This Synopsis is a Presolicitation Notice for the U.S. General Services Administration (GSA), Public Buildings Service. This notice is neither a solicitation announcement, nor a request for proposal or related documents.

Project Description: This Presolicitation Notice is for Design-Build (DB) services required for the IRS Fire Alarm Modernization Project.

The IRS Building, situated at 1111 Constitution Avenue, Northwest, Washington, D.C., functions as the headquarters for the Internal Revenue Service within the Federal Triangle. This 7-story federal building encompasses 1,404,880 gross square feet and accommodates 2,600 IRS employees. While it is a Type IB construction with Group-B occupancy and is fully sprinkler protected, its existing emergency voice fire alarm system is outdated.

The U.S. General Services Administration (GSA), Public Buildings Service (PBS), is seeking a highly qualified contractor to provide comprehensive design-build services for fire alarm modernization.

The existing system requires an upgrade to include emergency voice communication features and to comply with current GSA requirements. This project involves the design and installation of a new, complete, digital/addressable network voice evacuation system, a new bi-directional amplifier (BDA) two-way radio communications enhancement system, and a new two-way communication system at the IRS Building.

The system shall include all wiring, raceways, pull boxes, terminal cabinets, outlet and mounting boxes, control equipment, alarm and supervisory signal initiating devices, alarm notification appliances, and all other accessories and miscellaneous items required to deliver fully operational systems—even if each item is not specifically mentioned or described.

The scope also includes monitoring the existing elevator, computer room, and other remote fire alarm control panels located throughout the building. Devices connected to these remote panels shall remain in place.

All construction work will occur within an occupied government facility and must be performed during non-operating hours. The existing fire alarm system must remain operational throughout the construction process. The final phase of the project will include the demolition and recycling or disposal of the existing system.

The services under this proposed contract will include Contract Management, Professional Architect/Engineer Services, Construction Services including Materials, Labor, and Supervision, and Professional Inspection and Testing Services.

Contract Type: The contract type will be Firm-Fixed Price.

Selection and Schedule: This requirement will be procured under Full and Open Competition in accordance with FAR Subpart 6.101 (GSA Class Deviation RFO-2025-06). The selected offeror will be competitively chosen using Source Selection Procedures in accordance with FAR Subpart 15.2 (GSA Class Deviation RFO-2025-15). The objective of the Source Selection Process is to select a proposal that represents the best value to the Government.

The overall Period of Performance shall be 815 calendar days from Notice To Proceed (NTP) to Project Closeout

Magnitude of Construction: Offerors are advised that this procurement has a range of construction of $20M-$25M.

NAICS: The North American Industry Classification System (NAICS) code associated with this procurement is 236220, Commercial and Institutional Building Construction, and the Small Business Administration size standard is $45 million.

Solicitation Information: GSA anticipates issuing the Solicitation on or about July 14, 2026 with receipt of proposals at a minimum of thirty (30) calendar days later. The Government intends to hold a pre-proposal conference and site visit shortly after issuance of the solicitation. All information, amendments and questions concerning this solicitation will be electronically posted to the Governmentwide Point of Entry at www.sam.gov. No telephone requests will be accepted and no paper copies will be mailed to prospective offerors.

All offerors are required to have an active registration in the System for Award Management (www.sam.gov) at the time of offer submission.

In addition, in order for contractors to have access to Federal space, the contractor will be required to adhere to the HSPD-12, Directive Clearance Process, in accordance with FAR 52.204-9 – Personal Identity Verification of Contractor Personnel (JAN 2011).

Place of Performance:	1111 Constitution Ave. NW Washington, DC 20224
Contracting Office Address:	GSA, Acquisition Management Division One World Trade Center 55th Floor, Room 55W09 New York, NY 10007
Primary Point of Contact:	Douglas Tumbrello Contracting Officer douglas.tumbrello@gsa.gov