

JUSTIFICATION FOR SINGLE SOURCE AWARDS IAW FAR 13.106-1
(OVER MICRO-PURCHASE THRESHOLD(\$3K) BUT NOT EXCEEDING THE SAT (\$150K))

IAW [FAR13.104](#), COs must promote competition to the maximum extent practicable to obtain supplies and services from the source whose offer is the most advantageous to the Government, considering the administrative cost of the purchase. When competition is not practicable, IAW [FAR13.106-1\(b\)](#), COs solicit from a single source for purchases not exceeding the simplified acquisition threshold. COs may solicit from one source if the CO determines that the circumstances of the contract action deem only one source reasonably available (e.g., urgency, exclusive licensing agreements, brand-name or industrial mobilization). IAW [FAR13.106-3\(b\)\(3\)](#), COs are required to include additional statements **explaining the absence of competition** (see [13.106-1](#) for brand name purchases) if only one source is solicited and the acquisition does not exceed the simplified acquisition threshold (does not apply to an acquisition of utility services available from only one source) or supporting the award decision if other than price-related factors were considered in selecting the supplier. This template when completed can be used to document single source awards IAW [FAR13.106-3\(b\)\(3\)](#). Note: Statements such as "only known source" or "only source which can meet the required delivery date" are inadequate to support a sole source purchase.

1. PURCHASE REQUEST OR REQUISITION NUMBER:

539-15-2-6905-0048

**1A. PROJECT/TASK
NUMBER**

539-16-208

1B. ESTIMATED AMOUNT:

2. BRIEF DESCRIPTION OF SUPPLIES OR SERVICES REQUIRED AND THE INTENDED USE:

Johnson Controls Metasys Direct Digital Automatic Transfer Control System (DDATCS). The Johnson Controls Metasys DDATCS consists of controls/communication panels, sensors, actuators, automatic control valves, meters, computer hardware/software, programming, graphics, owner training. This system would be used with the existing Johnson Controls Metasys DDATCS at the Veterans Affairs Medical Center (VAMC), 3200 Vine Street, Cincinnati, OH 45220. The Johnson Controls Metasys DDC System is part of the Certify Sustainable Buildings project for VAMC, Project Number 539-16-208.

3. UNIQUE CHARACTERISTICS THAT LIMIT AVAILABILITY TO ONLY ONE SOURCE, WITH THE REASON NO OTHER SUPPLIES OR SERVICES CAN BE USED:

The Certify Sustainable Buildings project involves Building Optimization programming and requires that all parts of the DDATCS in Building 15 work in concert with each other so the pressure in the rooms and building stays within a very tight range. This requires that the DDATCS communicates rapidly and efficiently with all components on the system. According to the Architect/Engineer (A/E) Firm who designed this project, having disparate control systems in the building will hamper the Building Optimization program and the facility may not achieve the required pressures in the rooms and Building 15. As a result, this project will involve installing components that are consistent with the existing Johnson Controls Metasys DDATCS at Building 15. Each new device must tie into and communicate with the existing Facility DDATCS, which is manufactured by Johnson Controls. Each device in a Johnson Control Metasys DDATCS, whether it is a temperature sensor or control panel, constantly communicates with the front end of the DDATCS. This allows the system to monitor each and every device, so that it cannot only receive information, but also send control commands to the devices. Software conflicts would make it difficult and potentially problematic for devices by another manufacturer to communicate with the existing Johnson Controls system.

4. REASON THAT SUGGESTED SOURCE IS THE ONLY SOURCE, WHICH CAN PROVIDE THE SUPPLIES OR SERVICES:

The Veterans Affairs Medical Center (VAMC) is currently using the Johnson Controls Metasys DDATCS. Maintenance and familiarity with the Johnson Controls Metasys DDATCS, while secondary to room or pressurization issues, are important factors to consider. VAMC Engineering is charged with the responsibility of maintaining this system. Attempting to introduce the DDATCS of a different manufacturer with different software would compromise the ability of Engineering to operate and maintain the VAMC facility efficiently, let alone the other issues of how it would be able to

communicate with the existing Johnson Controls Metasys DDCS. There is high risk from an operations standpoint to attempt to intermingle/interface manufacturers on a DDCS when maintaining building pressurizations in a research facility where having the proper room and building pressurization is the highest priority and paramount.

5. DESCRIPTION OF MARKET RESEARCH CONDUCTED AND RESULTS OR STATEMENT WHY IT WAS NOT CONDUCTED:

Market research was conducted by Engineering, the Architect/Engineer (A/E) and Contracting. The market research has shown that even though some manufacturers adhere to the BACNet protocol for communication over a DDCS, these manufacturers still have their own proprietary software embedded in the BACNet protocol, which creates the need of gateways between different brands of DDCS. Gateways are imperfect devices to coordinate communication between two different systems. When communication must be swift and accurate, as in a building pressurization scheme, gateways can be detrimental to the smooth flow of information and control. The Market research has shown that it is standard for each DDCS to have their own proprietary software, which prohibits communication between different manufacturers. The VAMC has an existing Johnson Controls Metasys DDCS, and per the recommendation of the A/E, the VAMC should only add devices to the existing system that are manufactured by Johnson Controls. Market research also conducted by Engineering, Contracting, and the A/E found that there were no similar products on the market. A Sources Sought Notice was posted to Federal Business Opportunities (FBO) seeking availability of sources that can provide the Johnson Controls Metasys DDCS. The following companies provided responses to the Sources Sought Notice:

- Marvin Heymann & Associates / US Federal Government Proposal Writing Group + More
- SLS Government Funding Solutions
- Construction Journal LTD
- Armcor.com Contractor Capital
- Lorita M Ouellette, Inventor

All the companies were contacted to get a determination if they can provide the Johnson Controls brand name Metasys DDCS. All the companies confirmed they do not manufacture the Johnson Controls brand name items that were posted on the Sources Sought Notice and they are not authorized distributors for the Johnson Controls brand name items that were posted on the Sources Sought Notice.

6. Contracting Officer's Certification: *Purchase is approved in accordance with FAR13.106-1(b). I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.*

Signature: _____

Date: 6-30-2015

Name: Ronald T. Heidemann

Title: Contracting Officer

Facility: Cincinnati VAMC