



DEPARTMENT OF THE AIR FORCE
187TH FIGHTER WING
5187 SELMA HIGHWAY
MONTGOMERY, AL 36108-4824

21 August 2026

MEMORANDUM FOR RECORD

FROM: 187 CE/BCE

SUBJECT: Justification for Other Than Full and Open Competition (Brand Name or Equal)
Texspar Plus Grout Cleaner

1. Agency and Contracting Activity: Department of the Air Force, National Guard Bureau, 187th Civil Engineer Squadron (187 CE), 5187 Selma Hwy, Montgomery, AL 36108. This document constitutes a "Justification for other than full and open competition." Contracting activity is W50S6N.
2. Nature/Description of Action: Approval is requested to procure brand name or equal Texspar Plus tile and grout cleaner for post-construction floor finishing in Building 1502
3. Description of Supplies/Services (Estimated Value):
 - Brand Name Item: K9041 Texspar Plus Tile and Grout Cleaner (or Equal).
 - Estimated Value: \$1,000 (calculated based on an estimated commercial market rate).
4. Statutory Authority: Brand name or equal justification is authorized pursuant to RFO DFARS 206.103-170(d).
5. Demonstration of Unique Qualifications / Nature of Acquisition:
 - This cleaning compound is a required finishing step to restore slip-resistance and visual quality to newly installed flooring before hand-over to base personnel
 - The cleaner must be a water-based, non-acidic compound containing micro-fine, non-scratching mineral polishing compounds. It must utilize natural citrus skin extracts as the active solvent to dissolve adhesives safely, eliminating high-VOC petroleum solvents.
 - High-rinsing capability is required to leave zero soapy film, preserving manufacturer-certified slip resistance to prevent slip-and-fall hazards in high-moisture base restrooms.
 - The manufacturer's warranty for the newly installed flooring specifies the use of non-acidic cleaners like Texspar Plus. Utilizing an unapproved acidic competitor would violate warranty guidelines, risk chemical damage to the new infrastructure, and increase long-term maintenance costs.

6. Efforts to Ensure Competition / Solicitation: Quotes will be solicited from multiple commercial distributors. The request will be publicized as part of the overall construction solicitation on the Governmentwide Point of Entry (GPE) in accordance with RFO FAR Part 5. Any vendor capable of providing the brand name product or a technically equal alternative meeting the exact texture, color matching, and backing compatibility will be considered.
7. Fair and Reasonable Cost Determination: The Contracting Officer will determine that the anticipated cost to the Government is fair and reasonable by comparing competitive quotes received in response to the solicitation against commercial price lists, the independent government estimate, and historical procurement data for similar textile finishes.
8. Market Research: Market research was conducted in August 2026 verified that Texspar Plus (K9041) is a specialized non-acidic formulation manufactured by Legge Systems designed specifically for sensitive commercial tile warranties.
9. Interested Sources: Multiple construction vendors have expressed interest that are capable of providing this solution. This listing can be found in the market research document for the Building 1502 renovation project.
10. Barriers to Competition: The Civil Engineer Squadron will continue to coordinate with floor manufacturers to identify a broader range of certified non-acidic cleaners that can be included in future maintenance contracts.
11. Technical and Requiring Activity Certification:

I certify that the supporting data under my cognizance, which are included in this justification, are accurate and complete to the best of my knowledge and belief.

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ADAM W. SANDERS, Lt Col, AL ANG
Base Civil Engineer, 187th CES

I certify that this justification is accurate and complete to the best of my knowledge and belief.
Under the authority cited, this justification is hereby approved.

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STEPHEN A. SHANKS, Civ, AL ANG
Contracting Officer

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