

CONTROLLED UNCLASSIFIED INFORMATION

Justification and Approval (J&A) for Other Than Full and Open Competition

Was a J&A approved for the preceding acquisition? [] Yes [x] No
Is this a new or amended J&A Document? [x] New [] Amended (Prior to Award Only!)
Is this a Bridge Action as defined at AFFARS 5302.101? [] Yes [x] No
Dollar Value of this Acquisition: [x] <= \$750K [] > \$750K and <= \$15M [] > \$15M and <= \$100M [] > \$100M
Contracting Activity: 81 CONS
Purchase Request (if available): N/A
Program / Project (and PE, if applicable): Repair HVAC of B1101 Data Center
Program Type (PEO, Enterprise, of Operational): Operational
Authority: 6.302-1 - 10 USC 2304(c)(1), Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements
Estimated Contract Cost (including options): [REDACTED] J&A Type: [] Class [x] Individual

COORDINATION (AFFARS 5306.304(a))

Table with 3 columns: Date (26 Jul 2021), Requiring Activity (Robert T. Moseley III, 81 CES/CL/ 228-377-9019), Signature (MOSELEY.ROBERT.T.III.1, Digitally signed by MOSELEY.ROBERT.T.III.1230764782, Date: 2021.07.26 09:55:04 -05'00')

APPROVAL (AFFARS 5306.304(a))

Table with 3 columns: Date (26 Jul 2021), Contracting Officer (Aaron Lewis Pearson, 2LT [81CONS / 228-376-1802]), Signature (PEARSON.AARON.LEWIS.1460139267, Digitally signed by PEARSON.AARON.LEWIS.1460139267, Date: 2021.07.26 10:57:43 -05'00')

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I. Agency and Contracting Activity.

81st Contracting Squadron/PKA
Keesler AFB, Biloxi, MS

II. Nature and/or description of the action being approved.

This action will require the contractor, Johnson Controls - Metasys to complete the update to the Energy Management Control System/Building Automation System (EMCS/BAS) portion of a firm-fixed price contract for the HVAC in B1101 Data Centers.

Johnson Controls, Inc. 5757 N. Green Bay Ave, Milwaukee, WI 53201.

III. Description of supplies/services required to meet agency needs (including the estimated value).

The estimated cost of the EMCS/BAS portion to Upgrade HVAC in B1101 Data Centers is [REDACTED]. This EMCS/BAS cost is approximately [REDACTED]% of the total project cost. The period of performance for the project to Upgrade HVAC in B1101 Data Centers is 120 calendar days after the notice to proceed is issued.

Bldg. 1101 South Wing is "mechanically separated" from the North Wing of B1101. The South Wing is an existing single story 22,676 square foot building. B1101 is home of two data centers at approx 3500 square foot, total.

The data centers are adding COMM equipment to raise the data center cooling load to 75 tons. Only 74 tons of existing CRAC unit capacity is installed within the data centers. No spare capacity to cool the data centers currently exist. This project will replace the existing CRAC units with four, 25 ton units, providing one redundant spare 25 ton CRAC unit during peak cooling load.

The data center cooling units have never reported operational status or real time data center temperature/humidity to a supervised controller. The data center has always been operated from local CRAC unit control boards with only local alarms of operational status or real time temperature/humidity discrepancies that no data center supervisor is monitoring.

Via the integration of CRAC unit "Leibert I-COM" control boards and EMCS/BAS, the data center operational status and real time temperature/humidity can be reported and monitored by EMCS supervision. This will allow timely maintenance to be accomplished.

This integration of CRAC unit "Leibert I-COM" control boards and EMCS/BAS will be the task of this Johnson Controls-METASYS controls sub-contractor. Johnson Controls is the only controls contractor that have the licensed software required to modify METASYS BAS. There are several companies that Johnson Controls partnered with that are authorized to work on METASYS BAS.

IV. Statutory authority permitting other than full and open competition.

The statutory authority permitting the other than full and open competition for this acquisition is 10 U.S.C. 2304(c)(1), as implemented by FAR 6.302-1 and required by FAR 6.303-2(b)(4).

V. Demonstration that the contractor's unique qualifications or the nature of the acquisition requires use of the authority cited above (applicability of authority).

Johnson Controls - METASYS BAS is a proprietary system providing an automated, computer-networked distributed control system to monitor the mechanical, security, flood, lighting, heating/air conditioning, and ventilation systems located within government facilities. Johnson Controls is the only company that can maintain their METASYS equipment and provide software support. The system is designed for use on the Air Force CE-COINE network using industry standard technology compatible with the owner provided network.

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The system currently has the Authority to Operate (ATO) on the Keesler AFB CE-COINE.

Currently Keesler AFB is using Johnson Controls - METASYS controls to operate the B1101BAS. If a different BAS controls system was installed it would impact also the B1101 chilled water plant and air handling units. To add the cost of a new BAS (with new network controllers, new panels, valves, and programming) for this building, the estimated HVAC upgrade project cost would be [REDACTED]

VI. Description of efforts made to ensure that offers are solicited from as many potential sources as practicable, including whether a notice was or will be publicized as required by subpart 5.2 and, if not, which exception under FAR 5.202 applies.

This acquisition requires a synopsis in accordance with FAR 5.201. A solicitation for the repair of the Data Center HVAC will be posted on the Government-wide point of entry.

VII. Determination by the Contracting Officer that the anticipated cost to the Government will be fair and reasonable.

The offerors' final proposed prices to the repair of the Data Center HVAC will be evaluated against the criteria of reasonableness of the proposed total evaluated price. Assuming adequate competition, price will be evaluated for reasonableness in accordance with FAR 15.404-1(b)(2)(i). Offers shall be ranked according to price.

VIII. Description of the market research conducted and the results, or a statement of the reasons market research was not conducted.

Market research was conducted in accordance with FAR Part 10.

A search of the North American Industry Classification System (NAICS) website resulted in the determination that NAICS 238220, "Plumbing, Heating, and Air-Conditioning Contractors" is the most appropriate classification for this requirement. This industry comprises establishments primarily engaged in installing and servicing plumbing, heating, and air-conditioning equipment. Contractors in this industry may provide both parts and labor when performing work. The work performed may include new work, additions, alterations, maintenance, and repairs.

Market research was conducted and found that the majority of this requirement will consist of repairing and replacing air-conditioning equipment. "Air-conditioning system (except window) installation" is listed as one of the illustrative examples which confirms that NAICS 238220 "Plumbing, Heating, and Air-Conditioning Contractors", is the best classification for potential firms to fill this requirement. A search was conducted on the Small Business Administration (SBA) search website (<http://dsbs.sba.gov>). Results showed there are 132 profiles registered under NAICS 238220 "Plumbing, Heating, and Air-Conditioning Contractors", and filtered to profiles with locations in "Mississippi".

Contractors in this industry may provide both parts and labor when performing work. The work performed may include new work, additions, alterations, maintenance, and repairs. Search results by economic group showed Service-Disabled Veteran Owned (SDVOSB) (23), HUBZone (16), Woman or Women Owned (37), 8(a) Certified (18), Veteran Owned (35), and SDB Certified (3) businesses in the search of Mississippi. We typically get an average of six proposals for each of the economic groups mentioned.

In order to ensure we meet our Service-Disabled Veteran Owned small business goals, we recommend that this requirement be set aside for Service-Disabled Veteran Owned small business firms. A firm-fixed price contract is most appropriate for this requirement. Based on the search results, there are several companies capable of bidding on this requirement. Therefore, it is hereby determined that there is a reasonable expectation of two or more eligible and responsible Service-Disabled Veteran Owned firms that are capable of fulfilling the requirement.

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IX. Any other facts supporting the use of Other Than Full and Open Competition.

N/A

X. List of any sources that expressed, in writing, an interest in the acquisition.

N/A

XI. A statement of the actions, if any, the agency may take to remove or overcome any barriers to competition before making subsequent acquisitions for the supplies or services required.

The current scope of this data center HVAC upgrade project with an estimated cost of a [REDACTED] would require the replacement of the existing building automation system (BAS). To add the cost of new network controllers, new panels, valves, and programming for this building would [REDACTED] the estimated HVAC upgrade project cost.

XII. Certification by the Contracting Officer.

As evidenced by my signature above, I have determined this document to be both accurate and complete to the best of my knowledge and belief.

XIII. Certification by the technical/requirements personnel.

As evidenced by my (our) signature(s) above, I (we) certify that any supporting data contained herein, which is my (our) responsibility, is both accurate and complete.