

**JUSTIFICATION AND APPROVAL
FOR USE OF OTHER THAN FULL AND OPEN COMPETITION**

1. Contracting Activity:

The requiring agency is Defense Information System Agency (DISA) in Mechanicsburg PA, which is a high security site. Project title is "Building 308 Essential Bus and Generator System Equipment Installation". The contracting activity is the Naval Facilities Engineering Command. Contracting office is the Naval Facilities Engineering Command, Mid-Atlantic in Norfolk, Virginia.

2. Description of Action Being Approved:

NAVFAC Mid-Atlantic Contracting office proposes to procure, by other than full and open competition, authorization for provision of "Integrated Automation" as set forth in Specification Section/Division 25 of the solicitation.

Under the subject solicitation, N40085-15-R-8719, "Design Bid Build, Construction Contract for Defense Information Systems Agency (DISA), Building 308 Essential Bus and Generator System Equipment Installation at Naval Support Activity (NSA) Mechanicsburg, Pennsylvania," the ultimate awardee will be responsible to perform all equipment installation. This work includes, but is not limited to, installation of "new paralleling switchgear, new substation and extending existing primary circuits to the new substation" and building "underground concrete vault, concrete equipment supports at grade; ventilation for concrete vaults; selective building demolition of interior slab on grade and replacement of demolished items; supporting site work including excavation and disposal of soil and rock, grading, paving, screen wall modifications, other electrical connections, duct bank, conduit, bus way, and cabling as required. Temporary generators will be utilized during the construction phase." Work required by the option includes equipment installation replacing existing 5 generators with 4 new diesel engine generators.

Once this new equipment is in place, a Building Automation System (BAS) will be installed to connect the building equipment to a centralized database for monitoring. This BAS is the subject of this justification.

DISA currently has a contractor presently installing the Building Automation System throughout the facility under a separate design-build contract. That system is proprietary to the installer. The approval sought by virtue of this justification is to (1) require Building Automation System, a brand name product and (2) to instruct the awardee under N40085-15-R-8719 to utilize the services of a specific contractor to extend the Building Automation System monitoring to the equipment added under this current project.

Contractor Information: SPEC, LLC, 38 Stony Brook Rd, Stonington CT 06378-2617, Cage Code 4HFJO, POC: Marcia Yankowski, Partner/Owner, office: 860-415-9399, cell 860-204-1159, email is; m.yankowski@specllc.net Greg Howard, Partner/Owner, cell 860-460-8969 email is; g.howard@specllc.net

3. Description of Supplies/Services:

Extend Building Automation System monitoring to the equipment installed under the DISA Essential Bus project using contractor SPEC, LLC. The SPEC LLC Building Automation System is proprietary software currently being installed in DISA and IT security clearance is required to operate in this high security site.

4. Statutory Authority Permitting Other Than Full and Open Competition:

The statutory authority 10 U.S.C. 2304 (c)(1), for this acquisition permitting other than full and open competition, permits the use of limited suppliers when it is essential to the Government's requirements as implemented by FAR 6.302-1. Furthermore, the authority is applied to circumstances described in FAR 6.302-1 (b)(4) where, as here, NAVFAC MIDLANT has determined in accordance with the agency's standardization program that only the aforementioned makes/models of the Building Automation System will satisfy the agency's needs and only one source is available.

5. Rationale Justifying Use of Cited Statutory Authority:

A Secret Facility Clearance is required for contractors performing work at the DISA facility in Mechanicsburg, PA and receipt of this clearance can take up to twelve months for a new contractor.

Utilization of the current contractor installing the Building Automation System into the DISA facility is anticipated to shorten the time required for this activity and to lower the cost due to this contractor's knowledge of the system. SPEC LLC meets the IT security requirements and has been approved to perform work and connections using the DISA IT network systems which are scheduled to be completed in July 2015. The current SPEC software and equipment is in place at the DISA facility and the new equipment would be able to interface with the existing system only if the propriety equipment is utilized. Equipment from other manufacturers with different components and software would require specialized training for their proprietary equipment. Maintaining one vendor/system will eliminate the need to spend additional time and financial resources retraining employees. Furthermore, the expected increase in cost that would result from delaying the work for a new vendor is unlikely to be recovered through competition. Using SPEC LLC will reduce costs, save time and eliminate the need of maintaining redundant systems. It will also enable DISA's critical mission to be continued without interruption.

6. Description of Efforts Made to Solicit Offers from as Many Offerors as Practicable:

Due to the proprietary software of SPEC LLC Building Automation System no additional offers were solicited.

7. Determination of Fair and Reasonable Cost:

The Contracting Officer will determine that the price for the acquisition is fair and reasonable pursuant to FAR Parts 14 and 15. The cost to the government was estimated by utilizing GSA Contract number GS08T10BPC0003, CLIN A00D BAS System Repairs & Replacements.

8. Actions to Remove Barriers to Future Competition:

Subsequent acquisitions or procurements will be advertised without restriction to the maximum extent possible and under provisions of the FAR.

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