

**CLASS JUSTIFICATION REVIEW DOCUMENT
OTHER THAN FULL AND OPEN COMPETITION**

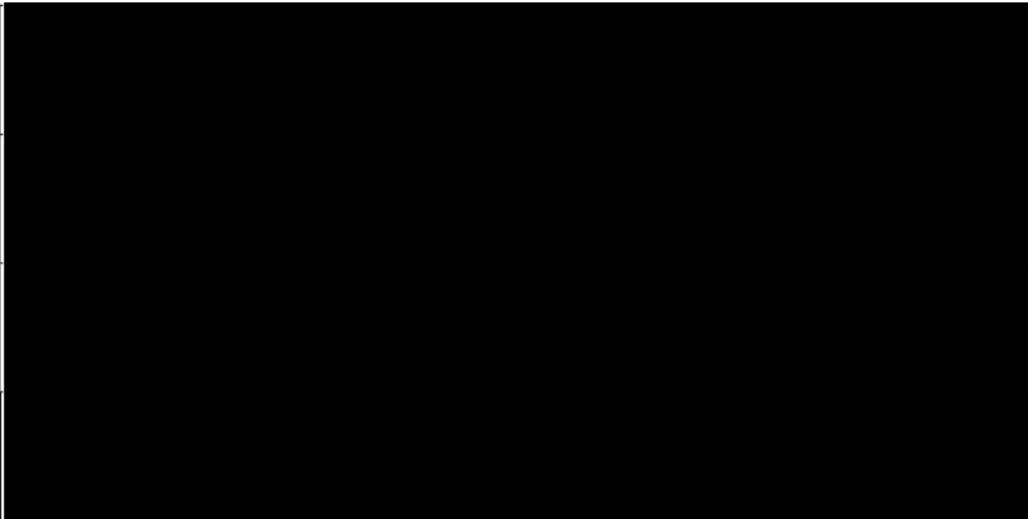
PROJECT/EQUIPMENT: Exterior Brick Finish Materials for Requirements at Ebbing ANGB, Fort Smith, AR

CONTROL NO: SWT-25-0013

AUTHORITY: 10 U.S.C. 2304 (C)(1) as implemented by FAR 6.302-1,

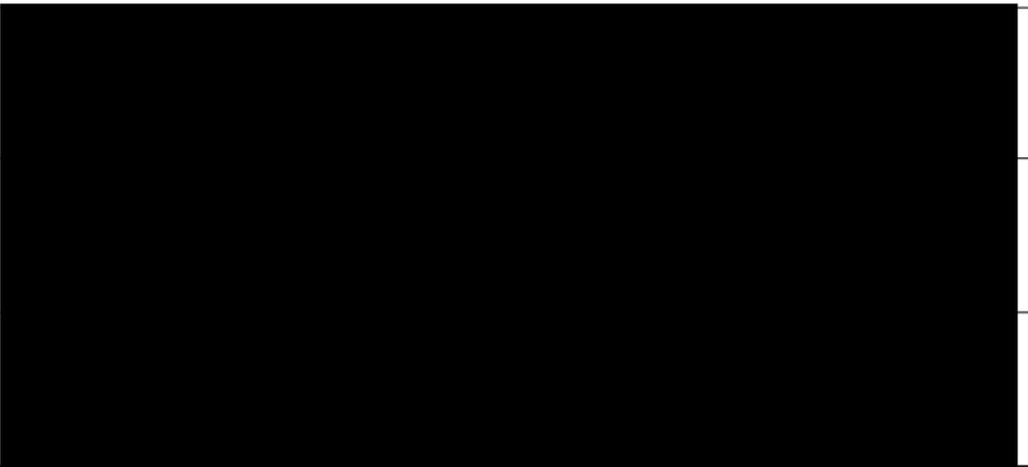
AMOUNT 

Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements

PREPARED BY:	
CONTRACT SPECIALIST	
CONTRACTING OFFICER	
TECHNICAL REQUIREMENTS	

SIGNATURES ARE REQUIRED BELOW:

I have reviewed this J&A and find the justification adequate to support other than full and open competition.

DISTRICT SMALL BUSINESS SPECIALIST	
PROJECT MANAGER	
OFFICE OF COUNSEL	

FAR Part 6 Justification and Approval for Other than Full and Open Competition

1. Contracting Activity: U.S. Army Corps of Engineers (USACE), Tulsa District, 2488 E. 81st Street, Tulsa, OK 74137 (SWT).

2. Description of Action: The subject Justification and approval (J&A) is submitted in accordance with the implementation of section 888(a) of the National Defense Authorization Act for Fiscal Year 2017 (Pub. L. 114-328) specifically as it intersects with current UFC 3-120-10, Interior Design.

This Brand Name or Equal justification pertains to exterior brick throughout specification sections and drawings for the following construction project: F-35 3-Bay Hangar, Ebbing ANGB, Fort Smith, AR.

This project consists of construction of a new approximately 26,311 square foot 3-Bay Hangar including shop, office areas, and support areas.

This Design-Bid-Build opportunity will be solicited as full and open competition. The project is now ready for advertisement. The cost magnitude of construction for this FY24 MILCON project is between \$25-\$100 million.

The identified brand/manufacturer or equal items are intended to be examples for the basis of Architectural design to help ensure visual integrity of the new building's exterior finishes.

3. Description of Supplies/Services: The identified brand/manufacturer name items are intended to solely indicate basis of design for the exterior architectural brick finishes. The specifications are non-proprietary; however, manufacturer(s) and product line(s) are identified to be able to establish a functional and aesthetic basis of design. The estimated total value of the identified items covered by this justification memo is [REDACTED] (between [REDACTED] of project magnitude value).

ITEM	PROPOSED MAKE	ESTIMATED AMOUNT
Exterior Brick	ACME	[REDACTED]

4. Authority Cited: The statutory authority permitting acquisition of the requirement by other than full and open competition is 10 U.S.C. 3204(f), as implemented by DFARS 206.302-1(c)(2), "Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements." This justification applies only to the brand name or equal products for the potential award of the solicitation action as specified herein.

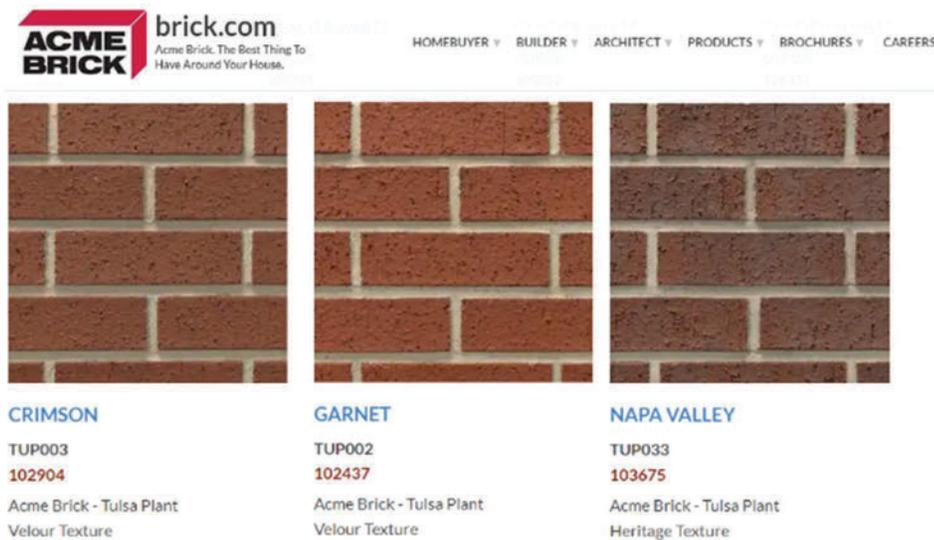
5. Reason for Authority Cited:

a. Background:

(1) The exterior finish of a facility includes building-related design elements and components generally part of the building itself. The Architect must determine the exterior finish materials based on the respective aesthetic, base standards, and characteristics applicable to existing facilities within base design districts.

(2) Ebbing ANGB Base does not have Base Standards for Architects and Designers to use as a guidance for exterior building finishes. The Ebbing F-35 3-Bay Hangar wall material will match the exterior facade and design and features of adjacent buildings to provide matching aesthetics for the campus. The design coordinates with the current projects, Squad Ops Mission Planning Facility and Advanced Training Center (ATC) to provide a cohesive building design. The exterior brick color will be "Flying Razorback Blend Running Bond Pattern" and "Flying Razorback Blend Soldier Course" with a blend of three brick colors; "Crimson," "Garnet," and "Napa Valley" by Acme Brick Co."

(3) As there is no base standard to define distinct color and texture of brick from ACME, matching other color and texture will be used and will be a blend. The manufacturer has 4 textures for Crimson and Garnet and 2 textures for Napa Valley. To match the existing building texture, velour texture will be used for Crimson and Garnet and heritage texture will be used for Napa Valley. (Below is an example from ACME Brick for color and texture variations.)



b. Justification:

(1) Brick material is hard to match among different manufacturers regarding color and texture and having a basis of design control sample is prudent. A brand name product or equal establishes a standard control sample the contracting officer or Architect will use to judge the contractor submitted samples for a product match in color and texture.

(2) Example: Brick come in a variety of colors and patterns. The technical specifications such as size, durability, and testing etc., can all be described as non-proprietary performance criteria. However, color and texture of brick are unique

characteristics of the manufacturer and product line and are difficult to show without visual examples. If the manufacturer is provided with the solicitation, the offeror will have a visual basis for color and texture of the intended aesthetic.

(3) By listing the basis of design for the intended exterior brick, the Architect and Contracting Officer can verify the visual requirements are met for the overall building. Alternates may be submitted and approved if these meet the requirements of the specifications and overall color and building aesthetic.

(4) Design team recommends ACME Brick color and texture as previously established by F-35: Squad Ops Mission Planning Facility and product submittal:

- Brick Veneer to match ACME Brick: Flying Razor Back blend
 - 45% Crimson
 - 45% Garnet
 - 10% Napa Valley

c. Impact:

(1) Providing the make of materials used as the basis of design is an industry standard necessary to complete a 100% design needed for a Design-Bid-Build procurement. Design-Bid-Build procurements ensure that the government has maximum control over the design of the requirement and at the same time, maximizes competition. If the basis of design elements here were not permitted to be used, it would effectively limit the ability of the government to control the design aesthetic and would increase the potential costs of the acquisition due to uncertainties of the offeror and subsequent required post award coordination.

(2) Establishing the brick color and texture will provide base and campus wide consistency. Photos below are an example of the existing buildings around that are similar in color.



(3) Manufacturer and product names are identified solely to provide a basis for

the color and texture of the respective finishes. By providing this basis, the contractor can determine if the product submitted for approval will meet the building aesthetic. This will lead to an overall coordinated, design for the entire building and visual district as intended by Ebbing ANGB Standards.

d. Alternatives:

(1) There are no alternative methods as the design coordinates with other projects on base as well as matching the aesthetics of existing buildings on campus.

6. Efforts to Obtain Competition: The designers are coordinating with other upcoming project on base for a cohesive and aesthetically pleasing design while meeting the base requirements. It is important to reiterate that the specifications are non-proprietary, with brand/manufacturer names identified for illustrative purposes only

7. Actions to Increase Competition: The request for proposal for construction of the Ebbing ANGB F-35 3-Bay Hangar will be issued through Solicitation Module within the Procurement Integrated Enterprise Environment (PIEE) as an unrestricted solicitation to maximize competition.

8. Market Research: There is no Market Research. Because standardization of facilities is required by Base Regulations, no Market Research is required.

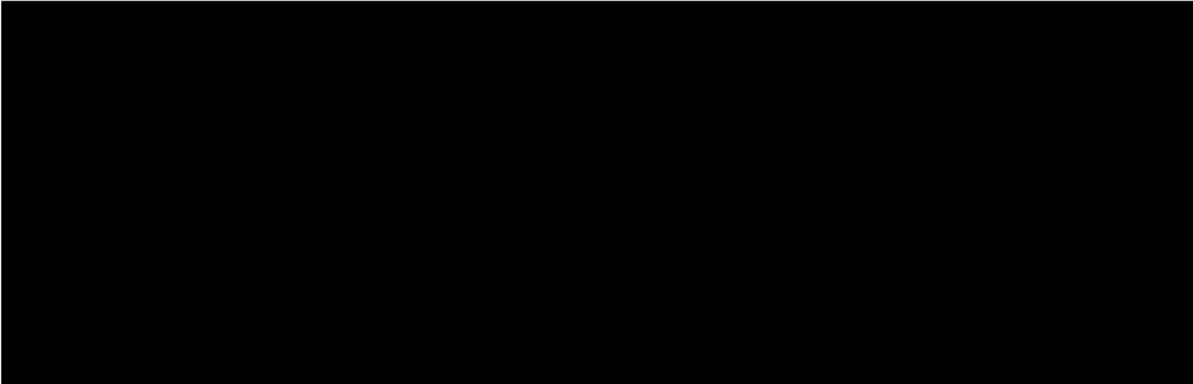
9. Interested Source: In accordance with FAR 5.102(a)(6), this justification will be posted to the Government Point of Entry (SAM.gov). Any sources that indicate interest as a result of the sources sought will be evaluated. A notice of intent was posted on SAM.gov on 19 May 2025 and closed on 3 June 2025. The Government did not receive a response from the notice of intent.

10. Other Factors:

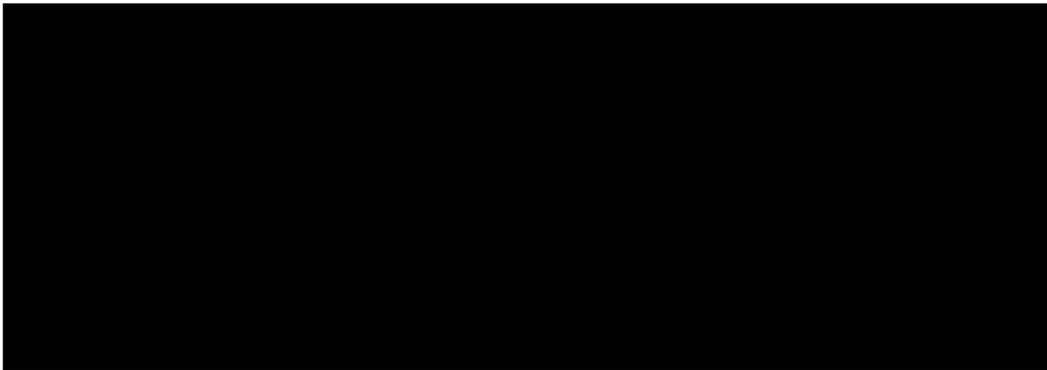
- a. Procurement History: Not applicable.
- b. Acquisition Data Availability: Not applicable.
- c. Unusual and Compelling Urgency: Not applicable.

11. Technical Certification: I certify that the supporting data under my cognizance which are included in the justification are accurate and complete to the best of my knowledge and belief.

12. Requirements Certification: I certify that the supporting data under my cognizance which are included in the justification are accurate and complete to the best of my knowledge and belief.



13. Fair and Reasonable Cost Determination: I hereby determine that the anticipated cost or price to the Government for this contract action will be fair, reasonable, and realistic based on an analysis that includes comparison with the Government Estimate. In accordance with FAR 15.403(b)(1), Certified Cost & Pricing Data will not be required for this action.



14. Contracting Officer Certification: I certify that this justification is accurate and complete to the best of my knowledge and belief.



Brick Finishes J&A Cost Estimate Table 1:

Description	Quantity	UOM	DirectLabor	DirectEQ	DirectMatl	DirectSubBid	DirectCost	ContractCost	Escalation	ProjectCost
1.1.1.1.2.2.1.1.1 Wall System 1: Brick Veneer										
1.1.1.1.2.2.1.1.1.1 RSM 072113101940 Extruded polystyrene insulation, rigid, for walls, 25 PSI compressive strength, 2" thick, R10										
1.1.1.1.2.2.1.1.1.2 RSM 072610100900 Vapor retarders, building paper, polyethylene vapor barrier, standard, 6mil (.006" thick), 9' x 400' roll										
1.1.1.1.2.2.1.1.1.1 Brick Veneer, Standard Size										
1.1.1.1.2.2.1.1.1.1.1 RSM 040513300100 Mortar, masonry cement, 1:1:6 mix, type M										
1.1.1.1.2.2.1.1.1.1.2 RSM 042113130050 Brick veneer masonry, red brick, running bond, truckload lots, 6.75/SF, 4" x 2-2/3" x 8", includes 3% brick and 25% mortar waste, excludes scaffolding, grout and reinforcing										
1.1.1.1.2.2.1.1.1.1.3 RSM 015423700090 Scaffolding, steeltubular, regular, labor only to erect & dismantle, building exterior, wall face, 6'-4" x 5' frames, 1 to 5 stories, excludes planks										
1.1.1.1.2.2.1.1.1.1.4 RSM 040519160020 Masonry anchors, veneer wall ties, corrugated, galvanized, 22 ga., 7/8" x 7"										

The intent of this table is to show the cost of the feature work.

Approval

Based on the foregoing justification, I hereby approve the procurement of ACME Brick for the estimated amount of [REDACTED] on an other than full and open competition basis pursuant to the authority of 10 U.S.C.2304(c)(1) Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements subject to availability of funds, and provided that the services or property herein described have otherwise been authorized for acquisition.

