

COMMAND POST DESIGN-BUILD PROPOSAL

Militaires Sans Frontières Construction JV | CP-27-008 | Submitted 21 July 2027

OFFEROR STATEMENT. Balanced cold-region performance with an accelerated exterior-work sequence	
Firm-fixed price	\$8,340,000
Calendar duration	402 days from notice to proceed
Proposed turnover	21 September 2028 · 24 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 68 ft · East 78 ft · South 64 ft · West 40 ft from the corresponding exterior wall

Executive approach

Militaires Sans Frontières Construction JV 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 68 feet north, 78 feet east, 64 feet south, and 40 feet west of the corresponding exterior walls.

Response to stated evaluation factors

Factor	Offeror response
Technical approach	Very Good. Operations floor in the east half; command and briefing spaces in the west wing; public entry west; service entry south. Two 60-percent air handlers and two condensing boilers provide partial equipment redundancy. A sectionalized switchboard, 120 kVA UPS, and one 500 kW generator support priority loads.
Management approach	Very Good. One accountable manager; integrated submittal register; weekly discipline coordination; quality-control and safety gates.
Schedule	Very Good. 402 days; turnover 21 September 2028; 24 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 \$8,340,000 for complete design, construction, commissioning, training, and closeout.

Principal strengths

- Strong envelope approach and credible remote logistics plan.
- Price is \$275,000 below the highest-priced offer.
- Schedule retains 24 days before required turnover.

CONCEPT DESIGN

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

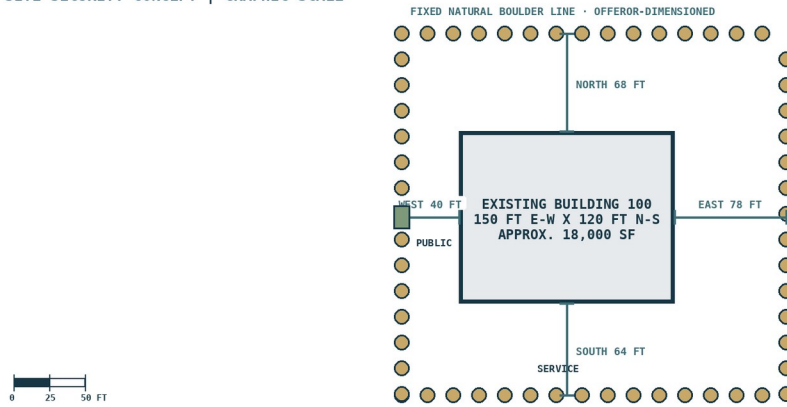
MSF CONSTRUCTION JV

COMMAND POST DESIGN-BUILD CONCEPT

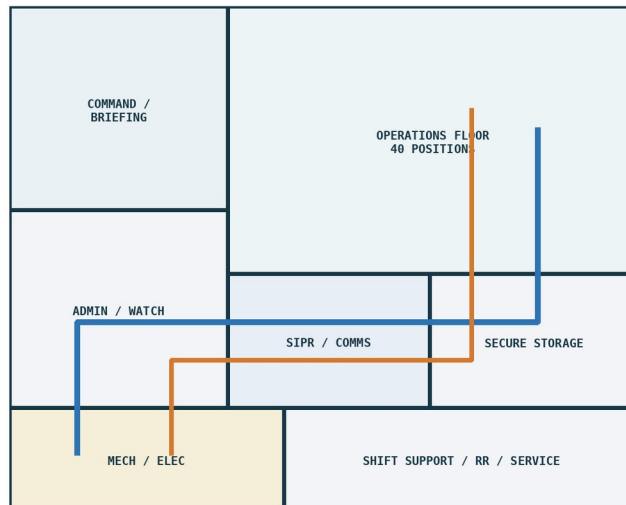
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PLAN FOOTPRINTS | TO SCALE

SITE-SECURITY CONCEPT | GRAPHIC SCALE



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



CONCEPT LEGEND

- HVAC
- ELECTRICAL

Operations floor in the east half; command and briefing spaces in the west wing; public entry west; service entry south.

PROPOSED SYSTEMS

ROOF: Fully adhered TPO roofing

WALL: Fiber-cement rainscreen over mineral-wool insulation

HVAC: Two 60-percent air handlers and two condensing boilers provide partial equipment redundancy.

POWER: A sectionalized switchboard, 120 kVA UPS, and one 500 kW generator support priority loads.

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
Ana Valencia, CCM	Program Manager · 12 years occupied-facility renewal
Leonid Voronin, PE	Design Manager · cold-region envelope and mechanical specialist
Keith Webb	Superintendent · 8 years remote Alaska construction

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	21 September 2028	24 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
Arctic Port Administration Renewal	\$8.05M	Very Good	18 days late	Good; weather recovery limited delay
SM-MACC-01 Medical Support Wing	\$6.92M	Very Good	On time	Satisfactory; absorbed 2.8% rework
Tundra Watch Center Envelope	\$4.30M	Very Good	9 days early	Very Good; 0.6% 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	\$876,000
2	Roof and exterior envelope	\$1,418,000
3	Interior renewal and mission spaces	\$1,710,000
4	Electrical, emergency power, and communications pathways	\$1,418,000
5	HVAC, plumbing, fire protection, and life safety	\$876,000
6	Site security, boulders, entries, drainage, and restoration	\$834,000
7	Commissioning, training, closeout, and remote logistics	\$626,000
8	Offeror contingency and price balance	\$582,000
	TOTAL FIRM-FIXED PRICE	\$8,340,000

OFFER. Militaires Sans Frontières Construction JV offers the complete requirement for \$8,340,000, firm fixed price, subject to SM-MACC-01 and CP-27-008.

AUTHORIZED OFFEROR: /s/ Ana Valencia, CCM, for Militaires Sans Frontières Construction JV

DATE: 21 July 2027