

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

1. Contracting Activity:

Department of Veterans Affairs, Program Contracting Activity Central (PCAC)

The proposed procurement has specific, brand-name material for portions of work at the Construct Patient Aligned Care Team Clinic Building 4 First Floor, Minor Construction project 656-400 at the St. Cloud VA Medical Center (VAMC).

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

This justification is to support the Construct Patient Aligned Care Team Clinic Building 4 First Floor project at the St. Cloud 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 and installation. The use of a particular brand name for the items listed below accommodates standardization of these items throughout the facility.

- a. Building Automation and HVAC Control System
 - i. Johnson Controls Direct Digital Control Metasys Building Automation and HVAC Control System
- b. Door Hardware Lock Cores
 - i. Best TE series keyway mortise lockset with 7-pin interchangeable cores
- c. Nurse Call System
 - i. Rauland Responder 5000

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

This procurement is to Construct Patient Aligned Care Team Clinic Building 4 First Floor project at the St. Cloud VAMC. The scope includes everything necessary to construct a Patient Aligned Care Team Clinic that meets the requirements of the Department of Veterans Affairs. There are three (3) brand name systems listed for which the VA is not able to accept equal or alternate items. The value of VAAR Construction magnitude for the entire project is between \$10,000,000.00 and \$20,000,000.00. The estimated value of all brand name requirements is: [REDACTED]

- a. Building Automation and HVAC Control System
 - i. Johnson Controls Metasys Building Automation and HVAC Control System
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: This product, the Johnson Controls Metasys Building Automation and HVAC Control System, is the only product that allows for a single HVAC control system for the St. Cloud VAMC facility and is required for system integration. Johnson Controls Metasys control system is the campus-wide building and HVAC control System.
- b. Door Hardware Lock Cores
 - i. Best TE keyway mortise lockset with 7-pin interchangeable cores
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: The medical center requires all construction incorporate the Best TE keyway keying system, to maintain facility wide access control requirements.

- c. Nurse Call System
 - i. Rauland Responder 5000
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: Existing nurse call system within the hospital is a product of Rauland AMETEK. To be integrated into the existing facility system, all construction projects shall utilize the Rauland Responder 5000 for any nurse call requirements. Additionally, this helps the medical center mitigate having to stock a mixture of nurse call products from various vendors on station and ensures that the new nurse call system installed in the project integrates seamlessly with our existing system.

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

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

Agency Requirements per FAR 6.302-1; 41 USC §253(c)(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 St. Cloud 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 Automation and HVAC Control System
 - i. Johnson Controls Metasys Building Automation and HVAC Control System
 - ii. Impact: An incompatible system may require installation of new “front-end” and remote workstations as well as new software and programming. Additionally, installation of components that match the existing building automation system minimizes maintenance costs and bench stock requirements. It is necessary to match the existing system to ensure there are no interface problems, impacts to patient safety and familiarity of the product to the staff and maintenance personnel. This is the only way to ensure complete compatibility and that the campus will not have two HVAC control systems on the St. Cloud VAMC campus.
- b. Door Hardware Lock Cores
 - i. Best TE Series
 - ii. Impact: This product is the only key core used throughout the St. Cloud VA campus. The medical center locksmith is trained to service these locksets and maintain them in working condition. It is necessary that all lockset hardware components added onto the existing system match the brand to facilitate proper interchangeability. Supportability of the added lock cores in the new parking structure will be accomplished with minimal additional investment in the existing system’s single standardized parts inventory.

- c. Nurse Call System
 - i. Rauland Responder 5000
 - ii. Impact: The existing facility currently specifies Rauland Responder 5000 as manufactured by Rauland. Connection of the new components must be tied in with the existing system and programmed to work with the Rauland software. The use of the Rauland products and service work in the expansion of the system is essential to the Government requirements.

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

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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 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 entire St. Cloud VAMC facility.

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 existing software. At this time, there are no competing vendors whose products are fully compatible with the existing systems being used at the St. Cloud 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.

**MICHAEL
MCENIRY**

Digitally signed by MICHAEL
MCENIRY
Date: 2024.05.10 16:12:56 -05'00'

Michael R. McEniry
Healthcare Engineer
St. Cloud VAMC

13. **Approvals in accordance with FAR 6.304 & VHAPM Part 806.3**

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

DAVID MARK

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Date: 2024.05.10 09:38:11 -07'00'

David Mark
Contracting Officer
Program Contracting Activity Central

b. **One Level Above the Contracting Officer (Required over SAT but not exceeding \$750K):** I certify the justification meets requirements for other than full and open competition.

MEGAN DOHM

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Date: 2024.05.15 16:08:45 -04'00'

Megan Dohm
Supervisory Contracting Officer
Program Contracting Activity Central