

BID PROPOSAL

TO: BEACH CITIES HEALTH DISTRICT, a California health care district, acting by and through its Board of Directors (the "District").

FROM: RAMSA CONSTRUCTION INC

P. O. Box 55274 (Name of Bidder)

SHERMAN OAKS, CA 91413 (Address)

310 999 4224 (City, State, Zip Code)

CONTACT@RAMSACONST.COM (Telephone/Telecopier)

MEHDI SADAT AKHAVI (E-Mail Address of Bidder's Representative(s))

(Name(s) of Bidder's Authorized Representative(s))

Bid Proposal

**Bid Proposal Amount.** Pursuant to and in compliance with the Notice to Contractors Calling for Bids, the Instructions for Bidders and the other documents relating thereto, the undersigned Bidder, having reviewed the Instructions for Bidders and all other Contract Documents and upon compliance with all requirements therein with reference to the submittal of this Bid Proposal, hereby proposes and agrees to perform the Contract including, without limitation, all of its component parts; to perform everything required to be performed; to provide and furnish any and all of the labor, materials, tools, equipment, applicable taxes, and services necessary to perform the Work of the Contract in strict compliance with the Contract Documents and complete in a workmanlike manner all of the Work required for the Contract for the sum of:

Base Bid Amount: \$ 4,444,000

(Bid Amount in Figures)

Four million, four hundred forty four thousand dollars

Dollars

(Bid Amount in Words)

**Acknowledgment of Bid Addenda.** In submitting this Bid Proposal, the undersigned Bidder acknowledges receipt of Bid Addenda, if any, issued by or on behalf of the District, as set forth below. The Bidder confirms that this Bid Proposal incorporates and is inclusive of, all items or other matters contained in Bid Addenda issued by or on behalf of the District.

\_\_\_\_\_ **No Addenda Issued**  
 (initial)

MSA **Addenda Nos.** #1, #2, #3 received, acknowledged  
 (initial) and incorporated into this Bid Proposal.

**Rejection of Bid; Holding Open of Bid.** It is understood that the District reserves the right to reject this Bid Proposal and that this Bid Proposal shall remain open and not be withdrawn for the period of time specified in the Call for Bids, except as provided by law.

**Documents Accompanying Bid.** The Bidder has submitted with this Bid Proposal the following: (a) Bid Security; (b) Subcontractors List; (c) Non-Collusion Declaration; and (d) Iran Contracting Act Certification/Exemption. The Bidder acknowledges that if this Bid Proposal and the foregoing documents are not fully in compliance with applicable requirements set forth in the Call for Bids, the Instructions for Bidders and in each of the foregoing documents, the Bid Proposal may be rejected as non-responsive.

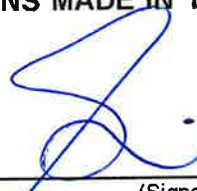
**Award of Contract.** If the Bidder submitting this Bid Proposal is awarded the Contract, the undersigned will execute and deliver to the District the Contract in the form attached hereto within five (5) days after notification of award of the Contract. Concurrently with delivery of the executed Agreement to the District, the Bidder awarded the Contract shall deliver to the District: (a) Certificates of Insurance evidencing all insurance coverages required under the Contract Documents; (b) the Performance Bond; (c) the Labor and Material Payment Bond; (d) the Certificate of Workers' Compensation Insurance; (e) the Drug-Free Workplace Certificate; and (f) the Roofing Contract Financial Interest Certification. Failure of the Bidder awarded the Contract to strictly comply with the preceding may result in the District's rescission of the award of the Contract and/or forfeiture of the Bidder's Bid Security. In such event, the District may, in its sole and exclusive discretion elect to award the Contract to the responsible Bidder submitting the next lowest Bid Proposal, or to reject all Bid Proposals.

**Contractor's License/DIR Registration.** The undersigned Bidder is currently and duly licensed in accordance with the California Contractors License Law, California Business & Professions Code §§7000 et seq., under the following classification(s) B, A bearing License Number(s) 1107423, with expiration date(s) of 07/31/27, and DIR Registration No. 1001112185. The Bidder certifies that: (a) it is duly licensed, in the necessary class(es), for performing the Work of the Contract Documents; (b) that such license shall be in full force and effect throughout the duration of the performance of the Work under the Contract Documents; and (c) that all Subcontractors providing or performing any portion of the Work shall be so properly licensed to perform or provide such portion of the Work.

**Acknowledgment and Confirmation.** By submitting this Bid Proposal, the Bidder confirms that it has checked all of the above figures and understands that neither the District nor any of its agents, employees or representatives shall be responsible for any errors or omissions on the part of the undersigned Bidder in preparing and submitting this Bid Proposal. The undersigned Bidder acknowledges its receipt, review and understanding of the Drawings, the Specifications and other

Contract Documents pertaining to the proposed Work. The undersigned Bidder certifies that the Contract Documents are, in its opinion, adequate, feasible and complete for providing, performing and constructing the Work in a sound and suitable manner for the use specified and intended by the Contract Documents. The undersigned Bidder certifies that it has, or has available, all necessary equipment, personnel, materials, facilities and technical and financial ability to complete the Work for the amount bid herein within the Contract Time and in accordance with the Contract Documents. The undersigned Bidder certifies that its bid amount includes funds sufficient to allow the Bidder to comply with all applicable local, state and federal laws and regulations governing the labor and services to be provided for the performance of the Work of the Contract and shall indemnify, defend and hold District harmless from and against any and all claims, demands, losses, liabilities and damages arising out of or relating to Bidder's failure to comply with applicable law in this regard.

**THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE REPRESENTATIONS MADE IN THIS BID PROPOSAL ARE TRUE AND CORRECT.**

By:  \_\_\_\_\_  
MEHDI SADAT AKHAVI (Signature)  
\_\_\_\_\_  
President (Typed or Printed Name)  
Title: \_\_\_\_\_

**SUBCONTRACTORS LIST**

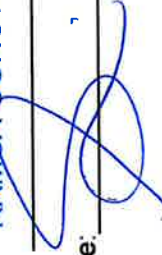
1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
Dynamic sports construction	Gainesville, Tx	Rubber Athletic floor	# 837239 # 10000662	\$ 190,000
ABIGAIL Electric	Alhambra, CA	Electrical	# 1071626 # 1000898406	\$ 550,000
Zuma Construction Group	Thousand Oaks, CA	Framing, Drywall Paint	# 1071624 # 1000888324	\$ 600,000

[Duplicate and attach additional page(s) as required.]

RAMSA CONSTRUCTION INC

Name of Bidder: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_



**SUBCONTRACTORS LIST**

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
PENNER PARTITION	3501 EAST LA PALMA AVENUE ANAHEIM, CA 92806	ACCESSORIES AND PARTITION	# 924223 1000004040	\$28,000
SCOUTLITE CORPORATION	P O BOX 1651 YUCAIPA, CA 92399	Window and Doors	#952064 1000010620	\$60,000
Sicon Construction INC	1052 PORTOLA OAKS DRIVE LAKE FOREST, CA 92610	Cabinet	#1123236 2000003732	\$80,000
ZUMA CONSTRUCTION	Thousand Oaks CA	Structural	#1071624 #1000888324	\$400,000
<del>ARIS CONSTRUCTION</del>	<del>Burbank CA</del>	<del>Electrical</del>	<del>#881958 1001122026</del>	<del>\$550,000</del>
Masterbuilt Construction Corp	Malibu, CA	HVAC	#898722 #1000003251	\$400,000

MSA

[Duplicate and attach additional page(s) as required.]

RAMSA CONSTRUCTION INC

Name of Bidder:

Authorized Signature:

**SUBCONTRACTORS LIST**

1. Licensed Name of Subcontractor	2. Address of Office, Mill or Shop	3. Trade or Portion of Work	4. License No. Dir. Reg. No.	6. \$\$ Value of Work
EAGLE CONTRACTING INCORPORATED	8204 GARFIELD AVE BELL GARDENS, CA 90201	Demolition	CSLB# 970089 2000012565	\$400,000
TRACK PLUMBING	11964 LINDBLADE STREET #8 CULVER CITY, CA 90230	Plumbing	CSLB#1089413 1000881076	\$180,000
PRIME ACOUSTIC	31129 VIA COLINAS STE 702 WESTLAKE VILLAGE, CA 91362	Ceiling and Wood Wall	CSLB#739826 1000004361	\$120,000
<i>MSA</i> Floor Tech America, Inc.	125 MERCURY CIRCLE POMONA, CA 91768	RUBBER ATHLETIC FLOORING	CSLB#853634 <del>1000001941</del>	<del>\$ 320,000</del>
JJJ FLOOR COVER	4831-A PASSONS BLVD PICO RIVERA, CA 90660	LVT FLOORING, Tile	CSLB#327775 1000003812	\$ 120,000
HCI SPRINKLER INC	1219 E ELM ST ONTARIO, CA 91761	Low Voltage	CSLB# 1005968 1000042222	\$180,000

[Duplicate and attach additional page(s) as required.]

**RAMSA CONSTRUCTION INC**

Name of Bidder: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_

NON-COLLUSION DECLARATION

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

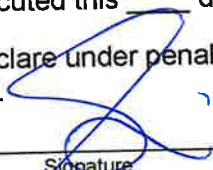
PROJECT:

I, MEHDI SADAT AKHAVI, being first duly sworn, deposes and says that I am  
the President (Typed or Printed Name) of RAMSA CONSTRUCTION INC, the party submitting  
(Title) (Bidder Name)  
the foregoing Bid Proposal ("the Bidder"). In connection with the foregoing Bid Proposal, the undersigned  
declares, states and certifies that:

1. The Bid Proposal is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization or corporation.
2. The Bid Proposal is genuine and not collusive or sham.
3. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any other bidder or anyone else to put in sham bid, or to refrain from bidding.
4. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price, or that of any other bidder, or to fix any overhead, profit or cost element of the bid price or that of any other bidder, or to secure any advantage against the public body awarding the contract or of anyone interested in the proposed contract.
5. All statements contained in the Bid Proposal and related documents are true.
6. The bidder has not, directly or indirectly, submitted the bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any person, corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Executed this 9th day of April, 2026 at LOS ANGELES  
(City, County and State)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

  
Signature  
MEHDI SADAT AKHAVI  
Name Printed or Typed

P. O. Box 55274  
(Address)  
SHERMAN OAKS, CA 91413  
(City, County and State)  
310 999 4224  
(Area Code and Telephone Number)

**IRAN CONTRACTING ACT CERTIFICATION/EXEMPTION**

**Public Contract Code §§ 2202-2208**

Prior to bidding on, submitting a proposal or executing a contract or renewal for a contract for goods or services of \$1,000,000 or more, a vendor must either: a) certify it is **not** on the current list of persons engaged in investment activities in Iran created by the California Department of General Services ("DGS") pursuant to Public Contract Code §2203(b) and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person, for 45 days or more, if that other person will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS; or b) demonstrate it has been exempted from the certification requirement for that solicitation or contract pursuant to Public Contract Code §2203(c) or (d).

To comply with this requirement, please insert your vendor or financial institution name and Federal ID Number (if available) and complete **one** of the options below. Please note: California law establishes penalties for providing false certifications, including civil penalties equal to the greater of \$250,000 or twice the amount of the contract for which the false certification was made; contract termination; and three-year ineligibility to bid on contracts. See Public Contract Code §2205.

**OPTION #1 - CERTIFICATION**

I, the official named below, certify I am duly authorized to execute this certification on behalf of the vendor/financial institution identified below, and the vendor/financial institution identified below is **not** on the current list of persons engaged in investment activities in Iran created by DGS and is not a financial institution extending twenty million dollars (\$20,000,000) or more in credit to another person/vendor, for 45 days or more, if that other person/vendor will use the credit to provide goods or services in the energy sector in Iran and is identified on the current list of persons engaged in investment activities in Iran created by DGS.

<i>Vendor Name/Financial Institution (Printed)</i> RAMSA CONSTRUCTION INC	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i> MEHDI SADAT AKHAVI - President	
<i>Date Executed</i> 04/09/2026	<i>Executed in</i> 04/09/2026

**OPTION #2 - EXEMPTION**

Pursuant to Public Contract Code §§ 2203(c) and (d), a public entity may permit a vendor/financial institution engaged in investment activities in Iran, on a case-by-case basis, to be eligible for, or to bid on, submit a proposal for, or enters into or renews, a contract for goods and services.

If you have obtained an exemption from the certification requirement under the Iran Contracting Act, please fill out the information below, and attach documentation demonstrating the exemption approval.

<i>Vendor Name/Financial Institution (Printed)</i>	<i>Federal ID Number (or n/a)</i>
<i>By (Authorized Signature)</i>	
<i>Printed Name and Title of Person Signing</i>	<i>Date Executed</i>

**DRUG-FREE WORKPLACE CERTIFICATION**

**PROJECT: CENTER FOR HEALTH & FITNESS RELOCATION PROJECT**

I, MEHDI SADAT AKHAVI, am the President of  
(Print Name) (Title)

RAMSA CONSTRUCTION INC

(Contractor Name).

I declare, state and certify to all of the following:

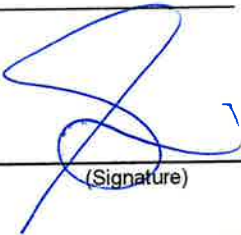
1. I am aware of the provisions and requirements of California Government Code §§8350 et seq., the Drug Free Workplace Act of 1990.
2. I am authorized to certify, and do certify, on behalf of Contractor that a drug free workplace will be provided by Contractor by doing all of the following:
  - A. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in Contractor's workplace and specifying actions which will be taken against employees for violation of the prohibition;
  - B. Establishing a drug-free awareness program to inform employees about all of the following:
    - i. The dangers of drug abuse in the workplace;
    - ii. Contractor's policy of maintaining a drug-free workplace;
    - iii. The availability of drug counseling, rehabilitation and employee-assistance programs; and
    - iv. The penalties that may be imposed upon employees for drug abuse violations;
  - C. Requiring that each employee engaged in the performance of the Contract be given a copy of the statement required by subdivision (A), above, and that as a condition of employment by Contractor in connection with the Work of the Contract, the employee agrees to abide by the terms of the statement.
  - D. Contractor agrees to fulfill and discharge all of Contractor's obligations under the terms and requirements of California Government Code §8355 by, inter alia, publishing a statement notifying employees concerning: (a) the prohibition of any controlled substance in the workplace, (b) establishing a drug-free awareness program, and (c) requiring that each employee engaged in the performance of the Work of the Contract be given a copy of the statement required by California Government Code §8355(a) and requiring that the employee agree to abide by the terms of that statement.
3. Contractor and I understand that if the District determines that Contractor has either: (a) made a false certification herein, or (b) violated this certification by failing to carry out and to implement the requirements of California Government Code §§8355, the Contract awarded herein is subject to termination, suspension of payments, or both. Contractor and I further understand

that, should Contractor violate the terms of the Drug-Free Workplace Act of 1990, Contractor may be subject to debarment in accordance with the provisions of California Government Code §§8350, et seq.

4. Contractor and I acknowledge that Contractor and I are aware of the provisions of California Government Code §§8350, et seq. and hereby certify that Contractor and I will adhere to, fulfill, satisfy and discharge all provisions of and obligations under the Drug-Free Workplace Act of 1990.

I declare under penalty of perjury under the laws of the State of California that all of the foregoing is true and correct.

Executed at LOS ANGELES this 9<sup>th</sup> day of April, 2026.  
(City and State)

  
(Signature)  
MEHDI SADAT AKHAVI  
(Handwritten or Typed Name)

**ROOFING CONTRACT FINANCIAL INTEREST CERTIFICATION (Public Contract Code § 3006)**

I, MEHDI SADAT AKHAVI [Your Name], RAMSA CONSTRUCTION INC [Firm Name] certify that I have not offered, given, or agreed to give, received, accepted, or agreed to accept, any gift, contribution, or any financial incentive whatsoever to or from any person in connection with a roof project contract or subcontract on the Project. As used in this certification, "person" means any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

I, MEHDI SADAT AKHAVI [Your Name], RAMSA CONSTRUCTION INC [Firm Name] certify that I do not have, and throughout the duration of the Contract, I will not have, any financial relationship in connection with the performance of the Contract with any architect, engineer, roofing consultant, materials manufacturer, distributor, or vendor that is not disclosed below.

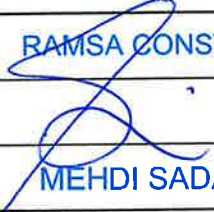
I, MEHDI SADAT AKHAVI [Your Name], RAMSA CONSTRUCTION INC [Firm Name] have the following financial relationships with an architect, engineer, roofing consultant, materials manufacturer, distributor, or vendor, or other person in connection with the following roof project contract:

Name of firm ("Firm"): RAMSA CONSTRUCTION INC  
Mailing address: P. O. Box, Sherman Oaks, CA,91413  
Address of branch office used for this Project: Same  
If subsidiary, name and address of parent company: \_\_\_\_\_

For Projects without substantive roofing components, check the following box and execute this certification:

- The Work on the Contract (1) does not include the replacement or repair of a roof or (2) is a repair of twenty five percent (25%) or less of the roof, (3) or is a repair project that has a total cost of twenty one thousand dollars (\$21,000) or less.

I certify that to the best of my knowledge, the contents of this disclosure are true, or are believed to be true.

Date: 04/09/2026  
Name of Contractor: RAMSA CONSTRUCTION INC  
Signature:   
Print Name: MEHDI SADAT AKHAVI  
Title: President

**END OF DOCUMENT**



**BEACH CITIES HEALTH DISTRICT  
 REQUEST FOR PROPOSALS (RFP)  
 PROJECT CONSTRUCTION MANAGER  
 CENTER FOR HEALTH & FITNESS (CHF) RELOCATION PROJECT  
 PROJECT #2025.1-CHF**

**Issue Date:** August 26, 2025

**Proposal Due Date:** October 2, 2025

**Proposal Direct To:** Beach Cities Health District

**Submit Proposal To:** Cristan Mueller, email address: Cristan.Mueller@bchd.org

**Number of Proposal Copies:** 1 Electronic Copy

Complete the section below and include with submission documents. By signature hereto, the Respondent certifies that all representations and certifications contained in its response are complete and accurate as required.

Name of Firm:	RAMSA CONSTRUCTION INC
Address of Firm:	5519 costello ave, Sherman Oaks, CA,91401
Contact Name:	Mehdi Sadat Akhavi
Title:	President
Signature:	
Date:	04/07/2026
Phone #:	(818) 274-2455
Federal Emp. ID#:	92-3780892
Email Address:	Contact@ramsaconst.com



**BEACH CITIES HEALTH DISTRICT  
REQUEST FOR PROPOSALS (RFP)  
PROJECT CONSTRUCTION MANAGER  
CENTER FOR HEALTH & FITNESS (CHF) RELOCATION PROJECT  
PROJECT #2025.1-CHF**

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## **INTRODUCTION**

Beach Cities Health District (BCHD, the District) invites qualified professionals or firms to submit qualifications and proposals for **Construction Manager (CM)** services to assist with the relocation of the Center for Health & Fitness (CHF) to the 510 N. Prospect Avenue building in Redondo Beach. BCHD's campus is made up of three buildings: 510, 514 and 520 N. Prospect Avenue. As part of BCHD's Healthy Living Campus master plan and in preparation for the March 2027 vacancy of the 514 N. Prospect Avenue building, the CHF relocation is a critical initiative involving tenant improvements and phased planning through 2030. BCHD is seeking a CM with experience in public sector tenant improvement projects, construction oversight, and working with multiple stakeholders.

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## **SECTION 1: GENERAL INFORMATION**

### **1.1 Purpose**

The intent of this Request for Proposals (RFP) is to identify a Construction Manager to support BCHD's CHF relocation project through, pre-construction, bidding and construction phases. The CM will work closely with District staff, architect and contractors related to the project.

### **1.2 Beach Cities Health District Overview**

The Beach Cities Health District (BCHD) is a dynamic public health agency serving the 120,000 residents of Hermosa Beach, Manhattan Beach and Redondo Beach through a wide range of innovative health and wellness programs that promote healthy lifestyles, physical health and fitness, and emotional balance. The organization strives to develop programs and services that meet our mission:

*To optimize health for our Beach Cities community through innovative and inclusive programs, partnerships and spaces.*

A tax-free public agency, BCHD spends over \$10 million annually in service provisions to the residents.

### **1.3 Project Background & Timeline**

The CHF relocation project was approved by the BCHD Board of Directors in April 2025. CHF will move to the third floor of the building at 510 N. Prospect Avenue in Redondo Beach, which is anticipated to come under BCHD ownership in 2030. The relocation includes tenant improvements to approximately 15,000 square feet of space.



CHF is a Certified Medical Fitness Facility—a comprehensive fitness center equipped with cardio and strength training equipment, as well as services and amenities for medical exercise training, group exercise, yoga, Pilates, nutrition and massage.

The project carries an estimated total budget of \$5 million and a construction budget of \$3.7 Million.

Project Timeline	Start	Finish
Programming / Schematic Design	August 2025	August 2025
Design Development	September 2025	October 2025
Construction Documents	November 2025	January 2026
City Submittal	February 2026	April 2026
Bidding	March 2026	May 2026
Construction (6-8 months)	June 2026	January 2027
Move In	February 2027	March 2027

**1.4 Point of Contact and Issuing Office**

All inquiries and proposal submissions shall be directed to:

Cristan Mueller, CHF Relocation Project Manager  
 Chief Health Operations & Communications Officer Beach Cities Health District  
[cristan.mueller@bchd.org](mailto:cristan.mueller@bchd.org)

No later than the stipulated due date, responses to this RFP must be delivered to the Point of Contact. All questions and requests for additional information must be in writing and received through the Point of Contact. Email also is acceptable.

**SECTION 2: SCOPE OF SERVICES**

**2.1 Scope of Work**

The selected Construction Manager will provide oversight, coordination, and support for the CHF relocation project, working closely with the architect and BCHD staff throughout the process. Scope includes:

Duties: Oversight, Coordination and Documentation

- Construction Drawing Review
- Review of construction bids
- Review construction contracts
- Monthly Pay Apps – review and approval
- Safety Meetings
- QA/QC Reporting
- City Inspections
- 3rd Party Inspections
- Daily Reports
- Contractor Oversight
- Close out Documents
- Attend Weekly Progress Meetings
- RFI/COR log and reviews



### **SECTION 3: PROPOSAL REQUIREMENTS**

To be considered, qualified professionals or firms a complete response (maximum of 50 pages) to this Request for Proposal (RFP) using the format outlined below. Proposals by a joint team or a prime/subcontractor team shall list the full names and addresses of all team members and the proposed relationship/role of each.

#### **3.1 Letter of Transmittal**

The prospective Consultants proposal shall include a brief letter of transmittal signed by an individual or individuals authorized to bind the prospective Consultant contractually.

#### **3.2 Qualifications and Experience of Firm, Including Subcontractors**

The Consultant shall provide information on their business, applicable certificates of recognition, resumes and other pertinent information that demonstrates their qualifications to perform the contract. Information on education, training, certification, awards, etc. for individual employees of the Vendor or Subcontractor may be supplied.

Consultant should have a minimum of 5 years of experience consulting on Prevailing Wage projects of a similar nature and scope for Public Agencies in Southern California and shall demonstrate familiarity and experience with the California Public Contract Code.

The Consultant shall demonstrate previous experience working with a project team to competently and efficiently plan, develop and manage construction of similar Public Agency projects. The response shall identify the project leader and, if proposed, any team members, reporting responsibilities, and address how any recommended subconsultants fit into the organization.

#### **3.3 Fee Proposal and Work Plan**

Consultant will propose their Work Plan, a timeline for deliverables, total cost, including a fee breakdown of hourly rates, recommended hours for all required work, and any reimbursable expenses to provide BCHD with the described construction management services, including, if any, proposed subconsultants for the 12-month project (Jan. 2026 – Jan. 2027).

#### **3.4 Required Disclosures**

In addition to all other requests listed in Section 3 of this RFP, Vendors will provide the following disclosure:

A disclosure of the Consultants name and address and, as applicable, the name and address of any company or venture that owns or has majority stake in the Consultant and the names of key officers and directors of the Consultant. A disclosure providing information regarding any major contract that has been terminated for any reason within the last 5 years by Consultant/or Subcontractors responding to this RFP.



### 3.5 Generative Artificial Intelligence Technology Use and Reporting

1. Beach Cities Health District seeks to realize the potential benefits of GenAI, through the development and deployment of GenAI tools, while balancing the risks of these new technologies.
2. Bidder / Offeror must notify the Beach Cities Health District in writing if it:
  - A) intends to provide GenAI as a deliverable to Beach Cities Health District;
  - or
  - B) intends to utilize GenAI, including GenAI from third parties, to complete all or a portion of any deliverable that materially impacts:
    - 1) functionality of a Beach Cities Health District system,
    - 2) risk to the Beach Cities Health District, or
    - 3) contract performance.

### 3.6 Insurance Requirements

Please attach copies of all proof of insurance as described below that qualifies you to provide the service requested.

Contractor shall provide and maintain insurance coverage of adequate levels in compliance with the following as applicable:

- Worker's Compensation per California Requirements
- Comprehensive Public/General Liability \$1,000,000 per occurrence

## SECTION 4: SUMMARY OF KEY DATES

The following dates are shown for informational and planning purposes only. BCHD reserves the right to change any of the dates.

### 4.1 Key Dates

<b>Milestone</b>	<b>Date</b>
Public Notice - RFP Release	August 26, 2025
<b>Mandatory Pre-Proposal Meeting/Job Walk</b>	<b>September 17, 2025</b>
Deadline for Receipt of Questions	September 24, 2025
<b>Deadline for RFP Submittal</b>	<b>October 2, 2025</b>
Interviews (if applicable)	October 20-24, 2025
Board Approval	November 19, 2025



**Milestone**

**Date**

Award & Notice to Proceed

December 2025 / January 2026

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**Mandatory Pre-Proposal Meeting/Job Walk**

Dates: September 17, 2025

Time: 10:00 am

Location: 514 N. Prospect Ave  
Redondo Beach, CA 90277

**Meet at the main campus entrance in front of the 514 building**

**SECTION 5: CRITERIA FOR EVALUATION OF PROPOSALS**

**5.1 Evaluation Criteria & Award Notice**

BCHD staff will review the responses. Responses will be received and evaluated on the understanding that the Consultant accepts full responsibility for, and will be contractually bound by, all statements made within the proposal and by sales and/or technical representatives. This responsibility extends to verbal sales commitments, vendor literature and claims of the capacity and ability of the proposed Consultant and its representatives to meet the specified scope of service requirements contained in this RFP.

The evaluation of Responses will include, but may not be limited to, the items listed in this RFP. Additional significant consideration will be given to the quality and comprehensiveness of each Consultant's response to this RFP and to the staffing plan and hourly rate schedule submitted.

BCHD reserves the right to accept responses in whole or in part, and to negotiate with any Consultant in any manner necessary to serve the best interests of BCHD. Consultants may be strictly held to the terms submitted in their responses as maximums but may be required to reduce costs depending upon aspects of the services which may be determined by BCHD to be unnecessary, or aspects for which BCHD decides to assume the responsibility. The response submitted by any successful Consultant and accepted by BCHD whether in whole or in part, will become part of the contract awarded as a result of this RFP and the Consultant will be expected to sign a contract with BCHD, consistent with the RFP, and such contract may include additional terms and conditions.

BCHD reserves the right to withdraw or cancel this RFP at its own discretion. BCHD also reserves the right to reject any and all responses resulting from this solicitation. BCHD reserves the right to obtain any information from any lawful source regarding past business history and practices of the Consultant, and the ability of Consultant to supply Construction Manager Services. Such information may be taken into consideration in evaluating the responses.



All notices and communications regarding this RFP will solely be conducted through the Consultants point of contact listed in the response and the BCHD contact identified in this document. Awards will follow the timeline outlined in Section 4.1.

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**BID BOND**

**KNOW ALL MEN BY THESE PRESENTS** that we, Ramsa Construction Inc., as Surety and American Contractors Indemnity Company, as Principal, are jointly and severally, along with our respective heirs, executors, administrators, successors and assigns, held and firmly bound unto **BEACH CITIES HEALTH DISTRICT**, hereinafter the "Obligee," for payment of the penal sum hereof in lawful money of the United States, as more particularly set forth herein.

**THE CONDITION OF THIS OBLIGATION IS SUCH THAT:**

**WHEREAS**, the Principal has submitted the accompanying Bid Proposal to the Obligee for the Work commonly described as the **CENTER FOR HEALTH & FITNESS RELOCATION PROJECT** and the Bid Proposal must be accompanied by Bid Security.

**WHEREAS**, subject to the terms of this Bond, the Surety is firmly bound unto the Obligee in the penal sum of **ten percent (10%)** of the maximum amount of the Bid Proposal submitted by the Principal to the Obligee, as set forth above, inclusive of additive alternate bid items, if any.

**NOW THEREFORE**, if the Principal shall not withdraw said Bid Proposal within the period specified therein after the opening of the same, or, if no period be specified, for thirty (30) days after opening of said Bid Proposal; and if the Principal is awarded the Contract, and shall within the period specified therefor, or if no period be specified, within five (5) days after the prescribed forms are presented to him for signature, enter into a written contract with the Obligee, in accordance with the Bid Proposal as accepted and give such bond(s) with good and sufficient surety or sureties, as may be required, for the faithful performance and proper fulfillment of such Contract and for the payment for labor and materials used for the performance of the Contract, or in the event of the withdrawal of said Bid Proposal within the period specified for the holding open of the Bid Proposal or the failure of the Principal to enter into such Contract and give such bonds within the time specified, if the Principal shall pay the Obligee the difference between the amount specified in said Bid Proposal and the amount for which the Obligee may procure the required Work and/or supplies, if the latter amount be in excess of the former, together with all costs incurred by the Obligee in again calling for Bids, then the above obligation shall be void and of no effect, otherwise to remain in full force and effect.

Surety, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Contract or the Call for Bids, the Work to be performed thereunder, the Drawings or the Specifications accompanying the same, or any other portion of the Contract Documents shall in no way affect its obligations under this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of said Contract, the Call for Bids, the Work, the Drawings or the Specifications, or any other portion of the Contract Documents.

In the event suit or other proceeding is brought upon this Bond by the Obligee, the Surety shall pay to the Obligee all costs, expenses and fees incurred by the Obligee in connection therewith, including without limitation, attorneys' fees.

IN WITNESS WHEREOF, the Principal and Surety have executed this instrument this 7th day of April, 2026 by their duly authorized agents or representatives.


Ramsa Construction Inc.  
(Principal Name)

By: 

Mendi Sadat Akhavi  
(Typed or Printed Name)

Title: president

American Contractors Indemnity Company  
(Surety Name)

By:   
(Signature of Attorney-in-Fact for Surety)

Shilo Lee Losino  
(Typed or Printed Name)

( 818 ) 667-7656  
(Area Code and Telephone Number of Surety)

(Attach Attorney-in-Fact Certificate)

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of LOS ANGELES )  
On APR - 7 2026 before me, CHIMENE HOBBS, NOTARY PUBLIC,  
Date Here Insert Name and Title of the Officer  
personally appeared SHILO LEE LOSINO  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Chimene Hobbs  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_ Document Date: \_\_\_\_\_  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )  
On April 09<sup>th</sup>, 2026 before me, Nathalia Kim, Notary Public,  
Date Here Insert Name and Title of the Officer  
personally appeared Mehdi Sadot Akhavi  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Bid Bond  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_



TOKIO MARINE  
HCC

### POWER OF ATTORNEY

AMERICAN CONTRACTORS INDEMNITY COMPANY TEXAS BONDING COMPANY  
UNITED STATES SURETY COMPANY U.S. SPECIALTY INSURANCE COMPANY

KNOW ALL MEN BY THESE PRESENTS: That American Contractors Indemnity Company, a California corporation, Texas Bonding Company, an assumed name of American Contractors Indemnity Company, United States Surety Company, a Maryland corporation and U.S. Specialty Insurance Company, a Texas corporation (collectively, the "Companies"), do by these presents make, constitute and appoint:

Shilo Lee Losino or Stephanie Hope Shear of Woodland Hills, California

its true and lawful Attorney(s)-in-fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed \*\*\*\*\*Five Million\*\*\*\*\* Dollars (\*\*\*\$5,000,000.00\*\*\*).

This Power of Attorney shall expire without further action on January 31<sup>st</sup> 2028. This Power of Attorney is granted under and by authority of the following resolutions adopted by the Boards of Directors of the Companies:

*Be it Resolved*, that the President, any Vice-President, any Assistant Vice-President, any Secretary or any Assistant Secretary shall be and is hereby vested with full power and authority to appoint any one or more suitable persons as Attorney(s)-in-Fact to represent and act for and on behalf of the Company subject to the following provisions:

Attorney-in-Fact may be given full power and authority for and in the name of and on behalf of the Company, to execute, acknowledge and deliver, any and all bonds, recognizances, contracts, agreements or indemnity and other conditional or obligatory undertakings, including any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts, and any and all notices and documents canceling or terminating the Company's liability thereunder, and any such instruments so executed by any such Attorney-in-Fact shall be binding upon the Company as if signed by the President and sealed and effected by the Corporate Secretary.

*Be it Resolved*, that the signature of any authorized officer and seal of the Company heretofore or hereafter affixed to any power of attorney or any certificate relating thereto by facsimile, and any power of attorney or certificate bearing facsimile signature or facsimile seal shall be valid and binding upon the Company with respect to any bond or undertaking to which it is attached.

IN WITNESS WHEREOF, The Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 1<sup>st</sup> day of February 2024.



AMERICAN CONTRACTORS INDEMNITY COMPANY, TEXAS BONDING COMPANY, UNITED STATES SURETY COMPANY, U.S. SPECIALTY INSURANCE COMPANY

By:

Daniel P. Aguilar, Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

On this 1<sup>st</sup> day of February 2024, before me, D. Littlefield, a notary public, personally appeared Daniel P. Aguilar, Vice President of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

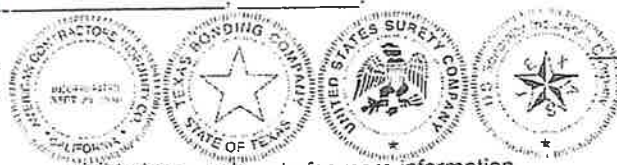
Signature (seal)



I, Kio Lo, Assistant Secretary of American Contractors Indemnity Company, Texas Bonding Company, United States Surety Company and U.S. Specialty Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Boards of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Los Angeles, California this \_\_\_\_\_ day of APR - 7 2026

Bond No. \_\_\_\_\_  
Agency No. PDF POA - 13860



Kio Lo, Assistant Secretary

visit [tmhcc.com/surety](http://tmhcc.com/surety) for more information

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