

DEPARTMENT OF VETERANS AFFAIRS

Justification and Approval

For

Other Than Full and Open Competition

1. Contracting Activity:

Department of Veterans Affairs, Veterans Health Administration (VHA), Program Contracting Activity Central (PCAC).

The proposed procurement, Request For Proposal (RFP) VA701-16-R-0040 is for the Urgent Care & Support Expansion Minor Construction project at the Salt Lake City, UT VA Medical Center.

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

This justification is to support the construction of the Urgent Care & Support Expansion project at the Salt Lake City, UT VA Medical Center 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 accommodates standardization of these items throughout the facility.

- a. Access Controls
 - i. Stanley Security Products
- b. Fire Alarm System
 - i. Siemens
- c. Nurse Call System
 - i. Rauland-Borg Responder 5
- d. Lock System
 - i. Best Key Systems
- e. Automatic Door Opening
 - i. GyroTech

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

This procurement is to construct the Urgent Care & Support Expansion project at the Salt Lake City, UT VA Medical Center. The scope includes everything necessary to construct a functional building that meets the requirements of the Department of Veterans Affairs. There are five (5) brand name items listed for which the VA is not able to accept equal or alternate items. The value of these items is listed below and the VAAR Construction magnitude for the entire project is between \$5,000,000.00 and \$10,000,000.00.

- a. Access Controls
 - i. Stanley Security Products
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: This is the proprietary access control system currently being installed/used station-wide. Any other system installed in place of this system would not properly integrate with the existing system or maintenance.

- b. Fire Alarm System
 - i. Siemens
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: This is the proprietary fire alarm system used station-wide and under maintenance contract with the facility. Any other system installed in place of this system would not properly integrate with the existing system or maintenance contract.
- c. Nurse Call System
 - i. Rauland-Borg Responder 5
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: This is the proprietary nurse call system used station-wide who can provide emergency maintenance and repair within 24-hour-maximum response time. Any other nurse call system installed in place of this system would not properly integrate with the existing system.
- d. Lock System
 - i. Best Key Systems
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: This is the proprietary lock system used station-wide and under maintenance contract with the facility. Any other system installed in place of this system would not properly integrate with the existing system or maintenance.
- e. Automatic Door Opening
 - i. GyroTech
 - ii. Value: [REDACTED]
 - iii. Unique Qualifications: The Gyro Tech equipment is already installed on approximately 30 pairs of high traffic doors on this facility and parts do not interchange with other brands. Gyro Tech allows the VA locksmiths to perform the majority of the maintenance and repair required as the opening systems are utilized hundreds of times each day. In addition, the Locksmith shop stock motors, sensors, activation pads and other parts and supplies that are compatible and already in stock. Furthermore, this equipment offers the most custom entry solutions and highest degree of adjustability in today's industry.

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

(X) (1) Only One Responsible Source and No Other Supplies or Services Will Satisfy

Agency Requirements per FAR 6.302-1; 41 USC §253(c)(1)

- () (2) Unusual and Compelling Urgency per FAR 6.302-2;
- () (3) Industrial Mobilization, Engineering, Developmental or Research Capability or Expert Services per FAR 6.302-3;
- () (4) International Agreement per FAR 6.302-4
- () (5) Authorized or Required by Statute FAR 6.302-5;
- () (6) National Security per FAR 6.302-6;
- () (7) Public Interest per 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 Salt Lake City VA Medical Center. Installing a different manufacturer 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. Access Controls
 - i. Stanley Security Products
 - ii. Impact: Non-Stanley Controls devices and mechanisms would not be controlled or monitored by the facility. Another risk is that security of the facility would be jeopardized with systems not working correctly.
- b. Fire Alarm System
 - i. Siemens
 - ii. Impact: As stated Siemens fire alarm system is exclusively used at the George E. Wahlen VA Medical Center. Use of other manufactures in this facility would lead to non-compatibility with existing equipment, multiplicity of service contracts and increased training and operator requirements. Fire alarm components by their nature are proprietary technology and virtually impossible to duplicate due to company patents, compatibility programming issues, the life safety risks and liability associated with these products.
- c. Nurse Call System
 - i. Rauland-Borg Responder 5
 - ii. Impact: The Rauland-Borg Responder 5 is the current Nurse Call System utilized at the George E. Wahlen Medical Center. The use of another manufacture would not integrate with the existing system located throughout the hospital. Nurse Call Systems are proprietary and cannot “talk” to systems of different manufacturers. Nurse call is direct patient care and miscommunications must not be made. Continuing the use of the current Nurse Call System reduces this risk.
- d. Lock System
 - i. Best Key Systems
 - ii. Impact: The Best door security hardware is utilized on every door throughout the George E. Wahlen VA Medical Center and is the standard for this facility. The Best system was chosen for its high level of security as well as durability and maintainability. Utilizing additional or other manufactures of key systems is not cost effective for the Locksmith shop to maintain. Furthermore, the potential exist for a compromised level of security of the patients, staff and visitors.
- e. Automatic Door Opening
 - i. GyroTech
 - ii. Impact: Gyro Tech automatic door opening systems provide the handicap access assistance to the George E. Wahlen VA Medical Center required for patient care areas. Gyro Tech allows the VA locksmiths to perform the majority of the maintenance and repair required as the opening systems are utilized hundreds of times each day. In addition, the Locksmith shop stock motors, sensors, activation pads and other parts and supplies that are compatible and already in stock. The use of another manufacturer is not cost effective as the Locksmith shop would be required to spend additional, scarce monies to purchase replacement motors, sensors, activation pads and other supplies to maintain another system. The space for stocking additional parts also creates added costs.

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 design was completed by Engineered With Layton, PLC. (EWL). EWL provided a complete government estimate. 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 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:

The market research for the design and equipment was conducted by EWL to secure prices for the government estimate, and was shared with the Contracting Officer and Contracting Officer's Representative for further review. The Contracting Officer and Contracting Officer's Representative were in concurrence with information provided in the estimate that supported the brand name items. These sources have been identified by EWL as a result of their contract to design this project. Approval of the items as brand name only is critical for the overall efficiency of the completed project and the Salt Lake City facility as a whole.

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

All the specifications and drawings associated with this project have been developed identifying the brand name items as a requirement for the project. Standardization of most facility systems according to the preponderance of long term industry data results in substantially reduced costs for parts as well as maintenance and repair labor that far outweigh the potential savings to be had by full and open competition.

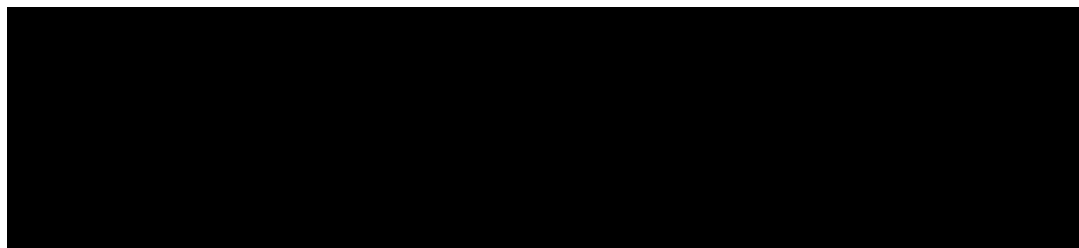
10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:

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.



13. [REDACTED]

[REDACTED]

[REDACTED]

b. [REDACTED]

[REDACTED]