

DEPARTMENT OF VETERANS AFFAIRS

Justification and Approval  
For  
Other Than Full and Open Competition  
(Sole Source)

Minor Project #:656-339 Reconfigure/Expand Bldgs. 9 & 28 for RRTP

1. **Contracting Activity:**

NCO 23 Minneapolis  
ATTN: Allen Brown  
708 S. Third Street, Suite 200E  
Minneapolis, MN 55415

Purchase Request #656-14-2-3339-0019

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

Sole source procurement of BEST, TE Series Lock Cores. Items are included in a new firm-fixed price contract to be awarded for minor construction project to reconfigure/expand buildings 9 and 28 for the Residential Rehabilitation Treatment Program at the St. Cloud VAMC.

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

The project will include the installation of door hardware as specified in 08 71 00 of the project specifications

ITEM	QTY	U/P	TOTAL PRICE
Lock Cores	72	\$43	\$3,096

4. **Statutory Authority Permitting Other than Full and Open Competition:** FAR 6.302-1(c). Application for brand name description. Only one 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):**

The only key core used on the St. Cloud VA campus is a BEST TE Series interchangeable core.

6. **Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable:**

Not included.

7. **Determination by the Contracting Officer that the Anticipated Cost to the Government will be Fair and Reasonable:**

Items are included in a competitive solicitation for a firm fixed-price construction contract.

8. **Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:**

No equal items are available.

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

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.

**10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:**

None

**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:**

None planned at this time. The development of new compatible lockset product is beyond the scope of any currently funded VA project. It may be possible for a manufacturer to develop a suitable product on its own, and of course such innovation is encouraged; however, it is not in the Government's best interest to delay currently funded projects while such independent innovation takes place.

**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 Klein  
General Engineer, Projects Section  
St. Cloud VA Health Care System

4April2014

\_\_\_\_\_  
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.

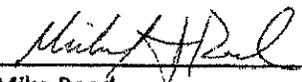


\_\_\_\_\_  
Allen Brown  
Contracting Officer  
NCO 23

4-14-2014

\_\_\_\_\_  
Date

- b. **NCM/PCM (Required \$3K and above):** I certify the justification meets requirements for other than full and open competition.



\_\_\_\_\_  
Mike Reed  
Product Line Contract Manager  
NCO 23

4-14-14

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DEPARTMENT OF VETERANS AFFAIRS

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Minor Project #:656-339 Reconfigure/Expand Bldgs. 9 & 28 for R RTP

1. **Contracting Activity:**

NCO 23 Minneapolis  
ATTN: Allen Brown  
708 S. Third Street, Suite 200E  
Minneapolis, MN 55415

Purchase Request #656-14-2-3339-0019

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

Sole source procurement of Acme-Ochs Brick & Stone, Harvard Series. Items are included in a new firm-fixed price contract to be awarded for minor construction project to reconfigure/expand buildings 9 and 28 for the Residential Rehabilitation Treatment Program at the St. Cloud VAMC.

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

The project will include the installation of brick as specified in 04 20 00 of the project specifications

ITEM	QTY	U/P	TOTAL PRICE
Face Brick	5,222 SF	\$5.25	\$27,416

4. **Statutory Authority Permitting Other than Full and Open Competition:** FAR 6.302-1(c). Application for brand name description. Only one 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):**

This is a requirement for a specific commercial construction brick product. The requirement is for a brand name only, Acme-Ochs Brick & Stone Harvard Series. The St. Cloud VA HCS is a national historic site; therefore, it is required that all brick used on new facility buildings match the existing brick. Facilities Engineering has determined that the Acme-Ochs brand brick specified in this J&A meets the requirement.

6. **Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable:**

Not included.

7. **Determination by the Contracting Officer that the Anticipated Cost to the Government will be Fair and Reasonable:**

Items are included in a competitive solicitation for a firm fixed-price construction contract.

8. **Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:**

No equal items are available.

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

The St. Cloud VA campus has been identified as being eligible for listing on the National Register of Historic Places. As such, the MnSHPO requires that every effort be made to incorporate new structures so to maintain the site's historic appearances. This project was submitted and received a "No Adverse Effect" determination based on the understanding that the Acme-Ochs face brick would be utilized. Acme-Ochs has manufactured the brick for the site construction since it's establishment in 1925.

10. **Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:**

None

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:**

None planned at this time. The development of new commercial brick products is beyond the scope of any currently funded VA project. It may be possible for a brick manufacturer to develop a suitable product on its own, and of course such innovation is encouraged; however, it is not in the Government's best interest to delay currently funded projects while such independent innovation takes place.

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.



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Robert Klein  
General Engineer, Projects Section  
St. Cloud VA Health Care System

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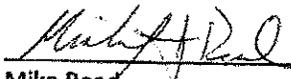


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Purchase Request #656-14-2-3339-0019

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

Sole source procurement of BEST Electronic Basis G Card Access Hardware. Items are included in a new firm-fixed price contract to be awarded for minor construction project to reconfigure/expand buildings 9 and 28 for the Residential Rehabilitation Treatment Program at the St. Cloud VAMC.

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

The project will include the installation of door hardware as specified in 08 71 00 of the project specifications

ITEM	QTY	U/P	TOTAL PRICE
Card Access Hardware	33	\$100	\$3,300

4. **Statutory Authority Permitting Other than Full and Open Competition:** FAR 6.302-1(c). Application for brand name description. Only one 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):**

The only stand-alone card readers used on the St. Cloud VA campus is are BEST Electronic Basis G.

6. **Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable:**

Not included.

7. **Determination by the Contracting Officer that the Anticipated Cost to the Government will be Fair and Reasonable:**

Items are included in a competitive solicitation for a firm fixed-price construction contract.

8. **Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:**

No equal items are available.

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

The medical center locksmith is trained to service these card readers and maintain them in working condition. If a different card reader 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.

**10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:**

None

**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:**

None planned at this time. The development of new compatible card reader product is beyond the scope of any currently funded VA project. It may be possible for a manufacturer to develop a suitable product on its own, and of course such innovation is encouraged; however, it is not in the Government's best interest to delay currently funded projects while such independent innovation takes place.

**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.



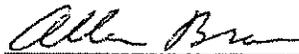
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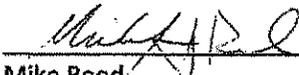


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Purchase Request #656-14-2-3339-0019

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

Sole source procurement of Johnson Controls DDC system. Items are included in a new firm-fixed price contract to be awarded for minor construction project to reconfigure/expand buildings 9 and 28 for the Residential Rehabilitation Treatment Program at the St. Cloud VAMC.

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

The project will include the installation of DDC controls as specified in 23 09 23 of the project specifications

ITEM	QTY	U/P	TOTAL PRICE
HVAC Controls	1	\$275,000	\$275,000

4. **Statutory Authority Permitting Other than Full and Open Competition:** FAR 6.302-1(c). Application for brand name description. Only one 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):**

The patient occupied buildings, as well as the entire facility, employs the Johnson Controls system to regulate the buildings HVAC systems. The controls must be identical to the existing controls in every building to communicate with our centrally monitored Metasys System that our facility has in place.

6. **Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable:**

Not included.

7. **Determination by the Contracting Officer that the Anticipated Cost to the Government will be Fair and Reasonable:**

Items are included in a competitive solicitation for a firm fixed-price construction contract.

8. **Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:**

No equal items are available.

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

For maintenance, repair, inventory and to eliminate communications issues, the Johnson Control system is justified. Any deviation from the Medical Center's established control system to regulate the HVAC system in each building would create a need for additional training to maintain, troubleshoot and/or repair, coupled with the communications issue of additional computer software to program the system. Even more expense would be incurred to purchase this software and the associated training necessary to operate it.

**10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:**

None

**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:**

None planned at this time. The development of new compatible systems is beyond the scope of any currently funded VA project. It may be possible for a controls company to develop a suitable product on its own, and of course such innovation is encouraged; however, it is not in the Government's best interest to delay currently funded projects while such independent innovation takes place.

**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.



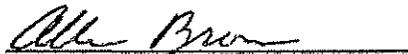
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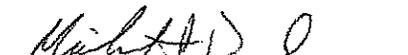


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