



Commission-Wide Fire Sprinkler Services and Support Center Garage & Loading Dock Dry Pipe Sprinkler System Replacement

September 21, 2026

Housekeeping Items

- Please put phones on silent or vibrate mode.
- Any information provided today is not legally binding.
- Audience introductions and questions will be after the presentation.
- WSSC Water reserves the right to not answer questions asked and/or submitted.
- Presentations and sign-in sheets will be posted here:
<https://www.wsscwater.com/work-us/procurement/early-engagement-vendor-sessions/past-contract-events-documentation>
- To receive up-to-date contracting information, visit the Procurement Office's website at www.wsscwater.com/secondary-landing-page/procurement



WSSC Water at a Glance

As a not-for-profit public utility, we serve our customers, not shareholders. Every dollar collected is reinvested into our infrastructure, technology and workforce to strengthen reliability, improve service and protect public health for generations to come. That commitment has helped us achieve **108 years without a single drinking water quality violation, ever.**



8th
Largest combined water and wastewater utility in the United States by population served



1.9M
Residents served



1,000 Sq. Mi.
Size of our service area



160M+ Gal.
Water produced daily at 2 filtration plants



65M+ Gal.
Wastewater treated daily at 6 facilities



500,000+
Laboratory tests performed every year



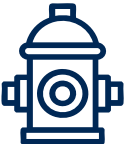
1,800+
Team H₂O members deliver on our mission



11,000+
Miles of pipe



60+
Water storage tanks



47,000+
Fire hydrants



\$1.9B
FY 2027 Operating & Capital Budget



\$9B
In infrastructure assets maintained on behalf of our customers

Agenda

1. Team Introductions
2. Contract Objectives
3. Contract Overview
4. Keys to Success
5. Contract Compliance
6. Supplier Portal and OpenGov Platforms
7. Questions



Commission- Wide Fire Sprinkler Services

Keith Wharton

Division Manager, Facility Services Division

September 3, 2026

Facility Services



Keith Wharton

Division Manager, Facility Services



James Jiron

Fire and Life Safety Manager



Richard Lawler

Section Manager, Facility Services



Donald Carter

Section Manager, Facility Services



Contract Objectives

- Maintain the reliability, readiness, and code compliance of WSSC Water's fire sprinkler systems
- Provide comprehensive quarterly, semi-annual, annual, and five-year inspections and testing.
- Ensure timely identification of system deficiencies and impairments.
- Provide responsive emergency repairs and authorized Additional Service Work on a time-and-materials basis.
- Minimize disruption to WSSC Water operations while maintaining safe, secure, and fully operational facilities.



Contract Overview

- Fire sprinkler inspection and testing services at WSSC Water facilities in Montgomery and Prince George's Counties.
- Inspection and testing of sprinkler systems and associated fire protection equipment including control valves, water supply, control devices, jockey pump, fire pump, hose connections, and related equipment.
- Emergency repairs and authorized Additional Service Work on a time-and-materials basis.
- Contractor provides all required labor, supervision, tools, equipment, materials, transportation, and service vehicles.
- Services must comply with all applicable requirements of the Maryland State Fire Prevention Code, all applicable National Fire Protection Association (NFPA) codes and standards, and all applicable requirements of the Authority Having Jurisdiction (AHJ).



Keys to Success

Technical Expertise & Compliance

- Qualified and experienced personnel with demonstrated knowledge of fire sprinkler systems and applicable NFPA requirements.
- Ability to perform inspections and testing, accurately identify, document and communicate deficiencies and impairments.

Responsiveness & Reliability

- Consistently meet inspection and testing schedules.
- Adequate staffing, service vehicles, tools, equipment, and parts to support routine and emergency work.
- Prompt response to emergency requests.

Communication & Coordination

- Effective coordination with the WSSC Water Contract Manager and facility staff.



Keys to Success (cont.)

- Timely notification of deficiencies, impairments, scheduling issues, and other conditions affecting system operations.
- Accurate, complete, and timely inspection reports and supporting documentation.

Safety & Quality

- Adherence to WSSC Water safety and site-access requirements.
- Protection of WSSC Water personnel, facilities, equipment, and property.
- Proper cleanup and restoration of work areas following completion of services.
- Consistent quality of inspection, testing, repair, and documentation.



Contract Compliance

- Codes & Standards: Comply with Maryland State Fire Prevention Code, applicable NFPA standards, and AHJ requirements.
- Inspections & Testing: Complete all required inspections and testing within established timeframes.
- Reporting: Submit accurate and timely inspection reports and deficiency documentation.
- Additional Work: Obtain WSSC Water authorization before performing Additional Service Work.
- Safety & Site Requirements: Comply with WSSC Water safety, security, and site-access requirements.
- System Restoration: Restore systems to service and clean and secure work areas upon completion.



Support Center Garage & Loading Dock Dry Pipe Sprinkler System Replacement

Anthony Ekweozoh

Facility Construction Manager

September 21, 2026



Sustainability & Support Services



Anthony Ekweozoh

Facility Construction Manager



Jacob Beschner

Section Manager



Duncan Mukira

Division Manager



Richard Lawler

Section Manager (Facility Services)



Project Objectives

- **Replace Existing System**
Complete replacement of the dry pipe sprinkler system and all associated components.
- **Maintain Life Safety**
Maintain fire protection throughout phased construction and system impairments.
- **Minimize Operational Disruption**
Perform work overnight while maintaining garage, loading dock, emergency, and EV access.
- **Deliver a Fully Operational System**
Complete engineering, permitting, installation, testing, commissioning, and acceptance.
- **Complete Documentation & Closeout**
Provide eBuilder documentation, as-builts, certifications, training, and final closeout.



Project Overview

- **Complete Dry Pipe System Replacement**
Replace the existing 250,000 GSF sprinkler system and associated components throughout the garage and loading dock.
- **New Fire Protection Equipment**
Install new dry pipe valves, jockey pump, two air compressors, sprinkler piping, heads, devices, and controls.
- **Phased Construction**
Sequence demolition and installation to maintain life-safety protection throughout construction.
- **Operational Parking Garage**
Perform work **7:00 PM–6:00 AM, Monday–Friday**, while maintaining garage, loading dock, and EV access.



Project Overview (cont.)

- **Engineering & Regulatory Compliance**
Provide field verification, coordinated shop drawings, hydraulic calculations, permits, testing, and NICET II supervision.
- **Commissioning & Closeout**
Complete system testing, training, labeling, as-builts, NFPA certifications, and eBuilder documentation.



Keys to Success

- **Plan & Verify Early**
Conduct thorough field verification, document existing conditions, and coordinate design before construction.
- **Protect Life Safety**
Use disciplined phasing, temporary protection, fire watch, and rapid restoration to minimize system impairments.
- **Maximize Night Work Efficiency**
Pre-stage materials, prefabricate piping, and coordinate crews to maximize productivity within the **7 PM–6 AM** work window.



Keys to Success (cont.)

- **Coordinate the Operational Facility**
Maintain garage, loading dock, EV charging, emergency access, and existing infrastructure while coordinating with facility operations and other trades.
- **Deliver Quality & Closeout**
Maintain qualified supervision, execute testing and commissioning, secure AHJ approval, and provide complete eBuilder and final documentation.



Project Compliance

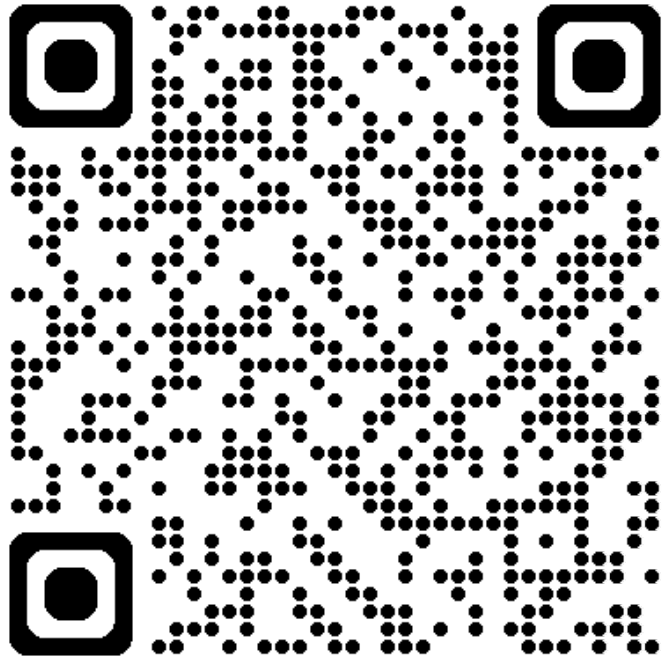
- **Qualified & Licensed Contractor**
Provide licensed fire protection contractor, NICET Level II minimum supervision, complete labor, materials, equipment, permits, coordination, and fees.
- **NFPA 13 Design Compliance**
Provide hydraulic calculations for designated hazard classifications, required densities/areas, 7-psi minimum remote pressure, 30-minute duration, and **5% minimum safety margin** extending to the existing fire service connection.
- **Approved Materials & Equipment**
Provide new **UL Listed/FM Approved** piping, dry pipe valves, trim, sprinklers, fittings, hangers, supports, devices, and associated equipment.



Project Compliance (cont.)

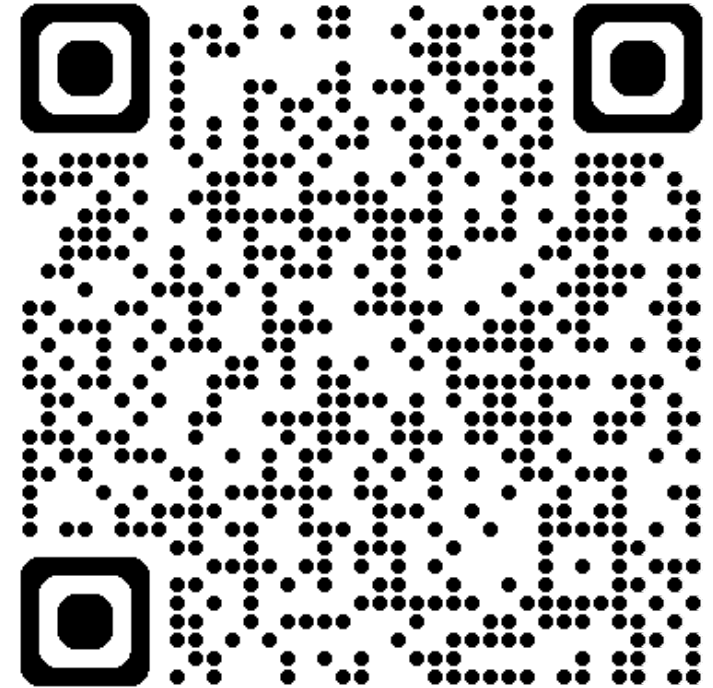
- **Code-Compliant Installation** —
Meet requirements for pipe sizing, drainage/pitch, auxiliary drains, inspector's test assemblies, hangers, seismic bracing, exposed-pipe painting, access panels, and obstruction coordination.
- **Phased Demolition & Life Safety**
Carefully sequence removal and installation to minimize impairments and maintain fire protection through approved temporary protection and/or fire watch.
- **Testing, Documentation & Acceptance**
Complete testing, commissioning, AHJ approvals, training, labeling, as-builts, NFPA contractor certificates, and required project documentation through **eBuilder**.

Supplier Portal and OpenGov Platforms



or Visit:

<https://www.wsscwater.com/supplier>



or Visit:

<https://procurement.opengov.com/portal/wsscwater>



Early Engagement Vendor Session Inquiry Form

<https://forms.office.com/g/c3xHCEqjgG>



Early Engagement Vendor Session Post-Event Survey

<https://forms.office.com/g/57Ws7Ur0Xf>