

HQ RFQ Q/A

March 2, 2023

Q1. How do the medical office building leases align with desired project timeline?

A1. *The existing medical offices will be on month-to-month leases and will be handled by OCERS prior to building demolition.*

Q2. Has an environmental analysis been completed?

A2. *Environmental has not started.*

Q3. Have you identified the initial space requirement and total desired build-out?

A3. *The current HQ building is ~ 50,000 SF. A previous space needs study was conducted but the results do not reflect the current staffing trend. OCERS estimated the new building between 65,000 and 75,000 SF.*

Q4. How will the project be funded, and has funding been approved?

A4. *OCERS will pay for this project with sources from its \$22B portfolio. The OCERS Board/Building Committee authorized staff to proceed with this Project.*

Q5. Have you contracted an architect or other consultants as part of the project team?

A5. *No. The OR/PM will be tasked with proposing an A-E/GC Team for OCERS selection.*

Q6. What design work has been completed to-date, and do you have any conceptual plans for the site?

A6. *Besides a couple of high-level schematic siting options presented during a Project Strategy Workshop, no other A/E work has been done.*

Q7. Page 5, Section 4 : Project Tasks of the RFQ states “The Program Manager selected through the RFP process will directly and indirectly provide all materials, labor, tools, equipment, services, as well as bidding, vetting, awarding and managing sub- consultants and subcontractors as required under a Construction Manager at Risk (CM@R) guaranteed maximum price (GMP) contract with OCERS...” Question: the precise wording of the above could be interpreted to indicate that the program manager would, in fact, be serving in the role of the actual construction manager risk (CM@R). Is this the intent of this RFQ /forthcoming RFP or is the OR/program manager to assist OCERS in managing, executing and delivering a project under a contract to be competitively awarded to a third-party construction manager at risk/guaranteed maximum price contract? Please kindly clarify.

A7. *OCERS invites qualifications from firms that can either serve as a CMAR or as an OR/PM or a combination thereof to assist and retain the services of subconsultants in the developing, processing, executing, and completing Entitlement, Design/Construction, and Commissioning/Inspections/Closeout GMP packages. with the below project structure.*

