

NATIONAL LABORATORY OF THE ROCKIES

Managed and Operated by the Alliance for Energy Innovation, LLC

CONSTRUCTION SERVICES

Request for Proposals (RFP) Number RFP-2027-27107

“Design-Build Services – STM Security Fencing – North Boundary”

Date Issued	10/7/2026
Subcontract Administrator	Steve Cummock
Technical Monitor	Mark Martinez
Request for Proposal #	RFP-2027-27107
Project Title	Design-Build Services – STM Security Fencing - North Boundary
NAICS Code	238990
Subcontract Type	Firm Fixed Price – Design-Build
Small Business Set Aside	Yes
Notice of Intent to Propose Due	10/14/2026
Site Walk Date and Time	Upon Request
Site Walk Location	Upon Request
Technical Questions Due	10/28/2026
Proposal Due	11/11/2026 before 5pm MST
Applicable NLR Appendices	Appendix B-10 ; Appendix C-3 ;
Applicable Wage Determination	CO20260002 - HEAVY - MOD 1 - 05182026

SOLICITATION NARRATIVE

The National Laboratory of the Rockies (NLR) is a national laboratory owned by the U.S. Department of Energy (DOE). NLR is a federal laboratory dedicated to research, development, commercialization, and deployment of energy efficiency technologies. NLR is managed and operated for DOE’s Office of Critical Minerals and Energy Innovation by The Alliance for Energy Innovation (Alliance), the “M&O Contractor.”

Notices and Minimum Requirements

- (1) This procurement is issued as a competitive small business set-aside solicitation, open to only small businesses with a NAICS Code: 238990
- (2) **A bidders list will not be shared publicly.** Respondents to this solicitation will be given access to the project specification documents upon submission of the “Notice of Intent to Propose”. **This document is required to be securely uploaded via the Notice of Intent Document Portal found at the link provided below:**

[NOI Submission Portal](#)

- (3) Offerors shall have a bona-fide office located within 50 miles of NLR’s South Table Mountain (STM) Campus, or shall be able to demonstrate their capability to perform in this area:

Description of Construction Services Work Effort Requirement:

This description is intended to summarize the project at a high level for procurement purposes. Interested parties must refer to the full SOW for complete technical requirements, detailed scope elements, design and construction deliverables, environmental obligations, safety standards, and administrative procedures. The SOW governs all expectations for this procurement.

Project Overview

The National Laboratory of the Rockies (NLR) is soliciting design-build services for installation of new perimeter fencing along the North boundary of the South Table Mountain (STM) Campus. The work includes designing and installing new fencing, removing designated sections of existing chain-link fence, and completing all related construction activities in accordance with NLR's design standards, construction specifications, and DOE site requirements. Portions of the work require coordination with the State Historic Preservation Office (SHPO). Interested parties must reference the full Statement of Work (SOW) for all detailed scope, technical requirements, and performance expectations.

Design-Build Requirements

The Subcontractor shall develop and submit design documents consistent with NLR's required 50% and 90% design reviews, followed by preparation of a complete 100% Issued-for-Construction package. All design work must comply with applicable codes, NLR Design Standards, and required CAD/BIM formats. Throughout the effort, the Subcontractor must maintain alignment with NLR's design-to-cost objectives and utilize Procore for all project documentation, including drawings, specifications, RFIs, and submittals.

Construction Requirements

All construction activities must comply with NLR's safety, security, and environmental guidelines, including requirements for site access, personnel qualifications, and safe work practices. The Subcontractor is responsible for completing all utility locates before performing any excavation and must implement erosion control, material handling, and environmental protection measures as required. Waste prevention, recycling, and proper tracking of off-site disposal activities must be performed in accordance with the SOW and associated exhibits.

Management, Coordination, and Quality Assurance

The Subcontractor shall provide qualified project management and on-site supervision, maintain an approved Quality Assurance Plan, and participate in all required meetings, field observations, testing, and commissioning activities. The Subcontractor is responsible for coordinating deliveries, securing access authorization for personnel, and following all NLR and DOE security protocols. At project completion, the Subcontractor must deliver accurate as-built documentation, testing records, and turnover materials in accordance with NLR standards and support NLR's Beneficial Occupancy process.

END OF SOLICITATION NARRATIVE

Checklist for Successful Proposal Submission

CONSTRUCTION SERVICES

(See Submission Requirements of the RFP Letter)

☐	A title page that includes the following:	• RFP title and number • Name of your organization • Project Manager (with postal address, telephone number(s), email address) • System for Award Management Unique Entity ID (UEI) number).
☐	Cover letter with acknowledgment statement of the following:	• Sample Subcontract • Statement of Work • Anticipated period of performance, • Standard terms and conditions (Appendix B-10) • Intellectual property terms and conditions (Appendix C-3)
☐	Technical proposal	Clearly demonstrates the vendor's ability to meet the requirements of NLR's Statement of Work with sufficient detail outlining technical acceptability requirements
☐	Design-Build Services Price Proposal Form	RFP Attachment 3 - The offeror's price and delivery terms must be valid for 120 days from the date of the offer.
☐	ES&H Risk Evaluation Form	RFP Attachment 4
☐	Small Business Size Certification	RFP Attachment 6
☐	Representations & Certifications for Subcontracts" form	NLR Standard Forms
☐	Organizational Conflicts of Interest Representation Statement" OR the "Organizational Conflicts of Interest Disclosure Statement	NLR Standard Forms
☐	Copy or link to Vendor's Corporate Health and Safety Program	See Safety Considerations Section of the RFP Letter
☐	Resume of Safety Oversight Personnel	See Safety Considerations Section of the RFP Letter