

**DEPARTMENT OF VETERANS AFFAIRS**

**Justification and Approval (J&A) for  
Other Than Full and Open Competition**

**Acquisition Plan Action ID:** 36C776-24-AP-1692

**1. Contracting Activity:**

Veterans Health Administration (VHA), Program Contracting Activity Central (PCAC)  
The proposed procurement, Request for Proposal (RFP) 36C77625R0015, is for the EHRM Infrastructure Upgrades Construction project at the James E. Van Zandt VA Medical Center (VAMC) in Altoona, PA.

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

This justification is to support the EHRM Infrastructure Upgrades Construction project at the James E. Van Zandt VA Medical Center (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 accommodate standardization of these items throughout the facility.

- a. HVAC Controls/BAS monitoring
  - i. Trane Tracer Ensemble
- b. Room Signage
  - i. Inpro Contego
- c. Fire Alarm System
  - i. Honeywell Notifier
- d. Fire Alarm Installation
  - i. Bettwy Systems
- e. Plumbing and HVAC Valves
  - i. Apollo Conbraco Ball Valves
- f. Security Cameras
  - i. Avigilon

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

This procurement is for the EHRM Infrastructure Upgrades Construction project at the James E. Van Zandt VA Medical Center (VAMC). The scope includes everything necessary to complete the EHRM Infrastructure Upgrades Construction project that meets the requirements of the Department of Veterans Affairs. There are six (6) brand name items listed for which the VA is not able to accept equal or alternate items. The value of the items are listed below. The VAAR Construction magnitude for the entire project is between \$20,000,000 and \$50,000,000.

- a. HVAC Controls/BAS Monitoring
  - i. Trane Tracer Ensemble
  - ii. Value: \$ [REDACTED]

- iii. Description: Complete installation of Tracer Ensemble HVAC Controls manufactured and programmed by Trane to match existing to ensure and maintain proper operation of the existing system.
- b. Room Signage
  - i. Inpro Contego
  - ii. Value: \$ [REDACTED]
  - iii. Description: Complete installation of Contego modular sign system room signage manufactured by “Inpro Architectural Products” matching existing system.
- c. Fire Alarm system
  - i. Honeywell Notifier
  - ii. Value: \$ [REDACTED]
  - iii. Description: Complete installation and programming of fire alarm initiating and notification appliances matching existing to ensure and maintain proper operation of the existing fire alarm system.
- d. Fire Alarm system warranty
  - i. Bettwy Systems
  - ii. Value: \$ [REDACTED]
  - iii. Description: New fire alarm devices will be integrated into the existing fire alarm system. The system warranty is currently held by Bettwy Systems.
- e. Plumbing and HVAC Valves
  - i. Apollo Conbraco Ball Valves
  - ii. Value: \$ [REDACTED]
  - iii. Description: Complete installation of Ball Valves manufactured by “Apollo Conbraco” matching existing valves.
- f. Security cameras
  - i. Avigilon
  - ii. Value: \$ [REDACTED]
  - iii. Description: Avigilon Security Cameras manufactured and programmed by Avigilon..

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

- (X) Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements per 41 USC §3304(a)(1) as implemented by FAR 6.302-1;
- ( ) Unusual and Compelling Urgency per 41 USC §3304(a)(2) as implemented by FAR 6.302-2;
- ( ) Industrial Mobilization, Engineering, Developmental or Research Capability or Expert Services per 41 USC §3304(a)(3) as implemented by FAR 6.302-3;
- ( ) International Agreement per 41 USC §3304(a)(4) as implemented by FAR 6.302-4
- ( ) Authorized or Required by Statute per 41 USC §3304(a)(5) as implemented by FAR 6.302-5;
- ( ) National Security per 41 USC §3304(a)(6) as implemented by FAR 6.302-6;
- ( ) Public Interest per 41 USC §3304(a)(7) as implemented by 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 James E. Van Zandt VAMC. Installing a different manufacturers' systems will create significant duplication in costs for the facility, and in most cases the equipment will not function properly. The specific impact for not using the brand name items are listed below:

- a. HVAC Controls/BAS Monitoring
  - i. Trane Tracer Ensemble
  - ii. Impact: The HVAC controls manufactured by Trane are currently the hospital's standard. Only Trane OEM Factory Building Automation Systems Technicians can provide programming, service, and maintenance for Trane Tracer Summit controls equipment. Should another controls provider be utilized for the new air handlers, there would be the need to hire a controls integrator to facilitate the integration of the new controls with the existing Trane Tracer Summit BAS. The "duplication of cost" is a factor when required to hold multiple maintenance contracts for the separate controls systems due to their proprietary nature.
- b. Room Signage
  - i. Inpro Contego
  - ii. Impact: The Contego Modular Sign System manufactured by Inpro Architectural Products is currently the system utilized throughout the hospital. To utilize another system would require the hospital staff to not only learn the use of another system, but may also lead to confusion on behalf on either the patients and/or staff. Also, it would cost the government more to maintain two different modular sign systems with the duplication of spare parts and storage thereof. The "duplication of cost" to install and maintain two separate systems would not be recovered by the government.
- c. Fire alarm system
  - i. Honeywell Notifier
  - ii. Impact: The Fire Alarm System manufactured and maintained by Notifier is currently the system utilized throughout the hospital. To utilize another system would require the hospital staff to not only learn the use of another system, but may also lead to confusion on behalf on either the patients and/or staff. Also, it would cost the government more to maintain two different type systems, not only in storage of repair parts, but also in the actual maintenance on the system by the manufacture. The "duplication of cost" to install and maintain two separate systems would not be recovered by the government.
- d. Fire Alarm system installation
  - i. Bettwy Systems
  - ii. Impact: The fire alarm system installed and maintained by Bettwy Systems is currently the system utilized throughout the hospital campus. To utilize another installer would void all current and active warranties for the system. Also, it would cost the government more to maintain the fire alarm system

with no warranty. The “duplication of cost” to maintain an unwarranted system would not be recovered by the government.

- e. Plumbing and HVAC Valves
  - i. Apollo Conbraco Ball Valves
  - ii. Impact: The Ball Valve manufactured by Apollo Conbraco is currently the hospitals standard. The quality of this valve has exceeded others in the past when used in the facility and has provided a savings to the hospital in material replacement, labor hours to remove failed valves as well as operation down time to the hospital. The “duplication of cost” is a factor when required to replace failed valves and lost operation time to the hospital which would not be recovered by the government.
- f. Security cameras
  - i. Avigilon
  - ii. Impact: The security cameras manufactured by Avigilon are currently the hospital’s standard. Only Avigilon Technicians can provide programing, service, and maintenance for Avigilon camera equipment. Should another camera provider be utilized for the renovation work, there would be the need to hire a integrator to facilitate the integration of the new cameras with the existing Avigilon Control Center. The “duplication of cost” is a factor when required to hold multiple maintenance contracts for the separate camera systems due to their proprietary nature.

**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 Contract Opportunities with the solicitation.

**7. Determination by the CO 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 \$ [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 entire James E. Van Zandt VAMC.

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

The new components (software and servers) must be able to tie into the existing and operational systems including the use of existing hardware. At this time, there are no competing vendors who have the programming rights to the systems, and products must be fully compatible with the existing systems being used at the James E. Van Zandt 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.

**ZACHARIAH WASSER**  
ZACHARIAH WASSER  
Supervisory Healthcare Engineer  
James E Van Zandt VA Medical Center

Digitally signed by  
ZACHARIAH WASSER  
Date: 2024.12.05  
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12/5/24

Date

**13. Approvals in accordance with the VHAPM Part 806.3 OFOC SOP:**

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

**SCOTT ELIAS**  
SCOTT ELIAS  
Contracting Officer  
Program Contracting Activity Central

Digitally signed  
by SCOTT ELIAS

12/5/24

Date

- 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.

JESSE  
HOBBS

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HOBBS  
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JESSE HOBBS  
Supervisory Contracting Officer  
Program Contracting Activity Central

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Date