



Tulare Local Healthcare District

Request for Proposals (RFP)

Project Name:

General Contractor Services

Work Site Location:

869 North Cherry Street, Tulare, CA

Released On: 3/18/2026

Proposals Due: 5/20/2026 at 3:00PM

Contact Information:

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The Tulare Local Healthcare District (hereinafter referred to as the “District”) is requesting proposals for the General Contractor Services Project (“Project”) for the District’s Hospital Tower, located at 869 North Cherry Street, Tulare, CA (“Premises”).

1. RFP Timeline

This RFP will be governed by the following schedule:

Release of RFP: 3/18/2026

Request for Information (RFI) Due: 4/29/2026 at 3:00PM

Proposals are Due: 5/20/2026 at 3:00PM

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 a qualified General Contractor (GC) to provide comprehensive construction management and contracting services for the full completion, buildout, and readiness for occupancy (“Work”, as this term is further defined herein) of Floor 1 and Floor 2 (“Work Site”) of the Premises .

The Work includes all construction activities required to fully complete every space, room, corridor, and support area within Floor 1 and Floor 2, as well as all building-wide systems, infrastructure, and life-safety elements necessary to support the code-compliant occupancy and intended use of those levels.

The selected GC shall assume full responsibility for all trades, subcontractors, coordination, and construction activities required to deliver fully complete, operational, and occupiable Floor 1 and Floor 2 spaces, while coordinating with applicable Authorities Having Jurisdiction (AHJ), including HCAI and the City of Tulare.

2.2 Project Objectives

The objectives of this engagement are to:

- Achieve full completion and occupancy of Floor 1 and Floor 2
- Deliver all Floor 1 and Floor 2 spaces in a finished, functional, and code-compliant condition, ready for their intended use
- Complete all architectural, structural (as required), mechanical, electrical, plumbing, fire/life-safety, medical gas, and technology systems serving Floor 1 and Floor 2
- Complete all building-wide enabling work required to support Floor 1 and Floor 2 occupancy
- Minimize change orders through comprehensive site investigation, constructability review, and early coordination
- Maintain transparency and accountability in pricing, scheduling, and change management

The GC shall actively employ strategies to identify conflicts, deficiencies, and coordination issues early in the Project and resolve them prior to execution wherever feasible.

2.3 Detailed Scope of Work – Included

The GC shall furnish all labor, supervision, materials, equipment, coordination, scheduling, inspections, testing, commissioning, and closeout services required to complete the Work.

2.3.1 Full Interior Completion – Floor 1 and Floor 2

The Work includes the complete interior buildout of Floor 1 and Floor 2, including but not limited to:

- Completion of all architectural construction and finishes
- Interior framing, drywall, doors, frames, hardware, ceilings, flooring, painting, wall protection, specialties, and casework
- Completion of all corridors, lobbies, rooms, offices, clinical spaces, support spaces, and ancillary areas
- Completion of all interior rated and non-rated assemblies
- Repair or replacement of damaged or incomplete interior materials

Medical equipment, clinical equipment, and owner-furnished or owner-installed equipment are excluded from the scope of Work and will be provided and installed under separate contracts following completion of the Work. The GC shall coordinate access, rough-in verification, and protection of completed work as required to support subsequent installation of such equipment, but shall not include procurement, installation, or commissioning of medical equipment in its proposal.

All spaces on Floor 1 and Floor 2 shall be delivered in a fully complete, operational condition, ready for inspection, approval, and occupancy.

2.3.2 Fire and Life Safety Systems

The Work includes completion, correction, testing, and acceptance of all fire and life-safety systems serving Floor 1 and Floor 2, including but not limited to:

- Fire sprinkler and standpipe system completion, modification, and re-commissioning on all floors as required to support Floor 1 and Floor 2 occupancy
- Fire alarm system completion, programming, and full acceptance testing where required for Floor 1 and Floor 2 occupancy
- Completion of required means of egress, including exit stairs, rated corridors, doors, exit signage, and egress lighting
- Completion of all required rated shaft enclosures, fire barriers, smoke barriers, and horizontal assemblies
- Installation, inspection, and certification of fire and smoke dampers
- Completion of firestopping and penetration sealing throughout all rated assemblies
- Emergency Responder Communication Enhancement System (ERRCS/ERCES), if required by AHJ

2.3.3 Mechanical, Electrical, Plumbing, and Systems Completion

The Work includes full completion, testing, and commissioning of all MEP systems serving Floor 1 and Floor 2, including but not limited to:

- Completion and testing of HVAC ductwork and air distribution systems
- Domestic water, sanitary, and storm plumbing systems within the area of work
- Hot water and recirculation system configuration as required
- Medical gas installation, testing, certification, and compliance
- Electrical distribution, lighting, and power systems serving Floor 1 and Floor 2
- Emergency and normal power systems coordination and testing
- Technology infrastructure coordination, including telecom rooms, cabling, nurse call, DAS, and ERRCS (as required)

All systems shall be fully operational, tested, and approved by a qualified person prior to occupancy.

2.3.4 Structural and Seismic Scope

The Work includes:

- Verification and installation of required supplemental steel supports for equipment

- Anchorage and seismic bracing for all new and relocated equipment
 - Protection of all seismic joints and designated RBS zones during construction
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2.3.5 Elevator and Vertical Transportation Systems

The Work includes elevator-related work necessary to support Floor 1 and Floor 2 occupancy, including:

- Smoke protection measures at elevator openings and lobbies as required by code
- Coordination of inspections, testing, and acceptance

The District has completed, or is completing separately, the installation of elevator and dumbwaiter equipment, including associated framing and drywall enclosures. The elevators and dumbwaiters are installed and in place; however, additional work remains to achieve final code compliance and occupancy approval.

The GC shall be responsible for all remaining work required to support final approval and occupancy of Floor 1 and Floor 2, including but not limited to:

- Completion of required smoke protection and fire/life-safety measures at elevator openings, dumbwaiter openings, and lobbies
- Coordination and completion of all final inspections, testing, certifications, and acceptance required by the AHJ
- Coordination with elevator contractors, inspectors, and other trades as required to achieve final approval

The GC shall include all labor, materials, coordination, and services necessary to deliver fully approved and code-compliant elevator and dumbwaiter systems supporting Floor 1 and Floor 2 occupancy.

2.3.6 Limited Exterior Scope – Included

The Work includes completion of the unfinished exterior portion of the building located on the east side adjacent to the east stairwell, including all work necessary to provide a complete, weather-tight, and code-compliant exterior condition in that specific area where applicable to that stairwell condition.

2.3.7 Emergency Generator Systems – Included

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

The Work shall include all labor, materials, equipment, coordination, testing, and commissioning necessary to fully connect, integrate, and place into operational service the emergency generator systems serving the Premises, including all work required to support Floor 1 and Floor 2 occupancy and operation.

This scope includes, but is not limited to:

- Electrical connections between the installed emergency generators and the Premises electrical distribution systems
- Installation, completion, and coordination of automatic transfer switches (ATS), switchgear, controls, feeders, and associated electrical infrastructure
- Completion and verification of emergency, legally required standby, and optional standby power distribution serving Floor 1 and Floor 2
- Integration of generator systems with fire alarm, life-safety, and building management systems, as required
- Coordination with all AHJs, including HCAI, OSFM (as applicable), and local agencies, for inspections, testing, and approvals
- Documentation, and closeout deliverables necessary to place the generator systems into service

The generator systems shall be delivered in a fully operational, tested, approved, and code-compliant condition, capable of reliably supporting the Premises as required for occupancy of Floor 1 and Floor 2.

2.4 Project Phases

Preconstruction Phase

- Verify existing conditions throughout Floor 1 and Floor 2
- Conduct constructability and coordination reviews
- Develop a detailed schedule targeting full Floor 1 and Floor 2 completion
- Prepare site logistics, safety, ICRA, and ILSM plans
- Identify risks, conflicts, and cost-control strategies

Construction Phase

- Manage all trades and subcontractors
- Provide daily on-site supervision and coordination
- Coordinate inspections, testing, and approvals
- Maintain schedule, quality, and safety compliance

- Provide weekly progress reports and look-ahead schedules

Closeout Phase

- Complete all punch list items
 - Submit as-built drawings, O&M manuals, and warranties
 - Support final inspections and occupancy approvals
 - Deliver all required closeout documentation
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2.5 Explicit Scope Exclusions

The following items are explicitly excluded from the Work:

- All exterior civil work, including parking lots, sidewalks, landscaping, irrigation, and courtyard work
- Any required accessible path-of-travel improvements outside the building
- All roof-level work, including roofing, rooftop mechanical equipment, and rooftop ductwork
- Work on levels above Floor 2, except where required solely to support Floor 1 and Floor 2 systems or life-safety continuity
- Installation of elevator and dumbwaiter equipment, including hoistway systems, cab assemblies, and associated shaft framing and drywall assemblies currently being completed by the District. This exclusion does not relieve the GC of responsibility for completing adjacent finishes, flooring at elevator lobbies, required smoke protection measures at openings, or other work necessary to achieve final code compliance and occupancy of Floor 1 and Floor 2.

Bidders shall not include costs for excluded work in their proposals.

2.6 Validation Report – Reference Only

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

The Validation Report:

- Does not supersede this RFP
- Does not expand the scope beyond Floor 1 and Floor 2
- Does not relieve the GC of responsibility to verify existing conditions

The GC is responsible for including all work reasonably inferable from the Contract Documents and site conditions necessary to achieve full completion and occupancy of Floor 1 and Floor 2.

2.7 Contractor Responsibility

The GC shall be responsible for:

- Verifying all existing conditions prior to pricing
 - Coordinating with HCAI, IOR, and AHJ
 - Maintaining schedule and cost control
 - Identifying and resolving conflicts to minimize change orders
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3. COMPETENCE OF BIDDERS

3.1 License

Prospective bidders are authorized to submit bids 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 bids submitted outside a bidder's licensed capacity will be deemed non-responsive with the bid requirements and subject to disqualification.

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 Work, 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); 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.

4. EXAMINATION OF BID DOCUMENTS AND SITE

4.1 Responsibility of Contractors and Designers

Prospective bidders shall thoroughly examine the Work Site and all relevant specifications. By submitting a bid or proposal, prospective bidders acknowledge understanding of the conditions, challenges, and constraints present at the Work Site, including any reasonably ascertainable factors from an on-site inspection. The examination shall include a review of all exploratory work performed by the District, as well as all information provided in the specifications and related documents. Failure to familiarize themselves with available information will not relieve prospective bidders of responsibility for accurately estimating the complexity or cost of successfully completing the Work. Prospective bidders must be registered with the DIR at or before the time of bid submission.

4.2 Contract Documents and Specifications

Contract documents, specifications, and reference materials associated with the Project are available upon request. Electronic copies may be provided via secure email or download link. Hard copies may be reviewed in person at the District office by appointment during normal business hours.

It is the responsibility of each prospective bidder to review all available documents and extract all relevant sheets, details, and information necessary to complete the scope of Work. Documents may be requested via email at: BScott@tulararegional.org

4.3 Additional Information

For Prebid RFI's and other information please contact: Brett Scott at 559-509-2572 or email BScott@tulararegional.org.

5. DISCREPANCIES, CONFLICTS, OMISSIONS, OR ERRORS

If discrepancies, conflicts, omissions or errors are found in the specifications 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@tulararegional.org. Clarifications will be returned via email to all prospective bidders, but not later than 48 business hours prior to proposal due date.

6. SUBMITTING PROPOSALS

6.1 Proposal Format

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

- Proposer Information: Legal name of firm (must match applicable licenses)
 - Project Understanding and Approach: Narrative describing the bidder's understanding of the Project, existing conditions, key risks, and proposed approach to completing the Work
 - Price Proposal: Lump sum or detailed pricing as requested by the District, including general conditions, labor, equipment, subcontracted work, overhead, and profit
 - Schedule: Proposed project schedule identifying major milestones through occupancy
 - Relevant Experience: Description of similar healthcare or complex renovation projects
 - Key Personnel: Identification of proposed project manager, superintendent, and key staff
 - Proposal Signature: Signed by an authorized representative with the power to bind the bidder to the terms of the bid
 - Contact Information: Business address, primary contact, phone number, and email
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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.

Proposers 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.

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
- Relevant experience and qualifications
- Proposed schedule
- Pricing
- Responsiveness to the RFP requirements

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

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.

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.

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 consist of the following:

- Master Services Agreement
- Contract Payment and Performance Bonds
- Certificate of Insurance

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 bonds and insurance 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.