

DEPARTMENT OF VETERANS AFFAIRS
Justification and Approval
For
Other Than Full and Open Competition

1. Contracting Activity:

Veterans Health Administration (VHA), Program Contracting Activity Central (PCAC)

The proposed procurement, Invitation for Bid (IFB) 36C77621B0016, is for the Construct CLC Hospice Cottage project at the Sioux Falls VA Medical Center (VAMC).

2. Nature and/or Description of the Action Being Processed:

This justification is to support the Construct Hospice Cottage project at the Sioux Falls VAMC, that will be awarded as a firm-fixed price contract. This justification is for other than full and open competition for the procurement of certain construction materials. The use of a particular brand name for the items listed below accommodates standardization of these items throughout the facility.

- a. Nurse Call System & Code Blue Systems
 - i. Responder 5 Series, by Beacon Communications LLC
- b. Fire Alarm Annunciation Equipment
 - i. Notifier, by Johnson Controls
- c. Physical Access Control Systems
 - i. PACS, by Johnson Controls
- d. Direct-Digital Control system for HVAC
 - i. Metasys, by Johnson Controls

3. Description of Supplies/Services Required to Meet the Agency's Needs:

This procurement is for the Construct CLC Hospice Cottage project at the Sioux Falls VAMC. The scope includes everything necessary to construct a new 11,115 square foot Hospice Cottage that meets the requirements of the Department of Veterans Affairs. There are four (4) brand name items listed for which the VA is not able to accept equal or alternate items. The value of these items is listed below and the VAAR Construction magnitude for the entire project is between \$5,000,000 and \$10,000,000.

- a. Nurse Call System
 - i. Responder 5 Series
 - ii. Value: [REDACTED]
 - iii. Description: Beacon Communications LLC will be supplying the nurse call system including code blue functions for the project. This installation will include: Master station, bed/bath station, and staff station.
- b. Fire Alarm Annunciation Equipment
 - i. Notifier
 - ii. Value: [REDACTED]
 - iii. Description: Johnson Controls will be supplying all associated fire alarm annunciation equipment for the project including but not limited to heat detectors, smoke detectors, infrared, pull station, strobes, horn strobes, speakers etc.

- c. Physical Access Control Systems
 - i. PACS
 - ii. Value: [REDACTED]
 - iii. Description: Johnson Controls will be supplying all associated head-end equipment server, physical access control system & data base management software, field installed controllers, card readers, PIV cards, door locks and sensors, power supplies, and interfaces with automate door operators

- d. HVAC Controls
 - i. Metasys
 - ii. Value: [REDACTED]
 - iii. Description: Johnson Controls will be supplying all associated HVAC controls integrated to the building automation system and front-end equipment.

4. Statutory Authority Permitting Other than Full and Open Competition:

(1) Only One Responsible Source and No Other Supplies or Services Will Satisfy

Agency Requirements per FAR 6.302-1; 41 U.S.C. § 3304(a)(1)

- (2) Unusual and Compelling Urgency per FAR 6.302-2;
- (3) Industrial Mobilization, Engineering, Developmental or Research Capability or Expert Services per FAR 6.302-3;
- (4) International Agreement per FAR 6.302-4
- (5) Authorized or Required by Statute FAR 6.302-5;
- (6) National Security per FAR 6.302-6;
- (7) Public Interest per FAR 6.302-7;

5. Demonstration that the Contractor's Unique Qualifications or Nature of the Acquisition Requires the Use of the Authority Cited Above (applicability of authority):

These items have been standardized throughout the Sioux Falls VAMC. Installing a different manufacturers' system will create significant duplication in cost for the facility, and in most cases the equipment will not function properly. The specific impact for not using the brand name items is listed below:

- a. Nurse Call System
 - i. Rauland Borg, Responder 5 Series
 - ii. Impact: Responder 5 systems are currently operational at the Sioux Falls VAMC which runs all Nurse Call throughout the campus. No other supplier could manufacture and install a nurse call system that would properly interface with the existing campus infrastructure. The medical and maintenance staffs are current and trained on Responder 5 systems. The VA maintains parts and manuals for Responder 5 on station. Installation of a nurse call system other than Responder 5 will result in greater training requirements for nursing staff as they will need to be familiar with two different systems. The facilities staff who service and maintain the system will need to be trained and current on two types of nurse call systems, and the parts department will have to maintain spare parts for two different nurse call system.

- b. Fire Alarm Annunciation Equipment
 - i. Notifier by Johnson Controls
 - ii. Impact: The fire alarm system in the existing facility is currently Notifier by Johnson Controls. Choosing a vendor other than Johnson Controls would not allow the installed devices to communicate to Sioux Falls VAMC dispatch on the existing fire

alarm network, creating a safety issue. If a manufacturer other than Notifier were utilized an entirely new backboard, annunciator etc. would be required to be installed in both dispatch and the fire department. Currently those spaces cannot accommodate another fire alarm backboard which would result in a renovation project for both the fire department and dispatch incurring additional costs.

c. Physical Access Control Systems

i. PACS

- ii. Impact: The PACS systems are currently operational at the Sioux Falls VAMC which runs all access control throughout the campus. No other supplier could manufacture and install an access system that would properly interface with the existing campus infrastructure. The medical and maintenance staffs are current and trained on PACS systems. The VA police maintains PIV and Flash badges for the PACS system on station. Installation of an access control system other than PACS will result in greater training requirements for the VA police staff as they will need to be familiar with two different systems. The facilities staff who service and maintain the system will need to be trained and current on two types of access control systems, and the parts department will have to maintain spare parts for two different access control systems.

d. HVAC Controls

i. Metasys

- ii. Impact: The Sioux Falls VAME has an existing campus wide BMS system that was installed by Johnson Controls and is currently under a maintenance contract with Johnson Controls. The network is considered open so other controls products could be used but the integration to the software must be completed by Johnson Controls. Therefore, the best value to the VA is to contract directly with Johnson Controls provide and integrate the building automation and controls.

6. Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable:

In accordance with the Competition in Contracting Act (CICA), the components listed above are identified as brand name; however, the overall procurement will be competed as a Service-Disabled Veteran-Owned Small-Business (SDVOSB) Set-Aside. This Justification for Other Than Full and Open Competition will be posted to Federal Business Opportunities with the solicitation.

7. Determination by the Contracting Officer (CO) that the Anticipated Cost to the Government will be Fair and Reasonable:

Government estimate was prepared and provided by the Contracting Officer's Representative (COR). The anticipated price to the Government for the items requested to be brand name is approximately [REDACTED].

The items for which brand name approval is being requested are subsequent components to the overall construction project. This procurement will be competed and based on competition; the CO will make a determination of fair and reasonable pricing prior to award.

8. Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:

The market research for the equipment was conducted and prepared by the COR and shared with the CO for further review. The CO was in concurrence with information provided in the estimate

that supported the brand name items. Approval of the items as brand name only is critical for the overall efficiency of the completed project and the Sioux Falls VAMC, as a whole.

9. Any Other Facts Supporting the Use of Other than Full and Open Competition:

New components must be able to tie into an existing and operational system including the use of software. At this time, there are no competing vendors whose products are fully compatible with the existing system being used at the Sioux Falls VAMC.

10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:

Not applicable. It is the responsibility of the offerors and the general contractor awarded the project to locate suppliers and obtain pricing for all materials and components, including the items listed in this justification.

11. A Statement of the Actions, if any, the Agency May Take to Remove or Overcome any Barriers to Competition before Making subsequent acquisitions for the supplies or services required:

There will be competition for the overall procurement. It will be the responsibility of the offerors to obtain pricing from the suppliers of the items and to submit a competitive proposal for the project.

12. Requirements Certification: I certify that the requirement outlined in this justification is a Bona Fide Need of the Department of Veterans Affairs and 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.

RYAN D.
HOLMAN 253776

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D. HOLMAN 253776
Date: 2021.07.20 08:13:20
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Ryan Holman
COR/Engineer
Sioux Falls VAMC

7/20/2021

Date

13. Approvals in accordance with FAR 6.304

- a. **Contracting Officer's Certification (required):** I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.

Donald A. Marsh
1489406

Digitally signed by Donald A.
Marsh 1489406
Date: 2021.07.20 07:46:45 -04'00'

Donald A. Marsh III
Contracting Officer
VHA Program Contracting Activity Central (PCAC)

Date