

Attachment 1: Request for Limited Sources Memo Format

LIMITED SOURCES JUSTIFICATION

**ORDER >\$3,000
FAR PART 8.405-6**

2237 Transaction # or Vista Equipment Transaction #: 620-15-1-586-0003

This acquisition is conducted under the authority of the Multiple Award Schedule Program. The material or service listed in par. 3 below is sole source, therefore, consideration of the number of contractors required by FAR Subpart 8.4 – Federal Supply Schedules, is precluded for the reasons indicated below.

Restricted to the following source:

Manufacturer/Contractor: QUALITY SERVICES INTERNATIONAL, LLC

Manufacturer/Contractor POC & phone number: 210-212-8784

Mfgr/Contractor Address: 314 E COMMERCE STE 500
SAN ANTONIO, TX 78205-2943

Dealer/Rep address/phone number: N/A

☒ The requested material or service represents the minimum requirements of the Government.

(1) AGENCY AND CONTRACTING ACTIVITY:

Department of Veterans Affairs

NCO 3

Hudson Valley Health Care System

Route 9 A

Montrose, NY 10548

VISN:

03

(2) NATURE AND/OR DESCRIPTION OF ACTION BEING APPROVED:

The Network Contracting Office(NCO) requests approval to negotiate a 3-month interim contract with Quality Services International, LLC (QSI) for the Veterans Health Administration Hudson Valley Health Care Systems Veterans Administration Medical Center (VAMC-Montrose & Castle Point) to provide critical operational services and emergency response to maintain operational readiness in providing healthcare to this nation's veterans. QSI is a certified Service Disabled Veteran Owned Small Business. A Task Order will be issued against QSI's GSA Contract for a period of performance of three months (10/1/14 – 12/31/14). VAMC Hudson Valley Maintenance and Operations Control Point will be used to fund the Task Order. This interim contract will ensure uninterrupted services continue until the follow-on contract begins full performance on or about 1 January 2015. The estimated value of this interim base contract is \$321,512.00 for the three (3) month period 01 October 2014 – 31 December 2014).

(3) (a) A DESCRIPTION OF THE SUPPLIES OR SERVICES REQUIRED TO MEET THE AGENCY'S NEED:

The contractor shall provide all personnel, equipment, tools, vehicles, materials, supervision, and other items and services necessary to perform all operation, maintenance and repair tasks and functions for medical facilities as defined in this site-specific performance work statement (PWS). The purpose of this PWS is to list site specific information for VAMC-Hudson Valley Health Care System Castle Point & Montrose Campuses. This is an urgent and compelling requirement for a three month contract.

System	1 st Quarter FY-15	Total
Chillers & associated plant equipment	\$5,485.24	\$5,485.24
Refrigerant Leak Detection System	\$510.00	\$510.00
Air Handlers	\$0.0	\$0.0
Pneumatic Controls	\$0.0	\$0.0
DDC Controls	\$0.0	\$0.0
Medical Gas Systems	\$1,677.50	\$1,677.50
Specialty Automatic Doors	\$7,197.16	\$7,197.16
Fire Protection Systems	\$0.0	\$0.0
Roofing Building Envelope	\$0.0	\$0.0
EPSS Generators	\$5,665.00	\$5,665.00
EPSS/ATS/Load Testing	\$48,048.00	\$48,048.00
Security Systems	\$0.0	\$0.0
High Voltage Electrical Systems	\$2,255.00	\$2,255.00
Overhead Paging System	\$0.0	\$0.0
Fuel Tank Electronic Monitoring Systems	\$3,024.00	\$3,024.00
Fuel Treatment, Polishing and Tank Bottom Cleaning	\$33,000.00	\$33,000.00
Boilers (Low Pressure) Oil & Gas Fired	\$3,070.07	\$3,070.07
Certified Industrial Hygiene Analytical Lab	\$0.0	\$0.0
Elevators Escalators	\$97,627.20	\$97,627.20
Dental Operatory Testing	\$6,388.80	\$6,388.80
Chemical Treatment Services (Including Chemicals)	\$72,289.35	\$72,289.35
Kitchen Exhaust Hoods	\$17,775.00	\$17,775.00
Checkpoint Wireless Monitoring System	\$17,500.00	\$17,500.00
Engineering Cost	\$321,512.31	\$321,512.31

(b) ESTIMATED DOLLAR VALUE: \$321,512.31

(c) REQUIRED DELIVERY DATE: 1 October 12014

(4) IDENTIFICATION OF THE JUSTIFICATION RATIONALE (SEE FAR 8.405-6), AND IF APPLICABLE, A DEMONSTRATION OF THE PROPOSED CONTRACTOR'S UNIQUE QUALIFICATIONS TO PROVIDE THE REQUIRED SUPPLY OR SERVICE.

☐ Specific characteristics of the material or service that limit the availability to a sole source (unique features, function of the item, etc.). Describe in detail why only this suggested source can furnish the requirements to the exclusion of other sources.

☐ A patent, copyright or proprietary data limits competition. The proprietary data is:
(If FAR 8.405-6(a)(2)iii before posting. Do not include specific proprietary data. Only mention the type of equipment, procedure, etc. to show that proprietary supplies or services are being procured.)

☐ These are "direct replacements" parts/components for existing equipment.

☐ The material/service must be compatible in all aspects (form, fit and function) with existing systems presently installed/performing. Describe the equipment/function you have now and how the new item/service must coordinate, connect, or interface with the existing system.

☐ The new work is a logical follow-on to an original Federal Supply Schedule order provided that the original order was placed in accordance with the applicable Federal Supply Schedule ordering procedures. The original order must not have been previously issued under sole source or limited source procedures.

☒ An urgent and compelling need exists, and following the ordering procedures would result in unacceptable delays.

The Network Contracting Office (NCO) requests approval to negotiate a 3-month interim contract with Quality Services International, LLC (QSI) for the Veterans Health Administration Hudson Valley Health Care Systems Veterans Administration Medical Center (VAMC-Montrose & Castle Point). The request is to provide critical operational services and emergency response to maintain operational readiness in providing healthcare to this nation's veterans. This will be a Firm Fixed Price Task Order. The base performance period for this contract is 01 October 2014 through 31 December 2014, FY15 1st quarter. VAMC Hudson Valley Maintenance and Operations Control Point will be used to fund the initial task order. This interim contract will ensure uninterrupted services continue until the follow-on contract begins full performance on or about 1 January 2015. The estimated value of this interim base contract is \$321,512.32 for the three (3) month period (01 October 2014 – 31 December 2014).

The follow-on contract will be solicited competitively through GSA using GSA Schedule vendors. Competitive quotes are expected for the follow-on contract to be in effect no later than 01 January, 2015.

There are no other sources, other than QSI, LLC, with the capability to begin full contract performance by 01 October, 2014, since there is not sufficient time for a new contractor to perform transitional efforts prior to the interim contract start date of 01 October, 2014. No other efforts are being made to obtain competition as only one responsible source, QSI, LLC is capable of meeting the minimum requirements for the continued provision of these services. It is detrimental to the operational readiness of the medical center and potential closure if there is an award to any other source

(5) DESCRIBE WHY YOU BELIEVE THE ORDER REPRESENTS THE BEST VALUE CONSISTENT WITH FAR 8.4 TO AID THE CONTRACTING OFFICER IN MAKING THIS BEST VALUE DETERMINATION:

There are no other sources, other than QSI, LLC, with the capability to begin full contract performance by 01 October, 2014, since there is not sufficient time for a new contractor to perform transitional efforts prior to the interim contract start date of 01 October, 2014. This interim contract will ensure uninterrupted services continue until the follow-on contract begins full performance on or about 1 January, 2015. Hudson Valley HCS Engineering Service provides facility maintenance support both the Montrose & Castle Point campuses and are responsible for providing health care to working and retired government personnel. Maintenance/repair of equipment at MTFs may have been inconsistent due to non-standardized equipment, service levels, response times, and costs. The absence of standardization may have resulted in inefficiencies in repairs and maintenance schedules that may have resulted in excessive costs and downtimes.

It is believed that meeting these requirements by awarding a single broad-based Indefinite Delivery Indefinite Quantity (IDIQ) contract will be considerably less costly than obtaining this support through separate contracts or agreements.

NCO 3 seeks to award to a contractor who will improve the operational capabilities of the medical treatment facilities and lower the cost of providing the services. By awarding a facility to one contractor, VISN 3 believes that there will be fewer operational problems, improved communications, increased efficiency within the facility and a reduction in the number of complaints.

(6) DESCRIBE THE MARKET RESEARCH CONDUCTED AMONG SCHEDULE HOLDERS AND THE RESULTS OR A STATEMENT OF THE REASON MARKET RESEARCH WAS NOT CONDUCTED:

Market Research was previously conducted in July 2012 for the initial facilities maintenance contract with GSA (Air Force Maintenance Service Agreement) awarded in July 2013, ID08130018. Current market research was conducted on a limited basis by searching GSA Schedule vendors and verification in SAM. Market research consisted of consideration of historical acquisition information of the original acquisition, historical acquisitions prior to the GSA ID08130018, and review of government databases for relevant information.

Based on all of the information gathered through market research, the contracting officer determined that the interim services required by the government were commercial; that there was no reasonable expectation of receiving offers from two or more small business sources with the capability to immediately begin performing the requirement by 01 October 2014. Given the remaining timeline, it is unrealistic to competitively solicit a requirement of this magnitude and complexity with such a short duration, and expect a new source to transition into performing the services without excessive cost and interruption of services to include utilities that are required to maintain the medical center and sustain operability readiness.

A review of government databases was performed to identify actions of similar activity that would establish a first level screening of SDVOSB's that are capable of performing the services. Additionally, review of System for Award Management (SAM) was reviewed for eligible sources. Previous contracts for these same requirements were solicited on a restricted basis and were awarded to SDVOSB as set-asides basis.

(7) ANY OTHER FACTS SUPPORTING THE JUSTIFICATION:

The IGCE is taken from existing service rates with prescribed durations, not to exceed 3 months. The costs are broken down by quarter and further broken down by service line items. Each line item will be negotiated and no lump sum offer will be accepted. The source will not be required to submit certified cost or pricing data due to this being commercial services, however CORs will perform technical evaluations on the proposal and evaluate level of effort and cost associated with each line item within the PWS and cost proposal, and audits conducted as necessary or warranted.

Procurement history; Reasonable efforts have been made to assemble a procurement history for these services. Prior to 2011, all services included in this procurement were individual contracts, mostly to SDVOSB companies, on a service by service case. In 2012, it was agreed at the NCO and VISN leadership levels to assemble a modified "Total Solution" contract and partner with GSA under their GSA-AFMSA contract. Due to competing requirements between VA and GSA with how to develop a PWS, numerous revisions and versions were drafted to be used with the GSA-AFMSA vehicle. In July 2013, contract award was made and a selection was made for the services. After 2 months, GSA determined that the contract between VA and GSA through the AFMSA was unsustainable. There by terminating the contract effective March 31, 2014.

This interim contract is to provide sustainable services while concurrently developing a long term "total solution" for recurring services necessary to sustain operational readiness at the VAMC-Castle Point & Montrose

Engineering Service (138) is committed and proudly serves the VA-HVHCS, Montrose & Castle Point Campuses, providing the best possible environment for health care to veterans and the highest standards of service to customers. We do this by improving and maintaining our physical structures and by providing the equipment, supplies, testing and preventive maintenance necessary to support excellence in health care.

Hudson Valley HCS Engineering Service provides facility maintenance support both the Montrose & Castle Point campuses and are responsible for providing health care to working and retired government personnel. Maintenance/repair of equipment at MTFs may have been inconsistent due to non-standardized equipment, service levels, response times, and costs. The absence of standardization may have resulted in inefficiencies in repairs and maintenance schedules that may have resulted in excessive costs and downtimes.

It is believed that meeting these requirements by awarding a single broad-based Task Order will be considerably less costly than obtaining this support through separate contracts or agreements.

NCO 3 seeks to award to a contractor who will improve the operational capabilities of the medical treatment facilities and lower the cost of providing the services. By awarding a facility to one contractor, VISN 3 believes that there will be fewer operational problems, improved communications, increased efficiency within the facility and a reduction in the number of complaints.

(8) A STATEMENT OF THE ACTIONS, IF ANY, THE AGENCY MAY TAKE TO REMOVE OR OVERCOME ANY BARRIERS THAT LED TO THE RESTRICTED CONSIDERATION BEFORE ANY SUBSEQUENT ACQUISITION FOR THE SUPPLIES OR SERVICES IS MADE:

This interim contract is to provide sustainable services while concurrently developing a long term "total solution" for recurring services necessary to sustain operational readiness at the VAMC-Castle Point & Montrose.

(8) A STATEMENT OF THE ACTIONS, IF ANY, THE AGENCY MAY TAKE TO REMOVE OR OVERCOME ANY BARRIERS THAT LED TO THE RESTRICTED CONSIDERATION BEFORE ANY SUBSEQUENT ACQUISITION FOR THE SUPPLIES OR SERVICES IS MADE:

This interim contract is to provide sustainable services while concurrently developing a long term "total solution" for recurring services necessary to sustain operational readiness at the VAMC-Castle Point & Montrose.

The follow-on contract will be competed among GSA Schedule vendors where applicable. If services are not readily listed on GSA Schedule, subsequent contracting actions will be first screened for SDVOSB set aside and then opened to the hierarchy of contracting.

(9) 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. I understand that processing of this limited sources justification restricts consideration of Federal Supply Schedule contractors to fewer than the number required by FAR Subpart 8.4. *(This signature is the requestor's supervisor, fund control point official, chief of service or someone with responsibility and accountability)*

September 19, 2014
SIGNATURE _____ DATE _____
Peter Bambino General Foreman (COR) Engineering Service (138M)
NAME TITLE SERVICE LINE/SECTION
Hudson Valley Health Care System
FACILITY

(10) APPROVALS IN ACCORDANCE WITH FAR 8.405-6(d):

a. CONTRACTING OFFICER'S CERTIFICATION (required): I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.

10/9/14
CONTRACTING OFFICER'S SIGNATURE _____ DATE _____
Myrmetris Pungk Supervisory Contract Specialist HMTCS
NAME AND TITLE FACILITY

c. DOC/DDOC/DESIGNEE: I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.

10/14/14
SIGNATURE Sherin Rabadi DATE _____

For Yolanda Borges
Director of Contracting, NCO 3