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COUNTY OF IMPERIAL

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COUNTY OF IMPERIAL PUBLIC WORKS

Request for Proposals for Project Management, Construction Management and Support Services for the Sheriff's Office SB 863 Construction Project County Project Number SR7320SO

ADDENDUM NO. 2

March 3, 2026

This *ADDENDUM* is hereby made part of the Contract Documents and specifications to the same extent as if originally included therein, and shall be signed by the Bidder and included with the proposal.

Question 1: Has a General Contractor been selected for this project?

Answer: No

Question 2: When does the County anticipate the bid package will be released to potential bidders?

Answer: It is unknown when a bid package will be released for this project.

Question 3: What is the anticipated schedule for bidding and construction for this project?

Answer: Project management is on schedule for award in May 2026, to which approximately a 3-month RFP period will occur for a General Contractor and Architectural firm for project delivery. Estimate is expected fall/winter of 2026 with the NTP from the State.

Question 4: Will the services of materials testing and special inspections be provided under this contract?

Answer: The awarded consultant shall be responsible for retaining qualified subconsultants necessary to complete material testing and special inspections as part of its project delivery team. Consultant shall oversee all testing and inspection work, review and document results, ensure compliance with project specifications, and provide summary reporting to the County.

Question 5: What is the anticipated scope for accessibility leading to the new building from the existing housing buildings, as well as from the arrival point to the main entry of the facility, as it pertains to inmate, staff, and visitor circulation?

Answer: There is an existing walking path connecting the three correctional facilities. Accessibility will branch off from this walkway to the new build for staff and inmate access.

Question 6: The building is shown as a stand-alone facility, which can be problematic from an inmate circulation standpoint. Is there a reason the new building is not connected to the existing building to facilitate inmate movement and reduce staffing?

Answer: The Medium Security facility to the north of the proposed site is a state financed construction project. County cannot modify and/or add to the original intent or scope of the building. The Minimum-security facility to the east is a facility constructed in 1963. This can create challenges with CBC compliance such as structural, fire, egress, ADA accessibility, seismic design, and mechanical & electrical capacity.

Question 7: What is the extent of off-site improvements? Do you anticipate a new sewer lift station, water line improvements, roadway improvements, etc., as part of the new project?

Answer: It is unknown at this time what requirements the AHJ will require for this project.

Question 8: Will there be a need for additional staff parking for this facility?

Answer: No

Question 9: Will the new facility have a stand-alone HVAC system that will provide heating and cooling?

Answer: Yes

Question 10: Has a staffing package been developed for this project, and if not, will this be part of the criteria scope of work?

Answer: No additional/new staff will be required. Existing Sheriff Programs, Behavioral Health, SUD, and Kitchen Staff will relocate to this new build.

Question 11: Will an outside vendor be in charge of counseling and mental health services, and has that vendor been identified?

Answer: Yes, County shall use current jail medical provider and County Behavioral Health Services.

Question 12: Will inmates provide janitorial services, or will another entity, such as county employees or an outside vendor, provide them?

Answer: This service is a part of County's inmate work program supervised by Sheriff staff

Question 13: Is the new facility for adult males only?

Answer: No inmate housing is proposed. Services and programs will be rendered to male and female inmates.

Question 14: Will inmates from other facilities visit the new program treatment facility?

Answer: Yes, under Staff supervision

Question 15: What is the security classification for this new building?

Answer: Minimum / Commercial Grade

Question 16: Are there record drawings available in both .pdf and .dwg formats for this facility?

Answer: No

Question 17: Will a separate program document be required?

Answer: No.

Question 18: Will bridging document consulting services be required?

Answer: Based on the Scope of Work, the awarded consultant shall evaluate and advise the County on the most appropriate project delivery method for the project. Should the recommended method require the development of bridging documents, the consultant shall be prepared to provide or coordinate those services, including preparation, review, and management of bridging documents and related technical criteria, either directly or through qualified subconsultants as needed.

Question 19: Is there a requirement for a kitchen and security consultant for this project?

Answer: No

Question 20: Is there a milestone completion schedule for the project?

Answer: No.

Question 21: Will the County retain a separate contract for updated CEQA consulting services?

Answer: No. The awarded consultant shall be responsible for providing and/or managing all professional services necessary to support the preparation, processing, and successful completion of the required CEQA document and environmental clearance for the project.

Question 22: Will the County retain a separate contract for materials and special inspection testing services?

Answer: The awarded consultant shall be responsible for retaining qualified subconsultants necessary to complete material testing and special inspections as part of its project delivery team. Consultant shall oversee all testing and inspection work, review and document results, ensure compliance with project specifications, and provide summary reporting to the County.

Question 23: Is there an existing CEQA report that is accessible to the PM/CM team?

Answer: No. there is no CEQA document available for this project.

Question 24: Will the County retain a separate contract for civil surveying and geotechnical consulting services?

Answer: The awarded consultant shall be responsible for retaining qualified subconsultants necessary to complete civil surveying and geotechnical consulting services as part of its project delivery team. Consultant shall oversee all testing and inspection work, review and document results, ensure compliance with project specifications, and provide summary reporting to the County.

Question 25: Are there existing civil survey and geotechnical reports that are accessible to the PM/CM team?

Answer: No.

Question 26: Are there hazardous materials surveys available for the development of the new project area that are accessible to the PM/CM team?

Answer: No.

Question 27: Will the integrated electronic security systems tie into the existing campus system?

Answer: At this time, it is only anticipated that Closed-Circuit Television (CCTV) components will be required to tie into the existing campus.

Question 28: Will a factory acceptance test of the electronic security system be required?

Answer: No

Question 29: Will Cal Fire be the JHA for all fire protection requirements?

Answer: No, the JHA is the Office of State Fire Marshals.

Question 30: Is phased occupancy anticipated?

Answer: No

Question 31: Section VII.E.2 requires costs of office rental. During the construction phase, can the onsite temporary jobsite office rental and utilities be included in the future contractor's scope of work?

Answer: Yes.

Question 32: Will the County require a full-time PM/CM for the duration of the project?

Answer: The level of PM/CM staffing will vary by project phase. The selected consultant shall propose an appropriate staffing plan that reflects the needs of each phase, including increased on-site presences during critical periods. Final staffing approach will be subject to County review and approval.

Question 33: Does the County want to submit this project for LEED certification?

Answer: Yes

Question 34: Does the Sheriff's Department have updated Architectural Standards, General Requirements, General Conditions specifications, Construction Policy and Procedures, or any standards guide that the PM/CM team will be expected to use?

Answer: No

Question 35: Does the County have contractor RFQ and RFP templates that they want the PM/CM team to use?

Answer: No. The County does not have RFQ/RFP templates for the procurement of a design build entity. The awarded consultant shall be responsible for preparing and tailoring all contractor RFQ/RFP documents to align with the project's delivery method and scope of work.

Question 36: Does the County want or desire site construction cameras to record construction activities and progress?

Answer: No

Question 37: Pg. 13, Insurance Coverage and Limits – Can the County define what is entailed in “ongoing operations” and if that applies solely to the operations of the professional services provided or the general ongoing operations of the use of the facilities?

Answer: “Ongoing operations” applies to liability arising out of the work or operations performed by or on behalf of the Consultant, including materials, parts, or equipment's furnished in connection with such work or operations.

Question 38: Pg. 13, Insurance Coverage and Limits – Would the County consider having a time limit on the completed operations coverage such as 3 years after project completion?

Answer: The County will evaluate and consider proposed time limits on a case-by-case basis.

Question 39: Pg. 21, Sample Agreement, Section 18.1, Indemnification – Would the County consider revising this provision so that the Consultant's indemnification obligations are limited

to only those from third parties?

Answer: The County is unable to accommodate this request.

Question 40: Can the County please confirm, does this project have DBE participate requirements.

Answer: This project does not have a DBE component.

Question 41: The RFP mentions "Construction Quality Assurance (CQA) test and inspection results as applicable" as an item in the deliverables, can the County please confirm if they intend to require the consultant to perform Testing and Inspections, or whether the responsibility is limited to oversight and documentation?

Answer: Consultant shall be responsible for coordinating all CQA and geotechnical testing and inspection activities required for the project, including vertical construction, site improvements, and utility work. Consultant shall be responsible for retaining qualified subconsultants necessary to complete material testing and special inspections as part of its project delivery team. Consultant shall oversee all testing and inspection work, review and document results, ensure compliance with project specifications, and provide summary reporting to the County.



David Dale, P.E., P.L.S.
Director of Public Works

Acknowledgement of Addendum No. 2

The general contractor is responsible for advising any and all subcontractors of this change. Each bidder must acknowledge receipt of this addendum in the noted space below and where indicated on the Bidder's Proposal Section of the Special Provisions. This Addendum must be attached to the proposal.

License No: _____

Print or Type Company Name: _____

Print or Type Authorized Name: _____

Authorized Signature of Contractor: _____

Date Signed: _____