

RFP 2018-06 Real Estate & Construction Project  
Management Advisory Services

	<b>QUESTIONS</b>	<b>ANSWERS</b>
1.	Will Covered California consider federal experience as a desired qualification in lieu of state experience?	Experience consulting with the State of California regarding commercial real estate and experience with State of California's leasing process were desirable qualifications, and not the minimum qualifications for the project team. These two elements of experience continue to be desirable for the project team.
2.	What level and detail of construction management services does Covered California anticipate, e.g., preparation of inspector daily reports, coordination of contractor schedules, negotiation and processing of progress pay estimates, etc.?	<p>The level and detail of construction management services depends on the project. Generally, the Lessor provides the level of detail proposed in this question (e.g., preparation of inspector daily reports, coordination of contractor schedules, negotiation and processing of progress pay estimates, etc.). This scope would assist Covered California in managing a Lessor as they performed these services.</p> <p>In the event that a project does not involve a Lessor, consulting services would be needed to assist Covered California with creating those programmatic elements to perform that detail proposed in this question for construction management service.</p>
3.	Is there a firm that has provided services to Covered California that are similar to those being requested in the solicitation? If so, please provide the name of the firm.	These services have not been provided in the past.
4.	Will the consultant work directly with Covered California or be required to work with/through the Department of General Services Real Estate Division?	Consultant will work directly with Covered California.

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5.	<p>We understand that the primary scope of services is advisory, strategic planning and consulting on construction management. In Exhibit A, Scope of Work, Item E, Section 3b., it states that “Contractor shall act as Covered California’s advisor, but not an agent, broker, or legal counsel.” However, every aspect of Section 3 - 3a, 3b, 3c, 3d, 3e, 3f, and 3g are all real estate agent/broker duties that typically result in commissions/fees paid by a Landlord. Is it your intent to include a brokerage representation component to this requirement with regards to a search for space? If so, and in relation to the pricing, will Broker be able to earn commissions/fees paid by Landlords? Or are you expecting compensation for this portion to be paid out of the initial contract service fee?</p>	<p>At this time, Covered California is looking for services in a consulting capacity. Depending on future space planning, brokerage representation would be developed into a different competitive solicitation.</p> <p>Brokerage representation cannot be added to this scope of work as it would be in conflict with our interests and we need an impartial third party to provide these consulting services.</p> <p>This scope of work is billed at an hourly rate, monthly in arrears, for time and materials.</p>
6.	<p>Aside from those items noted in Section 4.2, administrative requirements, are the items included in the Attachments meant to be filled out and submitted as part of the response, or just included for example?</p>	<p>Yes, the attachments are to be filled out and submitted as part of the response. (RFP secs. 1.9; 1.9.1; 1.9.2.b.7; 1.11.1.c.)</p>
7.	<p>Is Covered California looking to consolidate all operations into a single facility or will they maintain multiple offices throughout the area?</p>	<p>Covered California will continue to maintain multiple offices throughout the greater Sacramento, Rancho Cordova, and Fresno areas.</p>
8.	<p>Does the scope of work include a build-to-suit project or new development, or remodel of an existing facility as a preferred option?</p>	<p>The scope of work was written to include any of those types of projects that could occur over the first two years of the contract term.</p>
9.	<p>Covered California is looking for space in “the Sacramento Area.” What are the outermost boundaries of the area Covered California would be willing to relocate to?</p>	<p>Covered California maintains multiple offices throughout the greater Sacramento, Rancho Cordova, and Fresno areas. Covered California is not willing to relocate to other areas.</p>

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10.	Item F in Exhibit A states that the Contractor is “required to perform all services under this Agreement on-site at Covered California.” Can you please expand on the intent of this comment?	This is boilerplate contracting language. This section will be edited in the final contract to more accurately reflect these services.
11.	Does the scope include evaluating Covered California’s current work environment and creating a program and workplace solution for the new facility?	Yes, future projects will leverage Covered California’s current work environment to create a program and workplace solution for any new facility.