

COMMAND POST DESIGN-BUILD PROPOSAL

Gray Fox Systems, Inc. | CP-27-008 | Submitted 21 July 2027

OFFEROR STATEMENT. A direct, economical renewal using commercially available systems	
Firm-fixed price	\$7,990,000
Calendar duration	388 days from notice to proceed
Proposed turnover	7 September 2028 · 38 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 72 ft · East 82 ft · South 70 ft · West 44 ft from the corresponding exterior wall

Executive approach

Gray Fox Systems, Inc. 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 72 feet north, 82 feet east, 70 feet south, and 44 feet west of the corresponding exterior walls.

Response to stated evaluation factors

Factor	Offeror response
Technical approach	Acceptable. Operations floor in the north half; secure and support rooms in a south spine; public entry west; service entry south. Two packaged air handlers and two standard boilers use common components with limited redundancy. A single service spine, 100 kVA UPS, and one 500 kW generator support identified mission loads.
Management approach	Acceptable. One accountable manager; integrated submittal register; weekly discipline coordination; quality-control and safety gates.
Schedule	Very Good. 388 days; turnover 7 September 2028; 38 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 \$7,990,000 for complete design, construction, commissioning, training, and closeout.

Principal strengths

- Lowest evaluated price and earliest turnover.
- Commercial components simplify replacement-parts sourcing.
- Simple phasing is easy to monitor.

CONCEPT DESIGN

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

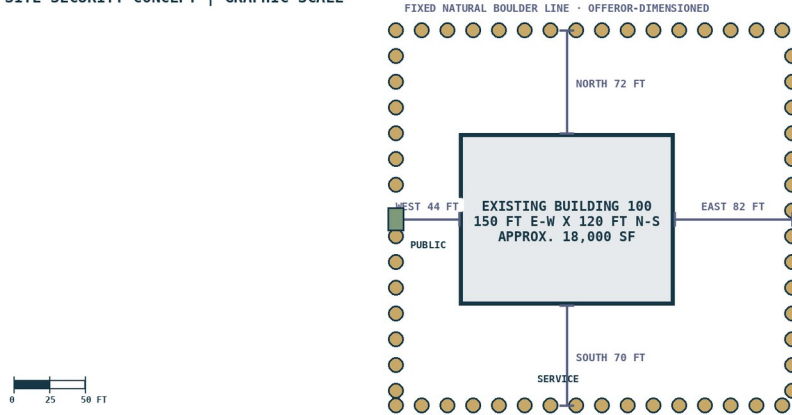
GRAY FOX SYSTEMS

COMMAND POST DESIGN-BUILD CONCEPT

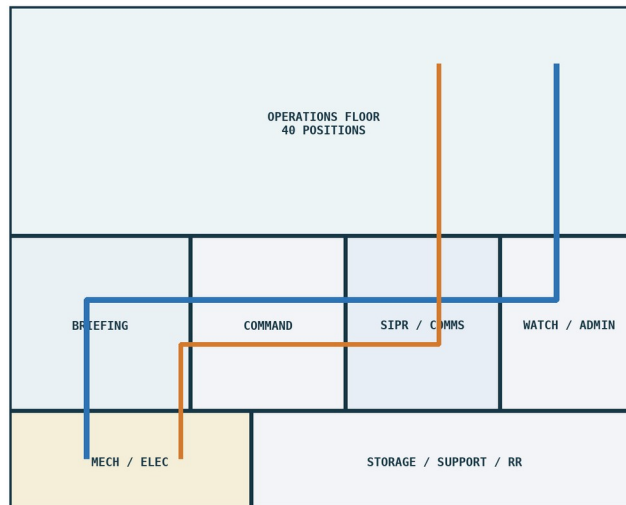
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PLAN FOOTPRINTS | TO SCALE

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 north half; secure and support rooms in a south spine; public entry west; service entry south.

PROPOSED SYSTEMS

ROOF: Mechanically fastened TPO roofing

WALL: Insulated metal wall panels

HVAC: Two packaged air handlers and two standard boilers use common components with limited redundancy.

POWER: A single service spine, 100 kVA UPS, and one 500 kW generator support identified mission 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
Naomi Hunter, PMP	Program Manager · 9 years federal renovation
Frank Jaeger, PE	Design Manager · commercial systems integration
George Kasler	Superintendent · 5 years remote 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	7 September 2028	38 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
Fox Island Emergency Operations Center	\$6.75M	Very Good	On time	Good; 1.1% growth
Remote Clinic Systems Renewal	\$7.15M	Satisfactory	33 days late	Marginal; 4.5% sequencing growth
SM-MACC-01 Warehouse Controls	\$3.90M	Very Good	7 days early	Very Good; no contractor 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	\$839,000
2	Roof and exterior envelope	\$1,358,000
3	Interior renewal and mission spaces	\$1,638,000
4	Electrical, emergency power, and communications pathways	\$1,358,000
5	HVAC, plumbing, fire protection, and life safety	\$839,000
6	Site security, boulders, entries, drainage, and restoration	\$799,000
7	Commissioning, training, closeout, and remote logistics	\$599,000
8	Offeror contingency and price balance	\$560,000
	TOTAL FIRM-FIXED PRICE	\$7,990,000
OFFER. Gray Fox Systems, Inc. offers the complete requirement for \$7,990,000, firm fixed price, subject to SM-MACC-01 and CP-27-008.		

AUTHORIZED OFFEROR: /s/ Naomi Hunter, PMP, for Gray Fox Systems, Inc.

DATE: 21 July 2027