the remaining work necessary to allow Floors 1 and 2 to be completed and placed into full service.

The selected bidder shall perform Preconstruction Services necessary to assist the District in developing a complete, coordinated, constructible, and bid-ready scope of work for future construction procurement on the Project.

Preconstruction Services shall address all work necessary to support completion and occupancy of Floors 1 and 2, including but not limited to work located on Floors 1 and 2, roof-level systems, generator yard systems, basement systems, vertical transportation coordination, fire and life-safety systems, mechanical, electrical, plumbing, medical gas, technology systems, and any other building-wide infrastructure required to support Floors 1 and 2.

This RFP does not request a lump sum construction bid, Guaranteed Maximum Price, or construction proposal. The selected bidder shall not perform construction work for the District under this RFP unless separately authorized through a future written agreement and lawful procurement process.

2.2 Project Objectives

The objectives of this engagement are to:

- Develop a complete understanding of the remaining work required to complete and occupy Floors 1 and 2.
- Identify, reconcile, and document gaps, conflicts, deficiencies, and incomplete work within available construction documents and existing field conditions.
- Determine all building systems, infrastructure, and enabling work required to support Floors 1 and 2 occupancy.
- Review and reconcile all available ACDs, RFIs, CCDs, ASIs, prior change orders, field records, validation reports, inspection records, and related project documentation.
- Confirm the extent of roof-level mechanical, electrical, plumbing, and related systems required to support Floors 1 and 2.

- Confirm the extent of generator yard work, emergency power integration, ATS/switchgear coordination, and related electrical infrastructure required to support Floors 1 and 2.
- Confirm the extent of basement-level systems, infrastructure, distribution, piping, controls, life-safety, or support work required to serve Floors 1 and 2.
- Identify fire/life-safety, smoke protection, fire alarm, fire sprinkler, smoke barrier, rated assembly, egress, firestopping, damper, and related compliance requirements.
- Identify HCAI, IOR, OSFM, local agency, and other AHJ coordination requirements.
- Develop a detailed scope matrix identifying remaining work by discipline, location, responsibility, and priority.
- Develop realistic cost estimates and scheduling assumptions for future construction procurement.
- Minimize future change orders by identifying issues during preconstruction before construction procurement is released.
- Assist the District in preparing for a future bid or proposal process for construction services.

The selected bidder shall actively employ strategies to identify conflicts, deficiencies, missing details, incomplete work, coordination issues, code concerns, and constructability risks as early as possible.

2.3 Detailed Scope of Preconstruction Services

The selected bidder shall provide comprehensive Preconstruction Services associated with the work described herein. The selected bidder shall furnish all labor, supervision, professional support, coordination, review, reporting, estimating, scheduling, site assessment, and documentation necessary to complete the Preconstruction Services.

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.

2.3.1 Full Interior Completion Review – Floor 1 and Floor 2

The selected bidder shall evaluate the remaining work required for full interior completion of Floors 1 and 2, including but not limited to:

- Architectural construction and finishes

- Interior framing, drywall, doors, frames, hardware, ceilings, flooring, painting, wall protection, specialties, and casework
- Corridors, lobbies, rooms, offices, clinical spaces, support spaces, and ancillary areas
- Interior rated and non-rated assemblies
- Repair or replacement of damaged, missing, incomplete, or non-compliant interior materials
- Identification of incomplete rough-in work and unfinished final installation work
- Coordination of architectural, structural, mechanical, electrical, plumbing, fire/life-safety, medical gas, and technology components
- Identification of work required to support final inspection, approval, and occupancy

Medical equipment, clinical equipment, and owner-furnished or owner-installed equipment are anticipated to be provided and installed under separate contracts following completion of the Project. The selected bidder shall evaluate and document any required coordination, rough-in verification, access requirements, utility connections, or protection requirements associated with future installation of such equipment, but shall not include procurement, installation, or commissioning of medical equipment in the Preconstruction Services unless separately requested by the District.

2.3.2 Fire and Life-Safety Systems Review

The selected bidder shall evaluate all fire and life-safety systems required to support Floors 1 and 2 occupancy, including but not limited to:

- Fire sprinkler and standpipe systems
- Fire alarm system completion, programming, and acceptance testing requirements
- Required means of egress, exit stairs, rated corridors, doors, exit signage, and egress lighting
- Rated shaft enclosures, fire barriers, smoke barriers, horizontal assemblies, and related rated construction
- Fire and smoke dampers
- Firestopping and penetration sealing throughout rated assemblies
- Smoke protection measures at elevator openings, dumbwaiter openings, lobbies, and related areas

- Emergency Responder Communication Enhancement System / Emergency Responder Radio Coverage System, if required by AHJ
- Integration with emergency power systems, generator systems, controls, and building management systems where applicable
- HCAI, OSFM, IOR, and local AHJ requirements

The selected bidder shall identify incomplete, deficient, missing, or conflicting fire/life-safety scope items and include them in the required deliverables.

2.3.3 Mechanical, Electrical, Plumbing, Medical Gas, and Systems Review

The selected bidder shall evaluate all MEP, medical gas, and building systems required to support Floors 1 and 2 occupancy, including but not limited to:

- HVAC equipment, ductwork, controls, air distribution, testing, and balancing requirements
- Domestic water, sanitary, storm, hot water, and recirculation systems
- Medical gas systems, testing, certification, and compliance requirements
- Electrical distribution, lighting, power, normal power, emergency power, and legally required standby power systems
- Technology infrastructure, telecom rooms, cabling pathways, nurse call, DAS, ERRCS/ERCES, and related low-voltage coordination
- Building controls, monitoring systems, integration points, alarms, and commissioning requirements
- Identification of incomplete, abandoned, damaged, or partially installed systems
- Identification of testing, inspection, certification, and commissioning requirements

The selected bidder shall develop a clear scope matrix identifying all remaining MEP, medical gas, technology, and systems work required to support Floors 1 and 2.

2.3.4 Structural and Seismic Review

The selected bidder shall evaluate structural and seismic-related work required to support Floors 1 and 2 occupancy, including but not limited to:

- Supplemental steel supports for equipment

- Anchorage and seismic bracing for new, existing, or relocated equipment
- Protection of seismic joints and designated RBS zones during future construction
- Review of incomplete or questionable structural elements associated with remaining work
- Coordination of structural requirements related to rooftop systems, generator yard systems, basement infrastructure, elevator/dumbwaiter areas, and interior buildout
- Identification of structural engineering questions requiring additional design clarification

The selected bidder shall not provide final engineering design unless expressly included in its proposal and authorized by the District. The selected bidder shall identify all areas where additional architectural or engineering design services are required.

2.3.5 Elevator and Vertical Transportation Systems Review

The District has completed, or is completing separately, elevator and dumbwaiter work, including associated equipment, framing, and drywall enclosures. However, additional work may remain to achieve final code compliance and occupancy approval.

The selected bidder shall evaluate all remaining work necessary to support final approval and occupancy of Floors 1 and 2, including but not limited to:

- Required smoke protection and fire/life-safety measures at elevator openings, dumbwaiter openings, and lobbies
- Adjacent finishes, flooring, wall protection, doors, firestopping, and rated assembly completion
- Coordination with elevator contractors, inspectors, IOR, HCAI, and other trades
- Identification of remaining testing, certifications, inspections, and acceptance requirements
- Coordination of elevator and dumbwaiter systems with fire alarm, emergency power, smoke control, and life-safety systems as applicable

The selected bidder shall identify all remaining items required for final code-compliant operation and approval of elevator and dumbwaiter systems supporting Floors 1 and 2 occupancy.

2.3.6 Limited Exterior and Envelope Review

The selected bidder shall evaluate exterior and envelope work required to support Floors 1 and 2 occupancy, including but not limited to the unfinished exterior portion of the building located on

the east side adjacent to the east stairwell and any other limited exterior conditions directly impacting weather-tightness, life-safety, access, egress, or code compliance for Floors 1 and 2.

The selected bidder shall identify, without limitation:

- Incomplete exterior work
- Weather-tightness concerns
- Required flashing, sealing, waterproofing, or localized envelope repairs
- Exterior wall, stair, door, access, or egress-related concerns
- Required coordination with building systems or rooftop systems

The selected bidder shall not include unrelated exterior civil improvements, parking lot work, landscaping, courtyard work, or path-of-travel improvements outside the building unless such work is determined to be required for Floors 1 and 2 occupancy and is specifically identified in the Final Preconstruction Report, as defined in Sec. 2.4 below.

2.3.7 Emergency Generator Yard and Emergency Power Systems Review

Emergency generator units serving the Work Site are installed on site and are capable of operation; however, the generator systems are not currently connected to the Work Site electrical distribution systems and are not placed into service.

The selected bidder shall evaluate all remaining work necessary to fully connect, integrate, test, commission, and place into operational service the emergency generator systems required to support Floors 1 and 2 occupancy and operation.

This review shall include, but not be limited to:

- Electrical connections between the installed emergency generators and the Work Site electrical distribution systems
- Automatic transfer switches, switchgear, controls, feeders, and associated electrical infrastructure
- Emergency, legally required standby, and optional standby power distribution serving Floors 1 and 2
- Integration of generator systems with fire alarm, life-safety, elevators, medical gas, building management systems, and other systems as required
- Generator yard conditions, infrastructure, clearances, access, code compliance, and remaining installation work

- Coordination with HCAI, OSFM as applicable, local agencies, utility providers, IOR, engineers, and other AHJs
- Testing, commissioning, documentation, and closeout deliverables necessary to place the generator systems into service

The selected bidder shall identify all incomplete, deficient, missing, or conflicting generator yard and emergency power scope items and include them in the required deliverables.

2.3.8 Roof-Level Systems and Work Review

The selected bidder shall evaluate roof-level mechanical, electrical, plumbing, and related systems necessary to support full completion and occupancy of Floors 1 and 2.

This review shall include, but not be limited to:

- Rooftop HVAC equipment, ductwork, piping, curbs, supports, and associated systems serving Floors 1 and 2
- Plumbing systems, piping, vents, roof penetrations, drains, and related roof-level infrastructure associated with Floors 1 and 2 systems
- Electrical systems serving rooftop equipment, including power, controls, disconnects, panels, feeders, and integration with building systems
- Fire/life-safety, smoke control, exhaust, or other roof-level systems required to support Floors 1 and 2
- Testing, commissioning, balancing, and start-up requirements
- Integration of roof-level systems with interior building systems
- Required penetrations, flashing, sealing, waterproofing, roof protection, localized repairs, and coordination needed to maintain a weather-tight condition

The existing roofing system is understood to be in place and in serviceable condition. The selected bidder shall not assume full roof replacement or re-roofing unless it determines such work is required to support the Project and clearly identifies the basis for that recommendation.

The District is completing, or will complete separately, the helipad. The helipad is not included in the Preconstruction Services scope except for coordination where roof-level systems, access, penetrations, utilities, fire/life-safety systems, or other infrastructure may interface with helipad work.

2.3.9 Basement-Level Systems and Enabling Work Review

The selected bidder shall evaluate all basement-level work, systems, distribution, infrastructure, controls, piping, equipment, life-safety elements, and support work required to serve Floors 1 and 2.

This review shall include, but not be limited to:

- Mechanical, electrical, plumbing, fire sprinkler, fire alarm, medical gas, technology, and control systems located in or routed through the basement
- Equipment, piping, feeders, panels, valves, controls, pumps, or infrastructure serving Floors 1 and 2
- Required testing, repair, completion, replacement, or recommissioning of basement systems necessary for Floors 1 and 2
- Fire/life-safety continuity, rated assemblies, shaft conditions, smoke/fire separation, and egress-related requirements
- Access, maintenance, clearance, and code compliance issues impacting systems serving Floors 1 and 2
- Any basement work required by HCAI, IOR, OSFM, local agencies, or other AHJs to support occupancy of Floors 1 and 2

The selected bidder shall distinguish between basement work required to support Floors 1 and 2 and basement work that is unrelated to Floors 1 and 2 occupancy.

2.3.10 Document Reconciliation and Historical Record Review

The selected bidder shall review and reconcile available project documentation, including but not limited to:

- Original construction documents
- Updated drawings and specifications
- ACDs
- RFIs
- CCDs
- ASIs
- Change Orders

- Submittals, where available and relevant
- Inspection records
- Validation reports
- Prior contractor records
- Field directives
- Closeout or partial closeout documentation
- Available HCAI correspondence or approval records

The selected bidder shall identify conflicts, missing information, superseded documents, incomplete changes, unresolved directives, and areas requiring design clarification.

The selected bidder shall prepare a report summarizing its findings and identifying the current recommended basis of scope for future construction procurement (“Document Reconciliation Report”, as further defined in Sec. 2.4 below).

2.3.11 Constructability Review

The selected bidder shall perform a constructability review of the remaining work required to complete Floors 1 and 2 and associated enabling work.

The review shall include, but not be limited to:

- Trade coordination
- Existing condition constraints
- Sequence of work
- Phasing and logistics
- Access and material movement
- Temporary protection
- Infection Control Risk Assessment considerations
- Interim Life Safety Measures considerations
- Utility shutdowns or tie-ins

- Testing and inspection sequencing
- HCAI inspection coordination
- Long-lead items
- Schedule risks
- Cost risks
- Change order risk reduction

The selected bidder shall prepare a report identifying issues, risks, recommended solutions, and items requiring additional design or District direction (“Constructability Review Report”, as further defined in Sec. 2.4 below).

2.3.12 Cost Estimating and Budget Development

The selected bidder shall develop cost estimates for the remaining work required to complete Floors 1 and 2 and all required enabling work.

Cost estimating shall include, but not be limited to:

- Conceptual cost estimate
- Discipline-by-discipline cost breakdown
- Cost estimate by floor, system, or work area where practical
- Identification of assumptions and exclusions
- Identification of allowances or contingencies
- Identification of long-lead or high-risk cost items
- Identification of work requiring additional design before reliable pricing can be established
- Recommendations for bid alternates, allowances, unit prices, or separate bid packages where appropriate

The cost estimate shall be used for District planning purposes and future construction procurement preparation. It shall not constitute a construction bid, Guaranteed Maximum Price, or binding construction proposal.

2.3.13 Schedule Development

The selected bidder shall develop a preliminary construction schedule for completing Floors 1 and 2 and all required enabling work.

The schedule shall include, but not be limited to:

- Preconstruction completion timeline
- Design clarification and document completion timeline
- HCAI review and approval assumptions
- Procurement and bidding timeline
- Long-lead equipment and material considerations
- Construction duration estimate
- Inspection, testing, commissioning, punch list, and occupancy approval timeline
- Critical path items
- Schedule risks and mitigation recommendations

2.3.14 HCAI, IOR, and AHJ Coordination

The selected bidder shall assist the District in identifying HCAI, IOR, OSFM, local agency, utility, and other Authority Having Jurisdiction (AHJ) coordination requirements related to completion and occupancy of Floors 1 and 2.

The selected bidder shall identify:

- Required agency approvals
- Required deferred approvals
- Required testing and special inspections
- Potential code concerns
- Required design clarifications
- Known or anticipated HCAI review issues
- Required closeout documentation
- Items requiring architect or engineer of record involvement

The selected bidder shall not represent itself as the District's architect, engineer, IOR, or AHJ unless separately authorized and properly licensed to do so.

2.4 Required Preconstruction Services Deliverables

The selected bidder shall provide the following deliverables at the conclusion of the Preconstruction Services engagement, unless otherwise directed by the District:

- A. Existing Conditions Assessment Report – A written report documenting observed existing conditions, incomplete work, damaged work, deficient work, and areas requiring further investigation.
- B. Document Reconciliation Report – A written report reconciling available drawings, specifications, ACDs, RFIs, CCDs, ASIs, change orders, validation reports, and other relevant project records.
- C. Scope Matrix – A detailed matrix identifying all remaining work required to complete Floors 1 and 2 and associated enabling work, organized by discipline, location, system, responsible trade, and priority.
- D. Design Deficiency and Clarification Log – A log identifying missing details, conflicts, incomplete design information, and items requiring architect, engineer, HCAI, IOR, or District direction.
- E. Constructability Review Report – A report identifying constructability concerns, trade coordination issues, sequencing concerns, logistics considerations, and recommended solutions.
- F. Risk Register – A written risk register identifying key cost, schedule, regulatory, constructability, design, procurement, and field condition risks, together with recommended mitigation strategies.
- G. Cost Estimate – A detailed preliminary cost estimate for completing Floors 1 and 2 and all required enabling work, including roof-level systems, generator yard systems, basement systems, fire/life-safety systems, MEP systems, medical gas systems, technology systems, and related work.
- H. Preliminary Construction Schedule – A proposed schedule identifying anticipated procurement, HCAI review, construction, testing, commissioning, punch list, and occupancy milestones.
- I. Bid Packaging Recommendations – Recommendations regarding how the District should package the future construction procurement, including whether the work should be issued as a single construction package, multiple bid packages, alternates, allowances, or separate scopes.

J. Procurement Recommendations – Recommendations regarding the most appropriate future procurement structure for construction services, including risks and benefits of available options.

K. Final Preconstruction Report – A final consolidated report summarizing all findings, recommendations, estimates, schedules, risks, and next steps necessary for the District to proceed with future construction procurement.

2.5 Explicit Scope Exclusions

The following items are explicitly excluded from the Preconstruction Services scope unless specifically requested in writing by the District:

- Performance of construction work
- Submission of a Guaranteed Maximum Price
- Award or commitment of future construction work
- Full roof replacement or re-roofing, unless determined necessary and specifically identified in the Final Preconstruction Report
- Helipad installation
- Medical equipment procurement, installation, or commissioning
- Exterior civil work, including parking lots, sidewalks, landscaping, and courtyard work, except where determined necessary for Floors 1 and 2 occupancy
- Accessible path-of-travel improvements outside the building, except where determined necessary for Floors 1 and 2 occupancy
- Work on Floors 3 and 4, except where required solely to support Floors 1 and 2 systems, infrastructure, fire/life-safety continuity, or occupancy
- Construction of elevator or dumbwaiter equipment currently being completed separately by the District, except for review and identification of remaining adjacent or related work necessary to support Floors 1 and 2 occupancy

Bidders shall not include construction costs as part of their Preconstruction Services fee. Construction cost estimates shall be provided as preconstruction deliverables only and shall not be deemed a construction bid.

2.6 Validation Report – Reference Only

The document titled “Second Floor Design Validation Report, RPT 26-0211 AH Tulare”, dated February 11, 2026, may be provided for informational purposes only to assist bidders in understanding existing conditions and anticipated deficiencies.

The Validation Report:

- Does not supersede, modify or revoke this RFP or any part hereof
- Does not limit the selected bidder’s responsibility to verify existing conditions
- Does not relieve the selected bidder of responsibility to evaluate all available project documents and field conditions
- Does not establish the complete scope of remaining work

The selected bidder is responsible for reviewing all available information and identifying all work reasonably necessary to support completion and occupancy of Floors 1 and 2.

2.7 Selected Bidder Responsibility

The selected bidder shall be responsible for:

- Verifying existing conditions within the limits of authorized Preconstruction Services
- Reviewing available District-provided documents
- Coordinating with the District, HCAI, IOR, AHJs, and consultants as directed
- Identifying missing, conflicting, incomplete, or deficient information
- Maintaining schedule and cost-control awareness during preconstruction
- Identifying and documenting risks that may result in future change orders
- Preparing complete, clear, and usable preconstruction deliverables
- Assisting the District in preparing for future construction procurement

The selected bidder shall not rely solely on prior documents, reports, or assumptions where field verification or additional review is reasonably necessary.

3. COMPETENCE OF BIDDERS

3.1 License

Bidders are authorized to submit proposals solely for work within the scope of their qualifications and must hold, in good standing, all relevant and valid licenses required to perform such work. Any proposals submitted outside a bidder's licensed capacity may be deemed non-responsive with the requirements of this RFP and subject to disqualification from consideration.

The District may consider proposals from qualified contractors, construction managers, consultants, or firms with demonstrated experience in healthcare construction, HCAI-regulated projects, preconstruction services, estimating, scheduling, constructability review, and construction document reconciliation.

3.2 Contractor Registration / Prevailing Wage Requirements

Pursuant to Sections 1725.5 and 1771.1 of the Labor Code, all contractors and subcontractors must be currently registered with the Department of Industrial Relations (DIR) in order to qualify to bid on, be listed in a bid proposal for, subject to the requirements of Section 4104 of the Public Contract Code, or engage in the performance of any contract for public work. Prevailing wages are set forth in the General Prevailing Wage Rates for the Preconstruction Services, available from the California Department of Industrial Relations' Internet web site at <http://www.dir.ca.gov/DLSR/PWD>.

Additionally, all contractors and subcontractors must be able to comply with all applicable provisions of the: (i) California Labor Code, including, without limitation Labor Code Sections 1720, 1735, 1771 et seq., including 1776(a), 1776(b)(3), 1776(d), and 1776(g), 1777.5 and 1777.6, 1813 and 1815; (ii) Davis-Bacon Act, 40 U.S.C. 3141-48, if applicable; and (iii) Subchapter 4.5 of Chapter 8 of Title 8 of the California Code of Regulations respecting the provision of certified payroll records to the DIR.

To the extent any services performed under this RFP constitute public work, the selected bidder and all applicable subcontractors shall comply with prevailing wage, DIR registration, certified payroll, and all other applicable labor compliance requirements.

4. EXAMINATION OF RFP DOCUMENTS AND SITE

4.1 Responsibility of Bidders

Bidders shall thoroughly examine the Work Site, available documents, specifications, reference materials, and all information provided by the District. By submitting a proposal, bidders acknowledge understanding of the conditions, challenges, and constraints present at the Work Site, including any reasonably ascertainable factors from an on-site inspection and document review.

The examination shall include review of all exploratory work, reports, drawings, specifications, prior construction records, validation reports, and related documents made available by the District.

Failure to familiarize themselves with available information will not relieve bidders of responsibility for accurately estimating the complexity, staffing, duration, or cost of successfully completing the Preconstruction Services.

Bidders must be registered with the DIR at or before the time of proposal submission if DIR registration is required for the bidder's scope of services. Failure to identify or account for reasonably inferable preconstruction services shall not relieve the selected bidder of responsibility for completing the services required by this RFP.

4.2 Contract Documents, Specifications, and Reference Materials

Contract documents, specifications, drawings, and reference materials associated with the Project are available upon request. Electronic copies may be provided via secure email, download link, flash drive, or other method determined by the District.

A flash drive, download link, or other electronic file transfer containing available project information, construction documents, reference materials, and historical tower records currently available to the District may be provided to interested bidders.

It is the responsibility of each prospective bidder to review all available documents and extract all relevant sheets, details, records, and information necessary to understand and propose on the Preconstruction Services scope.

Documents may also be requested via email at: BScott@tulareregional.org

4.3 Additional Information

For Pre-Proposal RFIs and other information, please contact Brett Scott at 559-509-2572 or email BScott@tulareregional.org.

5. DISCREPANCIES, CONFLICTS, OMISSIONS, OR ERRORS

If discrepancies, conflicts, omissions, or errors are found in the specifications or RFP documents prior to 72 business hours before the proposal due date, the prospective bidder shall request clarification from the District representative identified above.

Requests shall be submitted via email to: BScott@tulareregional.org.

Clarifications will be returned via email to all prospective bidders, but not later than 48 business hours prior to the proposal due date.

6. SUBMITTING PROPOSALS

6.1 Proposal Format

Bidders shall submit proposals on company letterhead and include, at a minimum, the following:

6.1.1 Proposer Information

- Legal name of firm, which must match applicable licenses and registrations
- Business address
- Primary contact name, phone number, and email
- Contractor license number, if applicable
- DIR registration number, if applicable
- Identification of any proposed subcontractors or consultants

6.1.2 Project Understanding and Approach

Provide a narrative describing the bidder's understanding of the Project, including:

- Existing conditions and challenges associated with a partially completed healthcare tower
- Key risks related to incomplete work, document reconciliation, existing conditions, regulatory compliance, HCAI oversight, and future construction procurement
- Proposed approach to evaluating Floors 1 and 2 and all enabling work required to support occupancy
- Proposed approach to reviewing roof-level systems, generator yard systems, basement systems, fire/life-safety systems, MEP systems, medical gas systems, technology systems, and vertical transportation-related requirements
- Strategy for minimizing future change orders through early coordination, field verification, constructability review, and documentation
- Approach to developing a complete, coordinated, and bid-ready scope of work for future construction procurement

6.1.3 Preconstruction Services Proposal

Provide a detailed proposal for Preconstruction Services, including:

- Proposed fixed fee or Not-To-Exceed fee for Preconstruction Services
- Description of preconstruction approach
- Document reconciliation methodology, including review of ACDs, RFIs, CCDs, ASIs, prior change orders, validation reports, and historical project records

- Constructability review methodology
- Existing conditions verification approach
- Cost estimating and budget development approach
- Schedule development approach
- HCAI, IOR, AHJ, and consultant coordination approach
- Proposed deliverables
- Proposed meetings, workshops, site walks, reporting structure, and communication process
- Anticipated schedule for completion of Preconstruction Services deliverables

6.1.4 Fee Proposal

Provide the proposed fee structure for Preconstruction Services, including:

- Fixed fee or Not-To-Exceed fee for base Preconstruction Services
- Hourly rates for key personnel
- Hourly rates for additional services, if authorized
- Reimbursable expenses, if any
- Proposed fee for optional services, if applicable
- Assumptions and exclusions
- Identification of any services not included in the proposed fee

A lump sum construction price, Guaranteed Maximum Price, or construction bid is not required and shall not be submitted as part of this RFP.

6.1.5 Schedule

Provide a preliminary schedule identifying major milestones for completion of Preconstruction Services, including:

- Initial document review
- Site investigation and existing conditions review

- Discipline coordination review
- Draft findings
- Cost estimate development
- Schedule development
- Draft Preconstruction Report
- District review period
- Final Preconstruction Report
- Recommended timeline for preparing future construction procurement documents

6.1.6 Relevant Experience

Provide descriptions of similar projects completed by the firm, with emphasis on:

- Healthcare facilities
- OSHPD/HCAI-regulated projects
- Renovation or completion of partially constructed buildings
- Preconstruction services
- Constructability review
- Cost estimating
- Scheduling
- Document reconciliation
- Public agency projects
- Complex MEP, fire/life-safety, emergency power, medical gas, and technology coordination

6.1.7 Key Personnel

Identify key personnel assigned to the Project, including, as applicable:

- Principal-in-Charge

- Project Manager
- Preconstruction Manager
- Estimator
- Scheduler
- Superintendent or field review lead
- MEP coordinator
- Fire/life-safety specialist
- HCAI or healthcare compliance specialist

Include relevant experience and qualifications for each individual.

6.1.8 Proposed Subconsultants or Subcontractors

Identify any proposed subconsultants, subcontractors, estimators, schedulers, engineers, specialty reviewers, or other outside parties anticipated to assist with the Preconstruction Services.

For each proposed subconsultant or subcontractor, provide:

- Firm name
- Scope of services
- Key personnel
- Relevant experience
- Applicable licenses or registrations

6.1.9 Exceptions or Clarifications

Bidders shall identify any exceptions, clarifications, assumptions, exclusions, or requested modifications to the RFP requirements. Failure to identify exceptions may be deemed acceptance of the RFP requirements.

6.2 Proposal Submission Method

Proposals shall be submitted either electronically or in hard copy, in accordance with the requirements set forth in this RFP. Proposals must be received by the District no later than the proposal due date and time indicated in this RFP.

Bidders are solely responsible for ensuring timely receipt of their proposals. Proposals received after the stated deadline may be rejected at the District's sole discretion.

Electronic proposals may be submitted to:

BScott@tulareregional.org

Hard copy proposals may be submitted to:

Tulare Local Healthcare District
Attn: Brett Scott
1437 E. Prosperity Ave.
Tulare, CA 93274

6.3 Evaluation Process

Proposals will be reviewed and evaluated by the District based on criteria that may include, but are not limited to:

- Project understanding and approach
- Preconstruction methodology
- Approach to document reconciliation
- Approach to existing conditions verification
- Approach to constructability review
- Relevant healthcare and HCAI experience
- Experience with partially completed or complex construction projects
- Qualifications of key personnel
- Proposed schedule
- Proposed fee structure
- Ability to identify and reduce future change order risk
- Ability to assist the District in preparing a complete and bid-ready construction package

Price will be considered as part of the overall fee structure but will not be the sole determining factor.

The District expressly reserves the right to request clarifications, conduct interviews, negotiate scope and fee, and reject any or all proposals.

The District reserves the right to award based on overall best value to the District.

7. AWARD AND EXECUTION OF CONTRACT

7.1 Award of Contract

The District expressly reserves the right to reject any and all proposals, to waive informalities or irregularities in any proposal received, and to cancel or reissue this RFP at any time prior to contract execution.

The contract, if awarded, shall be awarded to the bidder whose proposal is determined, in the District's sole discretion, to be in the best interest of the District, based on the evaluation criteria set forth in this RFP. Price may be considered as a factor but shall not be the sole determining factor unless expressly stated by the District. The contract will be awarded to the lowest responsive and responsible bidder meeting all requirements, as determined by the District.

Award of contract is subject to District approval and execution of a written agreement. No bidder shall have any claim or right to award until the contract has been fully executed by the District.

The District intends to award a contract for Preconstruction Services only. This RFP does not award construction services and does not authorize the selected bidder to perform construction work.

Following completion of the Preconstruction Services, the District may, at its sole discretion, use the resulting reports, recommendations, estimates, schedules, scope matrix, bid packaging recommendations, and other deliverables to pursue future construction procurement through a separate solicitation or other lawful procurement process.

The District reserves the right to use, rely upon, modify, supplement, or incorporate the selected bidder's Preconstruction Services deliverables into future procurement documents, construction bid packages, board materials, consultant communications, or regulatory coordination efforts.

The District makes no representation or guarantee that the selected bidder will be awarded future construction work. The District reserves all rights to procure future construction services separately.

7.2 Execution of Contract

If awarded, the Contract Documents shall be provided to the successful bidder and must be signed and returned within seven (7) days of receipt. The Contract Documents shall not be binding upon the District until executed by both the successful bidder and the District.

Required Contract Documents may consist of the following:

- Master Services Agreement or Professional Services Agreement
- Certificate of Insurance
- Required endorsements
- W-9
- DIR registration documentation, if applicable
- Payment and Performance Bonds, if required by the District or applicable law
- Any additional documents required by the District

7.3 Failure to Execute Contract

Failure to execute or provide Contract Documents within seven (7) days after receipt may be cause for forfeiture of contract award. Failure to provide required insurance, bonds if applicable, or other required documents within this timeframe shall constitute failure to execute the Contract Documents and may result in loss of award.

Any delay by the District shall not be deemed a waiver of its rights.

7.4 Ownership and Use of Preconstruction Deliverables

All reports, estimates, schedules, logs, matrices, recommendations, and other deliverables prepared under the resulting agreement shall become the property of the District upon payment for the services associated with such deliverables.

The District shall have the right to use the deliverables for planning, budgeting, procurement, regulatory coordination, consultant coordination, construction solicitation, board review, and other District purposes related to the Project.

7.5 No Construction Authorization

No construction work shall be performed under this RFP unless separately authorized in writing by the District through a separate agreement and lawful procurement process.

The selected bidder shall not order materials, mobilize subcontractors, perform construction, perform demolition, alter building systems, or conduct destructive investigation without prior written authorization from the District.

7.6 District Reservation of Rights

The District reserves the right to:

- Reject any or all proposals
- Waive informalities or irregularities
- Cancel or reissue this RFP
- Modify the RFP schedule
- Request clarification from bidders
- Conduct interviews
- Negotiate scope and fee
- Award no contract
- Award a contract in the best interest of the District
- Use the Preconstruction Services deliverables for future procurement
- Procure future construction services separately
- Determine the final procurement method for construction services

No bidder shall have any claim against the District arising from the District's exercise of these rights.

END OF RFP