

COMMAND POST DESIGN-BUILD PROPOSAL

Diamond Dogs Civil Works, LLC | CP-27-008 | Submitted 21 July 2027

OFFEROR STATEMENT. Mission resilience through an integrated secure-operations design	
Firm-fixed price	\$8,615,000
Calendar duration	410 days from notice to proceed
Proposed turnover	29 September 2028 · 16 days before required date
Proposal validity	120 calendar days
Design responsibility	Complete post-award design and construction by the design-builder
Boulder stand-off	North 62 ft · East 74 ft · South 58 ft · West 36 ft from the corresponding exterior wall

Executive approach

Diamond Dogs Civil Works, LLC offers one integrated design-build team for Building 100. The concept addresses 24/7 operations, secure communications, cold-region envelope performance, resilient utilities, controlled access, and fixed site-security barriers while retaining the existing footprint. Its boulder perimeter is 62 feet north, 74 feet east, 58 feet south, and 36 feet west of the corresponding exterior walls.

Response to stated evaluation factors

Factor	Offeror response
Technical approach	Exceptional. Central operations floor; secure rooms along the east service spine; public entry south; controlled service entry east. Two energy-recovery air handlers and three 50-percent hydronic boilers provide maintainable redundancy. Sectionalized distribution, a 150 kVA UPS, and two 300 kW generators support continuous operations.
Management approach	Very Good. One accountable manager; integrated submittal register; weekly discipline coordination; quality-control and safety gates.
Schedule	Very Good. 410 days; turnover 29 September 2028; 16 days of stated contingency.
Key personnel	Dedicated program manager, design manager, and superintendent identified below.
Past performance	Three comparable records supplied with quality, timeliness, and cost-control context.
Price	Firm-fixed price of \$8,615,000 for complete design, construction, commissioning, training, and closeout.

Principal strengths

- Most resilient mechanical and electrical concept.
- One-model design-management plan with weekly discipline clash reviews.
- Strongest key-personnel depth and most relevant secure-facility record.

CONCEPT DESIGN

Offeror-developed floor, systems, and security layout • not construction documents

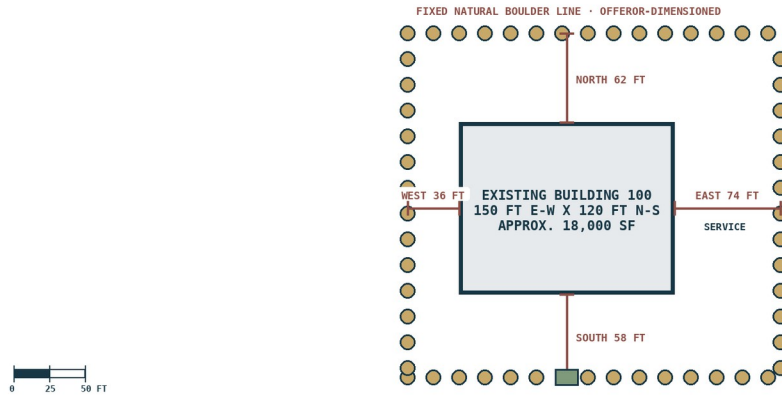
DIAMOND DOGS

COMMAND POST DESIGN-BUILD CONCEPT

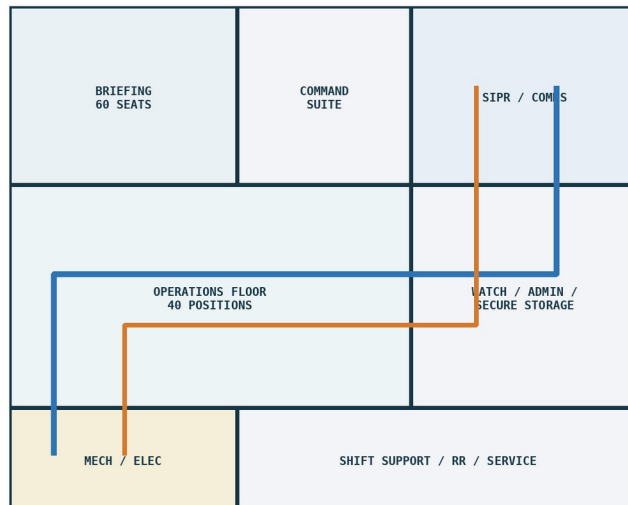
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PLAN FOOTPRINTS | TO SCALE

SITE-SECURITY CONCEPT | GRAPHIC SCALE



CONCEPT FLOOR PLAN | 150 FT E-W X 120 FT N-S | FOOTPRINT TO SCALE



CONCEPT LEGEND

- HVAC
- ELECTRICAL

Central operations floor;
secure rooms along the east
service spine; public entry
south; controlled service
entry east.

PROPOSED SYSTEMS

ROOF: Standing-seam metal roofing

WALL: Insulated metal rainscreen over mineral wool

HVAC: Two energy-recovery air handlers and three 50-percent hydronic boilers provide maintainable redundancy.

POWER: Sectionalized distribution, a 150 kVA UPS, and two 300 kW generators support continuous operations.

TRAINING USE ONLY • OFFEROR CONCEPT • NOT FOR CONSTRUCTION

DESIGN STATUS. This is a concept-level submission. Final dimensions, calculations, grading, utilities, foundations, anchorage, and construction details will be developed after award through the required design reviews.

MANAGEMENT AND SCHEDULE

Design-construction integration and proposed control plan

Management approach

- One program manager controls price, schedule, design, construction, subcontracts, and Government correspondence.
- A common design model, submittal register, and weekly meeting link architectural, structural, civil, mechanical, electrical, communications, security, fire, and commissioning disciplines.
- Preparatory, initial, and follow-up quality-control phases precede each definable feature; safety planning and activity-hazard analysis are integrated into release decisions.
- Long-lead equipment is released after accepted design information; field verification precedes demolition and fabrication.

Key personnel

Individual	Role and qualifications
Dana Rourke, PE	Program Manager · 14 years remote vertical construction
Samuel Hideo, AIA	Design Manager · 11 secure operations facilities
Marcus Flint	Superintendent · 9 Alaska projects without lost-time injury

Proposed schedule

Milestone	Date / period	Control
Notice to proceed	16 Aug 2027	Baseline and field verification begin.
35% design	22 Sep 2027	Confirm floor, site, systems, and long-lead basis.
65% design	20 Nov 2027	Resolve coordination before broad construction release.
95% design	19 Jan 2028	Complete systems and commissioning requirements.
Final design	16 Feb 2028	Issue accepted construction package.
Construction	Oct 2027 – Aug 2028	Envelope, interiors, systems, security, and sitework.
Commission / train	Aug – Sep 2028	Testing, training, punch list, and closeout.
Offeror turnover	29 September 2028	16 days before 15 Oct 2028.

PAST PERFORMANCE AND PRICE

Quality, timeliness, cost control, and firm-fixed-price offer

Relevant record

Project	Value	Quality	Timeliness	Cost control
North Radar Support Facility	\$7.40M	Very Good	12 days early	Good; 0.8% Government-change growth
Fort Raven Secure Operations Center	\$9.20M	Exceptional	On time	Exceptional; absorbed coordination rework
SM-MACC-01 Generator Annex	\$5.85M	Very Good	6 days early	Very Good; 0.4% growth

The Government may verify the records above and consider relevance, context, and trend. All project names and performance records in this exercise proposal are fictional.

Firm-fixed-price breakout

Item	Price element	Amount
1	Design, surveys, management, bonds, and controls	\$905,000
2	Roof and exterior envelope	\$1,465,000
3	Interior renewal and mission spaces	\$1,766,000
4	Electrical, emergency power, and communications pathways	\$1,465,000
5	HVAC, plumbing, fire protection, and life safety	\$905,000
6	Site security, boulders, entries, drainage, and restoration	\$862,000
7	Commissioning, training, closeout, and remote logistics	\$646,000
8	Offeror contingency and price balance	\$601,000
	TOTAL FIRM-FIXED PRICE	\$8,615,000
OFFER. Diamond Dogs Civil Works, LLC offers the complete requirement for \$8,615,000, firm fixed price, subject to SM-MACC-01 and CP-27-008.		

AUTHORIZED OFFEROR: /s/ Dana Rourke, PE, for Diamond Dogs Civil Works, LLC

DATE: 21 July 2027