

FAIR-OPPORTUNITY TASK-ORDER REQUEST

SM-MACC-01 | Command Post Renewal | Solicitation CP-27-008

Issue date	1 June 2027
Concept proposals due	21 July 2027 · 1400 Alaska time
Contract type	Firm-fixed-price task order · single-phase design-build
Eligible offerors	All five SM-MACC-01 award holders
Proposal status	Three offers received; evaluation planned for 27 July 2027
Required turnover	15 October 2028
FAIR OPPORTUNITY NOTICE. This request is issued to every SM-MACC-01 holder. Award will be made to the responsible holder whose proposal represents the best value under the stated factors. The Government may select an offer other than the lowest-priced or highest-technically-rated offer.	

1. Acquisition approach

The Government intends to issue one firm-fixed-price task order for complete design and construction of the Building 100 Command Post renewal. Offerors shall submit concept design and fixed price simultaneously. Post-award design development, coordination, construction documents, construction, testing, commissioning, training, and closeout are included in the fixed price.

The Contracting Officer considered FAR 36.301. A two-phase procedure is not used because the eligible pool is limited to five prequalified MACC holders, the concept submission is bounded, substantial proposal-preparation design expense is not expected, and the activation schedule favors one evaluation. Offerors are not asked to prepare construction documents before award.

2. Offer contents

- Technical approach, including concept floor and site-security plans; proposed roof, wall, HVAC, electrical, and resiliency concepts; design-management method; and principal risks.
- Management approach, organization, subcontracting, quality control, safety, design-construction integration, and Government coordination.
- Schedule showing design reviews, long-lead releases, construction phases, commissioning, turnover, and contingency.
- Qualifications of the program manager, design manager, and superintendent.
- Past performance describing relevance, quality, timeliness, and cost control.
- One firm-fixed price for the complete requirement, with a breakout adequate for evaluation.

PERFORMANCE REQUIREMENTS

Government criteria • no Government building design

3. Existing facility and mission

Renew existing Building 100, approximately 18,000 square feet, within its current footprint. The facility must support continuous command-and-control operations, controlled public access, secure communications, shift work, and maintainable cold-region systems. Offerors may arrange rooms and systems to meet the functions below; dimensions other than overall area and stated capacities are contractor design decisions.

4. Functional spaces

Function	Minimum capability
Operations floor	Approximately 40 positions with common-display sightlines and resilient power/data.
Command suite	Commander and deputy offices, small conference capacity, controlled access, and operations connection.
Briefing room	Approximately 60 seats, presentation wall, acoustic control, and after-hours access outside secure areas.
SIPR room	Approximately 12 positions with controlled access, protected pathways, and dedicated environmental control.
Communications equipment	Secure equipment room with clearances, redundant cooling, grounding, and monitored power.
Support spaces	Watch offices, administration, secure storage, shift break, restrooms, janitor, mechanical, and electrical.
Access	Separate public and controlled service/delivery entrances with accessible routes and weather protection.

5. Required capabilities

- Renew roof and envelope for coastal Alaska wind, precipitation, freeze-thaw, corrosion, and energy performance.
- Provide maintainable cold-climate HVAC with operational zoning and continuity appropriate to 24/7 spaces.
- Provide reliable normal and emergency power, UPS support, generator capacity, grounding, and lightning protection.
- Provide secure pathways, access control, intrusion interfaces, fire protection, plumbing, accessibility, acoustics, and finishes.
- Commission integrated systems and furnish training, operations data, record drawings, spares, warranties, and closeout.

SITE SECURITY AND DELIVERY

Performance criteria for contractor concept design

6. Security performance

Provide a continuous fixed-vehicle-barrier concept around Building 100 at the nominal protective stand-off established by the antiterrorism criteria. Use fixed natural boulders as the predominant perimeter element, reinforced planters at the public approach, crash-rated bollards at controlled openings, and one controlled service entrance. Maintain drainage, accessibility, snow management, emergency egress, utilities, and service access.

CONCEPT-LEVEL SUBMISSION. Show the proposed barrier line, openings, approaches, building footprint, and floor arrangement. Final grading, foundations, anchorage, utilities, drainage, and construction details are post-award design responsibilities.

7. Design and construction controls

Control	Requirement
Design reviews	Submit coordinated 35-, 65-, 95-, and 100-percent post-award packages; accepted early-work packages control only expressly released work.
Integrated design	Architectural, structural, civil, mechanical, electrical, communications, security, fire, and commissioning disciplines remain under one point of responsibility.
Schedule	Turn over the complete, commissioned facility no later than 15 October 2028.
Price	Include all design, construction, remote logistics, winter protection, bonds, testing, training, and closeout.
Government information	Existing-condition records are planning information. Verify dimensions and visible conditions and promptly identify conflicts.

8. Proposal milestones

Milestone	Date
Common site visit	15 June 2027
Final questions	25 June 2027
Government answers / final amendment	2 July 2027
Concept proposals	21 July 2027
Evaluation	27 July 2027
Planned award	No later than 16 August 2027

EVALUATION AND AWARD

Best-value tradeoff under SM-MACC-01 ordering procedures

9. Factors and relative importance

Order	Factor	Relative importance	Evaluation focus
1	Technical approach	Most important	Mission performance, resiliency, constructability, coordination, and risk.
2	Management approach	Second	Integration, quality, safety, staffing, subcontractors, controls, and communication.
3A	Schedule	Equal to Past Performance	Credibility, critical path, long-lead strategy, commissioning, and contingency.
3B	Past performance	Equal to Schedule	Relevance, quality, timeliness, cost control, context, and trends.
5	Key personnel	Fifth	Experience and qualifications of the three proposed leaders.
6	Price	Below combined nonprice factors	Total price, completeness, balance, and reasonableness.

RELATIVE WEIGHTING. Technical Approach is more important than Management Approach. Management is more important than Schedule or Past Performance, which are equal. Each is more important than Key Personnel. All nonprice factors combined are significantly more important than Price; price becomes more important as nonprice distinctions narrow.

10. Tradeoff and documentation

The Government will evaluate only the stated factors. It may pay a premium when documented nonprice benefits merit the cost, or select a lower-priced offer when higher-rated benefits do not justify the premium. The decision will document comparative assessment, price analysis, tradeoffs, and why the selection represents best value.

11. Ordering authority

FAR 16.505 governs this fair-opportunity task-order competition. The solicitation adopts the tradeoff principles of FAR 15.101-1 as its stated evaluation method; it does not state that FAR Part 15 procedures automatically govern the order. The Government will provide required postaward notice and debriefing under the ordering procedures.

CONTRACTING OFFICER: /s/ Helena Dolph Jackson, Maj, USAF, 713 CONS

DATE: 1 June 2027