FAR Part 12 (DFARS CD 2026-O0028)
Acquisition of Commercial Products and Commercial Services
Pursuant to FAR 12.201-1 (DFARS CD 2026-O0028) (Simplified Commercial Procedures)

1. **Requiring Activity:** 2CAB H2F Forge, Camp Humphreys

2. **Contracting Activity:** 411th Contracting Support Brigade (CSB)

3. **Description of Action:**
   - Action Type: New Contract Award (Firm-Fixed-Price Commercial Purchase Order).
   - Proposed Contractor: MK Brothers (Local Republic of Korea Vendor).
   - Procurement Method: Simplified Commercial Acquisition Procedures under FAR 12.201-1 (DFARS CD 2026-O0028)

4. **Description of Supplies/Services:**

   - Requirement: Procurement and turn-key installation of a complex, integrated flooring system at the SPRC indoor and outdoor sites.
   - Commercial Turf: Procurement and installation of three types of custom athletic artificial turf totaling 2,255 m^2, including integrated, high-fidelity "Talon" logo physical boundary and drill alignment markings.
   - Rubber Tiles: Procurement and installation of 4,300 pieces of specialized, high-impact commercial rubber tiles.
   - Required Delivery/Completion Date: 31 July 2026 or earlier (Mandatory Mission-Critical training milestone).

5. Authority Cited: FAR 12.201-1 (DFARS CD 2026-O0028) - Simplified Procedures for Commercial Products and Commercial Services in conjunction with FAR Companion FC 12.001 (commercial construction/installation up to $9 Million) and 10 U.S.C. §3204(a)(2) as implemented in FAR 6.103-2 (DFARS CD 2026-O0017), Unusual and compelling urgency.

6. Reason for Authority Cited:

a. Safety and Mission Criticality: The Soldier Performance Readiness Center (SPRC)'s current flooring is inadequate and unsafe for high-intensity functional training under the command's H2F program, posing an immediate orthopedic and physical safety risk to training soldiers.

b. Strict Schedule Constraint (31 July 2026): Division-level training readiness cycles begin immediately in August 2026. Sourcing through standard channels (DLA) was attempted on 13 February 2026 but yielded zero responses, leaving the command with no buffer. Any further delay in installation will directly compromise Brigade training readiness.

c. Technical Necessity of Integrated Solution: The custom-manufactured turf (with integrated Talon boundary/alignment markings) must interlock seamlessly with the rubber tile flooring. A split-award or multi-contractor approach is technically unacceptable as it would lead to mismatched material heights (creating serious tripping hazards), administrative scheduling conflicts, and a lack of a single point of accountability, making completion by 31 July impossible.

d. Unique Contractor Capabilities: Local market research confirmed that MK Brothers is the only regional source in South Korea with the physical inventory, dedicated equipment, and mobilized crew available to execute this high-scale commercial construction and custom-logo installation within the urgent timeframe.

7. Efforts to Obtain Competition: The Requiring Activity made extensive and documented efforts to obtain competition for this requirement before concluding that a sole-source award to MK Brothers was necessary and justified.

a. Effective competition (Initial Attempt): An initial Request for Quote (RFQ) was submitted through the Defense Logistics Agency (DLA) on 13 February 2026. However, after a prolonged waiting period, no response or viable quote was received, causing unacceptable mission delays.

b. Direct Local Market Outreach: To overcome this delay, the Requiring Activity leveraged a list of trusted local vendors provided by the Brigade Command Team, who have a proven track record of performance with 2CAB and 2ID. As a result of this action, the market itself demonstrated that only one source (MK Brothers) possesses

the unique technical capability and immediate localized labor force to fulfill this specific, complex requirement in its entirety before the training milestone.

c. Subcontracting competition: While this action is a sole-source award to MK Brothers as the prime contractor, the Government anticipates that the prime contractor will utilize competitive practices to the maximum extent practicable for the procurement of raw materials (standard rubber tiles, adhesives, stainless steel dividers) to maintain competitive pricing.

8. Actions to Increase Competition:
a. Advance Acquisition Planning: Engaging the Contracting Office at least 6 months prior to mission milestones.
b. Feasibility of De-bundling: Structuring future, non-urgent requirements to allow separate procurement of commercial tiles and turf when schedule buffer allows government personnel to manage integration risks.
c. Expanded Market Research: The Requiring Activity will continuously monitor the local Republic of Korea market to identify new or emerging vendors who may develop the technical capability to manufacture custom-logo artificial turf, thereby expanding the pool of pre-vetted, capable suppliers for future solicitations.

9. Market Research: Direct RFQs were sent to four (4) pre-vetted local vendors familiar with USFK requirements.

- Two (2) vendors declined to quote due to schedule constraints.
- One (1) vendor (DAEHO DNH) responded but can only supply standard rubber mats and lacks the technical capability to manufacture or install custom-logo turf.
- MK Brothers was the only source capable of providing the complete, turn-key integrated solution by the 31 July deadline.
- Synopsis Notice Waiver: Synopsis Notice Waiver: Pursuant to FAR 5.101(b)(2), (DFARS CD 2026-O0003) the contracting officer is not required to post a presolicitation notice to the Governmentwide Point of Entry (GPE). This action is conducted under the authority of FAR 6.103-2 (DFARS CD 2026-O0017) (Unusual and Compelling Urgency), which is explicitly exempt from the pre-award publicizing requirements of FAR Part 5 (DFARS CD 2026-O0003), as it does not rely on the non-exempt authorities of FAR 6.103-1 or FAR 6.103-6(DFARS CD 2026-O0017).

10. Interested Sources: To date, no other sources have written to express an unsolicited interest in this acquisition. MK Brothers was identified as the only source capable of meeting the required time schedule and possessing the technically capability to fulfill the entire integrated requirement.

11. Other Facts

a. Procurement history. None
b. Other facts. The suggested vendor has successfully completed similar projects through Government Purchase Card (GPC) such as turf installation and the gazebo at 2ID field. Due to the increased volume of work and dollar value exceeding GPC limits, this requirement was transitioned to formal contracting. The vendor is active and fully registered on SAM.gov.