

DEPARTMENT OF VETERANS AFFAIRS

**Justification for Single Source Awards IAW FAR 13.106-1
For
Over Micro-Purchase Threshold but Not Exceeding the SAT (\$250K)**

Acquisition Plan Action ID: 36C263-21-AP-5305

- 1. Contracting Activity:** Department of Veterans Affairs, Network Contracting Office 23 (NCO23), Construction Team Two, Omaha, NE. Requesting Office: Sioux Falls VA Healthcare System, Facilities Management / Engineering Department. Purchase Request Number: 438-22-2-3535-0002
- 2. Brief Description of Supplies/ Services required and the intended use/Estimated Amount:** A new construction project that has a need for a brand-named sole source item – Building Automation System (BAS) by Johnson Controls International (JCI). This is a partial requirement for Project 438-18-100, Upgrade Station Generator System, for which the contractor shall construct a new electrical switch gear building, as well as install additional utility backup generators. This project includes plumbing, HVAC, fire safety, electrical work, and procurement of pre-built building enclosures. The specific work associated with JCI is for the Building Automation System which includes controllers, sensors, start/stop controls, monitoring devices, programming, system updates and all other required parts of the BAS. The overall construction project will be solicited in a competitive environment as a 100% Service-Disabled Veteran-Owned Small Business set-aside amongst the South Dakota and Nebraska pool of Construction Multiple Award Task Order Contract (MATOC) holders and will be awarded as a Firm-Fixed Price contract.
- 3. Unique characteristics that limit availability to only one source, with the reason no other supplies or services can be used:** The specified building automation system is the only system that can meet the requirements of Sioux Falls VA Healthcare System. The intent is to install the same brand and type of building automation system throughout the medical center to provide a system that is compatible with the existing system. JCI is used throughout the Sioux Falls VA Healthcare System facility for all temperature control needs which is managed via the Building Automation System (BAS). The medical center has standardized this system to improve patient safety, security, and reduce maintenance and training costs. The current Johnson Controls Building Automation System utilizes proprietary technology; consequently, other systems are not able to connect to it. Patient comfort and safety would be risked if a patch work of climate controls systems were installed in any facility that already has Johnson controls. Lack of a standardized system would impact the facilities ability to maintain proper climate control. Using two or more vendors for these systems would negatively impact the mission by potential delay of crucial appointments to include surgeries.
- 4. Description of market research conducted and results or statement why it was not conducted:** Market research was conducted prior to selecting this manufacturer as the facilities standard system. This justification is specific to the manufacturer, Johnson Controls. A separate project for a facility-wide building automation system was competed with Johnson Controls being selected. This partial requirement of this project is a minor extension of the existing system. At this time, there are no competing vendors whose products are fully compatible with our existing system. However, if a

VHAPM Part 813.106 Simplified Acquisition Procedures: Soliciting from a Single Source
Attachment 1: Single Source Justification for SAP under the SAT

device or system other than Johnson Controls is found to have the capability to communicate and maintain the integrity of the entire system, then it will be considered acceptable. None to date is known or shown to be available.

5. **Contracting Officer's Certification:** *Purchase is approved in accordance with FAR13.106-1(b). I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.*

Gregg R
Sutcliffe 189759

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Gregg R. Sutcliffe
NCO 23 Contracting Officer

October 7, 2021

Date