



DESIGN-BUILD TECHNICAL PROPOSAL

Canon ProStream Press Installation

U.S. Government Publishing Office
Solicitation 040ADV-26-R-0029
Building C · Washington, DC

Prepared for Micon Constructions
Proposal due August 25, 2026 · 5:00 PM EDT

Proposal concept · design direction: STUDIOS Riziki House · subject to field verification

Purpose & submission status

For Micon review. This is a complete capture and narrative draft, not an authorized offer. Bracketed items, pricing, signed forms, registrations, bonds, named personnel, licenses, teaming commitments, and past-performance assertions must be confirmed before submission.

Executive proposition

Micon will deliver one coordinated design-build solution that makes GPO Building C compatible with the Canon ProStream 2133 while protecting ongoing federal production. Our approach resolves the building and equipment as one system: floor capacity and vibration, access and rigging, architectural clearances, electrical service, compressed air, exhaust, process cooling, controls, life safety, testing, and turnover.

180

calendar-day plan
Design gates tied to procurement and field releases.

4

controlled design gates
20%, 65%, 95%, and stamped 100% documents.

1

accountable team
Micon-led construction with integrated design leadership.

Volume map

Volume 1	Signed SF 1442 and company information	Client inputs required
Volume 2	Technical approach and management plan	Drafted
Volume 3	Design management approach	Drafted
Volume 4	Key personnel	Role architecture drafted; resumes required
Volume 5	Past performance and PPQs	Selection framework drafted; references required
Volume 6	Cost/price workbook and rationale	Pricing framework drafted; estimates required

Volume 1 • Offer and company information

Required final inserts

Item	Owner	Finalization control
Completed and signed SF 1442	Micon authorized signer	Verify amendments, acknowledgment, price, validity and signature.
Legal name, address, UEI, CAGE, tax ID	Micon	Match active SAM record exactly.
Representations, certifications and responsibility data	Micon	Confirm current and applicable to this procurement.
Bonding and insurance evidence	Micon / broker	Provide solicitation-compliant commitments.
Teaming letters and design licenses	Team	Confirm scope, availability and jurisdiction.

Offer narrative

Micon Constructions submits this offer to provide all architecture, engineering, management, labor, supervision, equipment, materials, testing, documentation and coordination required to deliver the Canon ProStream press installation as a complete, operational design-build project. Micon accepts single-point responsibility for design coordination and construction execution, subject to the final signed offer and incorporated documents.

Compliance controls

- Separate each volume exactly as instructed and apply consistent solicitation identifiers.
- Keep each transmitted email below the stated 5 MB limit; use a numbered transmission manifest.
- Submit only after independent checks of forms, amendments, signatures, page limits, file names and virus scan.
- Do not rely on this capture draft as contractual confirmation of any firm, person, price, credential or experience.

Volume 2 • Technical approach

Understanding the assignment

The principal challenge is not positioning a printing press. It is integrating manufacturer-defined equipment into an existing fourth-floor production environment with limited access, legacy structure and utilities, rooftop heat rejection, adjacent operations, and a fixed 180-day delivery period. Micon will establish existing conditions before design commitments, isolate long-lead decisions, and sequence intrusive work around GPO-approved windows.

1 • Verify • Laser/field survey and utility tracing • Structural capacity and vibration investigation • Rigging route, turning radii and opening survey • Operational constraints and outage register	2 • Coordinate • Canon maintenance and service envelopes • Power, controls, data and grounding • Compressed air, exhaust and cooling loops • Life-safety, egress and code impacts
3 • Construct • Protected demolition and enabling work • Supports, pathways and equipment foundations • Bridge 33 plant and interconnecting utilities • Press bay finishes and reinstatement	4 • Prove • Pre-functional checklists • Pressure, flow, power and controls tests • Integrated testing with Canon • Training, as-builts and O&M turnover

Selected design move: coordinated service spine

We will test a suspended, maintainable utility spine above the equipment service boundary. The concept organizes cooling-water supply/return, compressed air, power, controls and data into coordinated routes with documented drops. The design will preserve manufacturer exclusion zones, clear egress and housekeeping access, while avoiding an unserviceable web of independent trade pathways.

Volume 2 · Construction management plan



Proposed-design visualization for capture discussion; not a construction document.

Control	How it will work	Evidence
Production protection	Daily work permits, barriers, negative-air/dust controls where needed, noise planning, escorted access, and approved outage windows.	Two-week look-ahead; daily coordination log
Quality	Preparatory, initial and follow-up inspections for each definable feature; hold points before concealment and energization.	Inspection/test plan; deficiency log
Safety	Activity hazard analyses for rigging, elevated work, electrical, hot work and roof operations; stop-work authority.	Approved AHA; daily pre-task plan
Schedule	Critical-path baseline integrated with design reviews, owner decisions, fabrication and Canon milestones.	Weekly update; 3-week look-ahead
Change control	No field deviation without documented technical disposition, cost/schedule assessment and required authorization.	RFI/submittal/decision registers

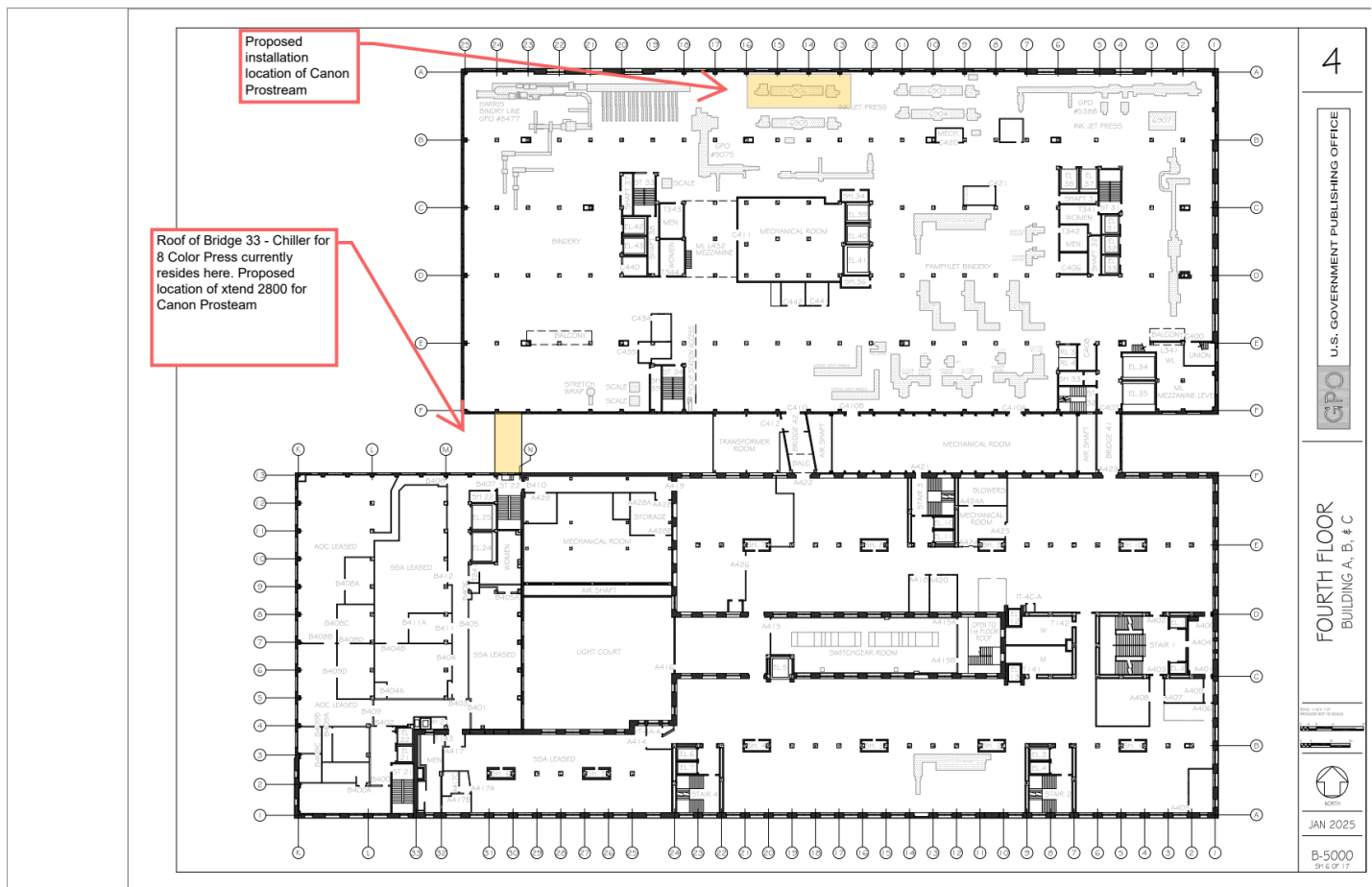
Rigging and access

Before finalizing the construction sequence, Micon will validate the complete route from delivery point to final position, including dimensions, floor/loading limits, overhead conflicts, protection requirements, temporary removals, equipment picks and restoration. The rigging plan will be reviewed with GPO, Canon, the structural engineer and the specialty rigger.

Commissioning

Commissioning begins during design. Each system will have measurable acceptance criteria, test prerequisites and responsible witnesses. Utilities will be verified at operating conditions before press acceptance, followed by coordinated functional testing, punch completion and document turnover.

Volume 3 · Design management approach



GPO Attachment J-2 floor-plan source. All concepts require field verification.

Proposed organization

Micon will hold the prime contract and lead schedule, construction, safety, quality and trade coordination. **Studios, with Riziki House as proposed Lead Architect**, will lead existing-condition translation, architectural integration and milestone coordination. Confirmed licensed structural, mechanical, electrical and life-safety engineers will seal their respective work.

Gate	Decision released	Minimum content
20%	Basis of design	Verified survey, code basis, structural test plan, utility loads, rigging narrative, outage assumptions, risk register.
65%	Coordinated systems	Plans/sections, calculations, equipment selections, utility routes, controls, procurement releases, coordination report.
95%	Permit/construction review	Resolved comments, details, specifications, sequence, commissioning scripts and complete interdisciplinary check.
100%	Stamped construction baseline	Issued documents, permit responses, approved deviations and final design record.

Comment and decision discipline

One design action register will assign every comment, RFI, assumption and owner decision to a named party and due date. No comment is closed by narrative alone: the team will identify the drawing, specification, calculation or schedule artifact where resolution appears.

Volume 3 · Risk and schedule integration

Priority risk	Early action	Response if realized
Existing slab capacity or vibration response differs from assumptions	Focused survey, records review and engineer analysis at 20%	Isolation/support redesign; adjust equipment/interface details before release
Bridge 33 location or routing constrained	Confirm access, structure, acoustics and pipe route	Evaluate alternate location/routing with lifecycle impacts documented
Legacy utilities lack capacity	Trace, measure and load-test before 65%	Release enabling upgrades as controlled early work
Long-lead electrical/cooling components threaten finish	Vendor quotes and submittal data during basis of design	Approved-equivalent analysis; phased procurement authorization
Operations restrict outages or access	Owner constraint workshop and rolling six-week outage plan	Shift work, temporary utilities or resequencing
Canon interface changes	Single interface matrix with revision control	Impact review before accepting revised criteria

180-day control schedule

Period	Planned outcome
Days 0–21	Mobilization, field verification, basis of design, structural/utility investigations
Days 22–55	65% design, long-lead releases, enabling-work package
Days 56–75	95% and 100% documents, permits, procurement completion
Days 76–145	Protected demolition, infrastructure, Bridge 33 plant, press-bay construction
Days 146–165	Equipment interfaces, controls, pre-functional verification and startup support
Days 166–180	Integrated testing, training, punch closure, as-builts and turnover

Final schedule is subject to contract notice to proceed, access constraints, review durations, procurement data and the accepted baseline.

Volume 4 · Key personnel

Verified public profile. Riziki House-Okon is shown as the proposed architectural design lead, subject to written teaming confirmation and availability. Micon must still insert its approved Project Manager and Superintendent/Quality Control Lead.



Riziki House-Okon, AIA, NOMA

Associate Principal · STUDIOS Architecture
District of Columbia Registered Architect · NCARB certified · complex design resolution · renovations · interior design · project architecture and management.

Sources: STUDIOS Architecture public team profile and LinkedIn public credential listing. Team role remains subject to confirmation.

Role	Proposed responsibility	Required final evidence
Project Manager [MICON TO CONFIRM]	Single client interface; contract, schedule, design/construction integration, cost and risk authority.	Resume; project examples; availability; authority statement
Superintendent / QC Lead [MICON TO CONFIRM]	Daily field control, safety coordination, three-phase quality control, trade sequencing and turnover.	Resume; credentials; project examples; availability
Architectural Design Lead Riziki House-Okon, AIA, NOMA · STUDIOS Architecture (proposed)	Architectural design leadership, existing-condition translation, design narrative and milestone coordination.	Teaming confirmation; resume; license/role boundaries
Structural Engineer [TEAM TO CONFIRM]	Floor capacity, dynamic/vibration assessment, supports, roof/Bridge 33 loads and rigging review.	DC license; resume; relevant industrial work
MEP / controls leads [TEAM TO CONFIRM]	Power, grounding, compressed air, exhaust, process cooling, controls and commissioning.	Licenses; resumes; relevant equipment-installation work

Commitment principle

The final organization chart will identify decision rights and availability, not simply titles. Substitutions will follow contractual requirements, and each discipline lead will participate in coordination from basis-of-design through functional testing.

Volume 5 · Past performance

Reference selection strategy

Select three to five completed projects from the last six years that collectively prove the exact risk profile—not merely general construction. A subcontractor project should be used only where that firm is committed to perform the corresponding work on this pursuit.

Evidence theme	Best project characteristic	Proof to extract
Occupied federal facility	Renovation or systems work around continuing operations	Outage control, safety record, customer rating, schedule result
Equipment / production integration	Industrial, laboratory, print or mission-equipment installation	Utility interfaces, commissioning and manufacturer coordination
Multidiscipline design-build	Architectural + structural + MEP responsibility	Design gates, permits, RFIs, change performance
Complex logistics	Rigging, roof plant, restricted access or urban federal site	Logistics plan and disruption avoided

Project sheet template

HOME DEPOT INNOVATION LAB CONVERSION Commercial / technical conversion. Confirm contract value, dates, scope, outcomes, and reference.	DCHA PUBLIC SAFETY SUBSTATION RENOVATION Public-agency operational renovation. Confirm contract value, dates, Micon role, outcomes, and reference.
KNOX HILL ROOF REPLACEMENT Existing-facility envelope work. Confirm contract value, dates, phasing, outcomes, and reference.	LANGSTON TERRACE ELECTRICAL INFRASTRUCTURE UPGRADE Critical electrical infrastructure upgrade. Confirm contract value, dates, phasing, outcomes, and reference.

Source: Micon Constructions official Projects page. Titles are verified; proposal metrics and reference data require Micon confirmation.

Volume 6 • Cost and price

Pricing architecture

The final offer must use GPO Attachment J-7 and reconcile every amount to a controlled estimate. The price narrative should explain the basis without qualifying the firm-fixed-price obligation.

Cost element	Basis to document
Design and engineering	Discipline hours by gate, surveys/investigations, calculations, sealing, permit response and construction administration
General conditions	180-day staffing, site controls, temporary protection, logistics, supervision, safety and quality
Trade construction	Demolition, architectural, structural, mechanical/process cooling, electrical, controls, fire/life safety and finishes
Equipment interfaces	Supports, pathways, final connections, startup assistance and vendor coordination; clarify owner-furnished equipment
Testing and turnover	Commissioning, third-party testing, training, as-builts, O&M manuals and closeout
Risk and escalation	Named, quantified allowances only where solicitation permits; otherwise included in firm-fixed price

Independent checks

- Scope-to-estimate reconciliation against every SOW requirement and drawing note.
- Subcontractor quote leveling and exclusion review.
- Labor compliance against Attachment J-8 wage determination.
- Arithmetic check, cross-volume consistency and management approval.

Pricing status: No price is represented in this capture draft. Micon must complete and approve J-7 using current subcontractor and supplier quotations.

Finalization sprint

When	Decision / deliverable	Owner
Immediate	GO/no-go, prime eligibility, bonding, team commitments, site-visit intelligence recovery, Q&A submission	Micon leadership
Week 1	Named key personnel; structural/MEP partners; past-performance down-select; estimator kickoff	Capture lead
Week 2	Storyboard reviews; PPQs released; initial subcontractor scope packages; 20% concept validation	Volume leads
Week 3	Pink-team complete draft; estimate reconciliation; compliance audit	Proposal manager
Week 4	Red-team revisions; forms, licenses, commitments, graphics and price approval	Executive review
Final 72 hours	Gold review; signatures; file-size split; transmission manifest; early electronic submission	Authorized signer

Client-input checklist

- Legal entity and SAM data
 - Signer and contact information
 - Bonding and insurance
 - Named PM and Superintendent/QC Lead
 - Resumes and availability letters
- Three to five reference projects
 - Completed PPQs
 - Confirmed design/engineering partners
 - Subcontractor pricing and exclusions
 - Approved final price and signatures

Authorization

This capture package becomes an offer only after Micon’s authorized review and signature.

Authorized representative / date