JUSTIFICATION AND APPROVAL (J&A)
OTHER THAN FULL AND OPEN COMPETITION (OFOC) (FAR 6.3, FAR 13.501(a))

Combined Services (Operations & Maintenance and Janitorial Related Services)

Howard Baker Jr. U.S. Courthouse, 800 Market St, Knoxville, TN 37902
The Forum Building, 416 Cumberland Ave, Knoxville, TN 37902
John J. Duncan Federal Building and Courthouse, 710 Locust St, Knoxville, TN 37902
James H. Quillen U.S. Courthouse, 220 W Depot St, Greeneville, TN 37743
Joe L. Evins Federal Building, 200 Administration Road, Oak Ridge, TN 37830

1. **Contracting Agency and Activity**

   The General Service Administration, Public Buildings Service, Acquisition Facility Management Contracting Division East plans to contract by means other than full and open competition.

   ☐ Brand Name Justification ☒ Sole Source Justification (SSJ)

   If SSJ, Annotate the following: Vendor Name: Titan-Acepex JV, LLC UEI: M8VYSNGB1K79

2. **Nature of Action Being Approved & Description of Supplies or Services**

   This activity proposes to negotiate a non-competitive award (sole source) for the procurement of emergency bridge Operations & Maintenance (O&M) and Janitorial Related Services at the Joe L. Evins Federal Building in Oak Ridge for a period of three months. The anticipated period of performance for the awarded modification is: 8/1/2026 - 10/31/2026.

   This modification is required because the building was previously delegated to the Department of Energy (DOE) but is returning to GSA effective 8/1/2026. The building is planned for accelerated disposal but requires O&M and janitorial related services until the transfer of ownership is complete. The current O&M contract is being terminated for convenience by DOE, with services ending 7/31/2026.

3. **Estimated Dollar Value:** $86,474.40

4. **An identification of the statutory authority permitting other than full and open competition (FAR 6.303-2(b)(4))**

   The statutory authority permitting other than full and open competition is 41 U.S.C. 3304(a)(1) as implemented by the Federal Acquisition Regulation (FAR) Subpart 6.302-2 entitled, “Unusual and Compelling Urgency.”

5. **A statement demonstrating the unique qualifications of the proposed contractor or the nature of the action requiring the use of the authority (FAR 6.303-2(b)(5))**

   Titan-Acepex JV, LLC is uniquely qualified to provide these services to GSA based on the following: They are currently performing similar services satisfactorily at nearby contract locations and have specific knowledge of the local labor and subcontractor communities. This vendor has cleared personnel available who can immediately serve as the onsite mechanic. There is risk of severe system failure within the facility should services be interrupted while waiting for the processing of credentials from another contractor. Resource-sharing across the contract locations reduces the cost of these emergency services.

   Without an onsite O&M vendor, there are risks to essential systems such as HVAC and fire & life safety.

6. **A description of efforts made to ensure that offers are solicited from as many potential sources as is practicable, including whether a notice was or will be publicized as required by FAR 5.2 and, if not, which exception under FAR 5.202 applies (FAR 6.303-2(b)(6)**

   Due to the urgency of this situation and the need to avoid a lapse in service to the building, the timeline

does not permit the solicitation of additional offers.

In accordance with FAR 6.305, this Justification for Other than Full and Open Competition will be posted within 14 days after the execution of the modification.

7. **Determination by the contracting officer that the anticipated cost to the government will be fair and reasonable (FAR 6.303-2(b)(7))**

   The Contracting Officer has determined the cost to the Government to be fair and reasonable. This determination is based on a comparison of current contract pricing and an independent Government cost estimate.

8. **A description of the market research conducted (see FAR Part 10) and the results or a statement of the reason market research was not conducted (FAR 6.303-2(b)(8))**

   Due to the time constraints for this procurement, no market research was conducted. However, should ownership of the building still rest with GSA at the conclusion of this contract, market research is already being conducted to identify available sources to meet the requirement as part of the solicitation currently in development for the Tennessee statewide Integrated Facilities Management Services contract (RFQ 47PF5426Q0004).

9. **Any other facts supporting the use of other than full and open competition (FAR 6.303-2(b)(9))**

   There are no additional facts to be reported in this section.

10. **A listing of any sources that expressed a written interest in the acquisition (FAR 6.303-2(b)(10))**

    No additional sources were contacted.

11. **A statement of any actions the agency may take to remove or overcome any barriers to competition, if subsequent acquisitions are anticipated (FAR 6.303-2(b)(11))**

    If services are required after this contract, the location will fall under the competed Tennessee statewide solicitation currently in development.

12. **Research to support the facts presented for the justification above**

    There is no additional documentation to reference.

13. **CERTIFICATIONS (See FAR Part 6.304 for approval thresholds and FAR Part 6.305 for availability of the justification)**

    Contracting Officer: I certify that the data supporting the recommended use of other than full and open competition is accurate and complete to the best of my knowledge and belief.

TAMMI ORTIZ Digitally signed by TAMMI ORTIZ
Date: 2026.07.28 15:41:39 -04'00'

Signature

7/28/2026

Date

Name: Tammi Ortiz

Title: Contracting Officer