

**DEPARTMENT OF VETERANS AFFAIRS**

**Justification and Approval**

**For**

**Other Than Full and Open Competition**

**1. Contracting Activity:**

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

The proposed procurement, Request For Proposal (RFP) 36E77618R0052 for the Correct Life Safety Deficiencies construction project at the Iowa City VA Medical Center.

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

This justification is to support the Correct Life Safety Deficiencies construction project at the Iowa City 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. Building Automation System
  - i. Johnson Controls
- b. Nurse Call System
  - i. Ascom/Telligence
- c. Interior Signage
  - i. ASI Sign Systems, Inc.
- d. Paging System Devices
  - i. EST
- e. Video Surveillance System
  - i. Hawkeye Vision, Inc.
- f. Furnishings and Patient Room Wardrobes
  - i. Pigott, Inc.
- g. Patient Lift Services
  - i. Prism Medical, Inc.
- h. Wandering Patient Alert System
  - i. Secure Care Products, Inc.
- i. CORMAX Key System
  - i. Best (Stanley Security)
- j. Building Access Controls
  - i. Tyco/Simplex
- k. Building Fire Alarm System
  - i. Tyco/Simplex

- I. Stanley Magic Force Automatic Door Operators
  - i. Stanley Access Technologies

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

This procurement is to provide Correct Life Safety Deficiencies construction project at the Iowa City 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 eleven (11) 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. Building Automation System
  - i. Johnson Controls
  - ii. Value: [REDACTED]
  - iii. Description: Project calls for all our Building Automation Systems for heating and cooling control to be provided by Johnson Controls. This includes sensors, start/stop controls and all required programming and system update. Johnson Controls was selected by a previous contract bidding process as the Building Automation System for this facility.
  
- b. Nurse Call System
  - i. Ascom/Telligence
  - ii. Value: [REDACTED]
  - iii. Description: This item includes reporting stations, pull stations, dome lights, code blue, code green, all required programming and system update and all other required parts of the nurse call system.
  
- c. Interior Signage
  - i. ASI Sign Systems, Inc.
  - ii. Value: [REDACTED]
  - iii. Description: This project includes signage for new and existing re-purposed spaces.
  
- d. Paging System Devices
  - i. EST
  - ii. Value: [REDACTED]
  - iii. Description: This item includes speakers and all required programming and system update.
  
- e. Video Surveillance System
  - i. Hawkeye Vision, Inc.
  - ii. Value: [REDACTED]
  - iii. Description: The project is a minor extension of the existing system installed by Hawkeye Vision, Inc. and the relocation of the video surveillance monitors from the existing VA police department to their new area provided in this project. This includes all security cameras, switches, wiring and all required programming and system updates.
  
- f. Furnishings and Patient Room Wardrobes
  - i. Pigott, Inc.
  - ii. Value: [REDACTED]
  - iii. Description: The project scope includes removal of existing furnishings and providing new furnishings on the basement, first, second and tenth floors and providing patient room wardrobes on the 5th and 7th floors.

- g. Patient Lift Services
  - i. Prism Medical, Inc.
  - ii. Value: [REDACTED]
  - iii. Description: The project involves removing and reinstalling 6 patient lifts on the 5th and 7th floors to facilitate remodeling in existing patient rooms.
- h. Wandering Patient Alert System
  - i. Secure Care Products, Inc.
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all patient ID reader, keypads, door contacts, annunciators, wiring and all required programming and system updates
- i. CORMAX Key System
  - i. Best (Stanley Security)
  - ii. Value: [REDACTED]
  - iii. Description: This project calls for CORMAX compatible cores on all doors requiring new hardware. Requirement is estimated at 80 total cores.
- j. Building Access Controls
  - i. Tyco/Simplex
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all card readers, switches, panels and other gear and all required programming and system updates.
- k. Building Fire Alarm System
  - i. Tyco/Simplex
  - ii. Value: [REDACTED]
  - iii. Description: This item includes all fire alarm devices, and all required programming and system updates.
- l. Stanley Magic Force Automatic Door Operators
  - i. Stanley Access Technologies
  - ii. Value: [REDACTED]
  - iii. Description: The project calls for automatic door operators on building entry doors and the temporary MRI suite entrance. Requirement is estimated at 10 total (5 sets of double doors).

**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 Iowa City VA Medical Center. Installing a different manufacturer's 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. Building Automation System
  - i. Johnson Controls
  - ii. Impact: The Iowa City VA HCS currently uses Johnson Controls for all temperature control needs. All controls are managed via a Building Automation System that is fully integrated and functions currently. New Components must tie into an existing, operational system. At this time, there are no competing vendors whose products are fully compatible with our existing system. This project is a minor extension of the existing system and would be cost prohibitive to change.
  
- b. Nurse Call System
  - i. Ascom/Telligence
  - ii. Impact: The specified nurse call system is the only item meeting the requirements of the government. The intent is to install the same brand and type nurse call system throughout the medical center. The medical center has standardized on this system to improve patient safety, security and reduce maintenance and training costs. The system utilizes proprietary technology so other systems are not able to connect to it. This project is a minor extension of the existing system and would be cost prohibitive to change.
  
- c. Interior Signage
  - i. ASI Sign Systems, Inc.
  - ii. Impact: The Iowa City campus has previously used ASI Sign Systems, Inc. to provide all interior signage on campus and wants the signage of this project to match the existing signage styles and appearance to maintain cohesive way-finding throughout the campus.
  
- d. Paging System Devices
  - i. EST
  - ii. Impact: The EST speakers are part of the fire alarm system. Added fire alarm devices must communicate and function with the existing system to provide full protection in case of a fire within the facility. The smoke detectors must communicate with the system to activate other devices within the system. The smoke/fire door closures must activate upon a signal from another device within the system. Refer to MFPA 72. This project is a minor extension of the existing system and would be cost prohibitive to change.
  
- e. Video Surveillance System
  - i. Hawkeye Vision, Inc.
  - ii. Impact: The added security cameras must communicate and function with the existing system to provide full video surveillance within the facility. Standardization amongst the medical center's physical security system is imperative.
  
- f. Furnishings and Patient Room Wardrobes
  - i. Pigott, Inc.
  - ii. Impact: The Iowa City campus has used Pigott, Inc. to provide Herman Miller furniture systems and Amcase patient room wardrobes in all other areas of campus and requires the scope of this project to match.
  
- g. Patient Lift Services
  - i. Prism Medical, Inc.

- ii. Impact: The Iowa City campus has selected Prism Medical, Inc. to provide patient lift services through a previous competitive contract.
  - h. Wandering Patient Alert System
    - i. Secure Care Products, Inc.
    - ii. Impact: The extension of the wandering patient alert system must communicate and function with the existing system to provide full patient monitoring within different patient zones the facility. This project is a minor extension of the existing system and would be cost prohibitive to change.
  - i. CORMAX Key System
    - i. Best (Stanley Security)
    - ii. Impact: The Iowa City campus is in the process of converting to the CORMAX key system throughout the facility. Standardization amongst the medical center's physical security system is imperative.
  - j. Building Access Controls
    - i. Tyco/Simplex
    - ii. Impact: The additional access control devices must communicate and function with the existing system to provide full protection within the facility. The smoke detectors must communicate with the system to activate other devices within the system. This project is a minor extension of the existing system and would be cost prohibitive to change.
  - k. Building Fire Alarm System
    - i. Tyco/Simplex
    - ii. Impact: The additional fire alarm devices must communicate and function with the existing system to provide full protection in case of a fire within the facility. The smoke detectors must communicate with the system to activate other devices within the system. The smoke/fire door closures must activate upon a signal from another device within the system. Refer to MFPA 72. This project is a minor extension of the existing system and would be cost prohibitive to change.
  - l. Stanley Magic Force Automatic Door Operators
    - i. Stanley Access Technologies
    - ii. Impact: The Iowa City campus currently has Stanley Magic-Force operators already on campus. There are no other vendors available who can fully match the features, durability and appearance of the Stanley Magic-Force door operators.

**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 Kenneth Hahn Architects, Inc (KHA). KHA 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 KHA 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 KHA 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 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.

Robert W. Siech  
365733

Digitally signed by Robert W.  
Siech 365733  
Date: 2018.02.13 09:32:29 -06'00'

Robert Siech  
Engineering Tech  
Iowa City VAMC

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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.

Donald A. Marsh 198403

Digitally signed by Donald A. Marsh 198403  
Date: 2018.02.13 10:46:08 -05'00'

Donald A. Marsh III  
Contracting Officer  
VHA Program Contracting Activity Central (PCAC)

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Date

- b. **One Level Above the Contracting Officer (Required over \$150K but not exceeding \$700K):** I certify the justification meets requirements for other than full and open competition.

John Yallech  
189260

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Yallech 189260  
Date: 2018.02.15 11:31:19  
-05'00'

John Yallech, Jr.  
Supervisory Contracting Officer  
VHA Program Contracting Activity Central (PCAC)

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Date