DOUBLE N WORKS

CAPABILITY STATEMENT

Facilities maintenance and operations support

for VA, federal and Texas public facilities

Company snapshot

Double N Works is an Austin, Texas small business owned and run by a service-disabled U.S. Army veteran. We deliver recurring facilities maintenance and operations support (O&M) to VA medical centers and national cemeteries, Army and Air Force installations, and the prime contractors who serve them. We perform as a prime on right-sized requirements and as a subcontractor or teaming partner on larger ones.

Core competencies

- **Preventive and corrective maintenance:** scheduled PM programs, service calls, facility condition checks, and work order management from request to close-out.
- **HVAC and mechanical:** PM and repair, filter and airflow programs, boilers, pumps, and environmental controls.
- **Electrical and emergency power:** generator and transfer switch PM, testing, and repair.
- **Plumbing and water systems:** routine maintenance and repair.
- **Custodial and grounds:** recurring janitorial, mowing, turf, and cemetery grounds care, with scheduled quality inspections.
- **Fire and life safety:** inspection and testing coordination.

Licensed trade work is performed through licensed subcontractors under written agreements.

Relevant experience of key personnel

Double N Works was formed in October 2026 and has no company past performance yet. The experience below is our principal's.

- **Facilities.** Nate Niehuus built and ran a small, highly complex industrial facility for 5 years with a team of 12. He kept tightly controlled spaces in spec for temperature, humidity, air handling, and contamination on scheduled preventive maintenance, including a clean lab for tissue culture work.
- **Leadership and systems.** Has founded and run three companies since leaving the Army, including OutSearched, an Austin M&A origination firm. Deployed and connected accounting, CRM, email, cloud, AI, and inventory systems across multiple businesses. Executive MBA candidate, McCombs School of Business, UT Austin (2027). Licensed commercial real estate agent focused on industrial property.
- **U.S. Army.** 6 years, including 16 months in Baghdad. Cavalry Scout and Intelligence Analyst. Helped field the Tactical Ground Reporting system (TIGR), trained soldiers to use it, and served as liaison between troops and its engineers.

How we deliver

- **One accountable contact:** the service-disabled veteran owner is the single point of contact for every contracting officer and COR.
- **Dated photo reports:** a photo-verified completion report to the COR within 24 hours of each service visit, and every work order tracked to close-out.
- **Vetted subcontractors:** active SAM registration, no exclusions, current Texas license, and insurance checked before work starts.
- **Set-aside compliance:** staffing planned to the limitations on subcontracting (13 CFR 125.6; VAAR 852.219-75).

Contracting data

UEI CXVBEBL56JS7

CAGE pending

SAM.gov pending activation

Entity Texas LLC, formed 2026-10-26

NAICS

561210	Facilities Support Services (primary)
238220	Plumbing, Heating and A/C
238210	Electrical Contractors
811310	Comm./Industrial Equipment Repair
561720	Janitorial Services
561730	Landscaping Services
561790	Other Services to Buildings and Dwellings

Also registered for IT support: 541511, 541512, 541519

PSC

S216 J041 J045 J061 J042 S201 S208

Status

Service-disabled veteran-owned small business (SBA VetCert certification pending)
Texas VetHUB (application pending)
Small business under all listed NAICS

Differentiators

- **Builder and maintainer.** Knows how environment-critical spaces are built and kept running.
- **Lean and tech-enabled.** Owner-built scheduling, reporting, and invoicing keep overhead low.
- **Right-sized.** Built for simplified acquisitions, BPA calls, task orders, and subcontract roles. Government purchase card accepted.

Who we serve

VA medical centers and national cemeteries; Army, Air Force, and USACE installations; GSA facilities; Texas public agencies; and prime contractors. Central Texas first (Austin and San Antonio); statewide through vetted licensed subcontractors.

Work with us

Send sources sought notices, RFQs, and teaming requests to **nate@doublenworks.com**. You get a reply within 1 business day. Primes: we are looking for subcontract and teaming roles on facility O&M, janitorial, and grounds work.

Keywords

Facility O&M, base operations support (BOS), preventive and corrective maintenance, work orders, HVAC maintenance, generator testing, custodial, janitorial, grounds maintenance, mowing, cemetery grounds, Service Contract Act, BPA, IDIQ task orders.

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