REQUEST FOR QUOTATION (RFQ)

ESS Upgrade – Johnson Controls P2000 to CCURE

NAVCOMTELSTA Far East (NCTS FE), Yokosuka, Japan

Open Market – Commercial Services (RFO FAR Part 12)

1. RFQ & CONTACT INFO

RFQ Number: 47QSSC-26-Q-0040

Issue Date: 12 February 2026

Quotes Due: 06 March 2026 1700 Eastern Standard Time

Submit Quotes To: Tabitha Smith

Email: tabitha.smith@gsa.gov

Contracting Officer:

Tabitha Smith

Supply Chain Management Contracting Division – Direct Demand Branch (RC3)

General Supplies and Services (GSS)

Phone: (573) 528-3352

Type of Contract: Firm Fixed Price (FFP)

Set-Aside: Not Set Aside

2. REQUIREMENT SUMMARY

The Government requires an Electronic Security System (ESS) upgrade at NAVCOMTELSTA Far East (NCTS FE) in Yokosuka, Japan, to replace the existing Johnson Controls P2000 system with the Johnson Controls CCURE system.

The detailed description of what is required is provided in the Statement of Work (SOW) on the last page of this RFQ. Offerors shall base their quotation on the tasks and requirements in that SOW.

In addition to utilizing the existing ESS infrastructure on the installation, the contractor shall furnish and install the following additional controllers as part of this effort:

- 4 each, iSTAR Ultra controllers, model GSTAR 016

- 7 each, iSTAR Edge controllers, model GSTAR 004

These units shall be fully integrated into the CCURE/iSTAR architecture at NCTS Far East and included in the quoted price.

3. PLACE & PERIOD OF PERFORMANCE

Place of Performance:
NAVCOMTELSTA Far East (NCTS FE)
Yokosuka, Japan

Period of Performance:

- Start work: within 30 calendar days after award (subject to base access/SOFA processing).

- Completion: within 60 calendar days after starting on-site work, unless otherwise approved by the Contracting Officer.

4. WHAT TO SUBMIT

Submit one email with three clearly labeled parts (they can be in one document, just clearly separated):

1. Technical (Part 1)

- Brief description of how you will perform the work described in the SOW at NCTS FE (approach + key steps).

- High-level schedule (major milestones from mobilization through final acceptance).

2. Price (Part 2)

Provide firm-fixed prices, at a minimum:

- CLIN 0001 – ESS Upgrade – Labor/Services – 1 Lot – $_____

- CLIN 0002 – ESS Upgrade – Hardware/Materials – 1 Lot – $_____

  - CLIN 0002 shall include, at a minimum:

    – 4 each, iSTAR Ultra controllers, model GSTAR 016

    – 7 each, iSTAR Edge controllers, model GSTAR 004

- CLIN 0003 – Training and Post-Installation Support – 1 Lot – $_____

Total Price: $_____

Prices shall be quoted in U.S. dollars (USD) and shall be inclusive of all costs necessary to perform, including labor, materials, travel, and any applicable taxes or duties, except those from which the U.S. Government is exempt by treaty or SOFA.

3. OEM Authorization & Staffing (Part 3)

- OEM Authorization: Provide current documentation from Johnson Controls (or its authorized regional representative) confirming that your company is a Johnson Controls–authorized CCURE integrator for work in Japan. Any firm that holds this authorization may compete; no specific dealer or distributor is designated.

- SOFA / Staffing Plan: Short description of how you will staff on-site work at NCTS FE with personnel who:

• Are eligible for and will be covered under SOFA status, coordinated with NCTS FE;

• Are U.S. citizens, as required in writing by the NCTS Far East Regional Activity Security Manager / Antiterrorism Officer for personnel performing work on the ESS/CCURE system; and

• Can obtain and maintain base access/credentials and meet all applicable security vetting requirements.

5. HOW THE GOVERNMENT WILL EVALUATE (LPTA)

Award will be made to the lowest priced offer that is technically acceptable. Evaluation will be conducted consistent with FAR 52.212-2, as tailored, as follows.

A quote will be evaluated as follows:

1. Technical Acceptability

- Does the technical narrative show a clear, workable approach to performing the SOW at NCTS FE?
- Rating: Acceptable / Unacceptable.

2. OEM Authorization

- Does the offeror provide current documentation showing they are a Johnson Controls–authorized CCURE integrator for work in Japan?
- Rating: Acceptable / Unacceptable.

3. SOFA-Compliant Staffing

- Does the staffing plan show a reasonable approach to providing SOFA-covered, U.S. citizen technicians, as required by the NCTS FE Regional Activity Security Manager / Antiterrorism Officer, who can obtain and maintain base access at NCTS FE?
- Rating: Acceptable / Unacceptable.

4. Price

- Among all quotes rated Acceptable on the factors above, award will be made to the offeror with the lowest total evaluated price.
If a quote is Unacceptable under any non-price factor, it will not be considered for award.

6. SPECIAL REQUIREMENTS

6.1 SOFA-Covered U.S. Personnel (Requiring Activity Mission Requirement)

- Work will be performed on U.S. Navy installations at NCTS Far East in Yokosuka, Japan, under the U.S.–Japan Status of Forces Agreement (SOFA).

- The requiring activity (Regional Activity Security Manager / Antiterrorism Officer, NCTS Far East) has identified the following requirements for on-site technicians working on the ESS/CCURE system:

- Personnel must be eligible for and covered under SOFA status, as coordinated with NCTS FE; and

- Personnel must be U.S. citizens, based on mission security and base access considerations.

Offerors shall explain in their quote how they will meet these requirements and describe any dependencies (e.g., SOFA processing timelines, base access sponsorship).

6.2 OEM Authorization – Johnson Controls CCURE

- The Johnson Controls CCURE system and migration from the P2000 platform are proprietary to Johnson Controls. To ensure system integrity and supportability, all CCURE configuration, programming, and migration work under this contract shall be performed by technicians employed by a Johnson Controls–authorized CCURE integrator for work in Japan.

- The contractor shall maintain current authorization as a Johnson Controls–authorized CCURE integrator for Japan throughout performance.

- The contractor shall provide, with its quotation, current documentation issued by Johnson Controls (or its authorized regional representative) confirming this authorization.

- Any change in OEM authorization status during the period of performance shall be reported in writing to the Contracting Officer within five (5) business days.

7. PROVISIONS & CLAUSES (INCORPORATED BY REFERENCE)

The following are incorporated by reference with the same force and effect as if provided in full text. Full text is available at https://www.acquisition.gov or from the Contracting Officer upon request.

Provisions:

• FAR 52.252-1 (GSA CD RFO-2025-06) – Solicitation Provisions Incorporated by Reference

• FAR 52.212-1 (GSA CD RFO-2025-06) – Instructions to Offerors – Commercial Products and Commercial Services (RFO)

• FAR 52.212-2 (GSA CD RFO-2025-06) – Evaluation – Commercial Products and Commercial Services (tailored; see Section 5)

• FAR 52.212-3 (GSA CD RFO-2025-06)– Offeror Representations and Certifications – Commercial Products and Commercial Services

• FAR 52.204-7 (GSA CD RFO-2025-06) – System for Award Management

• FAR 52.204-16 (GSA CD RFO-2025-06) – Commercial and Government Entity Code Reporting

• FAR 52.204-24 (GSA CD RFO-2025-06) – Representation Regarding Certain Telecommunications and Video Surveillance Services or Equipment

Clauses:

• FAR 52.252-2 (GSA CD RFO-2025-06) – Clauses Incorporated by Reference

• FAR 52.212-4 (GSA CD RFO-2025-06) – Contract Terms and Conditions – Commercial Products and Commercial Services (RFO)

• FAR 52.212-5 (GSA CD RFO-2025-06) – Contract Terms and Conditions Required to Implement Statutes or Executive Orders – Commercial Products and Commercial Services

• FAR 52.204-13 (GSA CD RFO-2025-06)– System for Award Management Maintenance

• FAR 52.204-18 (GSA CD RFO-2025-06)– Commercial and Government Entity Code Maintenance

• FAR 52.204-21 (GSA CD RFO-2025-06)– Basic Safeguarding of Covered Contractor Information Systems

• FAR 52.204-25 (GSA CD RFO-2025-06) – Prohibition on Contracting for Certain Telecommunications and Video Surveillance Services or Equipment

• FAR 52.209-10 (GSA CD RFO-2025-06) – Prohibition on Contracting with Inverted Domestic Corporations

• FAR 52.222-50 (GSA CD RFO-2025-06) – Combating Trafficking in Persons

• FAR 52.223-18 (GSA CD RFO-2025-06) – Encouraging Contractor Policies to Ban Text Messaging While Driving

• FAR 52.225-13 (GSA CD RFO-2025-06)– Restrictions on Certain Foreign Purchases

• FAR 52.232-33 (GSA CD RFO-2025-06)– Payment by Electronic Funds Transfer – SAM

• FAR 52.232-39 (GSA CD RFO-2025-06) – Unenforceability of Unauthorized Obligations

• FAR 52.232-40 (GSA CD RFO-2025-06)– Providing Accelerated Payments to Small Business Subcontractors

- Local Clause – Contractor Personnel Performing in Japan (USFJ Instruction 64-100): (See Attachment Japn USFJ Instruction 64-100)

8. Statement of Work for ESS System Upgrade

1. Title: System upgrade from P2000 to CCURE system for buildings B1942 , B37, and C20 at NCTS Far East Yokosuka, Japan. Equipment to be upgraded to is:

o 1—CCURE Server

o 4 – CCURE Client Workstations

o 4—iSTAR Ultra GSTAR 016

o 7—iSTAR Edge GSTAR 004

o 50—Card Reader with Keypad Model SIGNO 40K

o 1—CCURE 9000 License

o 4 – Converter Ethernet IMC-101-5-SC

o 3—Modems LSW3-TX-16NSR

o 3—Transformers SK-110-U

o 4—Converters Ethernet GA-UM6T-ESD

o 2—Converters Ethernet GA-UM14T-ESD

o 22—UPS for CCURE System SMT500J3W

o 7—HID Reader 40KNKS-00-000000

2. General: The Johnson Controls team will be conducting the work from 0900-1600 Monday through Friday (excluding U.S. federal holidays, weekends, and Japanese holidays).

3. Definitions:

System Upgrade:

Shall be defined as: the complete replacement of end of life / end of support hardware and software with the CCURE hardware and software.

4. Period of Performance (PoP): Begin work no later than (NLT) 30 days after award. Work to be completed 60 days after work begins.

5. Contractor Notification Requirements: Advance notification shall be in accordance with the paragraph below. NOTE: All U.S federal holidays, weekends, and Japanese holidays are excluded as workdays.

The contractors will report to the identified Government Representative at 0900 and will be escorted to the location of work for that day.

6. Scope of Work: The Johnson Control contractor team will be upgrading the P2000 system to the CCURE system at NCTS FE buildings 1942, B37, and C20. The contractor shall conduct the following work:

Collect and migrate data from current P2000 workstations & server, install the CCURE software and set up control panel relays within the software. The contractor team will install the iSTAR mainframe at designated locations taken during the site survey and install in a one-for-one swap of electronic door locks and proximity badge readers. The contractor team will do an operational test of all newly installed components of the system. When all components of the CCURE system have been tested successfully, the contractor team will remove all P2000 proximity badge readers and controllers that have been replaced and properly dispose of the equipment.

7. Work Schedule All work will be scheduled and performed within regular working hours (0900-1600), Monday - Friday. All U.S. Holiday, weekends, and Japanese holidays are exempted. The Contractor shall arrange his work so as not to cause interference with normal occurrence of the Government business.

8. Pre-Performance Conference: Prior to commencing work, the Contractor shall meet with the Government Representative on Yokosuka, at time 0900 and travel to the working location for the day.

9. Activity Regulations: Obey activity regulations, including fire, traffic, safety, energy conservation, security, and environmental regulations. Personnel employed at the activity shall keep within the limits of the work (and avenues of ingress and egress) and shall not enter any restricted areas unless required to do so and are cleared for such entry.

10. Examination of Premises: All examinations of the Premises have been completed prior to the creation of this document. No additional examinations will be required for this effort.

11. Existing Work: Protect existing work which is to remain in place, be reused, or remain the property of the Government. Repair items which are to remain, and which are damaged during performance of the work to their original condition, or replace with new. All work of this nature shall be performed at the contractor's expense and shall be performed as directed by the Government Representative. At the completion of all operations, existing work shall be in a condition equal to or better than that which existed before the work started.

12. Temporary Work: Unless otherwise indicated, all existing objects that interfere with new work shall be removed temporarily and reinstalled upon completion of new work.

13. Clean-up: Contractor shall clean up and remove all debris from installation of system on a daily basis. At no time will the contractor cause a safety hazard because of debris at the work location.

14. Disposal: All rubbish resulting from the work under this contract shall be disposed of by the contractor at his expense off U.S. Government property and at approved facilities for such disposal in accordance with Japanese Law, Japan Environmental Governing Standards (JEGS), and local regulations.

15. Fire Protection: The Contractor shall not be permitted to use heat or spark producing equipment and tools and heated products within hazardous area, except approved by the Government Representative. The contractor shall be fully responsible to prevent life and fire hazards. No smoking is allowed except in designated area.

16. Public Safety: Whenever the contractor's operations create a condition hazardous to traffic or to public, the contractor shall furnish at his/her expense and without cost to the government, such flagmen and guards as necessary to give adequate warning to the public of any dangerous conditions to be encountered, and the Contractor shall furnish, elect, and maintain such fence, barricades, lights, signs and other devices as are necessary to prevent accidents and avoid damage or injury to the public.

17. Report Frequency: Vendor/Contractor will be responsible for submitting a detailed written report (i.e. item inventory, condition status, work performed, recommendations, etc.) to Contracting Officer and NCTS FE within 30 days of each completed visit. In addition, a meeting with JC and NCTS FE Security Manager to discuss this report will be conducted in person to share additional information and/or field questions that need to addressed or clarified.