Lines of Effort (LOE) for United States Space Command (USSPACECOM) Command and Control Facility (C2F): Owner's Advisor for Collaborative Design-Build Delivery Challenge

General Instructions for Respondents:
For each Line of Effort (LOE) and Phase outlined below, provide a detailed approach and methodology for execution. Under each section, the Government has provided a list of anticipated activities, products, and engagements that it sees as necessary for successful completion. Respondents should treat these lists as a starting point for their proposed approach; they are not considered all-inclusive.

LOE 1: Program Management & Advisory Services:

Phase 1: Validation & Pre-Construction Management

Required Approach: Describe how you will lead the collaborative process of developing the project's scope, schedule, and budget to arrive at a defensible, transparent Guaranteed Maximum Price (GMP).

Key Focus Areas:

- Defining a government governance structure to rapidly issue project decisions.
- Translating high-level mission needs into Owner's Project Requirements (OPR).
- Developing and implementing standards, specifications, and technical criteria.
- Establishing a risk register, risk allocation strategy, and contingency structure.
- Ensuring open-book cost transparency and auditability.
- Advising the Program Management Office (PMO) on tradeoffs between cost, schedule, scope, mission assurance, and lifecycle performance.
- Advising on integration strategies for a separate Command, Control, Communications, Computers, and Information Technology (C4IT) contract.

Phase 2: Design & Pre-Construction Management

Required Approach: Explain your methodology for managing collaborative design development.

Key Focus Areas:

- Highlighting cost, schedule, and mission-impact decisions.
- Balancing owner desires with technical feasibility and time constraints.
- Ensuring design solutions meet Radio Frequency (RF) shielding, High-Altitude Electromagnetic Pulse, (HEMP) protection, redundancy, and security requirements.
- Guiding the Constructor team (designer/constructor) toward an integrated, validated contract cost and schedule.

- Ensuring lifecycle sustainment, operability, and maintainability are embedded early.
- Continuing the development and enforcement of standards, specifications, and technical criteria.
- Ensuring C4IT integration is fully synchronized with facility design.

LOE 2: Construction Management Services:

Required Approach: Describe how you will manage the transition into construction and oversee execution. Ensure that the collaborative intent of the Design Build Institute of America (DBIA) translates into high-quality, safe, and efficient physical construction.

Key Focus Areas:

- Tracking daily construction activities to ensure alignment with the approved design, schedule, and DBIA collaborative execution best practices.
- Verifying RF shielding, HEMP hardening, Collective Protection Systems, and other mission-critical infrastructure.
- Providing programmatic safety oversight.
- Managing change and controlling scope.
- Monitoring schedule performance.
- Ensuring contract compliance and mission-ready delivery.
- Coordinating construction sequencing with C4IT installation and commissioning.
- Delivering on-site quality control and assurance.
- Overseeing supply chain logistics.
- Assessing and reviewing the Design-Builder's site-specific safety plan. Ensuring environmental compliance, prevailing wage adherence, and other statutory requirements specific to the Other Transaction Authority (OTA).

C4IT Integration & Coordination:

Required Approach: Describe how you will coordinate construction activities with the separate C4IT contract to ensure synchronized delivery and prevent schedule conflicts during installation and commissioning.

Key Focus Areas:

- Maintaining a live interface register that maps C4IT installation milestones to facility construction sequencing.
- Coordinating site access, power availability, and environmental conditioning requirements in advance of C4IT equipment installation.
- Identifying and managing critical path interdependencies between the facility construction schedule and C4IT commissioning activities.
- Facilitating direct communication between the Design-Builder, C4IT contractor, and USSPACECOM stakeholders to resolve integration conflicts in real time.

- Ensuring construction closeout and substantial completion criteria account for C4IT system readiness and acceptance testing.

LOE 3: Construction Security:

Required Approach: Describe how you will provide Construction Security Services.

Key Focus Areas:

- Coordinating directly with the USSPACECOM PMO Site Security Managers (SSM). *(Note: The SSM will receive guidance and instructions directly from the USSPACECOM Special Security Officer [SSO]).*
- Ensuring the C2F meets all stringent Intelligence Community Directive (ICD) standards for secure facilities.
- Providing Construction Surveillance Technicians (CST) with active Top Secret/Sensitive Compartmented Information (TS/SCI) clearances.