

**LIMITED SOURCES JUSTIFICATION**

**ORDER >\$3,000**

**FAR PART 8.405-6 (g)**

**2237 Transaction # or Vista Equipment Transaction #: 672-12-3-530-0159**

This acquisition is conducted under the authority of the Multiple Award Schedule Program. The material or service listed in par. 3 below is sole source, therefore, consideration of the number of contractors required by FAR Subpart 8.4 – Federal Supply Schedules, is precluded for the reasons indicated below.

**Restricted to the following source:** Provide original manufacturer's name for material or contractor's name for service. (If a sole source manufacturer distributes via dealers, ALSO provide dealer information.)

Manufacturer/Contractor: Trane Puerto Rico Inc.

Manufacturer/Contractor POC & phone number: Mariela Melecio, Controls Account Manager

Mfgr/Contractor Address: Carr. PR#1 Km 25.1 San Juan Industrial Park, Bo. Quebrada Arenas, San Juan, PR 00926

Dealer/Rep address/phone number: Mobile 787-649-9926 Office 787-798-0999 X229 Fax 787-288-5000

The requested material or service represents the minimum requirements of the Government.

**(1) AGENCY AND CONTRACTING ACTIVITY:**

Department of Veterans Affairs

Service Area Office

Network Contracting Office -8

Construction Team 2

Guaynabo, PR 00968

**VISN:**

8

**(2) NATURE AND/OR DESCRIPTION OF ACTION BEING APPROVED:**

Acquisition of Services are needed for the Project No. 672-12-803; Project title: Replacement and Installation of Direct Digital Controls (DDC) located in VA Caribbean Healthcare System, VA OPA Bldg., San Juan, Puerto Rico. VA intends to negotiate and award a firm-fixed price, non-competed action (limited source), under awarded FSS GSA Service Contract Number GS-07F-0248K as FSS Do/To. The Independent Government Estimate (IGE) is \$210,000.00

**(3) (a) A DESCRIPTION OF THE SUPPLIES OR SERVICES REQUIRED TO MEET THE AGENCY'S NEED:**

Trane of Puerto Rico, Inc., will be providing all labor, material, tools equipment and supervision to Replacement and Installation of Direct Digital Controls (DDC) located in VA Caribbean Healthcare System, VA OPA Bldg., San Juan, Puerto Rico. (As per drawings and Government Statement of Work) Work includes installation of new piping/conduit, cables, fittings, electrical and communication connections, ductwork modification to accommodate new VAV controls, programming, software and the specify equipment in Trane proposal to connect the HVAC System to the existing tracer summit platform. Project Completion Period is 180 calendar days after Notice to Proceed is issued.

**(b) ESTIMATED DOLLAR VALUE: \$210,000.00**

**(c) REQUIRED DELIVERY DATE: 6/30/2012**

**(4) IDENTIFICATION OF THE JUSTIFICATION RATIONALE (SEE FAR 8.405-6), AND IF APPLICABLE, A DEMONSTRATION OF THE PROPOSED CONTRACTOR'S UNIQUE QUALIFICATIONS TO PROVIDE THE REQUIRED SUPPLY OR SERVICE.**

Specific characteristics of the material or service that limit the availability to a sole source (unique features, function of the item, etc.). Describe in detail why only this suggested source can furnish the requirements to the exclusion of other sources.

The purpose of this service project is to replace the existing accutrol DDC in the VA OPA Bldg. The existing accutrol system cannot be seen through VA Caribbean Healthcare System standardize Building Management System (BMS). The VA Caribbean Healthcare System BMS is a tracer summit (Brand name Equipment) from Trane. The accutrol controls do not communicate with our current BMS, making the overall Government monitoring of OPA impossible to be controlled from VA Caribbean Healthcare System Graphic Control Center. This certainly represents a big concern from VA Facility Management responsibility and possible impact on direct patient care, in case a system failure may occurs.

Trane of Puerto Rico, Inc., is recommended to perform subject work, since this company has the required trained personnel with the necessary expertise and experience to complete the work satisfying the agency requirement, in a timely matter. Trane of Puerto Rico, Inc. have an excellent past performance and project has been completed timely through the last 10 (ten) years providing maintenance services to BMS at VA Caribbean Healthcare System. In addition Trane of Puerto Rico, Inc. is the Manufacturer's Representative providing local services without the VA experiencing substantial duplication of cost that could not be expected to be recovered through competition.

Trane of Puerto Rico, Inc., had a vast experience working at VA Caribbean Healthcare System and this firm had completed many similar DDC Control Projects. Trane of Puerto Rico, Inc., has demonstrated to be very knowledgeable of VA procedures and requirements.

A patent, copyright or proprietary data limits competition. The proprietary data is:

(If FAR 8.405-6(a)(2)iii before posting. Do not include specific proprietary data. Only mention the type of equipment, procedure, etc. to show that proprietary supplies or services are being procured.)

These are "direct replacements" parts/components for existing equipment.

Standardizing tracer summit is an advantage to our VA institution, economically and functionally.

The material/service must be compatible in all aspects (form, fit and function) with existing systems presently installed/performing. Describe the equipment/function you have now and how the new item/service must coordinate, connect, or interface with the existing system.

Most of the time, interchangeable system saves money and time to VA facility and provide standardized quality to all our VA Buildings and VA clinics.

The new work is a logical follow-on to an original Federal Supply Schedule order provided that the original order was placed in accordance with the applicable Federal Supply Schedule ordering procedures. The original order must not have been previously issued under sole source or limited source procedures.

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An urgent and compelling need exists, and following the ordering procedures would result in unacceptable delays.

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**(5) DESCRIBE WHY YOU BELIEVE THE ORDER REPRESENTS THE BEST VALUE CONSISTENT WITH FAR 8.4 TO AID THE CONTRACTING OFFICER IN MAKING THIS BEST VALUE DETERMINATION:**

Value of the work has been consistent with the installation prices from similar projects completed recently. Trane of Puerto Rico, Inc., proposal was evaluated against the Independent Government Estimate (IGE) and their price proposal is within approximately the 3% of the IGE. In addition, the best value for the Government is the capability to connect the required controls to the existing VA Caribbean Healthcare System Building Management System (BMS), minimizing operator's training and minimizing the learning's curve when compared to install a different system. Standardizing tracer summit is an advantage to our VA institution, economically and functionally.

**(6) DESCRIBE THE MARKET RESEARCH CONDUCTED AMONG SCHEDULE HOLDERS AND THE RESULTS OR A STATEMENT OF THE REASON MARKET RESEARCH WAS NOT CONDUCTED:**

No Market Research was conducted by the facility because Trane of Puerto Rico, Inc., due to standardization purposes occurring at this time at VA Caribbean Healthcare System, including all Major/Minor/NRM construction on-going projects. Nonetheless CO did perform a quick Market Research under NAICS code 238210 and 1076 SDVOSB/VOSB were found. Although since VA purchased brand name equipment and it need to be installed by the Manufacturer or Manufacturer's Representative. None of the SDVOSB or the VOSB is authorized dealers from Trane to perform the services described herein and no other sources can provide the services as required by the Government.

**(7) ANY OTHER FACTS SUPPORTING THE JUSTIFICATION:**

N/A.

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**(8) A STATEMENT OF THE ACTIONS, IF ANY, THE AGENCY MAY TAKE TO REMOVE OR OVERCOME ANY BARRIERS THAT LED TO THE RESTRICTED CONSIDERATION BEFORE ANY SUBSEQUENT ACQUISITION FOR THE SUPPLIES OR SERVICES IS MADE:**

Any barrier will affect or impact the timeline provided by FMS engineering to the VA Caribbean Healthcare System Director, in order to install the purchased equipment.

(9) 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. I understand that processing of this limited sources justification restricts consideration of Federal Supply Schedule contractors to fewer than the number required by FAR Subpart 8.4. (This signature is the requestor's supervisor, fund control point official, chief of service or someone with responsibility and accountability.)

Jaime Marrero  
SIGNATURE  
Jaime Marrero Chief, FMS  
NAME TITLE  
672-VA Caribbean Healthcare System  
FACILITY  
April 11, 2012  
DATE  
Facility Management Service  
SERVICE LINE/SECTION

(10) APPROVALS IN ACCORDANCE WITH FAR 8.405-6(d):

a. CONTRACTING OFFICER'S CERTIFICATION (required): I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.

REY F  
CLEME  
NTE

Digitally signed by REY F CLEMENTE  
DN: CN = REY F CLEMENTE C = US O = U.S.  
Government OU = Department of Veterans Affairs  
Date: 2012.04.05 14:59:31 -0400



REY F. CLEMENTE, Contracting Officer W#V810L3-0174  
CONTRACTING OFFICER'S SIGNATURE  
SAO East, NCO-8, CT2-672  
DATE  
NAME AND TITLE FACILITY

c. NCM/PCM/DESIGNEE: I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.

Do Blackley  
SIGNATURE  
16 Apr 2012  
DATE  
NAME  
VISN 8 NCM/PCM

Mark Johnson  
SIGNATURE  
16 April, 2012.  
DATE

MARK Johnson  
NAME  
Product Line Supervisor