JUSTIFICATION REVIEW DOCUMENT FOR OTHER THAN FULL AND OPEN COMPETITION CONTROL NO.		
PROJECT/EQUIPMENT: Electrical Switching Station North at Watervliet NY / Johnson Controls Inc Metasys System		
AUTHORITY: 10 U.S.C. § 2304(c)(1)		AMOUNT:
Prepared By:	NAME/TITLE: Daniel Kennedy, Technical Manager TELEPHONE: (917) 760-3308	DATE: KENNEDY.DANIEL.S.1396059912 Digitally signed by KENNEDY.DANIEL.S.1396059912 Date: 2026.06.15 11:39:09 -04'00'
Contracting Officer	NAME/TITLE: Matthew Lubiak, Contracting Officer TELEPHONE: (917) 790-8089	DATE: LUBIAK.MATTHEW.E.1031379624 Digitally signed by LUBIAK.MATTHEW.E.1031379624 Date: 2026.07.08 09:59:21 -04'00'
Requirements	NAME/TITLE: Anton Andriyanov, Project Manager TELEPHONE: (518) 974-2401	DATE: ANDRIYANOV.ANTON.1572571129 Digitally signed by ANDRIYANOV.ANTON.1572571129 Date: 2026.06.15 11:32:44 -04'00'
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	NAME: Zachery Bernard TELEPHONE: (917) 533-4785	SIGNATURE BERNARD.ZACHERY.ALAN.1265671230 Digitally signed by BERNARD.ZACHERY.ALAN.1265671230 Date: 2026.06.29 08:23:21 -04'00'
Project Manager	NAME: Anton Andriyanov, Project Manager TELEPHONE: (518) 974-2401	SIGNATURE ANDRIYANOV.ANTON.1572571129 Digitally signed by ANDRIYANOV.ANTON.1572571129 Date: 2026.06.15 11:36:23 -04'00'
Office of Counsel	NAME: Lorraine Lee TELEPHONE: (917)790-8055	SIGNATURE LEE.LORRAINE.C.1228825367 Digitally signed by LEE.LORRAINE.C.1228825367 Date: 2026.06.30 13:18:13 -04'00'
DCC/CCC Contracting Chief	NAME: Francis Cashman, TELEPHONE: (917) 790-8173	SIGNATURE CASHMAN.FRANCIS.1386668368 Digitally signed by CASHMAN.FRANCIS.1386668368 Date: 2026.07.01 07:30:50 -04'00'

JUSTIFICATION AND APPROVAL
FOR OTHER THAN FULL AND OPEN COMPETITION

Johnson Controls Inc Metasys Building Automation System for Electrical Switching Station at Watervliet NY

1. CONTRACTING ACTIVITY:

The U.S. Army Corps of Engineers (USACE), New York District (NAN), Contracting (CT), 26 Federal Plaza, New York, NY 10278.

2. DESCRIPTION OF ACTION:

This Justification and Approval (J&A) supports the use of brand name components as a small part of an upcoming Electrical Switching Station construction project at Watervliet Arsenal, NY (Sources Sought Notice ID W912DS26S0033). The government will not purchase the components directly, but rather will require that offerors include equipment, programming, and work necessary to support the installation of a new Johnson Controls Inc. (JCI) Metasys Building Automation Control (BAC) System compatible with the existing sitewide Metasys BAC and the integration of the new system into the existing sitewide network as part of proposals submitted in response to a design-bid-build solicitation that will lead to the award of a new BVT construction contract. USACE is responsible for the acquisition and administration of the construction of Electrical Switching Station North at Watervliet Arsenal, NY. Funding for this acquisition will be Production Based Support (PBS) (10 U.S. Code § 2805), The FFP construction will be solicited and awarded as best value trade off in accordance with FAR Part 15.

3. DESCRIPTION OF SUPPLIES/SERVICES:

The requirement is to sole-source a requirement for brand-name Johnson Controls Inc. (JCI) Metasys components, programming, and engineering modifications to support the installation of the sitewide electrical switching project. The purpose of this acquisition is to integrate new control equipment into the existing-to-remain Building Automation System (BAS) infrastructure. Currently, WVA relies heavily on proprietary JCI Metasys controllers and software to monitor and control facility systems. Utilizing OEM-compatible JCI Metasys equipment is technically necessary to ensure full compatibility with the existing base-wide Metasys server and associated field devices, while following the guidelines outlined in Unified Facilities Guide Specifications (UFGS) 25 10 10. Proprietary control system appliances are required to achieve synchronization of telemetry signals with the remainder of the facility, leveraging the existing Metasys network as the primary communications backbone for remote monitoring and electrical switching commands. The estimated amount of this requirement is XXXX.

4. AUTHORITY CITED:

10 U.S.C. § 2304(c)(1), Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements, as implemented by FAR 6.302-1(c), Application for Brand Name Descriptions. In accordance with FAR 6.302-1(c), the Contracting Officer will specify that all offerors be required to procure an item peculiar to one supplier.

5. REASON FOR AUTHORITYCITED:

A. Background:

Due to the presence of an existing sitewide Metasys Building Automation Control network at Watervliet Arsenal, proprietary Metasys equipment and programming is required to maintain

compatibility of new equipment with existing systems.

B. Justification:

To satisfy UFC 3-410-02 requirement of a Direct Digital Control system, a seamlessly compatible system must be provided at Electrical Switching Station. The capability to efficiently control the temperature and humidity within the facility must be maintained. The Metasys BAC is used throughout the installation. Due to compatibility issues with other systems, it will not be possible to guarantee maintenance of proper temperature and humidity for the critical installation equipment. For a backup energy system there is no room for error when these products are called upon to be operational. If the Metasys equipment is not installed in this facility, the electrical equipment withing the facility may be damaged due to improper environmental control and become not operational during the loss of power. This would directly affect the production at the installation and possibly damaging other equipment that needs constant and quality power.

C. Alternatives:

No viable alternatives will be acceptable to meet the mission requirements of an integrated Building Automation Control due to compatibility issues of the Metasys System with equipment from other manufacturers, any controls system other than a Metasys will not be able to guarantee operational effectiveness of the HVAC within the Electrical Station.

The only alternative action to ensure compatibility of a different manufacturer's BAC Systems with the systems used throughout Watervliet Arsenal would be to remove and replace the BAC Systems in every building at WVA with the same system used in Electrical Switching Station. This would be cost prohibitive effort and is not authorized under this project.

D. Impact:

If the J&A is not approved and a different BAC System is installed at the Electrical Switching Station, the new system would fail the mission requirement to provide an integrated BAC system. The failure of maintaining proper environment for electronic systems will result of failure of such and consequent failure of providing backup power during an outage.

6. EFFORTS TO OBTAINCOMPETITION:

The brand name product has been published as required by FAR 5.201, a Notice of Intent (NOI) for Brand Name Johnson Controls Inc Metasys at Watervliet, NY (W912DS26S0033) to determine sources for this system was synopsized on 28 MAY 2026 as part of Electrical Switching Station North. The brand name justification and approval will be posted with the solicitation. As stated in paragraph 5 above, a Johnson Controls Inc Metasys is the only brand available to ensure compatibility with the existing system at Watervliet Arsenal. Johnson Controls Inc Metasys System is available on the open market for purchase and installation by all offerors.

7. ACTIONS TO INCREASECOMPETITION:

This J&A supports a discrete requirement that will end when the project is complete. Therefore, there are no planned actions to increase competition for the requirement covered by this J&A.

8. MARKET RESEARCH:

Market Research to determine sources for Electrical Switching Station North Infrastructure was synopsized on 28 May 2026. The Sources Sought was published for the required 15 days in SAM.gov

(W912DS26RA015).

9. INTERESTED SOURCES:

There were no responses to the NOI posting.

10. OTHER FACTS:

All pertinent facts are included above.

11. TECHNICAL CERTIFICATION:

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

KENNEDY.DANIEL.S.1396059912 Digitally signed by KENNEDY.DANIEL.S.1396059912
Date: 2026.06.15 11:39:40 -04'00'

Name: Daniel Kennedy Date:

Title: Technical Manager

12. REQUIREMENTS CERTIFICATION:

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

ANDRIYANOV.ANTON.1572571129 Digitally signed by ANDRIYANOV.ANTON.1572571129
Date: 2026.06.15 11:36:33 -04'00'

Name: Anton Andriyanov Date:

Title: Project Manager

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 and reasonable. This determination is based on the Independent Government Cost Estimate, the items being procured, and historical data."

LUBIAK.MATTHEW.E.1031379624 Digitally signed by LUBIAK.MATTHEW.E.1031379624
Date: 2026.07.08 10:00:13 -04'00'

Name: Matthew Lubiak Date:

Title: Contracting Officer

14. CONTRACTING OFFICER CERTIFICATION:

"I certify that this J&A is accurate and complete to the best of my knowledge and belief."

LUBIAK.MATTHEW.E.1031379624 Digitally signed by LUBIAK.MATTHEW.E.1031379624
Date: 2026.07.08 10:00:36 -04'00'

Name: Matthew Lubiak Date:

Title: Contracting Officer

APPROVAL

Based on the foregoing justification, I hereby approve the brand name requirement for the Johnson Controls Inc Metasys System, estimated at XXXXX in support of the subject project at Watervliet Arsenal, NY as authorized by 10 U.S.C. § 2304(c)(1), Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements, and as implemented by FAR 6.302-1(c), Application for Brand Name Descriptions, subject to availability of funds and provided that the product herein described has otherwise been authorized for this acquisition.

Date: 08 July 2026

Signature: LUBIAK.MATTHEW.E.1031379624

Digitally signed by LUBIAK.MATTHEW.E.1031379624
Date: 2026.07.08 10:01:29 -04'00'

Matthew Lubiak
Contracting Officer