

**JUSTIFICATION FOR OTHER THAN FULL AND OPEN COMPETITION DUE TO  
SOLE SOURCE REQUIREMENT**

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REQUIRED INFORMATION
1. FACILITY NUMBER-NAME- CITY, STATE: 636A8-Iowa City, IA
2. VISN OR PROGRAM ACTIVITY: 23
3. POC NAME AND TELEPHONE NUMBER: Bruce Zobeck, (319) 338-0581 ext 6860
4. PROPOSED ACTION: Sole Source Procurement of COMMODITY
<p>5. DESCRIPTION OF REQUIREMENT: Johnson Controls, Metasys equipment and installation for monitoring and control of mechanical devices. Existing devices are connected to the Johnson Controls Metasys system and they as well as the new equipment installed under this contract must be connected for monitoring and compliance with Joint Commission requirements.</p> <ul style="list-style-type: none"> <li>• Supplies/Equipment: Technical Characteristics can include, but are not limited to model, make, part number, color, size, quantity, delivery date, etc. Services: Refer to the statement of work, statement of objective, or performance work statement for your description.</li> </ul>
<p>6. STATUTORY AUTHORITY PERMITTING OTHER THAN FULL AND OPEN COMPETITION: Only One Responsible Source Available</p> <ul style="list-style-type: none"> <li>• FAR 6.302-1 Only one responsible source and no other supplies or services will satisfy agency requirements.</li> <li>• This is a reference to the part of the Federal Acquisition Regulation that allows an item to be purchased without being fully competed. This statement serves as a point of reference in case the justification is questioned. In this case, it would be reviewed for its relativity to this part of the Federal Acquisition Regulation.</li> </ul>
<p>7. NATURE &amp; BACKGROUND OF ACQUISITION TO JUSTIFY SOLE SOURCE: The existing Building Management System at this medical center is Johnson Controls, Metasys and was established as the standard more than 20 years ago. This system is used for monitoring and control of all HVAC and refrigeration equipment at the medical center and is used for creating reports for compliance with Joint Commission requirements. An alternate system would be acceptable and there are other manufacturers who make similar products, but it would require replacing the entire system at the medical center. The existing system currently has a value in the neighborhood of \$10 million so replacing it for this small addition would not be economically feasible.</p> <ul style="list-style-type: none"> <li>• Describe the minimum salient characteristics that will meet your needs. This is the area where you explain why no other vendor anywhere can supply this requirement for you. Acceptable reasons for "sole source" include (but are not limited to): bound by contract, technical order specification, warranty service, or regional standardization. If the reason for sole source is determined locally, offer what market research or clinical guidelines led to the decision. If this item is included in an allowance standard for War Reserve Materiel (WRM), cite the allowance standard, required source, and stock number for this item. NOTE FOR WRM PURCHASES: The Defense Logistics Agency is your primary source for WRM equipment. Be sure to determine availability from a DLA item manager before contracting for WRM equipment. If DLA cannot meet your timelines for WRM equipment, your urgency may be further justification for other than full and open competition. See your Medical Logistics Flight Commander for more details.</li> </ul>
<p>8. PROVIDE INFORMATION SHOWING MARKET RESEARCH WAS CONDUCTED: There are several manufacturers who make similar products including but not limited to Siemens, Honeywell, and Trane. The Trane system is not as robust as the others and may not be able to meet all requirements but the remaining systems are comparable to the Johnson Controls system and would be expected to cost a similar amount. The controls manufacturers have slowly been working</p>

towards a standardized backbone infrastructure system but to date they are not entirely compatible and equipment from one will not provide full function compatibilities and operation on another manufacturers system. No other system is compatible with Johnson Controls Metasys.

- This justification is for why no other vendor anywhere can supply your item or service and still meet your needs. Your rationale for barring other vendors is crucial to your justification. If you already cited the statutory reason for a sole source, state, "See paragraph 7". If your rationale for a sole source purchase was determined locally, offer an explanation of the source selection process you went through to determine your sole source requirement. Unacceptable reasons include (but are not limited to) personal taste, good relationship with existing vendor, or one's comfort level with a particular vendor.
- Describe the similarities and differences in vendors for the product that you are aware of that could assist or prevent the purchaser from obtaining the best value for you. Be sure to name the vendors. This section will help the purchaser decide which vendors are available to purchase this item from. If market research was not conducted, state it AND the reason that there was no market research.

**9. PRICE ANALYSIS "FAIR AND REASONABLE":** The contracting office will determine if the price is fair and reasonable.

- This section is mandatory. Do not leave this section blank. Even though this must be purchased from only one source, you must still obtain a quote from the vendor for this purchase. This way you are able to verify added costs for delivery, your geographic region, or installation. Cite the pricing here. If you purchased this item before, compare this price to what you paid last time. Cite this here as well.

**10. LISTING OF SOURCES EXPRESSING INTEREST IN THIS REQUIREMENT:** *The Government will post a solicitation to FedBizOpps as a SDVOSB set-aside*

- Enter or attach contact information for sources you cited in the description of your source selection. If sole source by statute, regulation, or standard, list contact information for that source here.

**11. FUTURE ACTION TO OVERCOME BARRIER TO OTFOC:** The Government will conduct market research for new sources for the Controls system if the system needs to be replaced in the future.

- This section fulfills the legal requirement to affirm that the selection of a singular source for this requirement is an anomaly and that action will be taken in the future to ensure full competition in the future. The reason this is needed is to describe how the government will make an effort in the future to fully comply with standard acquisition practices and not resort to creating unnecessary partnerships with few vendors at the risk barring full competition to circumvent the FAR. By signing this, you are telling the contracting officer to avoid the processes that assure best value and fairness in this acquisition. If the reason for sole source purchase is because of statute, standard, or regulation, enter "THE SOURCE FOR THIS PURCHASE IS REQUIRED IAW [cite the standard here]."

SUBMITTED BY:

Signature

*Bruce J. Zoltek*

Department/Requestor Facility Design

Date: 4/19/2013

SIGNED BY:

Signature

*Cynthia Taba*

Warranted Contracting Officer

Date:

*7/12/13*

