Pre-Proposal Site Visit Agenda
July 21, 2026
@9:00 AM

PROJECT TITLE: IRS Fire Alarm Modernization Project

MEETING LOCATION: 1111 Constitution Avenue NW, Washington, DC 20224 (DC0022)

SITE VISIT TIME: 9:00 AM

Solicitation No. **47PB5126R0029 (sam.gov Notice ID: 47PB5126R0029)**

GOVERNMENT REPRESENTATIVES:

- Douglas Tumbrello GSA Contract Specialist/Contracting Officer (Absent)
- Adeyemi Ojumu GSA COR / Project Manager
- Derron Lott GSA BMO
- Perry Thornton GSA BMO

PROJECT DESCRIPTION:

This Statement of Work (SOW) is for the replacement and modernization of the emergency voice fire alarm system at the Internal Revenue Service Headquarters Building. The project site is located in downtown Washington DC. Refer to the SOW for detailed project requirements. The General Contractor (GC) shall coordinate work and gain approvals required in this Statement of Work (SOW) with the Contracting Officer (CO) and Contracting Officer's Representative/Project Manager (COR/PM) as required.

Facility BACKGROUND:

Constructed between 1928 and 1936, the federally owned IRS Headquarters Building is a historic seven-story facility within Washington, DC's Federal Triangle District. The building contains more than 1.4 million gross square feet and houses approximately 2,600 IRS employees, including the Office of the Chief Counsel.

PURPOSE:

The purpose of this Pre-Proposal Site Visit is to afford the contractors and the Government representatives the opportunity to discuss and answer any questions or concerns you may have regarding the contract provisions and requirements for this project.

All questions shall be submitted in writing, via email, to Douglas Tumbrello, the Contract Specialist/Contracting Officer at douglas.tumbrello@gsa.gov.

No oral statements made by a Government representative at this Pre-Proposal Meeting or at any Site Visit, nor any written record of such oral statements as may be made or furnished to the offeror will qualify or be deemed to have the effect of adding to, modifying, or otherwise varying from the written provisions of the Request for Proposal. In the event the discussion or questions raised during a Site Visit or Pre-Proposal Meeting indicate a need to modify the Request for Proposal, an amendment to the solicitation will be issued in writing. Any amendment issued to the solicitation must be acknowledged in your response to the RFP.

In order to prevent unnecessary extension of the proposal due date, any questions you may have during, as well as following, this meeting must be submitted in writing

QUESTIONS DUE DATE: Wednesday, August 5, 2026 4PM ET

SUBMIT QUESTIONS TO: douglas.tumbrello@gsa.gov

CONTRACTUAL PREVIEW:

CONTRACT TYPE: Firm-Fixed Price.

WAGE AND FRINGE BENEFITS: Contractors are to pay wage and fringe benefits according to the **Davis Bacon Act**. The minimum wages and fringe benefits are set forth in the prevailing wage determination contained in the RFP. Offerors should not include in their proposal any price increases scheduled to take effect beyond the first year of performance.

PERIOD OF PERFORMANCE: The period of performance requires that the project shall be completed within **815** calendar days after notice to proceed is issued.

INSURANCE REQUIREMENTS: After contract award and before the contract start date, the contractor must furnish the Contract Officer with a current Certificate of Insurance, listing the Government as an additional insured and meeting the requirements specified in this solicitation.

SUBCONTRACTING PLAN: Large Businesses are required to submit a subcontracting plan for this RFP.

PRICING PROPOSAL:

METHOD OF AWARD: Your total evaluated price proposal will be composed of the price elements contained in your response to the RFP. Please see SF1442, also provide a detailed cost breakdown of labor and materials with your proposal.

PROPOSAL DUE DATE AND LOCATION:

PROPOSAL DUE DATE: Thursday, August 20, 2026 4:00 PM ET

SUBMIT PROPOSAL TO:

douglas.tumbrello@gsa.gov

Please remember to sign and date your proposal

Please remember to acknowledge all amendments