

# Barlow

RESPIRATORY HOSPITAL

Wednesday, February 26, 2025,

## Request for Proposals

(RFP)

for

Trade Partner/Sub-Contractor Services for

**Material Testing & Conditions Assessment Program (MTCAP) 1902  
Building -Dinning/Kitchen Building & Additions -BLD-00731**



Barlow Respiratory Hospital 2000 Stadium Way

Los Angeles, CA 90026



**SUBMITTAL CHECKLIST**

RFP Responses Due: Friday, March 7<sup>th</sup>, 2025, 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:

1. Questar via Electronic Submission:

[jim@questarteam.com](mailto:jim@questarteam.com) or [joshb@questarteam.com](mailto:joshb@questarteam.com)



## SECTION 1

### GENERAL RFP INFORMATION

#### **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.

Please respond immediately via e-mail to Jim Salomon ([jim@questarteam.com](mailto:jim@questarteam.com)) or Josh Bejarano ([joshb@questarteam.com](mailto:joshb@questarteam.com)), hereafter referred to as the "Owner's Designated Representative", confirming that you have received this document and intend to participate in the RFP process.

In order to maintain integrity of the selection process, please direct all communications and questions concerning the RFP and the Project to the Owner's Designated Representative via e-mail. If your firm, or any agent of your firm, contacts any Owner employee, architect, consultant, attorney, agent, or other Owner-affiliated person other than Owner's Designated Representative concerning this RFP or the Project, Owner may, but is not obligated to, reject your Proposal without further consideration. 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 perform Material Testing & Conditions Assessment Program (MTCAP) of the 1902 Building – Dining /Kitchen Building & Additions -BLD-00731. 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/upgrades are to be designed and completed prior to 2030.

### **I. General Notes:**

- The building is 1-story wood structure with a partial basement. A major upgrade / renovation is mandated for the 1902 Building. Once all findings are documented via deputy/IOB report and seismic improvements will follow.
- The project will be fully under the jurisdiction of HCAI field staff and TIO form. HCAI has approved MTCAP.
- All Infection and dust control protocols will be critically important tasks.
- All specifications are noted on the drawings. Any deviations or discrepancies will need to be addressed via RFI in order to generate a lump sum proposal.
- All departments and/or offices spaces to remain operational during the Material Testing. Temporary construction barriers to be installed to isolate work areas.
- Existing circulation throughout the building will not be compromised while testing is underway.
- All essential services and support arrangements shall remain functioning while testing is in progress.
- If the space(s) are to remain occupied then the use of a Temporary barrier is intended to be used during construction to separate the construction area from occupied portions of the building, Use Husky Poly-America 6MIL Fire Retardant poly film.
- All trade partners/subcontractors to follow the Scope of Work notes as specific to your trade.
- All shop drawings to be furnished as specific to your trade.
- Only Lump Sum proposals will be considered. Must provide a labor rate sheet good through 12-month duration of project for basis of charging any unforeseen change orders. Unless otherwise noted.



**II. MTCAP 1902 Building Scope of Work:**

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING BUILDING AT THE JOB SITE AND REPORT ANY DISCREPANCIES FROM ASSUMED CONDITIONS SHOWN ON THE DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO THE FABRICATION AND ERECTION OF ANY MEMBERS.
2. EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS WAS OBTAINED FROM EXISTING CONSTRUCTION DOCUMENTS AND LIMITED SITE OBSERVATION. THESE DRAWINGS OF EXISTING CONSTRUCTION ARE AVAILABLE FOR CONTRACTOR USE. HOWEVER, THE AVAILABLE DRAWINGS OF EXISTING CONSTRUCTION ARE NOT NECESSARILY COMPLETE. THE CONTRACTOR SHALL FIELD VERIFY ALL PERTINENT INFORMATION.
3. DEMOLITION, CUTTING, DRILLING, ETC. OF EXISTING WORK SHALL BE PERFORMED WITH GREAT CARE SO AS NOT TO JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. IF ANY ARCHITECTURAL, STRUCTURAL, OR MEP MEMBERS NOT DESIGNATED FOR REMOVAL INTERFERE WITH THE NEW WORK, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND APPROVAL OBTAINED PRIOR TO REMOVAL OF THOSE MEMBERS.
4. THE CONTRACTOR SHALL SAFELY SHORE EXISTING CONSTRUCTION WHEREVER EXISTING SUPPORTS ARE REMOVED TO ALLOW THE INSTALLATION OF NEW WORK. ALL SHORING METHODS AND SEQUENCING OF DEMOLITION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS ENGINEER.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TAKE CARE TO PROTECT EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE.
6. THE CONTRACTOR SHALL REPAIR ALL DAMAGE CAUSED DURING CONSTRUCTION WITH SIMILAR MATERIALS AND WORKMANSHIP TO RESTORE CONDITIONS TO LEVELS ACCEPTABLE TO THE ARCHITECT.
7. CONTRACTOR SHALL COMPLY WITH THE FACILITIES REQUIREMENTS FOR DUST AND INFECTION CONTROL AND PROVIDE BARRIERS AND NEGATIVE AIR PRESSURE AS NEEDED BUT NOT LIMITED TO FOR CONTROL FOR ALL WORK TO BE PERFORMED.

**III. Alternate Trade Partner / Sub-Contractor Info:**

1. ANY MATERIALS OR PRODUCTS SUBMITTED FOR APPROVAL THAT ARE DIFFERENT FROM THE MATERIAL OR PRODUCTS SPECIFIED IN THE STRUCTURAL CONTRACT DOCUMENTS WILL BE APPROVED ONLY IF THE FOLLOWING CRITERIA ARE SATISFIED:
    - A. A COST SAVINGS TO THE OWNER IS DOCUMENTED AND SUBMITTED WITH THE REQUEST.
    - B. THE MATERIAL OR PRODUCT HAS BEEN APPROVED BY THE INTERNATIONAL CODE COUNCIL (ICC) AND THE ICC REPORT IS SUBMITTED WITH THE REQUEST.
      - 1) THE ICC ESR THAT IS SUBMITTED MUST REFERENCE THE BUILDING CODE UNDER WHICH THE PROJECT IS PERMITTED.
      - 2) ICC REPORTS THAT HAVE BEEN DISCONTINUED AT THE TIME OF PRODUCT INSTALLATION WILL NOT BE ACCEPTED.
  2. SUBMITTALS NOT SATISFYING THE ABOVE CRITERIA WILL NOT BE CONSIDERED.
-



#### **IV. Quality Control & Structural Engineer's Role During Construction**

1. THE ENGINEER SHALL NOT HAVE CONTROL NOR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSION OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
2. PERIODIC SITE OBSERVATION BY FIELD REPRESENTATIVES OF WALTER P. MOORE AND ASSOCIATES IS SOLELY FOR THE PURPOSE OF BECOMING GENERALLY FAMILIAR WITH THE PROGRESS AND QUALITY OF THE WORK COMPLETED AND DETERMINING, IN GENERAL, IF THE WORK OBSERVED IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN FULLY COMPLETED, WILL BE IN ACCORDANCE WITH THE STRUCTURAL CONTRACT DOCUMENTS. THIS LIMITED SITE OBSERVATION SHOULD NOT BE CONSTRUED AS EXHAUSTIVE OR CONTINUOUS TO CHECK THE QUALITY OR QUANTITY OF THE WORK, BUT RATHER PERIODIC IN AN EFFORT TO KEEP THE OWNER REASONABLY INFORMED ABOUT THE PROGRESS AND QUALITY OF THE PORTION OF THE STRUCTURE COMPLETED.
3. UNLESS NOTED OTHERWISE, MATERIALS SHALL CONFORM AND TESTS AND INSPECTIONS SHALL BE PERFORMED BY THE APPROVED TESTING AGENCY AND/OR THE JOB INSPECTOR WHO IS APPROVED BY HCAI, THE AOR AND THE SEOR.

---

#### **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.



## SECTION 2

### 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 3/7/25 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. Provide Hourly Rate sheet of proposed team members valid through year end of 2026.



## 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 Material Testing & Conditions Assessment Program (MTCAP) 1902 Building -Dinning/Kitchen Building & Additions -BLD-00731.

Please specify "TRADE" in the subject of the email. Proposal must be delivered by 4:00 PM on Friday, March 7<sup>th</sup>, 2025, to:

Questar, Via Electronic Submission to:

[jim@questarteam.com](mailto:jim@questarteam.com) / [joshb@questarteam.com](mailto:joshb@questarteam.com)

### **2.7 Project Goal**

It is BRH's intent to perform Material Testing & Conditions Assessment Program (MTCAP) verification prior to complete mandated seismic upgrades to 1902 Building on campus.

- Tentative completion date expected by year end of 2026. Please use this completion date/milestone when drafting your proposed high level project schedule.



## **2.8 RFP Schedule**

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

Proposals Due: Friday, March 7<sup>th</sup>, 2025, by 4:00p.m.

Firm Interviews & Selections: TBD

## **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