

SINGLE SOURCE
(APPLICABLE TO PURCHASES UNDER SAT \$3,000 - \$150,000)

1. Contracting Activity:

NCO 12, GREAT LAKES ACQUISITION CENTER,
115 SOUTH 84TH STREET, SUITE 101
MILWAUKEE, WI 53214

2. Purchase Request Number: 695-16-1-555-0001_Parking Structure Lot 7

3. Authority for Action:

☒ FAR 13.106-1(b), Soliciting from a Single Source

4. Describe the supply or service to be acquired and the total estimated dollar value:

This product **Johnson Controls Metasys Building Automation and HVAC Control System** is the only product that allows for a single HVAC control system for the Milwaukee facility. Johnson Controls Metasys control system is the campus-wide building and HVAC control System. It is comprised of thousands of terminal devices and controllers. This campus-wide system will be modified when the new Parking Structure Lot 7 is constructed east of Building 111 and with HVAC signals returning to the monitoring “front-end” equipment in Building 113 (GRAPHICS). Additionally, the Johnson Controls building automation system has numerous remote monitoring workstations strategically located to facilitate timely troubleshooting and system adjustments by engineering staff. The signals from the Parking Structure Lot 7 will be sent back to existing workstations in Building 113 (GRAPHICS) where the building automation system is monitored. 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.

**Johnson Controls Metasys - Building Automation and HVAC Control System –
GSA # GS-07F-5835R**

<u>Lump Sum</u>	<u>Cost per project</u>	<u>Total Cost</u>
1	\$5,000	\$5,000

5. List the proposed contractor (name, contact, and phone number) and describe the unique knowledge or capabilities of the proposed contractor:

Manufacturer: Johnson Controls (JCI) Systems
Contact: 10201 Innovation Dr., Suite 300
Milwaukee, WI 53226

Phone #: (414) 524-1200 (HQ) or (414) 524-4501

This is a “Full and Open Competition After Exclusion of Sources” (SDVOSB), firm fixed price, IFB type contract. This sole sourced equipment will be available to all bidders to quote directly to the manufacturer or manufacturer’s representative. This building automation and HVAC integrated systems/package products is the only product that has the features or capabilities identified in Item #4 above and is based on the following research: Need to match existing system to ensure there are no interface problems, impacts to patient safety and familiarity of the product to the staff and maintenance personnel.

6. Describe your market research efforts and efforts to ensure that offers are solicited from as many potential sources as is practicable:

Other equipment manufacturers and sources for this product has not been researched as this request is for sole source equipment that has full interface and compatibility with existing facility wide building automation and HVAC controls. The only reasonable and practicable way that the VA can accomplish the things identified is by using a product that has the features or capabilities identified in Item #4 above.

7. State why you feel that the anticipated cost to the Government will be fair and reasonable:

Price reasonableness will be determined by comparing the COR ICGE estimated costs for each piece of equipment against the IFB low bidder individual element costs. Competition in bidding for the entire project by qualified SDVOSB firms will ensure lowest price from available contractors qualified to perform the installation of this equipment. All bidders will have the opportunity to quote this equipment from the sole source manufacturer or distributor. Lowest bidder that is responsive and responsible will be awarded the primary construction contract and all individual sole source equipment items within the contract.

8. Other: Provide any other facts that support this sole source:

Attempting to allow “Brand Name or Equal” for this product will cause extensive additional costs in change orders due to incompatibility with existing HVAC and/or building automation systems. Having equal salient characteristics will not guarantee compatibility with existing systems due to the already sophisticated system of controls and synchronization, electronics, spare parts, training, and interoperability between systems that allows for continuously operating controls and operation.

9. Certifications:

I hereby certify that the data provided above is accurate and complete to the best of my knowledge and belief.

James Beier
Typed/Printed Name and Signature
of Technical Representative

Date

I hereby determine that the circumstances of this contract action deem only one source reasonably available.

Leon A. Jutrzonka
Contract Specialist

Date

I certify the justification meets requirements for other than full and open competition.

Ricky Bond
Construction Team Supervisor
Network Contracting Office 12

Date