



Tehachapi Valley
Recreation & Park District

REQUEST FOR PROPOSAL

RFP# 2026-002

Dye Natatorium Pool -

DEHUMIDIFICATION SYSTEM

(400 B S SNYDER AVE TEHACHAPI, CA 93561)

SUBMITTAL DEADLINE

THURSDAY,

NOVEMBER 12, 2026, 12:00PM

Tehachapi Valley Recreation & Park District
Request for Proposal: Dye Natatorium Pool –
Pool Dehumidification System

RFP No.: 2026-002

Issue Date: October 21, 2026

Proposal Due Date/Time: Thursday, November 12, 2026, 12:00pm

Proposal Opening Location: TVRPD District Office, 490 W D St, Tehachapi, CA 93561

Project Site: Dye Natatorium Pool, 400 B S Snyder Ave, Tehachapi, CA 93561

This Request for Proposals is issued in accordance with Tehachapi Valley Recreation & Park District Policy Chapter 6-1300 (Bidding Process). Because the District is inviting proposers to evaluate the humidity/ventilation problem and propose their own equipment and technical approach — rather than bidding a fixed District-specified design — this solicitation follows the Request for Proposal process, under which award is made to the responsible proposer whose proposal is determined most advantageous to the District considering the evaluation factors set forth herein, not to price alone. The Board of Directors must authorize issuance of this RFP and must separately approve the final contract award, as the anticipated cost exceeds the District's \$25,000 competitive-procurement threshold.

1. Notice to Proposers:

Tehachapi Valley Recreation & Park District ("District") invites sealed proposals from qualified, licensed contractors to design, furnish, and install a humidity control solution for the Dye Natatorium Pool building, as described in this Request for Proposals ("RFP").

Sealed proposals must be received at the District Office no later than the due date and time stated on the cover page. Proposals received after this deadline will be rejected as late, per District policy. Telephone, fax, and electronic mail submissions are not acceptable for sealed submission purposes.

Proposals will be publicly opened at the time, date, and location stated above. Proposer names and other pertinent information will be read aloud and recorded at that time; because award is based on multiple evaluation factors rather than price alone, detailed proposal contents will not be read aloud, consistent with District policy on RFP procurement. Proposal documents will not be available for public inspection until after formal award by the Board of Directors.

This advertisement must be published at least one (1) week in advance of the proposal due date in a newspaper of general circulation within TVRPD, per District policy.

2. Project Background & Objectives:

The Dye Natatorium is a 1960s-era indoor pool facility currently experiencing condensation and ventilation issues that limit cold-weather operation and contribute to long-term wear on the building envelope and mechanical systems. The District's objectives for this project are to:

- Correct humidity and condensation problems in the pool building through proper dehumidification and air distribution.
- Support the District's goal of extending the pool's operating season (targeted January through October/November) by allowing moisture-controlled operation during colder months.

- Deliver a durable, corrosion-resistant system appropriate for sustained high-humidity, chlorinated-air service, with a reasonable service life and manageable long-term operating cost.

The District is not specifying a particular equipment type, brand, or configuration. Proposers are encouraged to evaluate the facility and propose the equipment and technical approach they believe best achieves the objectives above — for example, a packaged natatorium dehumidification/heat-recovery unit, a split dehumidification system, or another solution suited to this application.

Mandatory Completion Deadline: The pool is scheduled to reopen early March 2027, and the awarded system must be fully installed, tested, commissioned, and operational no later than **May 1, 2027**. This date is fixed by the District's operating schedule and is not negotiable. Accordingly, equipment lead time is treated as a responsiveness requirement, not merely an evaluation factor — see Section 3.3.

3. Scope of Work:

The awarded Contractor shall furnish all design support, labor, material, equipment, transportation, and supervision necessary to deliver a complete, functioning humidity control system for the pool building, including at minimum:

1. Selection and installation of dehumidification equipment sized and specified by the proposer for this facility's pool surface area, air volume, occupancy, and design indoor temperature/humidity setpoints. Proposer shall include its load calculation methodology and basis of design.
2. All ductwork, air distribution, and any structural mounting necessary for the proposed equipment.
3. All gas and/or plumbing work necessary to support the proposed equipment, including any tie-in to existing utilities. Proposer shall conduct its own site assessment prior to submission and provide a firm, all-inclusive price — proposals with pricing contingent on a post-award survey will be considered non-responsive.
4. All electrical work necessary to support the proposed equipment, including any panel capacity evaluation, conduit, and controls integration. Proposer shall provide a firm price — electrical work priced as "TBD" or excluded will be considered non-responsive.
5. Controls/thermostats appropriate to the proposed system, Title 24-compliant.
6. Startup, testing, and commissioning, with verification of design performance against the proposer's stated humidity/temperature targets.
7. Operation and maintenance manuals in electronic format, and as-built drawings.
8. All labor, materials, applicable taxes, and disposal of any removed/replaced equipment.

3.1 Items to Be Furnished by the District (Owner-Furnished):

The following will be provided or arranged by the District. Proposers should identify their equipment's pad, clearance, and access requirements so the District can prepare these in advance of installation:

- Concrete equipment pad(s) sized to the proposer's equipment, built to the proposer's specifications.
- Building permits and local government fees (Contractor shall identify all required permits in its proposal; District will coordinate permit acquisition with the City of Tehachapi).

3.2 Information Required in Each Technical Proposal:

To allow an apples-to-apples evaluation across different proposed approaches, every proposal must clearly address:

- Proposed equipment type, manufacturer, and model, with cut sheets/submittal data and a brief narrative of why this approach suits a natatorium environment.
- Design humidity and temperature setpoints the system is engineered to achieve, and the load calculation supporting equipment sizing.
- Corrosion resistance / materials suited to chlorinated, high-humidity air.
- Firm, all-inclusive pricing for gas/plumbing and electrical work (no post-award contingencies).
- Concrete pad and clearance requirements needed from the District, and lead time required before installation can begin.
- Condensate management approach, and whether a drywell or comparable provision is included.
- Estimated ongoing energy operating cost or efficiency rating, if available.
- Warranty terms offered on equipment, labor, and materials (state duration separately for each).
- Anticipated equipment lead time and total project duration from notice to proceed to substantial completion.

3.3 Mandatory Schedule Requirement (Responsiveness Threshold):

Because the system must be fully operational by May 1, 2027 (Section 2), each proposal must include a project schedule demonstrating that the proposed equipment can be delivered, installed, tested, and commissioned by that date, assuming a Notice to Proceed issued on or about January 5, 2027.

Specifically:

- Equipment lead time (from Notice to Proceed to delivery on site) shall not exceed eight (8) weeks.
- Proposer shall include a minimum of two (2) weeks following equipment delivery for installation, startup, testing, and commissioning within the total schedule.

A proposal that cannot demonstrate completion by May 1, 2027 under these parameters will be deemed non-responsive and will not be evaluated further, regardless of price or technical merit. Proposers are strongly encouraged to confirm current equipment availability with their manufacturer/supplier before submitting, rather than relying on standard published lead times.

4. Proposer Qualifications:

To be deemed responsible, proposers must, at minimum:

- Hold a valid, active California C-20 (Warm-Air Heating, Ventilating and Air-Conditioning) contractor's license, or equivalent classification covering the proposed scope of work, issued by the California Contractors State License Board.
- Demonstrate at least three (3) years of experience installing commercial or institutional HVAC/dehumidification systems, with at least one (1) reference project involving a natatorium, aquatic facility, or comparably humid/corrosive environment strongly preferred.
- Be registered with the California Department of Industrial Relations (DIR) as a Public Works Contractor under Labor Code §1725.5 (required — see Section 10).
- Carry commercial general liability, automobile, and workers' compensation insurance meeting District-specified minimum limits (Exhibit A) and be able to name TVRPD as additional insured.

- Provide evidence of bonding capacity sufficient to furnish both the payment bond and performance bond required under Section 8, each in an amount not less than 100% of the contract price.

5. Pre-Proposal Site Visit, Thursday, November 5, 2026, 12:00pm:

A pre-proposal site visit and walkthrough is strongly recommended to allow proposers to evaluate existing conditions, gas service, electrical service, pool dimensions, and access constraints prior to submitting a proposal. Date/time is Thursday, November 5, 2026, at 12:00pm. Per District policy, the due date will generally be no sooner than seven (7) calendar days following any pre-proposal conference. Nothing stated verbally at the site visit modifies this RFP; only a written addendum issued by the District is binding.

6. Proposal Submission Requirements:

Each proposal must be submitted in a sealed envelope, clearly marked with the RFP number and "**SEALED PROPOSAL — DO NOT OPEN**," and must include:

1. Technical proposal addressing all items in Section 3.2.
2. Completed Cost Proposal Form (Exhibit B), signed by an authorized representative.
3. Proof of current C-20 (or equivalent) contractor's license and active DIR Public Works Contractor registration.
4. List of at least three (3) references for comparable projects, including any natatorium/aquatic facility experience.
5. Proposed project schedule, including equipment lead time.
6. Bid Bond in the amount specified in Section 8, if required by the District.
7. Certificate of insurance or letter of insurability meeting District minimums (Exhibit A).
8. Signed acknowledgment of all issued addenda, if any.

A proposer may modify or withdraw its proposal at any time before the proposal opening, provided the modification or withdrawal is received before the stated opening time. All such documentation will be retained in the project file.

7. Evaluation Criteria and Award:

Before scoring, each proposal will first be checked for responsiveness, including compliance with the mandatory schedule requirement in Section 3.3. Proposals that cannot demonstrate completion by May 1, 2027 will be deemed non-responsive and excluded from further evaluation. Responsive proposals will then be evaluated and award made to the responsible proposer whose proposal is determined most advantageous to the District, considering the following factors:

Evaluation Factor	Weight
Technical approach & equipment suitability for a natatorium environment	30%
Total price / value	30%
Contractor qualifications & relevant experience	20%
Warranty terms & schedule quality/reliability	20%

The District's Board of Directors reserves the right to accept, reject, or negotiate any or all proposals; to waive minor informalities or irregularities; to request interviews or best-and-final offers from a shortlist of proposers; and to accept any proposal determined to be in the best interest of the District, whether or not it is the lowest-priced submission. The Board may reject all proposals and re-advertise by a majority vote.

Because the total anticipated cost of this project exceeds \$25,000, both issuance of this RFP and the final contract award require formal approval by the TVRPD Board of Directors. The District Manager is authorized to sign the resulting contract and purchase order on the Board's behalf following Board award.

8. Bonding Requirements:

Per CAPRI (California Association for Park & Recreation Indemnity) Exhibit 5 — Insurance Requirements for Construction Contracts, and California Civil Code §9550, the awarded Contractor shall provide the following surety bonds, each issued by a responsible corporate surety authorized to do business in California and secured through an agent with a California office:

- **Bid Bond** — in an amount not less than 10% of the bid/proposed price, submitted with the proposal per Section 6. [District to confirm exact bid security requirement before issuance.]
- **Payment Bond** — in a sum equal to 100% of the contract price, required by law for any public works contract exceeding \$25,000.
- **Performance Bond** — in a sum equal to 100% of the contract price.
- **Maintenance Bond** — required only if the warranty period offered is longer than one (1) year, in an amount equal to 10% of the contract price. If the Performance Bond's terms already cover a one-year warranty, a separate Maintenance Bond is not necessary.

The Payment Bond and Performance Bond must be furnished before the Contractor commences work. Evidence of bonding capacity for all applicable bonds must be included with each proposal per Section 4.

9. Insurance Requirements:

The awarded Contractor must carry, at minimum, the insurance coverage and limits specified in Exhibit A, which reflects CAPRI (California Association for Park & Recreation Indemnity) Exhibit 5 — Insurance Requirements for Construction Contracts.

10. Prevailing Wage & Public Works Compliance:

This project is a public work subject to California prevailing wage law (Labor Code §1720 et seq.). The awarded Contractor and all subcontractors must:

- Pay not less than the general prevailing rate of per diem wages, as determined by the DIR, for the applicable trade classifications and locality.
- Be registered with the DIR as a Public Works Contractor (Labor Code §1725.5) before bidding, being listed, or performing any work on this project, and maintain active registration throughout the project.
- Submit certified payroll records through DIR's electronic certified payroll reporting (eCPR) system.
- Comply with applicable apprenticeship and labor compliance monitoring requirements.

The District will file the required Public Works Notice of Contract Award (Project Registration, formerly PWC-100) with DIR upon award. The District recommends confirming current DIR registration and compliance-monitoring obligations with legal counsel prior to advertisement, as procedures and fees are subject to periodic change.

11. Cost Proposal Form (Exhibit B):

Cost Item	Unit	Price
Equipment, furnished & installed	Lump Sum	\$
Ductwork & air distribution	Lump Sum	\$
Gas/plumbing work & tie-in	Lump Sum	\$
Electrical work & controls integration	Lump Sum	\$
Startup, testing & commissioning	Lump Sum	\$
Permits (if proposer-obtained; otherwise N/A)	Lump Sum	\$
Alternate: Certified air balance	Lump Sum	\$
TOTAL PROPOSED PRICE		\$

12. General Conditions:

The resulting contract shall be on District-issued contract forms and general conditions, not the proposer's standard proposal terms. Provisions incorporated by reference into any resulting agreement will include, at minimum: District standard indemnification and insurance requirements, prevailing wage compliance, payment (and if required, performance) bonding, retention terms, change order procedures requiring District pre-authorization, and dispute resolution consistent with District policy. Any proposer terms and conditions submitted with a proposal for informational purposes only will not be incorporated into the final contract unless expressly accepted in writing by the District.

13. Questions:

All questions regarding this RFP must be submitted in writing to the District Manager at the contact information below prior to the proposal due date.

Contact Information:**Corey Torres, District Manager**

Tehachapi Valley Recreation & Park District

490 W D St, Tehachapi, CA 93561

Phone: 661-822-3228 ext. 101

Email: c.torres@tvrpd.org

Exhibit A — Insurance Requirements:

Per CAPRI (California Association for Park & Recreation Indemnity) Exhibit 5 — Insurance Requirements for Construction Contracts. Contractor shall procure and maintain, for the duration of the contract and for five (5) years thereafter (Completed Operations), insurance against claims for injuries to persons or damages to property arising from or in connection with performance of the work.

Coverage	Minimum Limit
Commercial General Liability (per occurrence)	\$5,000,000
General Aggregate	Applies separately to this project (ISO CG 25 03/04), or is twice the occurrence limit
Automobile Liability (any auto, per accident)	\$5,000,000
Workers' Compensation	Statutory (CA)
Employer's Liability (per accident)	\$1,000,000
Builder's Risk (Course of Construction)	"All Risk"/Special Perils form, equal to completed project value, no coinsurance penalty
Professional Liability (if Design/Build)	\$2,000,000 per occurrence/claim and aggregate
Contractors Pollution/Asbestos Legal Liability (if applicable)	\$1,000,000 per occurrence/claim; \$2,000,000 aggregate

Minimum Scope and Limit of Insurance:

Coverage shall be at least as broad as:

1. Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than \$5,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability: Insurance Services Office Form CA 0001 covering Code 1 (any auto), with limits no less than \$5,000,000 per accident for bodily injury and property damage.
3. Workers' Compensation insurance as required by the State of California, with Statutory Limits, and Employers' Liability insurance with a limit of no less than \$1,000,000 per accident for bodily injury or disease.
4. Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the project and no coinsurance penalty provisions.
5. Surety Bonds as described in Section 8 and below.
6. Professional Liability (if Design/Build), with limits no less than \$2,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.

7. Contractors' Pollution Legal Liability and/or Asbestos Legal Liability and/or Errors and Omissions (if project involves environmental hazards) with limits no less than \$1,000,000 per occurrence or claim, and \$2,000,000 policy aggregate.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the District requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the District.

Self-Insured Retentions:

Self-insured retentions must be declared to and approved by the District. The District may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or the District. The CGL and any policies, including Excess liability policies, may not be subject to a self-insured retention (SIR) or deductible that exceeds \$25,000 unless approved in writing by the District. Any and all deductibles and SIRs shall be the sole responsibility of the Contractor or subcontractor who procured such insurance and shall not apply to the Indemnified Additional Insured Parties. The District may deduct from any amounts otherwise due the Contractor to fund the SIR/deductible. Policies shall NOT contain any self-insured retention (SIR) provision that limits the satisfaction of the SIR to the Named Insured. The policy must also provide that Defense costs, including the Allocated Loss Adjustment Expenses, will satisfy the SIR or deductible. The District reserves the right to obtain a copy of any policies and endorsements for verification.

Other Insurance Provisions:

The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. The District, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations and automobiles owned, leased, hired, or borrowed by or on behalf of the Contractor. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO Form CG 20 10, CG 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; and CG 20 37 forms if later revisions used).
2. For any claims related to this project, the Contractor's insurance coverage shall be primary and non-contributory insurance coverage at least as broad as ISO CG 20 01 04 13 as respects the District, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the District, its officers, officials, employees, or volunteers shall be excess of the Contractor's insurance and shall not contribute with it. This requirement shall also apply to any Excess or Umbrella liability policies.
3. Each insurance policy required by this clause shall provide that coverage shall not be canceled, except with notice to the District.

Builder's Risk (Course of Construction) Insurance:

Contractor may submit evidence of Builder's Risk insurance in the form of Course of Construction coverage. Such coverage shall name the District as a loss payee as their interest may appear.

If the project does not involve new or major reconstruction, at the option of the District, an Installation Floater may be acceptable. For such projects, a Property Installation Floater shall be obtained that provides for the improvement, remodel, modification, alteration, conversion or adjustment to existing buildings, structures, processes, machinery and equipment. The Property Installation Floater shall provide property damage coverage for any building, structure, machinery, or equipment damaged, impaired, broken, or destroyed during the performance of the Work, including during transit, installation, and testing at the District's site.

Claims Made Policies:

If any coverage required is written on a claims-made coverage form:

1. The retroactive date must be shown, and this date must be before the execution date of the contract or the beginning of contract work.
2. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
3. If coverage is cancelled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the contract effective, or start of work date, the Contractor must purchase extended reporting period coverage for a minimum of five (5) years after completion of contract work.
4. A copy of the claims reporting requirements must be submitted to the District for review.
5. If the services involve lead-based paint or asbestos identification/remediation, the Contractors Pollution Liability policy shall not contain lead-based paint or asbestos exclusions. If the services involve mold identification/remediation, the Contractors Pollution Liability policy shall not contain a mold exclusion, and the definition of Pollution shall include microbial matter, including mold.

Umbrella or Excess Policies:

The Contractor may use Umbrella or Excess Policies to provide the liability limits as required in this agreement. This form of insurance will be acceptable provided that all of the Primary and Umbrella or Excess Policies shall provide all of the insurance coverages herein required, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The Umbrella or Excess policies shall be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying Commercial General Liability insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, shall be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

Acceptability of Insurers:

Insurance is to be placed with insurers authorized to conduct business in the state with a current A.M. Best rating of no less than A:VII, unless otherwise acceptable to the District.

Waiver of Subrogation:

Contractor hereby agrees to waive rights of subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation and provide a copy to the

District. The Workers' Compensation policy shall be endorsed with a waiver of subrogation in favor of the District for all work performed by the Contractor, its employees, agents and subcontractors. This provision applies regardless of whether or not an endorsement has been issued.

Verification of Coverage:

Contractor shall furnish the District with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause and a copy of the Declarations and Endorsements Pages of the CGL and any Excess policies listing all policy endorsements. All certificates and endorsements and copies of the Declarations & Endorsements pages are to be received and approved by the District before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The District reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

Subcontractors:

Contractor shall require and verify that all subcontractors maintain insurance meeting all requirements stated herein, and Contractor shall ensure that the District is an additional insured on insurance required from subcontractors. For CGL coverage, subcontractors shall provide coverage with a form at least as broad as CG 20 38 04 13.

Duration of Coverage:

CGL & Excess liability policies for any construction related work, including, but not limited to, maintenance, service, or repair work, shall continue coverage for a minimum of five (5) years for Completed Operations liability coverage. Such insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of the contract of work.

Surety Bonds:

Where required under Section 8, Contractor shall provide the following Surety Bonds:

1. Bid Bond
2. Performance Bond
3. Payment Bond
4. Maintenance Bond

The Payment Bond and the Performance Bond shall be in a sum equal to the contract price. If the Performance Bond provides for a one-year warranty a separate Maintenance Bond is not necessary. If the warranty period specified in the contract is for longer than one year a Maintenance Bond equal to 10% of the contract price is required. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the State of California and secured through an authorized agent with an office in California.

Special Risks or Circumstances:

The District reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other circumstances.