



Construction Manager-Agent

Solicitation Number: RFQ-2026-05

Official Responses to Questions From Potential Respondents

Date posted/issued: July 20, 2026

Q1: Does the Star Tech Tiger Team already have an SSM, and are the CSTs organic to the Star Tech Tiger Team?

A: Yes

Q2: Would the Owner benefit from the CM-Agent incorporating ICD/705 builders/designer consultants who have a high accreditation success record, on the CM-Agent team?

A: No

Q3: Is the Star Tech Tiger Team providing on-site security and an ECP Control Team?

A: Yes, the Tiger Team will handle all security aspects of the space.

Q4: Has the Star Tech Tiger Team begun the "Initial Accreditation Package," referring to the documentation required to initiate the SCIF accreditation process and support the construction effort (i.e. submitting and obtaining Concept Approval from the servicing SSO)?

A: Yes

Q5: Will the Owner provide existing as-builts, CAD files, MEP drawings, fire protection drawings, security/access control drawings, and any prior field investigation reports for the Wells Fargo Building project area? If so, will those documents be made available to all proposers by addendum?

A: Not before evaluations have been conducted and a CM-Agent is selected. These files can be made available during negotiations if requested or required for award.

Q6: For the ICD-705 SCIF scope, can the Owner clarify the specific boundary between the CM-Agent's advisory role and the responsibilities of the Site Security Manager, CSTs, design team, and accrediting authority? Specifically, which SCIF-related construction observations, submittals, RFIs, and closeout items is the CM-Agent expected to track versus defer to the SSM/CST team?

A: CM-Agent will be required to support the SSM with inspection support to ensure ICD 705 material are applied correctly to standard and review and support the SSM and owners with change order requirements. The CM-Agent will not have accreditation authority.

Q7. Based on the current design, are there known capacity concerns or required upgrades to existing HVAC, electrical, fire alarm, fire sprinkler, telecom/data, access control, or emergency power systems serving the SCIF and CUI/ITAR collaboration space?

A: Yes, all systems will be upgraded in the design.

Q8. What testing, inspection, commissioning, and accreditation activities are anticipated for the SCIF and CUI/ITAR spaces, and who will contract with and manage those parties? For example: special inspections, TAB, commissioning, acoustic testing, RF shielding/attenuation testing, access control testing, and final SCIF accreditation support.

A: General Contractor with approval of the SSM will fulfill the requirement.

Q9. For RFIs, submittals, and bulletins, will the CM-Agent be expected to provide technical interpretations directly, or will the Architect of Record / Engineer of Record remain the final technical authority for design intent, code compliance, and engineered systems?

A: Yes, the CM Agent would be responsible for the scope of work in the RFQ. The scope of work will be finalized during negotiations and finalized with award of the agreement/contract.

Q10: Will the owner submit an expected duration for construction? We need a timeframe to provide a proposal.

A: This is a qualifications-based evaluation, a fee is not required. If a firm determines that they would like to submit their fee it must be done in accordance with RFQ-2026-05 paragraph 6.10. The expected duration of the contract is from August 4, 2026 - October 4, 2027.

Q11: Will an exhibit be provided showing the total square feet and scope of the project?

A: Yes, please see attachment "Facility Square Footage Drawings".