

**DEPARTMENT OF VETERANS AFFAIRS**

**Justification and Approval**

**For**

**Other Than Full and Open Competition**

**1. Contracting Activity:**

Department of Veterans Affairs,  
NCO 20, Construction Team

On behalf of

Portland VA Medical Center  
3710 SW US Veterans Hospital Road  
Portland, OR 97239

VA2237 648-14-2-6999-0011

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

This procurement is for general construction services to construct a new primary care building in Vancouver.

Project Number: 648-342  
Project Title: Construct New Primary Care Building (V)  
Estimated Cost of Construction: \$7,870,000  
Project Period of Performance: 545 calendar days

The project has a complete design. The action will be awarded as a new firm fixed price contract for general construction services.

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

Delta brand DDC system compatible with the existing DDC system on the Portland and Vancouver campuses.

Estimated cost for Delta DDC system is \$147,000.

Period of Performance: 8/1/14 – 2/1/16

**4. Statutory Authority Permitting Other than Full and Open Competition:**

- ☒ (1) Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements per FAR 6.302-1;
- ☐ (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):**

The Delta DDC system is used throughout the Vancouver and Portland campuses. The system is linked through the network and the energy center in Portland can control HVAC at each building through an interface. If the new building were to use a different brand of HVAC a new parallel network would need to be set up between the building and the energy center. A new head-end would need to be installed in the energy center and the energy center personnel would need to be trained in a new system including programming the new system to add or subtract devices.

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

The controls system brand name is Delta. Selection of Delta is the result of a previous competitive procurement.

In accordance with the Competition in Contracting Act (CICA), the overall procurement will be completed; and will be issued as an invitation for bid (IFB) and will be 100% set-aside for SDVOSB concerns.

**7. Determination by the Contracting Officer that the Anticipated Cost to the Government will be Fair and Reasonable:**

These items are part of a larger project, which will be solicited and awarded on a competitive basis. Fair and reasonable pricing will be established on competition received.

**8. Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:**

All market research was performed by the architect-engineering firm of record, Anderson Dabrowski Architects, LLC to secure prices for the government estimate. These sources have been identified by Anderson Dabrowski Architects, LLC as the result of contract VA260-12-D-0035 to design the new facility. Approval of these items as brand name is critical for overall efficiency of the completed project and the Vancouver Campus as a whole.

**9. Any Other Facts Supporting the Use of Other than Full and Open Competition:**

None noted.

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

See paragraph 8, above. It is the responsibility of the bidders and the successful general contractor to locate suppliers and obtain pricing for all building 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:**

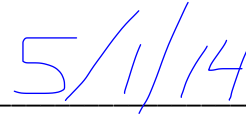
There will be competition for the overall procurement. It will be the responsibility of the bidders to obtain pricing from suppliers of the items and to submit a competitive bid for the project.

All subsystems and components listed in this justification were originally completed and this product offered the best value to the government was selected at that time. In the event the subsystems and components are ever replaced on a facility-wide basis, the procurement to replace the products will be competed in accordance with all procurement laws and regulations.

- 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.



\_\_\_\_\_  
Scott M. Fisher  
Chief, Projects and Operations  
PVAMC



\_\_\_\_\_  
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.




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Robin Tice  
Contracting Officer  
NCO20 Construction Team

\_\_\_\_\_  
5/13/2014

\_\_\_\_\_  
Date

- b. **NCM/PCM/DESIGNEE (Required \$3K and above):** I have reviewed the foregoing justification and find it to be complete and accurate to the best of my knowledge and belief and recommend approval for other than full and open competition.

\_\_\_\_\_  
Grant Furulie  
Construction Team Manager 

\_\_\_\_\_  
Date