



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, NEW YORK DISTRICT
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NEW YORK NEW YORK 10278-0090

CENAN-EN-M

30 Dec 2024

MEMORANDUM FOR Chief, Contracting Division

SUBJECT: Sources Sought Notice for Sole Source Market Research for the Bartlett Hall Courtyard Repair & 4th floor GENE Conversion Project, United States Military Academy, West Point, New York

1. The New York District plans to solicit and award an Invitation for bid construction project for subject project in FY25 Q2.
2. This notification serves three (3) purposes:
 - A. To notify potential bidders of the Government's intent to solicit a brand name(s) only component for this project.
 - B. To identify potential sources that can provide an equivalent to the brand name only item(s).
 - C. Notification of the Army's intent to solicit brand name components as described below.
3. The items described below, under summary of requirements, are embedded in the construction project. The contract will be issued as a one-step negotiated procurement. Only the components described below will be sole sourced, if no other sources are identified that can provide an equivalent system. In the event no equivalent sources are found, the brand name only justification will be issued pursuant to FAR Part 6.302-1, Only One Responsible Source. A subsequent market survey will not be published in support of a Justification and Approval for sole sourcing. Supplies of the brand name component will be provided directly to the Contractor(s) and not to the Government.
4. Summary of Requirements:

A. Complete Monaco Fire Alarm System

Due to post wide compatibility issues and based on the capabilities described below of a Monaco Fire Alarm system, all new construction and renovation projects at the USMA, West Point are now featuring the latest version of the Monaco Fire Alarm Control Panel. The MAAP Plus Analog Addressable Integrated Radio Transceiver and Fire Alarm Control Panel is capable of point reporting up to 1584 addressable device points via proprietary UHF radio signal to the Monaco D-21 Enhanced Central Radio Control Alarm receiving system at West Point Fire Department Dispatch. New Fire

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Alarm installations include Mass Notification Systems (MNS) in accordance with DoD Unified Facilities Criteria (UFC) 4-021-01. The existing RF infrastructure provided by Monaco supports the UFC requirements for primary MNS communications. The Monaco Fire Alarm and integrated MNS system has the capability to remotely activate the in-building MNS messaging system and provide live-voice announcements directly from the D-21 Central Station at West Point Fire Dispatch.

Each Fire Alarm System (FAS) and Mass Notification System (MNS) shall be a complete, supervised, non-coded, analog-addressable system, installed in class A configuration per NFPA 72. The FAS/MNS shall provide point reporting to the Fire Alarm Control Panel (FACP). The FACP shall in turn provide point reporting to the Monaco D-21 Central Receiving Station at USMA West Point Fire Department Dispatch. Point reporting, also known as point-to-point reporting, is the capability to relay the status of each addressable device and certain system components such as Signaling Line Circuits (SLC) to the D-21 Central Receiving Station in real time. The FAS/MNS shall be tested and perform as a critical life-safety system. The FAS/MNS shall be compatible with and shall communicate seamlessly with the D-21 Central Receiving Station, without impairing operational function or reliability of any existing FAS or MNS. Use of interfacing relays between the FACP and communications transceiver to provide point or zonal alarm trouble status shall not be permitted.

All devices must comply with the Aug 1997 Federal Wireless communication commissions office of engineering and technology Bulletin 65, Evaluating Compliance with the FCC Guideline's for Human Exposure to RF Electromagnetic Fields.

B. Best Hardware Lock Cylinders & Cores (Non-Electronic)

Due to compatibility and consistency issues with keying at the USMA, Best lock is the USMA standard for lock hardware. This applies to locks that are not electronic and have status monitor capabilities compatible with the electronic security access system. Hardware locksets shall accommodate Best lock cylinders and cores. The Contractor shall provide cores to secure building during construction and shall turn over hardware cores to the government upon completion of construction. Government will replace Contractor cores with Best lock cylinders and cores after each area of the projects are completed is turned over to Government.

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C. Voice DAS

C Squared is West Point's contracted design-installer based on local regulations for the existing Voice cell system. They currently do all the design, installation, configuration and provide maintenance support at West Point. Another supplier would have no familiarity with the West Point environment and issues would arise with the overall network connection.

D. Niagara LON Works Direct Digital Control (DDC) System.

To maintain Building Management System (BMS) operational consistency across the garrison and connectivity with the Base wide system identified in the West Point Engineering Planning Standards, it is necessary for the BMS to be based on the Niagara LON Works Direct Digital Control (DDC) System.

E. Shark 200 meter

Due to post wide compatibility issues and based on the capabilities described below of the Shark 200 meter, all new construction and renovation projects at the USMA, West Point are now featuring the latest version of the Shark 200 meter.

All incoming electrical services shall be metered at the main distribution switchboard, on the line side of the service disconnect switch. Meters shall be revenue grade with advanced I/O and power quality. Meter shall be sole sourced to Shark 200 as manufactured by Electro Industries/GaugeTech. No substitutions will be permitted, as it's an approved meter that can be connected to the existing accredited metering network. Any other meter cannot be connected to the West Point's Metering Network. Shark 200 meter shall be equipped with V2 of higher V-Switch technology. Meter shall be provided with INP100S and PO1S I/O boards for communication.

For utility meters installed by other trades (water, gas, steam, etc.), run the MODBUS or Pulse output cable from each utility meters to the Shark meter in a 3/4" conduit and terminate it into the PO1S I/O board (min of 4 connections required). Run a Cat6E cable from the shark meter's INP100S I/O board to the NEC IT room to connect meter into West Point's Metering Network.

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F. Lutron Quantum Lighting Controls

Lutron lighting controls will be used to provide flexibility and capability with control systems on other projects and in addition will result in familiarity and ease of maintenance. The Lutron lighting control systems offer all of the features required by the building users.

5. Any vendor that wishes to provide an alternate source to the brand names above that is compatible with the above must provide a response with data supporting the claim within 15 business days of this announcement to New York District Corps of Engineering, Contracting Division.

This is a market survey and notification of intent only. This is not a request to respond to a solicitation. This requirement will be solicited at a future date.

Margaret Jedros
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Engineering Management Branch