

**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

Veterans Administration Medical Center  
4815 N. Assembly Drive  
Spokane, WA 99206-6197

VA2237 – 668-12-2-425-0026

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

This procurement is for general construction services to for the complete interior demolition and reconstruction of building 5 located at the Spokane VA Medical Center in Spokane, WA.

Project Number: 668-11-123  
Project Title: Building 5 Remodel  
Estimated Cost of Construction: \$ [REDACTED]  
Project Period of Performance: 180 Calendar Days

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

Best brand lock core system compatible with the existing lock core system used by the VAMC, Spokane, Washington. This justification is for cores, only, and does not include any other hardware.

Estimated cost for the Best brand cores is \$ [REDACTED].

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

*41 USC §253(c)(1), as implemented by FAR 6.302-1.*

- (X) (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 Spokane VAMC owns a Best brand lock core system, maintains an appropriate supply of Best brand cores and has personnel trained to use the Best brand core system. It is not economical or efficient to install any other brand of core system

into the remodeled building as that would require the facility to somehow support an additional lock coring system, which would increase logistical considerations for access control, training, inventory and maintenance. Adding another brand of lock core systems may increase the risk of error potentially impacting security and patient safety in a negative manner.

The only component of the lock hardware that is being sourced is the cores. The remaining hardware can be any brand that will accept Best brand cores.

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

The lock coring system is brand name (Best). Selection of Best is the result of a previous competitive procurement.

In accordance with the Competition in Contracting Act (CICA), the overall procurement will be competed; and will be issued as an invitation for bid (IFB) and will be 100% set aside for Service Disabled Veteran Owned Small Business (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 based 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, Arculus to secure prices for the government estimate. These sources have been identified by Arculus as a result of contract VA260-P-0558 Task Order 668-C15055 to design the demolition and remodel of building 5. Approval of these items as brand name is critical for overall efficiency of the completed project and the Spokane facility 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:**

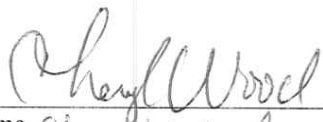
See paragraph 8, above. It is the responsibility of the bidders and the successful general contractor to locate suppliers and obtain pricing for all building materials and components, including the items listed in this justification.

**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 competed and the product offering 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.

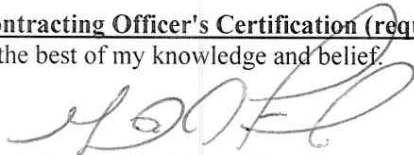
12. **Requirements Certification:** I certify that the requirement outlined in this justification is a Bona Fide Need of the Department of Veterans Affairs and that the supporting data under my cognizance, which are included in the justification, are accurate and complete to the best of my knowledge and belief.

  
Name Cheryl Wood  
Title Chief Engineer  
Facility VAME Spokane

3/26/12  
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.

  
Name Grant J. Fawcett

3-27-2012  
Date

Title Supervisory Contracting Officer  
Facility NCO20, Construction Team