

[REDACTED]

[REDACTED]

Justification Review Document
FAR Part 12 Sole Source Justification and Approval

Program/Equipment: The Directorate of Public Works (DPW) requires custodial services on Fort Hood, Texas.

Authority: Simplified acquisition procedures for Commercial Products and Commercial Services, Title 41 U.S.C. 1901 as implemented by FAR 12.201-1 (DFARS CD 2026-00028).

Amount: [REDACTED]

Prepared by:

Contracting Officer:

Technical:

Requirements:

Reviews: I have reviewed this justification and find it adequate to support sole source.

Chief Municipal & Utilities Service Contract Branch:

[REDACTED]

[REDACTED]

Legal Counsel:

[REDACTED]

Small Business Professional:

[REDACTED]

Acting Director, MICC-Ft Hood:

[REDACTED]

[REDACTED]

FAR Part 12 Sole Source Justification and Approval

1. Requiring Activity: The Directorate of Public Works (DPW) requires custodial services on Fort Hood, Texas.

2. Contracting Activity: U.S. Army Mission and Installation Contracting Command (MICC)-Fort Hood, Shoemaker Center, 36000 Shoemaker Ln, Fort Hood, TX 76544-5095

3. Description of Action: Request approval to award a sole-source, firm-fixed-price interim contract for W91151-21-C-0003 to be awarded [REDACTED] for Installation Custodial services. The purpose of this interim contract is to prevent a break in essential services while the follow-on competitive procurement is being completed. This action will be funded with two (2) months of Fiscal Year (FY) 2026 Operation and Maintenance (O&M) funds and one (1) month of FY 2027 O&M.

4. Description of Supplies/Services: The Directorate of Public Works (DPW) requires the continuation of installation-wide custodial services to maintain cleanliness, sanitation, and appearance across Fort Hood, Texas. These services are essential for ensuring a safe and healthy environment for all personnel, supporting mission readiness and overall quality of life. The requirement covers approximately 3.4 million square feet across an estimated 485 buildings on the Fort Hood Main Cantonment, West Fort Hood, and North Fort Hood.

This action provides a short-term extension of these non-personal services to prevent a gap in service during the procurement of a competitive follow-on contract. The core need is for uninterrupted basic, standard, and enhanced custodial services, which include cleaning restrooms, kitchens, and common areas; trash removal; floor and carpet care; and restocking of essential supplies.

Period	Period of Performance (POP)	Estimated Value
Three (3) Months	01 SEP 2026 — 30 NOV 2026	[REDACTED]

Total Value: [REDACTED]

5. Authority Cited: Simplified acquisition procedures for Commercial Products and Commercial Services, Title 41 U.S.C. 1901 as implemented by FAR 12.201-1 (DFARS CD 2026-O0028): Other – To prevent a critical lapse in mission-essential custodial services across 485 buildings at Fort Hood, an interim three-month extension of contract W91151-21-C-0003 is required while the competitive follow-on procurement is finalized. This short-term interim action represents a logical follow-on to the incumbent contract, which was originally awarded on a competitive basis, and ensures absolute continuity of operations without altering the established scope of work. Executing this

[REDACTED]

[REDACTED]

temporary extension with the incumbent is in the interest of government economy and efficiency, as introducing a new contractor for a brief 90-day period would cause unacceptable operational disruptions and result in substantial, unrecoverable duplication of costs

6. Reason for Authority Cited: This three-month extension is a logical follow-on to the current contract W91151-21-C-0003, which was originally awarded on a competitive basis. Extension is necessary to prevent a critical lapse in custodial services at Fort Hood while the follow-on competitive procurement is finalized and awarded.

a. Background: The Directorate of Public Works (DPW) has a mission-essential requirement for uninterrupted custodial services at Fort Hood, Texas, to ensure the health, safety, and operational readiness of the installation. These services cover approximately 485 buildings and 3.4 million square feet. The current contract for these services, which was awarded competitively with fair opportunity provided to all awardees, is approaching its expiration.

[REDACTED]

[REDACTED]

b. Alternatives:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

c. Impact if not approved: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

In summary, disapproving of this action would directly and negatively impact the health and safety of the Fort Hood community and result in greater disruption and cost to the Government.

7. Efforts to Obtain Competition: In accordance with RFO FAR 12.202(a) and RFO FAR 5.201, a Notice of Intent to Sole Source will be published on the Governmentwide Point of Entry (SAM.gov) outlining the Government's intent to issue a short-term interim extension to the incumbent.

a. Effective competition: This three-month interim action is a sole-source procurement with the incumbent contractor; therefore, no direct competition was solicited for this specific short-term requirement. However, this strategic interim measure is essential to safeguarding and maximizing full and open competition for the larger, long-term follow-on contract. By preventing a disruptive lapse in mission-essential custodial services, the Government ensures that the acquisition timeline for the competitive procurement is not compromised. This prevents potential offerors from being rushed, allowing adequate time to prepare high-quality proposals. Ultimately, this deliberate action directly supports the Government's primary objective of securing the best possible value through robust competition for the long-term requirement, which is currently in the final stages of solicitation.

CUI//SP-PROCURE//FEDCON

b. Subcontracting competition: Because the incumbent contractor is a small business concern, a subcontracting plan is not required for this action in accordance with FAR 19.109(b)(1). However, this interim action directly supports the Department of War's small business program goals by retaining these mission-essential services within the small business industrial base. Any tier-two subcontracting or material sourcing executed by the contractor during this brief three-month performance period will continue to be monitored by the Contracting Officer to ensure small business utilization is maximized to the fullest extent practicable.

8. Actions to Increase Competition: The Government is fully committed to maximizing competition for these essential custodial services, and this interim, non-competitive action is a direct and necessary enabler of that commitment. The primary action taken to increase competition is the development and finalization of a robust, competitive solicitation for the long-term follow-on requirement. The acquisition team has already completed market research, which has identified a strong pool of potential offerors, and the full solicitation package is in its final review stage.

This three-month interim extension is the most critical action the Government can take to protect the integrity of that upcoming competition. By ensuring continuity of operations, the Government avoids a critical service lapse that would otherwise create an emergency, forcing a disorderly and truncated acquisition process. This stability provides all potential offerors for the follow-on contract the necessary time to develop thoughtful, high-quality proposals, thereby maximizing the Government's ability to obtain the best value. Forcing a competition for a brief 90-day performance period was determined to be economically imprudent, as it would introduce substantial and unrecoverable duplication of costs related to contractor transition and onboarding, with no benefit to the Government or the long-term competitive outlook.

9. Market Research: Comprehensive market research was conducted within the last 12 months—

[REDACTED]

[REDACTED]

10. Other Facts:

Procurement history

Contract Number	Contractor	Competitive Status	Amount	Period of Performance
W91151-04-D-0013	American Facility Services, Inc.	100% Small Business Set-Aside	\$16.0 M	01 JUL 2004 - 30 JUN 2009
W91151-10-D-0002	American Building Solutions, Inc.	100% HUBZone Set-Aside	\$11.5 M	01 AUG 2010 - 31 JAN 2013
W91151-13-D-0003	CoStar Services, Inc.	100% HUBZone Set-Aside	\$15.8 M	01 FEB 2013 - 31 JAN 2015
W91151-15-D-0012	Nugate Group LLC	100% HUBZone Set-Aside	\$39.4 M	26 SEP 2015 – 25 AUG 2020
W91151-21-C-0003	Nugate Group LLC	100% HUBZone Set-Aside	\$37.9 M	01 MAR 2021 - 31 AUG 2026

12. 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.

[REDACTED]

13. 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.

[REDACTED]

14. Fair and Reasonable Cost Determination: I determine that the anticipated cost for this three-month extension, [REDACTED] will be fair and reasonable based on historical competitive pricing adjusted for documented labor and economic escalations. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

[REDACTED]