

Limited Sources Justification – Northport, New York

Upon the basis of the following justification, I hereby approve the issuance of the contractual action described below using other than full and open competition, pursuant to the authority cited herein.

1. Contracting Activity:

Department of Veterans Affairs (VA)
Office of Construction & Facilities Management (CFM)
425 I Street
Washington, D.C. 20001

2. Nature of Action Being Approved:

This is a sole source, firm fixed priced follow-on acquisition to allow continual transactional support services to VA's Office of Asset Enterprise Management (OAEM) for the remainder of the development process until Lease Execution for the Northport VA Medical Center, Northport, New York. This contract has been awarded to: Concourse Federal Group, LLC, 1432 K Street, NW, Suite 800 Washington DC 20005. The period of performance shall not exceed three years from date of award or until Lease Execution but not to exceed three years.

3. Description of Services and Supplies:

The purpose of this contract is to continue acquiring technical analytic and strategic support services in order to complete development and transaction assistance tasks that are necessary to enter into an executed Lease Agreement. The remaining support services that are needed will include the following:

1. National Historic Preservation ACT (NHPA): Provide ongoing support to VA in obtaining New York State Historic Preservation Office (SHPO)/Section 106 concurrence/approvals.
2. Technical Transaction Support
 - a. Provide ongoing assistance to VA in reviewing and subsequent revisions to the development plan/lease exhibits provided by select developer.
 - b. Review of all financial documents; and
 - c. Review of legal transaction and documents (track issues and changes during the lease revision process, review for legal sufficiency, etc. as directed by the COR- Not to exceed 100 hours
3. Project Communication Activities
 - a. Participate in bi-weekly conference call with VA officials. Prepare monthly status reports including current project status, outstanding activities and deliverable, milestone dates, and issues.

The Cost Estimate for this procurement is not to exceed \$69,800 for the next three years.

4. Authority and Supporting Rationale:

IAW Title 10 USC 2304(c) (1), as implemented by FAR 6.302-1, only one responsible source and no other supplies or services will satisfy agency requirements.

The above justification for the sole source is also supported by the following:

1. Concourse Federal Group LLC, has assisted with the Northport Development process and has been providing good technical and legal support services to the Office of Asset Enterprise Management under contract VA101(1(004B) – P-0024 101X10223 with an effective date of 10/29/2010. In addition, Concourse was awarded an Amendment of solicitation/modification of contract P00001 effective 08-01-2013 for a phase II Archaeological Resources Investigation.
2. The Northport EUL project is still in the development process due to some delays (i.e. phasing of project, Assisted Living Facility Licensing, SHPO Archaeological Requirements) that have triggered time extensions.
3. Changing EUL Transaction Support services by VA during this stage of the Northport development process can be counterproductive and can be costly because Concourse has the experience, knowledge, and performance to assist VA with the remaining specific tasks. Moreover, given the complex nature of this matter, it becomes imperative that VA secures services from Concourse to receive high quality technical analytic and strategic support services transaction/legal assistance in preparing supporting documentation and expertise in providing supportive documents, since there already exist in depth institutional knowledge.
4. Supporting the remaining limited tasks requires immediate knowledge and specialized capability to execute, because of the complex and rapid coordination, and message needed.

5. Best Value Determination:

OAEM has awarded over 50 EUL projects using various SDVOSB and Concourse price is below the average that has been paid for the other projects. Further, by awarding to concourse, the Government will avoid duplication of cost in training and save time from the learning curve. Moreover, Concourse labor rates are also listed in the GSA schedule.

6. Description of the market survey Conducted or statement of the reasons a market survey was not conducted:

This logical follow-on is relying on previous market research that was conducted for the Minneapolis EUL- Solicitation Number VA 101-14-Q-0102, titled: Technical, Analytical, and Transaction Services Support for Department of Veterans Affairs (VA) Enhanced-Use Lease Project in Minneapolis, Minnesota (posted in FedBizopps as a Service-Disabled Veteran-Owned Small Business set-a-side). It has been determined that conducting a competitive solicitation for these services would result in an interruption of services that are critical to the VA. Concourse Federal Group has a workforce in place and they are the only contractor that ensures the continued performance of the required services will happen without any delay.

7. Any other facts supporting the justification: N/A.


8. Actions to remove future barriers to competition:

Other IDIQ contracts are currently being solicited as SDVOSB set aside, for example, Kerrville, Texas, Montrose, New York and Minneapolis, Minnesota.

9. Evidence that any supporting data that is the responsibility of technical or requirements personnel and which form a basis for the justification have been certified as complete and accurate by requirements personnel:

All technical and requirements certifications which form the basis for the justification have been certified as complete and accurate by technical personnel.

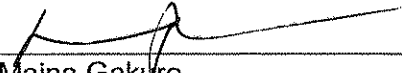
I certify that the facts and representations included in this justification meet the minimum needs and schedule requirements of the procurement and reflect the basis for other than full and open competition in a complete and accurate manner.


James W Lavery
Portfolio Manager
Office of Asset Enterprise Management

5-20-14
Date

CONTRACTING OFFICER CERTIFICATION

I hereby certify that the anticipated cost to the government is fair and reasonable and that this justification is accurate and complete to the best of my knowledge and belief.



Maina Gakure
Contracting Officer

5/20/14

Date