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COUNTY OF
IMPERIAL

DEPARTMENT OF
PUBLIC WORKS

155 S. 11th Street
El Centro, CA
92243

Tel: (442) 265-1818
Fax: (442) 265-1858

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COUNTY OF IMPERIAL PUBLIC WORKS

Request for Proposals for Project Management, Construction Management and Support Services for the Behavioral Health Northern Horizon Construction Project County Project Number SR7197BH

ADDENDUM NO. 3

AUGUST 18, 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.

RFI Answers:

- 1. Please clarify the dates and the Table 1 RFP timeline; there are discrepancies between the days of the week and the dates that are listed. For example, the consultant interviews, if necessary, state 8/12 which is a Wednesday but the RFP says Monday, etc.***

Response: The updated schedule is as follows due to the new Submittal Date,

Issue Request for Proposal for PM/CM Services	Tuesday July 15, 2026
Non-Mandatory Pre-Proposal Conference	Wednesday, July 29, 2026, at 10:00am
Last Day for Request(s) for Clarification (must be submitted in writing)	Friday, July 31, 2026, at 4:00pm
Proposal Due	Friday, August 21, 2026, at 4:00pm
Consultant Interviews, if necessary	Thursday, August 27, 2026
Consultant Preliminary Selection	Wednesday, September 2, 2026
County Awards Contract (Agreement)	October 2026
Kick Off Meeting for PM/CM Consultant	October 2026
Criteria Document and Design Build Team RFQ Issued	Nov-Jan 2026/2027
Design Build Team Selection and Notice to Proceed	February
Construction Notice to Proceed	TBD
Facility Construction Completion and Closed Out	June 30, 2030

- 2. Please clarify the start date for the full-time manager for this project; it states on page 16 that it is August 2026 or earlier. However, the RFP timeline on page 4 states September 2026.***

Response: The start date for the full-time manager for this project will be tentatively October 1, 2026.

- 3. Please clarify where the proposal submittal and fee in a separate sealed envelope are to be delivered. On page 18 of the RFP, there are two different addresses listed for proposal delivery.***

Response: The proposal shall be submitted to County of Imperial Public Works, 155 South 11th St., El Centro, CA 92243

4. *Please clarify Question 3. Summary or Qualification and Experience, Item G. This question refers to detention facility and AB 900 Program project experience. Please elaborate on whether the program for this facility includes detention or high security related spaces?*

Response: AB900 will not be applicable for this facility, and/or proposal.

5. *Are exterior improvements including parking, off-site utilities or removal of exterior vehicle sally port required of the project?*

Response: Exterior Improvements are not currently required for this project.

6. *Can you provide facility conditions or needs assessment reports?*

Response: We do not have a condition or needs assessment report for this facility.

7. *Typically, if the facility is occupied by the Sheriffs during construction the fire, life, safety systems, CCTV system and egress paths etc. will need to remain operational during construction. Please confirm.*

Response: Coordination with Sheriff will take place after selection but priority currently indicates fire, safety and egress paths will need to remain operational during construction.

8. *Will a new elevator conveying system be required for the new project?*

Response: A new elevator conveying system will be included if the budget allows. Per Behavioral Health.

9. *Will all the existing FFE at the building interior or exterior be required as part of the TI demolition?*

Response: All FFE will be part of the TI demolition.

10. *Is there a list of items the County will require to be salvaged or removed by County prior to the start of construction?*

Response: All items existing and remaining by the courts and other departments will be part of the TI Demolition.

11. *Since there are several technical documents requested to prepare proposal as part of the criteria scope will the County consider an extension?*

Response: The county would consider an extension so long as not to go over schedule.

12. *The County Public Works website references Requests for Proposals for On-Call Project Management, Professional Services but Section IV.2.H - Scope of Work (Pg. 10) refers to key activities may require full-time oversight and Section 5.3.E (Pg. 16) of the summary and*

qualifications and experience references assigning a full-time manager to this project. Will the County require a full-time PM/CM for the duration of the project?

Response: This project will require a FULL-TIME PM/CM and that will remain for the duration of the project.

13. Section 5.B requires inclusion of office rental costs. During the construction phase can the onsite temporary jobsite office rental and utilities be included in the future Design-Build Entity (D-BE) scope of work as a co-location office?

Response: The onsite temp office and utilities would be included as a co-location office.

14. Section IV.2.U - Scope of Work (Pg. 11) references providing other specialty services as required during construction such as, witness and evaluation of electrical instrumentation, controls, water quality, noise and air quality monitoring services, geotechnical, structural, civil design, and other technical specialties. It's our experience as-needed specialty services would be provided by the County during the program, preconstruction and construction phases of the project?

Response: As-needed specialty services will be procured and provided by the County.

15. Section 4.3.4 (Pg. 9) of the Program Funding Agreement (PFA) references filing a notice of exemption pursuant to the California Environmental Quality Act (CEQA). Please confirm the project is CEQA exempt?

Response: This project will not require CEQA.

16. Section II Purpose and Background (Pg. 5) references the selected consultant will provide comprehensive architectural, engineering, permitting and construction support services and Section III Project Description (Pg. 8) references the consultant shall prepare all necessary studies, assessments, plans, specifications, cost estimates and permit documents required to complete the project. Typically, the design-build entity will be required to provide comprehensive architectural, engineering and permitting services. Please clarify.

Response: The selected consultant will be responsible for ensuring these documents etc. are obtained and provided by the design-build entity.

17. Are there record drawings available in both .pdf and .dwg format, for this facility?

Response: .pdf floor plans and schematics are available for this facility but we do not have .dwg format files available.

18. Will a separate program document be required?

Response: No separate program documentation will be required.

19. Will the County retain a separate contract for materials and special inspection testing services?

Response: Imperial County shall be responsible for retaining a separate contract for materials and special inspection testing services.

20. Are there existing civil survey and geotechnical reports that are accessible to the PM/CM team?

Response: There are no current survey or geotechnical reports that have been produced that are accessible to the PM/CM team. ICDPW will be responsible for procuring Geotech and materials testing and reports.

21. Are there hazardous material surveys available for the development of the new project area that are accessible to the PM/CM team?

Response: Hazardous materials testing and survey's have not been completed.

22. Will a 3rd party provider license and operate the remodeled facility?

Response: The Imperial County Behavior Health services will be occupying the remodeled facility.

23. Does the County want to submit this project for LEED certification?

Response: There is no need to submit for LEED certification.



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

Acknowledgement of Addendum No. 3

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: _____