

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

BIG EXPLOSIVES EXPERIMENTAL FACILITY (BEEF) MODULAR FACILITY

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 as well as determine companies who would be interested in participating in a solicitation for the following effort.

MSTS requires the services of an experienced Offeror to provide a complete, permanent modular building solution utilizing volumetric modular construction methods. The facility shall support business occupancy functions, training activities, collaboration, and stand-up assembly meetings.

MSTS intends to procure a factory-manufactured building solution that maximizes off-site fabrication and factory integration of building systems while minimizing field construction activities. The facility shall provide ~5,000 square feet (SF) of usable floor area and support an occupant load of up to 200 persons.

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.

2. PROPOSED SCOPE

The Offeror shall furnish a turnkey modular building product, which is readily available for delivery and requires only transportation and acceptance. Such acceptance may occur at the Offeror's site (prior to shipment) or upon delivery to the designated MSTS site location. The Work shall include the provision of a Manufacturers Lift-Plan by the Offeror.

The Offeror will be required to provide a complete modular facility, which adheres to MSTS's Code of Record, with needed building systems to make it operational, ready for MSTS to connect to its site utilities and includes all needed fabrications to make it Architectural Barriers Act (ABA) compliant. The building shall be delivered as a substantially complete product, suitable for immediate occupancy, following setup, commissioning, and connection to MSTS-provided utilities.

The work will include the provision of all warranties and necessary documentation to furnish. In addition, the Offeror will be required to provide the design for the modular building foundation.

The below details the requirements for the modular building requested:

2.1. General Facility Requirements:

- a) Provision of a complete, permanent modular building system, consisting of approximately 5,000 SF of usable interior floor space and capable of housing 200 personnel.
- b) The facility shall utilize volumetric modular construction consisting of factory-manufactured three-dimensional modules.
- c) The facility shall support business occupancy functions including office operations, training, collaboration, presentations, and meetings.
- d) Shall be suitable for year-round occupancy.
- e) The modular building shall be suitable for installation as a permanent occupied facility.
- f) The facility shall not be based on temporary office trailers, temporary classrooms, shipping containers, or other temporary structures.

2.2. Volumetric Modular Construction Requirements:

- a) The building shall consist of one or more transportable volumetric modules that form a completely integrated facility following installation.
- b) Structural floor, wall, and roof assemblies shall be incorporated within each volumetric module.
- c) Architectural finishes, electrical systems, HVAC systems, doors, windows, insulation, roofing, and other building components shall be installed prior to shipment.
- d) Building systems shall be factory integrated within the volumetric modules to the maximum extent practical.
- e) Module-to-module connections shall provide structural continuity and maintain weather resistance, thermal performance, and life-safety system continuity.
- f) Volumetric modules shall be designed to withstand transportation, lifting, staging, and installation loads.
- g) The Offeror shall have performed factory quality inspections throughout the manufacture of the building.
- h) The Offeror will be requested to perform factory acceptance inspections prior to shipment.
- i) The Offeror will be required to be the Point of Contact (POC)/single-source responsible for manufacture, delivery, MSTS installation support and setup, as well as execution of warranty.

2.3. Architectural Requirements:

- a) The facility shall include complete interior finishes suitable for immediate occupancy.
- b) Interior finishes shall include finished walls, ceilings, flooring, doors, trim, and associated architectural elements.
- c) The facility shall provide an open and flexible floor plan suitable for business occupancy and assembly functions.
- d) The building envelope shall provide protection from environmental conditions at the installation site.
- e) Exterior walls, roof systems, insulation, windows/storefront, and exterior doors shall be included.
- f) Interior materials shall be durable, easily maintainable and suitable for commercial occupancy.

2.4. Programmatic Space Requirements:

- a) Open office area capable of supporting workstation clusters (cubicles), of approximately 3,300 square feet.
- b) Open shelving storage area, approximately 880 square feet.
- c) Conference room with VTC conferencing, approximately 200 square feet.
- d) Hoteling area, approximately 220 square feet.
- e) Walled office, approximately 110 square feet.
- f) Break room, approximately 250 square feet.
- g) Locker room, approximately 105 square feet.
- h) Utility spaces.
- i) Exterior doors required for safe egress, 2-3 overhead doors
- j) At minimum of 10 feet of clear overhead height (bottom of ceiling) for administrative spaces.

2.5. Structural Requirements:

- a) The facility shall include a complete structural system capable of supporting transportation, installation, occupancy, and applicable environmental loads.
- b) Structural systems shall be integrated within the modular units.

- c) The completed facility shall function as a single integrated structure following installation.
- d) The building shall meet seismic criteria ($SDS = 0.596$).

2.6. Mechanical Requirements:

- a) The facility shall include a complete HVAC system.
- b) HVAC equipment shall be factory installed to the maximum extent practical.
- c) The HVAC system shall maintain occupant comfort consistent with the intended occupancy.
- d) HVAC controls shall be provided for routine facility operation.

2.7. Electrical Requirements:

- a) The facility shall include a complete electrical distribution system.
- b) The facility shall include electrical panels, branch circuits, receptacles, lighting, and equipment connections required for normal building operations.
- c) Interior lighting shall support business occupancy and assembly functions.
- d) Electrical service connection points shall be provided for connection to CONTRACTOR-provided utilities.
- e) The facility shall include pathways, raceways, and provisions to support future communications and information technology systems.

2.8. Life Safety Requirements:

- a) The facility shall provide code-compliant means of egress suitable for the intended occupant load.
- b) The facility shall include exit signage as required for the intended occupancy.
- c) The facility shall include emergency lighting.
- d) The facility shall include a fire alarm system and occupant notification devices as required by applicable codes.
- e) The facility shall comply with applicable accessibility requirements.
- f) Automatic fire suppression systems will not be required under this procurement.

2.9. Utility Requirements

- a) The facility will not require domestic water service for operation.
- b) The facility will not require sanitary sewer service for operation.
- c) Utility connection points shall be clearly identified, accessible, and suitable for connection to CONTRACTOR-provided utility services.
- d) The facility shall be delivered ready for connection to electrical utility service.

2.10. Delivery and Set-up Requirements

- a) The Offeror shall transport the modular building components to the MSTS-designated set-up site location.
- b) The modular building system shall be designed to minimize set-up duration and site disruption through the use of volumetric prefabrication and factory-integrated building systems.
- c) The Offeror shall provide a transportation and lift plan in coordination with MSTS.
- d) Offeror shall provide a transportation plan, coordinated with MSTS's Authority Having Jurisdiction (AHJ), Roads and Ground and other departments identified by MSTS.
- e) Offeror shall ensure that loads entering/exiting the NNSS are properly secured.
- f) Offeror shall arrange for immediate disposal and replacement of products found to be defective, damaged beyond repair, or in otherwise unacceptable condition.

2.11. Codes and Standards:

- a) The modular building shall comply with codes, regulations, and standards outlined in MSTS's Code of Record.
- b) The Offeror shall provide evidence of applicable modular certification, inspection, and approval requirements associated with the manufacturing jurisdiction.

2.12. Constraints:

- a) The modular building product must be delivered to MSTS's site protected from the elements for duration longer than four (4) months (wrapped or similar). The modular building product cannot be immediately installed by MSTS and connected to site utilities upon arrival to MSTS's site.

2.13. Exclusions:

- a) Building module installation.

- b) Foundation Construction.
- c) Site grading, excavation, paving, drainage, demolition, or earthwork.
- d) Potable water systems.
- e) Sanitary sewer systems.
- f) Plumbing fixtures including toilets, sinks, lavatories, showers, drinking fountains, and similar fixtures.
- g) Automatic fire suppression systems including sprinklers.
- h) Landscaping and irrigation systems.
- i) Site fencing, gates, security systems, and site-wide security infrastructure unless specifically identified elsewhere in the procurement documents.
- j) Limited areas and Vault Type Rooms.
- k) High Performance Sustainable Building Design and Certification

2.14. Optional Delivery:

In addition to the above, MSTS is considering one of the following two options will apply:

- **Option One – Immediate Delivery:** The modular building product must be delivered to the designated MSTS site on or before August 31, 2026.
- **Option 2 – Delayed Delivery and Storage:** MSTS may request the Offeror to store the modular building until such time as delivery can be accepted.

For either option specified above, MSTS is contemplating acceptance of the building and receipt of invoice by September 8, 2026.

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.

3. PROPOSED CONTRACTING STRATEGY

- Proposed Structure: We are currently evaluating award of two (2) to three (3) separate Firm, Fixed Price (FFP) Agreements based on one of the options below:
 - Option One:
 - Award one (1) FFP Subcontract containing the purchase of the modular building as well as transport and delivery. This option may contain the proposed milestone payments:
 - **Milestone One:** Upon MSTS Acceptance of the Modular Building

- **Milestone Two:** Upon MSTS Receipt, Offload, and Acceptance of the Modular Building
 - Award of one (1) FFP Subcontract for the payment of storage fees, if deemed necessary by MSTS. It is anticipated this Subcontract will be paid based on a fixed monthly cost from commencement of MSTS acceptance to MSTS approval for transport and loading of the modular unit.
- **Option Two:**
 - Award one (1) FFP Subcontract containing the purchase of the modular building, payable upon acceptance of the modular building.
 - Award one (1) FFP Subcontract for the transport and delivery of the modular unit, payable upon MSTS receipt and acceptance at the designated site.
 - Award of one (1) FFP Subcontract for the payment of storage fees, if deemed necessary by MSTS. It is anticipated this Subcontract will be paid based on a fixed monthly cost from commencement of MSTS acceptance to MSTS approval for transport and loading of the modular unit.
- Contract Term: One (1) year period.
- Estimated Value: Expected range of \$1,000,000 to \$2,000,000 over the life of the contract.

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 236220, Commercial and Institutional Building Construction - Size Standard of \$45,000,000.00.
 - **Capability & Interest:** Please provide your company capability and interest in the contemplated scope, to include the following:
 - **Current Inventory:** Identify your current inventory of modular units, which are readily available, and meet the requirements specified.
 - **Dimensions:** What are the exact exterior and interior dimensions of the available units (e.g., a standard 12 ft × 60 ft unit yielding 720 sq ft)? Building dimensions, specifications, and drawings of the buildings meeting the requirements.

- **Modular Building Information:** Please provide the following information for each modular building within your current inventory, meeting the requirements defined above:
 - *Building Schematics:* Floor plans, drawings, and schematics of the building(s) being offered, which shows the layout, interior footprint, and other structural feature
 - *Structural Composition:* What materials are used for the main structural frame (e.g., wood-frame, light-gauge steel, or heavy structural steel)?
 - *Foundation Compatibility:* What types of foundations can the available units accommodate (e.g., temporary concrete pier blocking, poured concrete footings, or a full concrete slab)?
 - *Ceiling Height and Storefront:* What is the footage of the retail glass storefront and ceiling height in the unit(s) being offered?
 - *Customization Limits:* To what extent can the interior layout (e.g., walls, doors, windows, finishes) of your "readily available" units be modified without delaying the delivery schedule?
 - *Warranties:* What warranties apply to the structural integrity, the roof membrane, and the pre-installed MEP systems?
 - *Delivery Lead Time:* What is the estimated lead time from contract signing to delivery at our site?
- **Estimated Costs:** Can you provide a Rough Order of Magnitude (ROM) cost estimate broken down by:
 - Base building cost
 - Delivery/freight charges
 - Storage Fees
 - Operational Lifespan: What is the expected design life of the building under standard preventive maintenance conditions?
- **Section B: Feedback on Proposed Contracting Strategy**
 - **Proposed Subcontract Structure:** Is it more advantageous to utilize Option One or Option Two as defined in Section 3, Proposed Contracting Strategy? Please explain the market advantages, cost implications, and risks of your preferred approach.
 - **Contract Type:** What pricing structures 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 or access constraints) that would severely limit competition or prevent your firm from bidding?

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 EO/RFI: Fire Suppression Contracting Strategy - [Your Company Name]".

Deadline: No later than 4:00 P.M. PST on July 30, 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 23, 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.