

# TULARE LOCAL HEALTHCARE DISTRICT

Request for Proposals — Preconstruction Services  
Hospital Tower Project

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## ADDENDUM NO. 1

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**Date Issued:** July 9, 2026

**RFP Issued:** June 24, 2026

**Original Proposal Due Date:** July 24, 2026

**Revised Proposal Due Date:** August 14, 2026, 3:00 p.m.

**Project:** Hospital Tower Preconstruction Services

**Owner:** Tulare Local Healthcare District ("District")

### NOTICE TO PROPOSERS

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This Addendum No. 1 ("Addendum") forms a part of, and is hereby incorporated into, the Request for Proposals for the Hospital Tower Preconstruction Services Project ("RFP"). 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 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 remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the original RFP, 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.

### REVISED SCHEDULE

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In response to RFI No. 1, the District has approved the following revised schedule, which supersedes the dates identified in the original RFP:

- **RFI Deadline:** July 24, 2026, 3:00 p.m.
- **RFP Submission Deadline:** August 14, 2026, 3:00 p.m.

### REQUESTS FOR INFORMATION AND DISTRICT RESPONSES

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#### RFI No. 1

**Question:** The proposer requests an extension of the RFI and proposal submission deadlines.

**Response:** The District has approved the requested extension. See Revised Schedule above.

#### RFI No. 2

**Question:** The contents of the USB drive from the previous RFP dated March 18, 2026 differ from the contents provided in the June 24, 2026 RFP. Please provide a directory snapshot of files officially released as part of the current RFP to confirm all intended documents have been provided.

**Response:** This RFP is separate and distinct from any previously issued RFP. Proposers shall rely solely on the document set issued with the current RFP, together with any addenda issued under this solicitation, as these represent the most current and accurate information available.

### RFI No. 3

**Question:** Please confirm whether the prevailing wage requirement on page 17 applies to design professionals on the team during the preconstruction phase.

**Response:** Yes. The prevailing wage requirement identified on page 17 of the RFP applies to all members of the preconstruction team, including design professionals, for work performed during the preconstruction phase.

### RFI No. 4

**Question:** What type of contract is proposed? AIA C403? AIA C132?

**Response:** Neither. The District will develop its own contract, based on the proposal.

### RFI No. 5

**Question:** There is no mention of the intent to supplant the Design Professionals of Record ("DPOR") for the project. Is it the District's intent for the current DPOR to continue involvement and take recommendations from the preconstruction team for potential document changes, or to make and implement changes as part of a supplantation process to be included in the fee proposal?

**Response:** The District is open to the selected preconstruction team utilizing the existing DPOR or proposing its own architectural and engineering team, as appropriate. This is a scope decision left to the proposer. Proposers shall clearly identify their proposed approach, including whether the existing DPOR will be retained, and shall describe how their fee proposal accounts for the approach selected.

### RFI No. 6

**Question:** Is the last approved pay application showing percent completed in accordance with the Contract Documents by trade against approved schedules of values available to be issued as an RFP document?

**Response:** No. These documents are not currently available.

### RFI No. 7

**Question:** Are IOR inspection logs showing approved and rejected contractor inspection requests available?

**Response:** No. These documents are not currently available.

### RFI No. 8

**Question:** All HCAI Field Visit Reports for the Master, Inc. 1, and Inc. 2, along with all Verified Compliance Reports, are available to the Owner and the current DPOR. Can they be made available as part of this RFP?

**Response:** The requested documents are being provided as an attachment to this Addendum. See Additional Documents section below.

### RFI No. 9

**Question:** Incomplete CAD files were available in the previous RFP dated March 18, 2026. No CAD files are included in the June 24, 2026 RFP USB drive. Will CAD files be made available again?

**Response:** CAD files will not be issued, since they may no longer accurately represent existing conditions.

### RFI No. 10

**Question:** There are no HCAI AMC folders provided; however, several change orders and ASIs reference an AMC. Since proposers are not the DPOR, they cannot retrieve all AMCs from HCAI. Can the Owner retrieve them and distribute them as an RFP document?

**Response:** The requested documents are being provided as an attachment to this Addendum. See Additional Documents section below.

### RFI No. 11

**Question:** Are structural building calculations available? These would assist with equipment anchorage evaluation and seismic bracing of distributed utilities that need to be coordinated and evaluated.

**Response:** No. These documents are not currently available

#### RFI No. 12

**Question:** It was our understanding that HCAI has indicated construction could continue under the 2007 Building Code, which the permit is based on. Did CDPH agree to license operations under the old codes? There are building environment crossovers between Title 22 and Title 24, including discussion in the second floor evaluation report regarding room sizes and program deficiencies that would need to be reviewed under the preconstruction effort.

**Response:** Code-vintage and licensing determinations rest with HCAI and CDPH, respectively, and remain subject to those agencies' review and approval. The District has not received a final written determination from CDPH on this issue as of the date of this Addendum. Proposers should assume the current permit basis and applicable code editions referenced in the RFP documents remain in effect unless and until the District issues a further addendum stating otherwise.

#### RFI No. 13

**Question:** There are no approved HCAI TIO documents provided. Can the Owner retrieve the currently approved TIO documents for Inc. 1 and Inc. 2 from HCAI and provide them?

**Response:** The requested documents are being provided as an attachment to this Addendum. See Additional Documents section below.

#### RFI No. 14

**Question:** The RFP indicates that all medical, clinical, OFCI, and OFOI equipment will be furnished at a later date under separate contract; however, the selected bidder will evaluate and document required coordination, infrastructure, rough-in information, anchorage, and supplemental steel. Will this package be provided in time for proposers to include the required evaluation? Please provide an ETA for the equipment package by others.

**Response:** A detailed equipment package with specific rough-in, anchorage, infrastructure, and supplemental steel requirements is not available at this time, and the District cannot commit to a firm delivery date within the proposal period. Proposers shall base their evaluation on the information currently included in the RFP documents and shall clearly identify, as part of their proposal, any assumptions, exclusions, or contingencies related to the pending equipment package.

#### RFI No. 15

**Question:** The RFP indicates the District is completing, or will complete separately, the helipad. However, the RFP requests coordination where rooftop systems, access, penetrations, utilities, and fire/life safety systems evaluations are involved. Will this package be provided in time for proposers to include the required evaluation? Please provide an ETA for the helipad package by others.

**Response:** The helipad project is being completed under a separate procurement and is not part of this scope. The most current available helipad drawings are being provided as an attachment to this Addendum for coordination purposes only; the District makes no representation as to their completeness. See Additional Documents section below.

#### RFI No. 16

**Question:** Is the intent for the proposing team to provide engineering review services of the existing plans and specifications, or is the expectation limited to construction and preconstruction review from the contractor's perspective?

**Response:** The District is seeking a general contractor to provide preconstruction services in coordination with the project architect, focused on reviewing and reconciling the existing contract documents and drawings to identify what work has and has not been completed. The selected firm is expected to evaluate the existing contract documents, identify potential conflicts, constructability concerns, sequencing, and cost and schedule impacts, and provide recommendations to assist the District in preparing the project for future construction procurement. The District is not requesting new engineering design drawings under this RFP.

#### RFI No. 17

**Question:** If design professionals are needed, should this effort be approached as a CMAR or Design-Build delivery method?

**Response:** This solicitation is for preconstruction services only. The selected firm will not provide design services under the resulting agreement. The delivery method for the future construction phase has not yet been determined and will be evaluated by the District following completion of preconstruction services.

## RFI No. 18

**Question:** Is there a sample contract available for review?

**Response:** A sample agreement is not included as part of this solicitation. The agreement for preconstruction services will be prepared by the District following selection of the successful proposer and will reflect the final scope of services and applicable project requirements. Proposers should base their fee proposals on the scope of services described in the RFP.

## RFI No. 19

**Question:** How can proposers access the contract documents, specifications, drawings, and other available project information referenced in the RFP?

**Response:** Due to file size, the complete set of contract documents, drawings, specifications, and supporting project information cannot be distributed electronically. The District will provide a USB flash drive containing the complete project document package to any interested proposer upon request; flash drives may be mailed or picked up in person at the District office. Any information issued after distribution of the document set will be provided through formal written addenda, and no verbal representations regarding the content of the documents shall be binding on the District.

## RFI No. 20

**Question:** Will there be a pre-proposal meeting and/or site visit for interested proposers?

**Response:** A site visit is required as part of this solicitation. Interested proposers should contact the District to schedule a mutually agreeable date and time. The District will accommodate reasonable requests for site access. Any information or representation communicated verbally during a site visit is provided for convenience only and does not modify the RFP; only information issued in a written addendum is binding.

## ADDITIONAL DOCUMENTS ISSUED WITH THIS ADDENDUM

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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. 8** — [View / download referenced documents \(ShareFile\)](#)

<https://account.revverdocs.net/#/auth/accessLink/f2b790f7-c489-417b-ac46-6e40eec7fde8?redirect=%2Fhome%2Fstate%2Fdata%2Fnode%2F1133869317%2F1247981785%2Fdetails%2F1247981785%3FselectedDetail%3DnodePreview>

**RFI No. 10** — [View / download referenced documents \(ShareFile\)](#)

<https://account.revverdocs.net/#/auth/accessLink/8cca8497-6d7f-4690-a042-a0e5d4307fd9?redirect=%2Fhome%2Fstate%2Fdata%2Fnode%2F1133869317%2F1191827354%2Fdetails%2F1191827354%3FselectedDetail%3DnodePreview>

**RFI No. 13** — [View / download referenced documents \(ShareFile\)](#)

<https://account.revverdocs.net/#/auth/accessLink/1bbada9a-09bd-401d-a01e-753df929db53?redirect=%2Fhome%2Fstate%2Fdata%2Fnode%2F1133869317%2F1247972969%2Fdetails%2F1247972969%3FselectedDetail%3DnodePreview>

**RFI No. 15** — [View / download referenced documents \(ShareFile\)](#)

<https://account.revverdocs.net/#/auth/accessLink/6279fe1b-4a58-4349-979c-d19ec06beb25?redirect=%2Fhome%2Fstate%2Fdata%2Fnode%2F1133869317%2F1247878497%2Fdetails%2F1247878497%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

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Proposers shall acknowledge receipt of this Addendum No. 1 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.

**Issued by:**

Brett Scott

Bscott@tulareregional.org

Tulare Local Healthcare District

Date: July 9, 2026

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*End of Addendum No. 1*