

EXPRESSION OF INTEREST (EOI) / REQUEST FOR INFORMATION (RFI)

FIRE SUPPRESSION SERVICES

1. INTRODUCTION AND OBJECTIVE

The Nevada National Security Sites (NNSS) is a U.S. Department of Energy, National Nuclear Security Administration (NNSA) installation, operated by Mission Support and Test Services, LLC (MSTS), comprising approximately 3,561 square kilometers (1,375 square miles) of federally owned land located in southeastern Nye County, Nevada. Located approximately 105 kilometers (65 miles) northwest of Las Vegas, Nevada, the NNSS is accessed from U.S. Highway 95, which roughly forms the southern boundary of the site.

The MSTS also operates the North Las Vegas Facility (NLV); the Remote Sensing Lab at Nellis Air Force Base, North Las Vegas, NV (RSL-N); the Remote Sensing Lab at Andrews AFB, Maryland (RSLA); Special Technologies Lab at Santa Barbara, CA (STL); Livermore Operations at Livermore, CA (LO); and Los Alamos Operations at Los Alamos, NM (LAO).

MSTS is issuing this Request for Information (RFI) and Expression of Interest (EOI) to conduct market research and gather industry feedback.

Our organization is preparing a procurement strategy to support the life-cycle requirements of our fire suppression systems for the following facilities:

- NLV Facility located at 232 Energy Way, North Las Vegas, NV 89030
- RSL-N Facility located at 4600 N. Hollywood BLVD, Las Vegas, NV 89191
- NNSS located in Mercury, NV 89023

The proposed scope includes:

- Inspection, Testing and Maintenance (IT&M) Services
- Architect/Engineer (A/E) and Fire Protection Engineering (FPE) Design Services
- Design-Build (D-B) Modernization, Modification, and Construction Work

The objective of this RFI is to gauge industry interest, assess market capabilities, and solicit feedback on our proposed contracting structure to maximize competition, obtain high-quality services, and manage risk effectively.

This is a market research tool only. This RFI does not constitute a Request for Proposal (RFP) or a commitment to issue a solicitation in the future. Respondents are advised that our organization will not pay for information submitted or any administrative costs incurred in responding to this RFI.

2. BACKGROUND & CURRENT CHALLENGES

The fire suppression systems across our facilities include a wide range of technologies, including wet/dry pipe sprinklers, pre-action systems, deluge systems, clean agent suppression (e.g., FM-200, Novec 1230), CO2 systems, and associated fire pumps and alarm interfaces.

Many of these systems operate in highly regulated, mission-critical, or hazardous environments, e.g., high-security areas or clean rooms.

Historically, the IT&M services have been performed by internal personnel and/or procured through a separate standalone Subcontract. A/E and FPE Design Services, as well as construction work to support the modification of installed systems was self-performed by MSTS personnel.

To support competing mission priorities, navigate system complexities, and manage the overall volume of regulatory compliance activities required for the continuous operation of fire protection systems, MSTS intends to subcontract the below fire protection work to support the NNSS, NLV and RSL-N facilities.

It is intended that through Subcontracting these efforts, it will enable MSTS to obtain knowledge from industry experts, enable the completion of fire protection activities with increased efficiency(s), and mitigate potential risk to fire protection systems.

3. PROPOSED CONTRACTING STRATEGY

We are currently evaluating the following contracting approach:

Two (2) to three (3) separate Agreements with the distinct functional categories (pools) as follows:

1. Inspection, Testing and Maintenance (IT&M) Services

- Planned Scope of Service: The services under this scope will consist of Contract line Item Number (CLIN) 001: Scheduled Maintenance Activities and CLIN 002: Urgent Response to Abnormal Conditions and Follow on Maintenance as further defined below:

CLIN 001 - Scheduled Maintenance Activities:

Perform IT&M scheduled services on weekly, monthly, quarterly, semi-annual, annual, and a 5-year frequency in accordance with MSTS requirements. The work may include but is not limited to the following tasks:

1. Regular Inspection, Testing, and Maintenance (IT&M) of specified Fire Suppression Systems and Fire Alarm and Detection Systems at the NLV, RSL-N and NNSS facilities.
2. Rapid Response to Abnormal Conditions on Fire Suppression Systems and Fire Alarm and Detection Systems at NLV, RSL-N and NNSS.
3. Installation of CONTRACTOR furnished equipment; System Integration; Testing; and Commissioning.
4. Weekly IT&M of the following:
 - Fire Suppression Backflow Preventors at NLV
 - Fire Pumps at NLV and RSL-N
5. Monthly IT&M at NLV and RSL-N of the following:
 - Fire Suppression Systems
 - Fire Pumps
 - Clean Agent Fire Suppression Systems
6. Quarterly IT&M at NLV and RSL-N of the following:
 - Fire Suppression Systems
 - Fire Pumps
 - Fire Alarm and Detection Systems

7. Semi-Annual IT&M at NLV and RSL-N of the following:
 - Fire Suppression Systems
 - Fire Pumps
 - Fire Alarm and Detection Systems
 - Clean Agent Fire Suppression Systems
8. Annual IT&M of the following:
 - Fire Suppression Systems at NLV and RSL-N
 - Fire Suppression Backflow Preventors at NLV
 - Fire Pumps at NLV and RSL-N
 - Fire Hydrant Flow at NLV and RSL-N
 - Fire Alarm and Detection Systems at NLV and RSL-N
 - Clean Agent Fire Suppression Systems at NLV and RSL-N
9. Five (5) year IT&M at NLV and RSL-N of the following:
 - Fire Suppression Systems
 - Fire Hydrant Flow
 - Clean Agent Fire Suppression Systems

The above work may include the provision of any repair and/or replacement parts needed to maintain operability.

CLIN 002 - Urgent Response to Abnormal Conditions:

The Subcontractor shall deploy to the site, within four (4) hours of MSTS notification, for any abnormal conditions or after-hour calls, for issues involving all fire panel alarms.

The Subcontractor shall evaluate, repair, or accept the condition to return the system back to operable service.

- Proposed Structure: One (1) standalone hybrid Services Subcontract. MSTS desires the IT&M portion – Contract Line Item Number (CLIN) 001 - to be fixed price or fixed unit rate. However, due to the uncertainty of the magnitude that would be required to support the scope under “Urgent Response to Abnormal Conditions” – CLIN 002 – MSTS is willing to consider this work under a Time and Material arrangement.
- Contract Term: One (1) year base period with four (4) one-year option periods, totaling five (5) years.
- Estimated Value: Expected range of \$4,000,000 to \$6,000,000 over the life of the contract.

2. Architect/Engineer (A/E) and Fire Protection Engineering (FPE) Design Services

- Planned Scope of Service: The services under this scope will consist of professional A/E and FPE design services to design, engineer, and support the installation of fully compliant, reliable fire suppression water supplies, piping distribution, and sprinkler systems. These systems protect personnel, high-hazard experimentation assets, and mission-critical infrastructure across the NNSS. The Subcontractor must provide a licensed FPE to oversee the design basis, hydraulic analysis, and system integration. The work is divided into distinct execution phases, including but not limited to the following:

- Phase I - Site Assessments and Field Investigations:
 - ❖ Conduct site visits to perform field investigations of existing building footprints, facility structural frameworks, and utility tie-in points.
 - ❖ Evaluate existing underground fire water mains and execute/witness hydrant flow tests to obtain baseline water supply data.
 - ❖ Review existing facility Fire Hazards Analyses (FHAs) or Fire Protection Assessments (FPAs) to identify specific hazard classifications and system demands.
- Phase II - Preliminary Design Services
 - ❖ Develop the design concept and preliminary documents to define the project baseline:
 - a. Design Basis Document (DBD): Establish the functional and technical criteria for the fire suppression systems, including hazard classification (e.g., Light, Ordinary, or Extra Hazard), design area, and water density requirements.
 - b. Preliminary Drawings: Provide site utility plans showing fire water service entrance, riser room location, major piping layouts, and preliminary sprinkler head zoning.
 - c. Preliminary Hydraulic Modeling: Conduct initial pipe sizing calculations to determine if water supply margins are adequate.
 - d. Commissioning Strategy: Outline preliminary system descriptions and flushing/hydrostatic testing plans.
- Phase III - Final / Definitive Design Services
 - ❖ Translate the approved Preliminary Design into complete, construction-ready procurement and design packages:
 - a. Construction Drawings: Detail-rich shop drawings including piping plan views, isometric riser diagrams, details for seismic bracing, pipe hanger layouts, and system schematics.
 - b. Final Hydraulic Calculations: Utilize industry-standard software to perform comprehensive calculations demonstrating that the system pressure and flow meet NFPA 13 demand requirements (including hose stream allowances).
 - c. Technical Specifications: Prepare construction division specifications MSTs specific templates.
 - d. Cost Estimation: Develop an American Association of Cost Engineers (AACE) Class design-to-cost estimate.
- Phase IV - Construction Support Services
 - ❖ Provide engineering oversight during the construction, installation, and inspection phases:
 - a. Submittal and Shop Drawing Review: Review installing contractor shop drawings, material datasheets (pipe, fittings, sprinklers, valves, backflow preventers), and seismic calculations to ensure design fidelity.
 - b. Requests for Information (RFIs): Provide prompt technical responses to field questions, RFIs, and Field Change Requests (FCRs).

- c. **Field Inspections & Acceptance Testing:** Witness critical milestones such as underground pipe flushing, 200-psi hydrostatic testing (for 2 hours per NFPA 13), main drain tests, and fire pump acceptance runs.
 - d. **As-Builts & Redlines:** Review final redline drawings provided by the installer and issue completed As-Built record drawings.
- o **Design Reviews and Progress Gates**
 - ❖ To ensure coordination with the MSTS Engineering and Construction Department, the Subcontractor must submit deliverables for formal review at specific milestones:
 - a. 10% / Conceptual Review: Alignment on design criteria, water supply assumptions, and major equipment location.
 - b. 30% / Title I Assembly: Complete preliminary drawings, calculations, and specifications.
 - c. 60% / Intermediate Review: Incorporation of 30% comments, finalized pipe routing, and advanced hydraulic calculations.
 - d. 90% / Title II Assembly: Final design package ready for Authority Having Jurisdiction (AHJ) review.
 - e. 100% / Issued for Construction (IFC): Stamped and signed drawings incorporating all final comments, ready for procurement and field execution.
- **Proposed Structure:** One (1) Indefinite Delivery/Indefinite Quantity (IDIQ) Blanket Master Agreement (BMA) in which work will be authorized through issuance of fixed price Task Order Releases.
- **Contract Term:** One (1) year base period with four (4) one-year option periods, totaling five (5) years.
- **Estimated Value:** To Be Determined (TBD).

3. Design-Build (D-B) Modernization, Modification, and Construction Work

- **Planned Scope of Service:** The services under this scope will consist of providing turn-key professional design, procurement, demolition, modification, installation, and startup testing services. This scope covers replacing obsolete, degraded, or non-compliant wet-pipe, dry-pipe, pre-action, or deluge fire suppression systems with modernized, fully compliant systems.

The Subcontractor will act as the single point of contact, managing the design-to-construction transition to shorten schedules and minimize MSTS operational disruptions.

- **Proposed Structure:** One (1) Indefinite Delivery/Indefinite Quantity (IDIQ) Blanket Master Agreement (BMA) in which work will be authorized through issuance of fixed price Task Order Releases.
- **Contract Term:** One (1) year base period with four (4) one-year option periods, totaling five (5) years.
- **Estimated Value:** To Be Determined (TBD).

4. REQUESTED INDUSTRY FEEDBACK & QUESTIONNAIRE

To assist us in refining this strategy, please provide written responses to the following questions:

- **Section A: Company Profile & Expression of Interest**

- General Info: Provide your company name, address, website, point of contact, and active SAM.gov Unique Entity ID (UEI) (if applicable).
- Socio-Economic Status: Identify your business size and socio-economic category (e.g., Large Business, Small Business, HubZone, 8(a), Service-Disabled Veteran-Owned Small Business, Woman-Owned Small Business).
 - Contemplated NAICS Code: The North American Industry Classification System (NAICS) Code contemplated for this effort is 238210, Electrical Contractors and Other Wiring Installation Contractors - Size Standard of \$19,000,000.00.
- Capability & Interest: Which of the three primary scopes (IM&T, A/E Design and Fire Protection Engineering (FPE) Design Services, Design-Build) does your firm have the capability and interest to perform?

Select all that apply:

☐ IT&M

☐ A/E Design and Fire Protection Engineering (FPE) Design Services

☐ Design-Build

- Geographic Reach: Confirm your ability to support work onsite at North Las Vegas Facility (NLV) and Remote Sensing Lab at Nellis Air Force Base, North Las Vegas, NV (RSL-N) Facility and your typical emergency mobilization response time (e.g., 4-hour window).

- **Section B: Feedback on Proposed Contracting Strategy**

- Integration vs. Separation of Scope: Is it more advantageous to combine IT&M, A/E Design, and Design-Build under a single master contract vehicle, or should they be split into separate, distinct procurements (e.g., one contract for recurring IT&M, a separate IDIQ for A/E Design, and a separate IDIQ for Design-Build)? Please explain the market advantages, cost implications, and risks of your preferred approach.

If proposing a single master contract vehicle, please address the following:

- ❖ Labor Law Compliance: Explain how you will clearly delineate and comply with differing labor standards—specifically the Service Contract Labor Standards (SCLS – Formerly Service Contract Act) versus the Davis-Bacon Act (DBA)—across the separate scopes of work to mitigate compliance risk.
- ❖ Bonding Optimization: Explain how you will satisfy bonding requirements for the applicable portions of the scope without increasing costs for the work that does not require bonding.
- Certifications: Please provide a full listing of fire suppression systems you are certified and licensed to support.

- Contract Type: What pricing structures (e.g., Firm-Fixed-Price for routine IT&M, Time & Materials for emergency repairs, or Fixed-Price for A/E Design, and Design-Build) are most viable and attractive to the industry for this type of work?
- Barriers to Competition: Are there any terms, conditions, or proposed requirements (such as location of the work, security clearances, nuclear facility experience, or specialized National Institute for Certification in Engineering Technologies (NICET) certifications that would severely limit competition or prevent your firm from bidding?
- Risk Allocation: In Design-Build and modification projects for active fire suppression systems, what are the primary risks your firm typically encounters, and how can our organization best allocate or mitigate those risks in the contract terms (e.g., phasing, utility outage coordination, site condition access)?
- Supply Chain & Lead Times: What are the current market lead times for major fire suppression components (e.g., fire pumps, dry-pipe valves, specialized clean agent cylinders) that we should account for in our project scheduling and contract period of performance?

5. SUBMISSION INSTRUCTIONS

Interested firms are invited to submit their Expression of Interest and Feedback package in accordance with the following guidelines:

Format: Submissions should be in PDF format, not exceeding [e.g., 20] pages (excluding cover page and attachments).

Language: All responses must be in English.

Submission Channel: Submit via email to Amy Justice at JUSTICAL@NV.DOE.GOV with the subject line: "Response to EOI/RFI: Fire Suppression Contracting Strategy - [Your Company Name]".

Deadline: No later than 4:00 P.M. PST on August 11, 2026.

Questions regarding this RFI/EOI must be submitted in writing to the Point of Contact listed above no later than 1:00 P.M. PST on July 21, 2026.

Disclaimer: Please do not submit proprietary, confidential, or classified information in your response. Any information provided may be used by the organization to develop its final procurement strategy and solicitation documents.