

JUSTIFICATION FOR OTHER THAN FULL AND OPEN COMPETITION
Worcester Outpatient Clinic
Worcester, Massachusetts
IN ACCORDANCE WITH FAR 6.302.1, PURSUANT TO THE
AUTHORITY OF 41 U.S.C. 253(c)(1), FAR 6.302-1; and GSAR 570.402

AGENCY NAME: Department of Veterans Affairs, Office of Construction and Facilities Management.

PROPOSED ACTION: To procure a new lease for the Worcester Outpatient Clinic (OPC) for 5 years, with one 2-year renewal option. This justification is being submitted in accordance with the General Services Administration (GSAR) 570.402-4 to approve the procurement of a succeeding lease with a sole source as a result of identification of only one potential source.

DESCRIPTION OF REQUIREMENTS (INCLUDING ESTIMATED VALUE): The OPC provides area Veterans with services which include primary care; optometry; cardiology; mental health; neurology; podiatry; dermatology; rheumatology; geriatrics; laboratory test; physical therapy; radiology; rehabilitation medicine; nutrition counseling; preventive services such as annual flu and pneumonia shots; electrocardiograms; pharmacy, and preventive health. This succeeding lease is necessary to stay in place at the current facility location and prevent any interruption in service until the long-term solution can be approved and procured. A lease, not to exceed seven years, including all options, is being requested for 26,008 net usable square feet square feet (nurf). The annual rental for this space is approximately \$ [REDACTED] (\$ [REDACTED]/nurf), unserviced, to commence on or about February 2015. One hundred and twenty-five parking spaces are included in the request. Should all options be exercised, the total contract value would be \$ [REDACTED] (fully serviced).

STATUTORY AUTHORITY: Federal Acquisition Regulation (FAR), Subpart 6.302-1 "Only One Responsible Source", 41 U.S.C. 3304(a)(1).

UNIQUE QUALIFICATIONS OF PROPOSED OR NATURE OF ACQUISITION REQUIRING AUTHORITY CITED: VA is currently in the space located at 605 Lincoln Street, Worcester, MA 01605. There were no responses to the advertisement other than the current Lessor.

DESCRIPTION OF EFFORTS TO ENSURE SOLICITATION FROM MAXIMUM SOURCES PRACTICAL: RPS placed an advertisement conforming to GSAR 570.402-2 on the Federal Business Opportunities Web site (fedbizopps.gov) on September 30, 2013, with the announcement number VA1011310169 and received one response. The expression of interest was from the incumbent Lessor.

DESCRIPTION OF MARKET SURVEY AND RESULTS: Market research revealed three additional potential properties; however, each building was approximately 100,000

Page 2.

Succeeding Lease Justification – Worcester, MA (VAIQ 7562218)

SF, well above VA's requirement for this lease. None one of the property owners responded to VA's advertisement.

DETERMINATION THAT ANTICIPATED COST WILL BE FAIR AND REASONABLE:

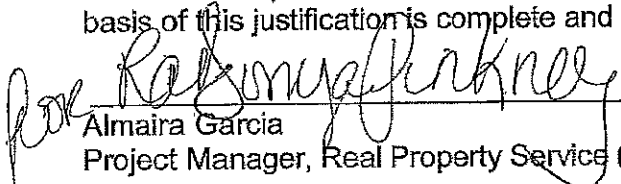
A fair and reasonable cost was determined by negotiation and was validated by a fair market value appraisal. The Contracting Officer has determined the price to be fair and reasonable based on negotiation and validated by a fair market value appraisal which yielded a rental rate of \$[REDACTED].

LIST SOURCES EXPRESSING INTEREST IN SOLICITATION: The incumbent Lessor was the only offer received in response to the advertisement.

FUTURE ACTIONS TO OVERCOME BARRIERS TO FULL AND OPEN

COMPETITION: Should subsequent requirements arise for services under this lease, efforts will be made to increase competition through advertisement.


Technical Requirements Certification: I certify that the supporting data used to form the basis of this justification is complete and accurate.


Almaira Garcia
Project Manager, Real Property Service (003C1E)

Date 1/22/15

CONCUR:

Contracting Officer Certification: By signature on this Justification for Other than Full and Open Competition, the Contracting Officer certified that the award of a succeeding lease in the amount of \$[REDACTED] is in the Government's best interest and that this justification is accurate and complete to the best of my knowledge and belief.


Hong Hitchings
Contracting Officer, AE and Construction
Contracting Policy Service (003C4A)

Date 1/22/15

APPROVED:

Stella Fiotes

Digitally signed by Stella Fiotes
DN: cn=Stella Fiotes, o=OALC, ou=CFM,
email=stella.fiotes@va.gov, c=US
Date: 2015.01.30 01:12:56 -05'00'

Date _____

Stella S. Fiotes
Head of Contracting Activity
Executive Director
Office of Construction & Facilities Management (003C)