

**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, Request For Proposal (RFP) 36C77621R0033 is for the Construct Outpatient Mental Health Building project at the Omaha VA Medical Center (VAMC).

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

This justification is to support the Construct Outpatient Mental Health Building project at the Omaha 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. Building Controls
  - i. Schneider Electric EcoStruxure
- b. Fire Alarm System
  - i. Simplex Grinnell
- c. Door Hardware/Cores
  - i. Best Cormax M3 Keyway
- d. Building Security
  - i. Ccure System
- e. Panic Alarm
  - i. Lynx Duress System

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

This procurement is for the Construct Outpatient Mental Health Building project at the Omaha VAMC. The scope includes everything necessary to construct a 1 - story Outpatient Mental Health Building that meets the requirements of the Department of Veterans Affairs. There are five (5) 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 \$10,000,000 and \$20,000,000.

- a. Building Controls
  - i. Schneider Electric EcoStruxure
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all building/automation controls required for the new building to match the existing building controls throughout the facility.
- b. Fire Alarm System
  - i. Simplex Grinnell
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all fire alarm system alarms, strobes, annunciators, etc. as well as communication back to the existing master control panel.

- c. Door Hardware/Cores
  - i. Best Cormax M3 Keyway
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all door hardware and cores required for the new building to match the existing building hardware and cores.
  
- ci. Building Security
  - i. Ccure System
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all security systems infrastructure and related appurtenances to tie the new building into the VA securities existing system.
  
- cii. Panic Alarm
  - i. Lynx Duress System
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all panic systems infrastructure and related appurtenances to tie the new building into the VA panic alarms existing system.

**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 Omaha 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. Building Controls
  - i. Schneider Electric EcoStruxure
  - ii. Impact: The Schneider Electric EcoStruxure building controls system has been standardized throughout the hospital campus. This allows the AC plant operator to monitor all building control system readings and immediately identify any operational issues within a building or area. He can help diagnose the issue and often, without the need of additional maintenance support, can correct the issue remotely. A separate building controls system would be a duplication of costs and effort as well as require additional training time and money to maintain cognizance and understanding of multiple building control systems. Multiple building controls would also require stocking additional sensors and readout modules as spare parts.
  
- b. Fire Alarm System
  - i. Simplex Grinnell
  - ii. Impact: The Simplex Grinnell master control panel is how the VA automatically notifies the local fire department in the event of an emergency. If a different fire alarm system is used, it presents an unacceptable safety risk because it would not

communicate with the existing system and master control panel. The facility managers and emergency personnel would not be made aware of the emergency in a timely manner. Installing a system specific annunciator and master panel for a standalone system would be a duplication of cost and effort.

c. Door Hardware/Cores

- i. Best Cormax M3 Keyway
- ii. Impact: The best Cormax M3 Keyway has been standardized through the hospital. This allows for a standard supply of cores, keys, and door hardware to be kept on hand. It also allows for a standardized master key schedule to be utilized and maintained. Lastly, utilizing a different core manufacturer would require the issuance of another set of keys for all maintenance and engineering personnel as well as physical therapy, prosthetics, and any other personnel who would need access to this new building. This would be a duplication of cost and effort.

d. Building Security

- i. Ccure System
- ii. Impact: The Ccure system has been standardized at the Omaha VA and throughout the hospital as how our police force monitors the safety of those who visit and work at the VA. Installing a new or different system would be problematic and more costly since it would cause the VA to have two systems with two sets of software plus our police force would have to learn two systems, possibly causing a delay in reacting to emergencies.

e. Panic Alarm

- i. Lynx Duress System
- ii. Impact: The Lynx Duress system has been standardized at the Omaha VA and throughout the hospital as how our police force responds to alarms from our staff when they fear or face a threat. Installing a new or different system would be problematic and more costly since it would cause the VA to have two systems with two sets of software plus our police force would have to learn two systems, possibly causing a delay in reacting to emergencies.

**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 Omaha VAMC facility 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 Omaha 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.

Brian D Hovey  
3474638  
Brian Hovey  
COR/Engineer  
Omaha VAMC

Digitally signed by Brian D Hovey  
3474638  
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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

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Marsh 1489406  
Date: 2021.01.04 10:05:58 -05'00'

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

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Date