



You are hereby invited to participate in Barlow Respiratory Hospital's (BRH's) Request for Proposal (RFP) process for SPC-4D Upgrade of 1927 (Original) Building. The following confidential information is intended to provide you with relevant information to prepare a comprehensive response.

Request for Proposals

(RFP)

for

Sub-Contractor Services for

SPC-4D Upgrade of 1927 (Original) Building Increment 1, 2 & 3

Below is a link to all bid documents for 1927 SPC project.

Barlow

RESPIRATORY HOSPITAL



Barlow Respiratory Hospital 2000 Stadium Way

Los Angeles, CA 90026



SUBMITTAL CHECKLIST

RFP Responses Due: Friday, March 27th, 2026, at 4:00 p.m.

In Person Interviews: TBD

Request Number:	
Contractor Number:	
Tax ID Number:	
Phone Number:	
Contact E-Mail:	
Contact Name:	

Submittal To:

joshb@questarteam.com

Info@barlowhospital.org

mzakian@zwarchitects.com



1.1 Introduction

You are hereby invited to participate in Barlow Respiratory Hospital's (BRH's) Request for Proposal (RFP) process. The following confidential information is intended to provide you with relevant information to prepare a comprehensive response.

In order to maintain integrity of the selection process, all responses to this Request for Proposal (RFP) accepted by BRH shall become the exclusive property of BRH. Each element of a response which a Proposer desires not to be considered a public record must be clearly marked as set forth above, and any blanket statement (i.e. regarding entire pages, documents or other non-specific designations) shall not be sufficient and shall not bind BRH in any way whatsoever. If disclosure is required or permitted under the California Public Records Act or otherwise by law, BRH shall not in any way be liable or responsible for the disclosure of any such records or part thereof.

The selection of the successful firm will be made based on BRH's evaluation and determination of the relative ability of each TRADE PARTNERS/SUB-CONTRACTORS to deliver quality service in a cost-effective manner. Firms shall be independent and have no fewer than 5 years' experience in HCAI/OSHPD governed healthcare construction services. BRH is not obligated to accept and responses and reserves the right to reject any and all responses or amend the scope of the project.



1.2 Scope of Work

BRH is required to make upgrade improvements to its current hospital building constructed in 1927. The project is located at 2000 Stadium Way, Los Angeles, CA. The following description provides a general outline of the scope of work. HCAI's mandated statewide seismic requirements are to be designed and completed prior to 2030.

I. General Notes:

- The building is 2 stories with a partial basement cast-in-place concrete building with a cast-in-place concrete mechanical penthouse. A major upgrade / renovation was made to the building in 1974, which did not take into consideration seismic improvements.
- The project will be fully under the jurisdiction of HCAI field staff and TIO form. HCAI has approved Increment# 1 and both Increment# 2 & 3 are under HCAI plan review.
- Infection and dust control will be critically important tasks.
- Specifications are on the drawings.
- The building has a self-contained mechanical system – with a chiller, 3 air handlers, 1 boiler, and medical vacuum and pump system, all on the roof.
- The emergency power is supplied by 2 remotely located generator.
- Basement is partial and contains the body holding and sterilization functions.
- The hospital is to remain open throughout the construction period.
- The project is broken into 3 Increments:
 - Increment# 1, Structural work
 - Increment# 2, Repairs, windows and interior finishes,
 - Increment# 3, Mechanical Upgrades(Chiller Replacement, Domestic Water Heater Replacement, Boiler Equipment Replacement and Medical Air & Vacuum Equipment Replacement). All scope triggered by seismic upgrades.



II. Increment 1 & 2 - 1st & 2nd Floor Scope of Work, (includes the East Wing):

- At the exterior concrete wall, prior window openings at both floors were partially closed in 1974 with CMU block and the original windows replaced. This work will all be removed. All the exterior windows will require removal. The CMU will be replaced with cast-in-place concrete and new windows installed.
- Fiber wrap installations at interior and exterior locations will be required. Ceiling work will be necessary to access fiber wrap installations above the ceiling line.
- Plumbing waste lines removal and reconnection for plumbing fixtures on the 2nd floor will require access through the ceilings on the first floor.
- Ceilings will be replaced with new T-Bar acoustical tiles and minor lighting removal and replacement.
- Finishes will be replaced at patient rooms and in support spaces where work is performed. Including floor repairs and replacement.
- Work will be phased(~8) to avoid more than closing 2 patient beds at a time.

III. Roof SOW:

- Fiber wrap will be installed to the top side of the roof slab at specific locations. The fiber wrap installations avoid disruption of the mechanical equipment.
- The fiber wrap installations require the roofing membrane to be removed and then replaced.
- At the south side of the mechanical penthouse a steel angle / drag strut will be installed to connect to a plate drag strut that is to be bolted to the south exterior side of the east wing. (The main building is oriented north south).
- Mechanical work will be described in Increment # 3 – to replace the chiller. This scope will be issued as an addendum.



IV. Increment 3:

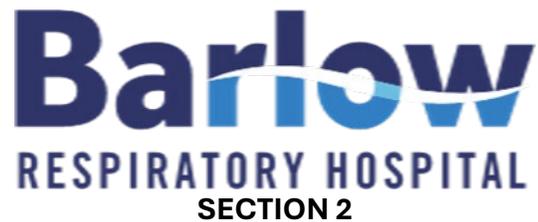
- The windows typical waterproofing detailing will be modified/revised.
- Additional partition dimensioning will be included for 2nd floor utility room area.
- Concrete steps (3 risers) at 2nd floor level change between the main building and the east wing, are detailed in latest drawings.
- New Chiller replacement to include temporary at grade installation and cut over planning. Temporary Chiller equipment & connections to be re-established to maintain functionality of existing facility services.
- New Medical Equipment (Med Air Compressor & Medical Vacuum Pump) to be relocated into penthouse to allow for accessing & installation of new drag strut shown in Increment 1 plan submittal.
- Includes installation of 2 boilers and pumps which provide the hospital with redundancy as required by code. This scope was triggered due to the complexity of seismic upgrades. New equipment to be located/constructed above the roof of the east wing of the 1927 building, while the existing boiler remains in service. When the new boilers are fully functioning the existing boiler and pump will be shut down and removed.
 - The structural design calls for 2 tube steel beams to span from the north concrete parapet to the south concrete parapet of the east wing, thus avoiding a direct load on the roof and any disruption of the patient-occupied spaces below. The boilers and pumps will be anchored to the tube steel.
 - The new installation requires new insulated piping and points of connection locations on the roof and in the penthouse, (no work will be necessary inside the hospital's 1st or 2nd floors). Piping will penetrate the concrete wall of the penthouse by core drilled holes and seismic joints will be crossed requiring seismic flex connections.
 - Electrical work will be necessary to supply power to the boilers and pumps from a sub panel mounted on the roof of the 1974 building "B", approximately 50' away. Conduit will be installed over the roof and cross a seismic joint requiring flex connections.
 - Other conditions to note:
 - - shutdowns of utilities are to be coordinated with the facility plant operations management.



- - use of a crane to install and remove boilers and pumps, location, and dates to be approved by plant operations manager.
- - Drawings are approved by HCAI and the project is fully under this agency's jurisdiction.
- - CO, FLSO, and DSE will be on-site at regular intervals throughout construction.
- - product/equipment submittals are required

1.3 Confidentiality

This Request for Proposal, including any other material and information provided by BRH, contains BRH proprietary and confidential information that is provided to you for your exclusive use in evaluating and preparing your response. If at any time your company decides not to respond to the RFP, please destroy any copies of the document and confirm your non-participation either in writing or by email. This document should not be duplicated except as necessary to prepare your response. This document should not be disclosed or distributed to any third party. All copies of this document except one file copy should be destroyed following submission of your response. The file copy should be held confidential and not used for any purpose other than bid evaluation, response preparation, and subsequent discussions with BRH, if any result. You should safeguard the confidentiality of this document and any copies with the same degree of care with which you safeguard your own confidential information. Proposed TRADE PARTNERS/SUB-CONTRACTORS may not use the name, logo, or trademarks of BRH in connection with any advertising or publicity materials or activities without the prior written consent of the BRH. The obligation not to disclose any confidential information shall not be affected by bankruptcy, receivership, assignment, attachment or seizure procedures, whether initiated by or against the vendor, nor by the rejection of any agreement between the BRH and the proposed TRADE PARTNERS/SUB-CONTRACTORS, by a trustee of the vendor in bankruptcy, or by the vendor as a debtor-in-possession or the equivalent of any of the foregoing under local law.



SPECIFIC RFP INFORMATION

2.1 Invitations for Proposal

BRH is inviting qualified firms to participate in an RFP process that will lead to the selection of a TRADE PARTNERS/SUB-CONTRACTORS that will undertake the scope as noted in this RFP.

This RFP has been issued to organizations that will respond satisfactorily to the Request for Proposal (RFP) **due on 3/27/26 by 4:00pm**. The RFP identifies BRH's requirements in sufficient detail in order to identify a preferred TRADE PARTNERS/SUB-CONTRACTORS.

2.2 Eligibility Criteria

- The proposed TRADE PARTNERS/SUB-CONTRACTORS must currently be incorporated, or registered as a company (corporation, limited, partnership) and be able to demonstrate that it has been and is offering goods/services under the business name for a period not less than 5 years. Sole Proprietors/Independent Contractors must be able to demonstrate that they have been engaged in their business activity for not less than 5 years.
- The proposed TRADE PARTNERS/SUB-CONTRACTORS should have the experience of providing Sub-Contracting services specific to their trades with HCAI/OSHPD 1 healthcare facilities for at least the previous 5 years.
- We have a strong commitment and preference to the consideration and use of certified minority and women-owned businesses (M/WBE's) to the greatest extent possible. The bidders shall provide details, if applicable.

*The eligibility will be seen & pre-evaluated based on the above criteria and BRH has the right to reject responses not meeting the qualification criteria.



2.3 General Instructions

Proposed TRADE PARTNERS/SUB-CONTRACTORS's are requested to consider the following instructions when preparing their responses:

- Only respondents who have been directly invited to respond to this RFP shall be considered.
- TRADE PARTNERS/SUB-CONTRACTORS responses must be valid for 3 months from the date of submission.
- TRADE PARTNERS/SUB-CONTRACTORS responses to include standard labor rates.
- TRADE PARTNERS/SUB-CONTRACTORS to adhere to Cal OES – Hazard Mitigation Assistance Contracting Guidance. (See attached Exhibit A.)
- TRADE PARTNERS/SUB-CONTRACTORS must follow bid guarantees & bonding requirements as listed in Cal OES – Hazard Mitigation Assistance Contracting Guidance. (See attached Exhibit A.)
- TRADE PARTNERS/SUB-CONTRACTORS must be commercially bound to their response.
- TRADE PARTNERS/SUB-CONTRACTORS must address all matters raised in this RFP.
- Any statements made about the performance and specifications of the proposed solution will be considered to be true and will be incorporated into the Final Lump Sum contract.
- Any functionality or features not included in the cost estimate must be clearly identified in the response to the RFP.
- TRADE PARTNERS/SUB-CONTRACTORS's must address all items specified in this RFP. Failure to adhere to the specified format may disqualify a TRADE PARTNERS/SUB-CONTRACTORS from further consideration. Submission of proposals shall constitute evidence that the TRADE PARTNERS/SUB-CONTRACTORS has made all the above-mentioned examinations and is free of any uncertainty with respect to conditions that would affect the execution and completion of this project.



2.4 RFP Changes, Binding Bid Process

BRH reserves the right to negotiate any or all RFP terms and conditions, and to cancel, amend or resubmit this RFP in part or entirety at any time. This RFP has been issued exclusively for providing adequate information about Sub-Contracting Services requirements for BRH in order to receive a proposal of this project from proposed TRADE PARTNERS/SUB-CONTRACTORS firms. While one or more TRADE PARTNERS/SUB-CONTRACTORS may be selected as candidates, and BRH may negotiate a Final Lump Sum contract with one or more respondents, BRH reserves the right to reject any or all of the responses received for any reason or no reason, and to decline negotiating and signing a Final Lump Sum contract with any TRADE PARTNERS/SUB-CONTRACTORS responding to the RFP regardless of whether any TRADE PARTNERS/SUB-CONTRACTORS response is partially or fully accepted or rejected, or contains the highest or lowest mark-up or price, or the most timely services delivery commitment, or whether a TRADE PARTNERS/SUB-CONTRACTORS responds with a no-response notice or has an existing contract with BRH, and regardless of any other matter. BRH further reserves the right to negotiate with any TRADE PARTNERS/SUB-CONTRACTORS, who does completing follow aforementioned bid process. Accordingly, responses should be submitted in the terms most favorable to BRH. BRH will consider TRADE PARTNERS/SUB-CONTRACTORS responses as binding offers by those proposed TRADE PARTNERS/SUB-CONTRACTORS and will continue the evaluation process thereafter.

2.5 Structure of the Response

All responses to this proposal must follow the structure given below:

1. Similar HCAI 1 Healthcare Construction Experience & Client References
2. Requirements Understanding / Scope of Work (Please illustrate that you have understood our requirements & proposed phasing.)
3. Proposed Resumes & Qualifications of key individuals who will serve as the proposed contacts for this contract and describe his or her relevant qualifications, time with firm, and experience.
4. Pricing for the proposed project.



5. Bid Proposal

- Pricing Summary CSI Breakdown per bid sheet provided listing any proposed subs and all markups (Any assumptions made will need to be RFI'd and responded to by A&E team prior to acceptance).
- Specific Inclusions & Exclusions Letter
- Specific Durations for each scope as applicable to your trade.
- List of Standard Terms & Conditions (including Sub-Contractor's Fee/Overhead, Change order fee, insurances & Bond Rates etc.)

6. Proposed High-Level Schedule / Forecasted Milestones

7. Alternate Pricing Details (VE options or suggestions).

2.6 Deadline for Submission

Parties interested in responding are asked to submit Proposal, via electronic submission as "Response to RFP for Sub-Contracting Services for SPC-4D Upgrade of 1927 (Original) Buildings Increment 1, 2 & 3". Please specify "TRADE" in the subject of the email. Proposal must be **delivered by 4:00 PM on Friday, March 27th, 2026, to:**

Info@barlowhospital.org / mzakian@zwarchitects.com / joshb@questarteam.com

2.7 Project Goal

It is BRH's intent to meet the statutory compliance level of SPC-4D Upgrade for 1927 (Original) Buildings at the campus.

- **Tentative completion date expected by 9/30/26.** Please use this completion date/milestone when drafting your proposed high level project schedule.



2.8 RFP Schedule (Revised)

Job Walks: Coordinated upon request through owner's reps (Josh). Limited to 2 reps per firms due to census being at max capacity. We are open to negotiation on offsetting times lots as needed to accommodate job walks as needed.

Proposals Due: Friday, March 27th, 2026, by 4:00p.m.

Firm Selections: April 8th 2026

2.9 Awarding of Contract

BRH is not bound to accept the lowest proposal and is not obliged to give a reason for rejecting a proposal. Prospective TRADE PARTNERS/SUB-CONTRACTORS are advised that nothing in this documentation, or in any communication between BRH and any other party, shall be taken as constituting a contract, agreement, or representation between BRH and/or any other party, except for a formal award of contract made in writing by BRH. Neither shall it, or they, be taken as constituting a contract, agreement, or representation that a contract shall be offered.

Please note that BRH reserves the right to vary the number of TRADE PARTNERS/SUB-CONTRACTORS invited to interviews and presentations, or dispense completely with this part of the process, at its sole discretion. BRH reserves the right at all points in the procurement process either not to select a candidate to go forward to the next stage, or following completion of the procurement process, not to make any award of contract. BRH has prepared this RFP in good faith. To the extent that BRH is permitted by law, BRH excludes any liability (whether in contract, negligence or otherwise) for any incorrect or misleading information contained in this RFP.

END OF RFP