

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

1. Contracting Activity:

Department of Veterans Affairs, Network Contracting Office 4 (NCO4)

The proposed procurement has specific, brand-name material for portions of the 9th Floor Mental Health Unit Project #693-19-106 at the Wilkes-Barre Veterans Affairs Medical Center (WBVAMC).

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

This justification is to support the WBVAMC 9th Floor Mental Health Unit Project 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 brand name descriptions for a portion of the acquisition is essential to the Government's requirements, thereby precluding consideration of a product manufactured by another company. 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: Johnson Controls Metasys Building Automation and HVAC Control System
- b. Fire Alarm System: Johnson Controls Notifier IFC-3030 Intelligent Addressable Fire Alarm System and compatible peripherals
- c. Door Hardware: Yale GG-Keyway mortise lockset with 6-pin interchangeable cores
- d. Access Control: Johnson Controls PIV
- e. Video Surveillance: Avigilon Video Surveillance
- f. Nurse Call system: Jeron 790 Nurse Call system

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

This procurement is to Expand Mental Health Clinic at the Wilkes-Barre VAMC. The scope includes everything necessary to construct a functional space that meets the requirements of the Department of Veterans Affairs. There are six (6) 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: \$194,688.00.

- a. Building Automation and HVAC Control System
 - i. Johnson Controls Metasys Building Automation and HVAC Control System
 - ii. Value: \$80,200
 - 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 WBVAMC facility and is required for system integration. Introducing another brand for this HVAC system would not be cost effective, nor efficient for operations for the entire WBVAMC facility. Johnson Controls Metasys control system is the specified campus-wide building and HVAC control System under VA specification 23 09 23 1.1 F.

- b. Fire Alarm System
 - i. Johnson Controls Simplex 4100 ES series Intelligent Addressable Fire Alarm System and associated peripherals.
 - ii. Value: \$19,700
 - iii. Unique Qualifications: This product, Johnson Controls Simplex 4100 ES Fire Alarm System, is the only product that allows for a single fire alarm system to be used throughout the WBVAMC facility. This brand is used throughout the WBVAMC facility to meet VA specification 28 31 00 1.1 a. WBVAMC currently has the Johnson Controls Simplex 4100 ES Fire Alarm System as the campus-wide fire alarm system. Introducing another brand would require a facility wide changeout that is not cost effective nor efficient to WBVAMC operations. The existing Simplex 4100 ES alarm panel has excess capacity for the connection of fire alarm equipment to be installed and monitored as part of the Expand Mental Health project. This fire alarm system will activate alarms within the building to alert occupants that assistance may be required.
- c. Door Hardware
 - i. Yale GG keyway mortise lockset with 6-pin interchangeable cores
 - ii. Value: \$39,038
 - iii. Unique Qualifications: The medical center requires all new construction projects to specifically incorporate the Yale GG keyway keying system. This ensures the Yale locks are uniform throughout the facility wide access control requirements of VA specification 08 06 71 4.5.
- d. Access Control
 - i. Johnson Controls PIV
 - ii. Value: \$18,850
 - iii. Unique Qualifications: All access control equipment within the WBVAMC facility is provided by Johnson Controls. To maintain uniform access control throughout, all new construction projects shall utilize Johnson Control systems. No other brand is interchangeable with these systems to allow for substitution. Using the Johnson Control systems ensures that the new access control products installed in the project integrate seamlessly with existing systems. Johnson Controls are used to meet VA specification 28 05 00 1.1a.
- e. Video Surveillance
 - i. Avigilon Video Surveillance cameras
 - ii. Value: \$24,400
 - iii. Unique Qualifications: All video surveillance equipment within the hospital is a product of by Avigilon System, installed and maintained by Avigilon certified installers. To maintain consistency throughout the medical center, all construction projects shall utilize the Avigilon Video surveillance cameras, installed by Avigilon certified installers. This ensures spares are uniform and readily integrate into existing surveillance systems as new requirements arise. All surveillance equipment shall integrate seamlessly into the existing Avigilon Video system as specified in VA specification 28 23 00 1.1a.
- f. Nurse Call System
 - i. Jeron 790 system
 - ii. Value: \$12,500
 - iii. Unique Qualifications: All Jeron Nurse Call equipment within the WBVAMC is a product of by Jeron and installed and maintained by Jeron certified installers. To maintain consistence

throughout the medical center, all construction projects shall utilize the Jeron 790 nurse call system and be installed by Jeron certified installer for any camera installations. No other brand is available to integrate with the nurse call system and new construction projects require seamless integration with existing WBVAMC nurse call systems as specified in VA specification 27 52 23 2.1a.

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

Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements, per FAR 6.302-1(c) Application for brand-name descriptions.

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 Wilkes-Barre VAMC. The use of brand name descriptions for a portion of the acquisition is essential to the Government's requirements, thereby precluding consideration of a product manufactured by another company. 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 per VA specification 23 09 23 1.1 F. This is the only way to ensure complete compatibility and that the campus will not have two HVAC control systems on the WBVAMC campus.

b. Fire Alarm System

- i. Johnson Controls Simplex 4100 ES Fire Alarm System
- ii. Impact: Installation of a system that interfaces properly with the existing system will ensure patient safety is maintained at the highest level. Additionally, installation of components that match the existing fire alarm system minimizes maintenance costs and bench stock requirements. No other system will integrate with our existing fire protection system. 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 as required under VA specification 28 31 00 1.1a.

c. Door Hardware

- i. Yale GG keyway mortise lockset with 6-pin interchangeable cores
- ii. Impact: The Yale system is the current mechanical access control system, and it is required to maintain a facility wide keying system per VA specification 08 06 71 4.5 "Hardware Sets"

Mortise locksets – Yale Brand of Locks and 6-pin cores

It is also important to note that maintaining bench stock for the parts and keying components of an entirely different locking system and hardware sets would be expensive and time-consuming. Use of another brand would require duplicating

efforts in training and double the stock on hand for replacement parts. These items are competitively priced and are widely available.

d. Access Control

- i. Johnson controls PIV
- ii. Impact: Installation of a system that interfaces properly with the existing system will ensure appropriate security access is maintained at the highest level. Additionally, installation of components that match the existing access control system minimizes maintenance costs and bench stock requirements. No other system will integrate with our existing access control system. 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 safety as required by VA specification 28 25 00 1.1a

e. Video Surveillance

- i. Avigilon Video Surveillance cameras
- ii. Impact: Installation of a system that interfaces properly with the existing system will ensure our Video Surveillance system and coverage is maintained at the highest level across the medical center. Additionally, installation of components that match the existing access control system minimizes maintenance costs and bench stock requirements. No other system will integrate with our existing public address system. It is necessary to match the existing system to ensure there are no interface problems, that system operation and maintenance is maintained to ensure safety, and that the existing warranty is not voided. The Avigilon Video brand meets VA specification 28 23 00 1.1a.

f. Nurse Call System

- i. Jeron 790 System
- ii. Value: \$12,500
- iii. Unique Qualifications: All the Jeron Nurse Call equipment within the hospital is a product of by Jeron and installed and maintained by Jeron certified installer. To maintain consistence throughout the medical center, all construction projects shall utilize the Jeron 790 nurse call system and be installed by Jeron certified installer for any camera installations. 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 existing facility systems as required by VA specification 27 52 23 2.1a.

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 anticipated price to the Government for the items requested to be brand name is approximately \$194,688.00.

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:

Approval of the items as brand name only is critical for the overall efficiency of the completed project and the WBVAMC 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 systems being used at the Wilkes-Barre VAMC. Converting one building of the entire campus to another manufacturer's system would be extremely disruptive to medical center operations and prohibitively expensive.

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 Somoga
Project Manager/COR
Wilkes-Barre VA Medical Center

13. Approval in accordance with FAR 6.304 & VHAPM Part 806.3

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

Scot Plank
Contracting Officer, NCO4
Specialized – WB Construction Team