

DEPARTMENT OF VETERANS AFFAIRS

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

Minor Project 656-342 Construct Second Community Living Center Cottage

1. **Contracting Activity:**

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

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 construct second community living center cottage at the St. Cloud Veteran Affairs Health Care System (VAHCS).

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 – Doors	59		
Lock Cores - Cabinets	178		

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 VAHCS 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:

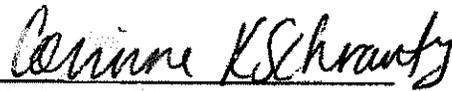
None

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 VAHCS 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.



Corinne K. Schrantz
General Engineer, Projects Section
St. Cloud VA Health Care System

3/29/17

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

3-29-2017

Date

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


Mike Casper
Product Line Contract Manager
NCO 23

Date

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1. **Contracting Activity:**

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

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 Construct Second Community Living Center Cottage at the St. Cloud Veteran Affairs Health Care System (VAHCS).

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	10,000 SF		

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 VAHCS 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 Minnesota State Historic Preservation Office (SHPO) 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 its establishment in 1925.

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

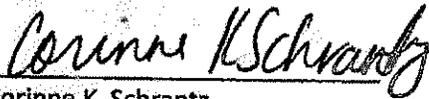
None

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 VAHCS 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.



Corinne K. Schrantz
General Engineer, Projects Section
St. Cloud VA Health Care System

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Mike Casper
Product Line Contract Manager
NCO 23

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1. **Contracting Activity:**

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

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

Sole source procurement of Edwards EST fire alarm system. Items are included in a new firm-fixed price contract to be awarded for minor construction project to construct a second community living center cottage at the St. Cloud Veteran Affairs Health Care System (VAHCS).

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

The project will include the installation of Fire Alarm Equipment as specified in 28 31 00 of the project specifications.

ITEM	QTY	U/P	TOTAL PRICE
Fire Alarm Equipment	1	17	17

Fire alarm control panels to be supplied programmed and tested by an Edwards System Technology equipment distributor.

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):**

VAHCS Policy and National Fire Protection Association (NFPA) requirements in the National Fire Alarm Code (NFPA-72) require fire alarm systems to be Underwriters Laboratories (UL) listed. UL requires all fire alarm system components to be tested and listed for compatibility. The use of other brands of equipment for the main fire alarm control panel would not provide compatibility with the VAHCS's current building panels and communications system.

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

Unlike some fire alarm equipment manufacturers, (Simplex, Johnson Controls or Honeywell) Edwards System Technology's fire alarm equipment is sold through distributors. Fire alarm equipment can be purchased by the electrical contractor competitively through any Edwards equipment distributor.

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:

None

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

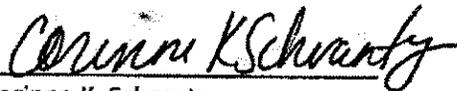
None

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:

The proposed contracting action will not affect competition for future acquisitions of field devices. Other brands of field devices may be acceptable as long as they are compatible with the existing system and have a UL listing.

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.



Corinne K. Schrantz
General Engineer, Projects Section
St. Cloud VA Health Care System

3/29/17

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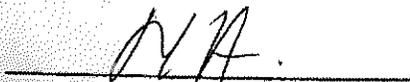


Allen Brown
Contracting Officer
NCO 23

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Mike Casper
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1. **Contracting Activity:**

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

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 construct a second community living center cottage at the St. Cloud Veteran Affairs Health Care System (VAHCS).

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		

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 Heating Ventilation and Air Conditioning (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:

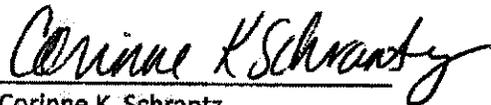
None

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

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Mike Casper
Product Line Contract Manager
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1. **Contracting Activity:**

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

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

Sole source procurement of Rauland 4000 Nurse Call equipment. Items are included in a new firm-fixed price contract to be awarded for minor construction project to construct a second Community Living Center (CLC) cottage at the St. Cloud Veteran Affairs Health Care System (VAHCS).

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

The project will include the installation of Nurse Call/Code Blue equipment as specified in 27 52 23 of the project specifications.

ITEM	QTY	U/P	TOTAL PRICE
Nurse Call/Code Blue Equipment	1		

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 Nurse Call/Code Blue systems at the St. Cloud VAHCS utilize Rauland 4000 equipment. The Nurse Call equipment that will be used in the CLC cottages will interface with each other, and eventually to the existing Nurse Call system. The new equipment must be identical to the existing system for compatibility.

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:

None

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

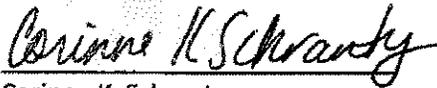
None

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

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

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Mike Casper
Product Line Contract Manager
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