

**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, Acquisition Plan 36E776-20-AP-0322 is for the Renovate Mental Health Ward 1L, 1H, and 1K Construction project at the Minneapolis VAMC.

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

This justification is to support the Renovate Mental Health Ward 1L, 1H, and 1K Construction project at the Minneapolis 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. Card Reader
  - i. HC Model RPK40 Card Readers
  - ii. Lenel 1300-U Control Board
  - iii. Description: The project will include the installation of VA standard security features for HC Model RPK 40 Card Readers and Lenel 1300-U Control Board. This includes new card readers with all related components, panic buttons and associated wiring, and a new control panel for the area.
- b. Door Closers
  - i. LCN #4040 Series Door Closer
  - ii. Description: The project will include the installation of new door closers as specified in 08 71 00 of the project specifications.
- c. Door Locksets
  - i. Schlage "L" Series Mortised Door Locksets
  - ii. Description: The project will include the installation of locksets on doors as specified in 08 71 00 of the project specifications.
- d. Electrical Distribution Panelboards
  - i. Cutler-Hammer Electrical Distribution Panelboards
  - ii. Description: The project will include the installation of Cutler-Hammer electrical distribution panelboards as specified in 26 24 16 of the project specifications.
- e. Fire Alarm System
  - i. Gamewell/FCI Components
  - ii. Description: The project will include the installation of the fire alarm system components as specified in 28 31 00 of the project specifications.
- f. Nurse Call and Code Blue Systems
  - i. Rauland Responder 4 and/or 5
  - ii. Description: The project will include the installation of VA standard nurse call and code blue systems features as specified in 27 52 23 of the project specifications. This includes Audio-Visual, Visual Only, and Code One (Blue) Nurse Call systems.

- g. Security System Components
  - i. The Panduit System
  - ii. Description: The project will include the installation of security system components as specified in 28 13 00 of the project specifications. This includes new card readers with all related components, panic buttons and associated wiring.
- h. Facility Wayfinding and Signage System
  - i. Takeform
  - ii. Description: The project will include the installation of VA standard signage as specified in 10 14 00 of the project specifications. This includes all signage for offices, exam rooms/patient rooms, ancillary spaces and toilets.
- i. Telecommunications Cabling Infrastructure
  - i. The Panduit System
  - ii. Description: The project will include the installation of telecommunications cabling infrastructure components as specified in 27 12 00 of the project specifications.

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

This procurement is to renovate the Renovate Mental Health Ward 1L, 1H, and 1K Construction project at the Minneapolis VAMC. The scope includes everything necessary to construct a functional building that meets the requirements of the Department of Veterans Affairs. There are nine (9) 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. Card Readers
  - i. HC Model RPK 40 Card Reader and Lenel 1300-U Control Board
  - ii. Value: [REDACTED]
  - iii. Agency Needs: The facility security system is currently Lenel with HC HC Model RPK 40 Card Readers and Lenel 1300-U Control Boards. The readers must be compatible with Lenel and FIPS compliant in order to connect to the power boards and communicate with the system at the Minneapolis VAMC. The control boards must be Lenel in order to connect back to the system.
- b. Door Closers
  - i. LCN #4040 Series Door Closer
  - ii. Value: [REDACTED]
  - iii. Agency Needs: This product, the LCN #4040 Series Door Closer, is the current door closer being utilized at the Minneapolis VAMC. The Medical Center currently has several thousand closers installed in the hospital. The VA carpenter shop keeps parts and extra closers in stock for repair and/or replacement of the existing door closers.
- c. Door Locksets
  - i. Schlage "L" Series Mortised Door Locksets
  - ii. Value: [REDACTED]
  - iii. Agency Needs: This product, Schlage "L" Series Lockset, is the current locking mechanism be used by the Minneapolis VAMC. The medical center has approximately 3,000 Schlage "L" Series Mortised Locksets installed in doors at the Medical Center with another 200-300 installed in doors in the out-buildings. The Medical Center currently stocks parts and extra locksets for only the Schlage "L" Series Mortised Door Locksets.

- d. Electrical Distribution Panelboards
  - i. Cutler-Hammer Electrical Distribution Panelboards
  - ii. Value: [REDACTED]
  - iii. Agency Needs: This product, Cutler-Hammer electrical distribution panelboards, is the current electrical panelboards being used at the Medical Center. The Medical Center currently has approximately 700 electrical distribution panels and another 100 in the out-buildings that are the Cutler-Hammer brand. The Medical Center electrical staff stocks parts for the Cutler-Hammer brand. The new electrical panels match the building standard and avoid stocking parts for other brands of electrical distribution panels. Stocking one manufacturer's breakers provides a cost savings due to not having to stock as many brands of electrical breakers.
  
- e. Fire Alarm System
  - i. Gamewell/FCI Components
  - ii. Value: [REDACTED]
  - iii. Agency Needs: The Gamewell/FCI components, are required to integrate with existing fire alarm system throughout the Medical Center. This is a NFPA listed system in which all components must be from the same manufacturer to function and communicate appropriately. This is a fire code issue.
  
- f. Nurse Call and Code Blue Systems
  - i. Rauland Responder 4 and/or 5
  - ii. Value: [REDACTED]
  - iii. Agency Needs: This product, the Rauland Responder 4 and/or 5, is the current system in use at the Medical Center. New nurse call components must tie into the existing system, and only Rauland components are compatible. Having multiple nurse call systems within the facility is not cost effective or practical for patient safety. The Medical Center doesn't have the correct headend or master stations to work with other nurse call system brands.
  
- g. Security System Components
  - i. The Panduit System
  - ii. Value: [REDACTED]
  - iii. Agency Needs: The Panduit cables and faceplate, are required for maintenance purposes and labeling consistency. The Panduit patch cords, faceplates, and outlets are required so IT staff can identify which components are which, and what each is supposed to connect to in the IT closet. This is consistent throughout the hospital, so using other types would cause confusion and potential for misconnections, which would be a major risk on a security system.
  
- h. Facility Wayfinding and Signage System
  - i. Takeform
  - ii. Value: [REDACTED]
  - iii. Agency Needs: The Takeform Facility wayfinding and signage system, currently is being used at the Minneapolis VAMC. The new signage must be compatible with the existing system to ensure standardization of aesthetics, maintenance, and wayfinding. There are no other vendors that offer this type of signage. Takeform signage meets all Americans with Disabilities Act and International Building Code requirements.

- i. Telecommunications Cabling Infrastructure
  - i. The Panduit System
  - ii. Value: [REDACTED]
  - iii. Agency Needs: Panduit cables and faceplates are required for maintenance purposes and labeling consistency. The Panduit patch cords, faceplates, and outlets are required so IT staff can identify which components are which, and what each is supposed to connect to in the IT closet. This is consistent throughout the hospital, so using other types would cause confusion and potential for misconnections, which would be a major risk in a security system.

**4. Statutory Authority Permitting Other than Full and Open Competition:** FAR 6.302-1(c). Only one (1) Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements

**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 Renovate Mental Health Ward 1L, 1H, and 1K Construction project at the Minneapolis 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. Card Reader

- i. HC Model RPK 40 Card Reader and Lenel 1300-U Control Board
- ii. Impact: Readers must be compatible with Lenel and FIPS compliant. Other card readers are not compatible with these requirements., as they have no way of connecting to the power boards or communicating with the Medical Center's system. A functional, communicating security system is a major safety requirement. Lenel zone control boards are also required to connect back to the Lenel system. If any other control board were provided, it would require a new, separate head-end as well as monitoring equipment. Police services would not be able to monitor multiple systems and safety would be compromised.

b. Door Closers

- i. LCN #4040 Series Door Closer
- ii. Impact: It is necessary to match existing standardized products for door closers at the Medical Center. The ability to remove, repair or replace these units are expedited tremendously due to one unified system. The product must be able to accommodate all necessary healthcare and administration needs of the hospital. The addition of another repair part that would need to be stocked would not only result in additional costs associated with the repair parts but also require VA labor to contract, order, stock, and inventory the additional repair parts.

c. Door Lockset

- i. Schlage "L" Series Mortised Door Locksets  
Impact: The specified Schlage "L" Series Mortised Door Locksets are the only items meeting the requirements of the Medical Center. The intent is to install new locksets on the new doors in the new clinic spaces that are the same brand and quality as the existing mortised locksets in the medical center and at the medical center out-buildings. The medical center locksmith is trained to service these locksets and maintain them in working condition. If a different lockset would be introduced into the Medical Center it would cause confusion for maintenance staff, contractors and would require the medical center to stock parts for different manufacturers at additional cost to the medical center

- d. Electrical Distribution Panelboards
  - i. Cutler-Hammer Electrical Distribution Panelboards
  - ii. Impact: The intent is to match the existing electrical distribution panels in the Medical Center and the out-buildings. The Cutler-Hammer brand of electrical distribution equipment allows the electrical staff to respond to these electrical panels in an emergency, without having to decide which brand of panel needs to be repaired and avoid the electricians from having to locate several brands of parts during emergency repairs. The emergency repair of these panels could result in patient safety during a malfunction if the correct repair parts are not available for installation.
  
- e. Fire Alarm System
  - i. Gamewell/FCI Components
  - ii. Impact: It is necessary to match the existing system to ensure there are no interface problems and that system operation and maintenance is maintained to ensure patient and worker safety. Additionally, installation of components that match the existing fire alarm system minimizes maintenance costs and bench stock requirements.
  
- f. Nurse Call and Code Blue Systems
  - i. Rauland Responder 4 and/or 5
  - ii. Impact: The Medical Center staff are currently trained in the maintenance and operation of the Rauland system, and spare parts for that system are kept on hand. If other systems are brought into the facility, patient safety will be at risk because the staff may not understand how to respond to multiple systems and another system would potentially cause patient safety issues. Repairs will also be more complicated and take longer.
  
- g. Security System Components
  - i. The Panduit System
  - ii. Impact: The Panduit system was selected because the face plate and outlet are of optimal shape and orientation. Other types have been tried, but they have been more susceptible to damage and harder to work with. IT staff have to frequently access these when they're behind desks or above ceiling tiles, so the specified make and model save a great deal of time and prevent unintentional damage. IT now keeps these components in stock, so bringing in others would cause excess maintenance time and require excessive additional components to be kept in stock.
  
- h. Facility Wayfinding and Signage System
  - i. Takeform
  - ii. Impact: Any other system of wayfinding, when used with existing signage in the facility may cause confusion and safety issues. Signage is also updated by in-house staff using specialized equipment and materials. A new signage system would require the Medical Center to either buy new specialized equipment and materials or require an on-going service contract to update and maintain signage

- i. Telecommunications Cabling Infrastructure
  - i. The Panduit System
  - ii. Impact: The Panduit system was selected because the face plate and outlet are of optimal shape and orientation. Other types were tried but were more susceptible to damage and more difficult to work with. IT staff have to frequently access these when they are behind desks or above ceiling tiles, so the specified make and model save a great deal of time and prevent unintentional damage. IT now keeps these components in stock, so bringing in others would cause excess maintenance time and requires excessive additional components to be kept in stock.

**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 that the Anticipated Cost to the Government will be Fair and Reasonable:**

The design was completed by Calvin L. Hinz Architects as they provided a complete government estimate. 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 Contracting Officer 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 design and equipment was conducted by Calvin L. Hinz Architects. to secure prices for the government estimate and was shared with the Contracting Officer and Contracting Officer's Representative (COR) for further review. The Contracting Officer and COR were in concurrence with information provided in the estimate that supported the brand name items. These sources have been identified by Calvin L. Hinz Architects as a result of their contract to design this project. Approval of the items as brand name only is critical for the overall efficiency of the completed project and the VACIHS 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 Renovate Mental Health Ward 1L, 1H, and 1K Construction project at the Minneapolis 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.

ROBERT C.  
MALECHA  
1582825

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Robert Malecha  
Chief, Projects Section  
Minneapolis VA Medical Center

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

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Date

b. **One Level Above the Contracting Officer (Required over \$150K but not exceeding \$700K):** I certify the justification meets requirements for other than full and open competition.

John Yallech  
189260

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John Yallech, Jr.  
Supervisory Contracting Officer  
VHA Program Contracting Activity Central (PCAC)

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Date