

DEPARTMENT OF VETERANS AFFAIRS

Justification and Approval

For

Other Than Full and Open Competition

1. **Contracting Activity:** Department of Veterans Affairs, Veterans Health Administration (VHA), Service Area Office (SAO) East, Network Contract Organization (NCO) 02, Syracuse VA Medical Center, 800 Irving Avenue, Syracuse, NY 13210. This proposed contract will be completed as a sole source. This document shall be used as a "Justification for Other Than Full and Open Competition." The applicable purchase request number is 528-12-2-7192-0054.

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

This contracting action is a follow-on contract for A/E services to provide preliminary design services (preliminary concepts and layouts, program development, and investigative services) for the 8th Floor and 5 East Space Planning Project. This project proposes to redesign the entire 8th floor and the 5 East wing to accommodate the Community Living Center (formerly Nursing Home Care Unit), including Hospice Care and Palliative Care as well as the Residency Program. The project will consist of a complete renovation and reconfiguration of the entire 8th floor (approximately 23,000 SF) and the 5 East wing (approximately 7,000 SF). This project will demolish the necessary existing walls, doors, electric, lighting, plumbing, HVAC, ceiling, floor tile, asbestos containing materials (VAT, mastic, pipe insulation, caulk, etc) for the current spaces. It is expected that all new electrical, plumbing, medical gases, and HVAC will be required from existing services, and all interior walls, doors, ceilings, cabinetry, finishes, and furnishings will be new. This will be a firm-fixed price contract.

Lawrence Casciano, COR and project manager, clearly explained the follow-on nature of this acquisition in relation to the previous contract with Schopfer Architects LLP and their design team (including Francis Cauffman and IPD Engineering) for services at the Syracuse VA Medical Center. (See Addendum # 1). The original contract was awarded to Schopfer Architects LLP on August 22, 2011 after being completed under a Full and Open Competition which resulted in the submission of proposals from 7 different design teams. (See Addendum #1). The Independent Government Estimate (IGE) for this original project was \$300,000.00. (See Addendum #3). The IGE for this follow-on contract is \$70,020.49. A comparison of the Scope of Work for the original contract with the Scope of Work for the current follow-on contract reveals that the current project is substantially the same as original project albeit on the 8th floor rather than the 6th floor. (See Addendum # 2 and #5). Therefore, sourcing this requirement through Schopfer Architects LLP and their design team will save the VA from substantial duplication of costs in the current requirement; the current estimated savings on duplication of work is \$28,000.00. Ultimately, if the VA were to re-compete this follow-on contract, there would be unnecessary expenses to the government in the amount of approximately \$28,000.00. Thus, completing this follow-on contract through a new A/E contractor and design team is not a feasible option for this project.

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

The supplies required to complete this project include all materials required to effectively provide preliminary design services by an A/e contractor and their design team for the 8th Floor and 5 East Space

Planning Project. The customer originally requested a delivery date of 2/17/2012. This date is not feasible under current PALT metrics. The current projected award date is 7/16/2012. The customer has been kept current on this change.

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

- (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):**

Under FAR 6.302-1 (2) (ii), "...in the case of a follow-on contract for the continued development or production of a major system or highly specialized equipment, including major components thereof, when it is likely that award to any other source would result in— (A) substantial duplication of cost to the Government that is not expected to be recovered through competition," full and open competition is not required. In the instant case, the current requirement for A/E Services at the Syracuse VA Medical Center is a follow-on contract which requires highly specialized design requirements/features to meet the needs of the Syracuse VAMC. The current need is to have a revised space plan for the 8th Floor and 5 East in order to convert this space into a Community Living Center with Hospice Care and Palliative Care. (See Addendum #5). Because Schopfer Architects LLP is currently completing the very similar requirement on another floor of the hospital, Schopfer Architects already has a significant portion of this follow-on project completed as many aspects of the current layout, design, and systems are identical on both floors. (See Addendum #1). This portion of completed work will save the VA approximately \$28,000.00.

The savings accrued from re-enlisting the services of the design team lead by Schopfer Architects LLP was carefully calculated by the project manager and COR, Mr. Casciano. The following represents a line-item breakdown of the cost savings:

1. Reduced length and quantity of meetings with VA staff to develop the program and priorities for the project (because of the involvement of many of the staff from the 6th floor project who will have substantially the same needs/comments for the current project) – **Resulting A/E Fee Cost Savings: \$3,000**
2. Use of the recently developed, accurate, computer-generated floor plan for the entire 6th floor (based on original, 1949 drawings, multiple renovation project drawings, and field survey of the 6th floor) to generate a new floor plan for the 8th floor (which is very similar to the 6th Floor) as well as the recently designed, accurate footprints of the 6 East to create a new floor plan for the 5 East wing (which is identical to the 6 East Wing) – **Resulting A/E Fee Cost Savings: \$9,000**
3. Knowledge of current design standards and best practices (for both the VA and for the Healthcare Industry) – **Resulting A/E Fee Cost Savings: \$3,000**
4. Use of the same method of on-site "charrettes" to develop and refine layouts with ongoing VA

SOP Other Than Full and Open Competition

Original Date (12/28/2011)

staff input – **Resulting A/E Fee Cost Savings: \$1,000**

5. Use of the same colored, computer-generated presentation for floor plans of the proposed design (i.e. same colors, line weights, text, titles, legends, etc.) – **Resulting A/E Fee Cost Savings: \$4,000**
6. Use of the same PowerPoint Format and addressing the pertinent issues raised in the space planning project on the 6th Floor for presentations to the VA administration to gather input, discuss program, provide updates, and present the final design for the 8th Floor – **Resulting A/E Fee Cost Savings: \$2,000**
7. The Residency program, which is an integral part of the 8th Floor & 5 East project, was initially intended to be part of the 6th Floor project. Because of this, the 6th Floor project team was involved in extensive discussions regarding the residency program, and has already developed a program and concepts for the design of this (2,500-3,000 SF) area – **Resulting A/E Fee Cost Savings: \$6,000**

Total Resulting A/E Fee Cost Savings: \$28,000.00

The only alternative to having Schopfer Architects LLP and their design team complete this requirement would be to compete this requirement via a Full and Open Competition. Completing the requirement in this fashion would result in a substantial duplication of costs to the VA as well as a delay of in the start of the project. Accordingly, Schopfer Architects LLP is the only firm capable of providing the services described in Section 3 above without the VA experiencing substantial duplication of costs that could not be expected to be recovered through competition and result in unacceptable delays in fulfilling its requirements.

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

The original contract for the first portion of the Space Planning Project on the 6th Floor was competed through Full and Open Competition in June 2011; the requirements included a geographical limitation to include Architectural firms in Rochester and Syracuse so as to satisfy the requirements of the VA. (See Addendum #4). This competition resulted in the selection of Schopfer Architects and their design team to complete the requirement on the 6th Floor. Because the current requirement is a follow-on contract of the original requirement which was contracted to Schopfer Architects LLP, it is more economical to have Schopfer Architects LLP and their design team complete the requirement to provide preliminary design services for the 8th Floor and the 5 East wing than it would be to have a new firm compete for and complete the same requirement. A new firm would have to spend a significant amount of work hours familiarizing themselves with the general layout of the floors and wings of the VA. Further, a new firm would have to spend a significant amount of man hours meeting with the staff of the VAMC to understand their needs within the space as well as to design a residency program space that meets the needs of that program. Additionally, a new firm would have to re-draw the same skeletal outline of the VA and the systems within it, which Schopfer Architects and their design team have already completed on the 6th Floor. Ultimately, it is in the best interests of the medical center to have this requirement completed by the same architect and design team that completed the space planning preliminary design on the 6th Floor in order to avoid a substantial duplication of costs of approximately \$28,000.00. (See Addendum #1).

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

The VA anticipates that the cost proposal by Schopfer Architects and their design team will be considered fair and reasonable. Schopfer Architects has provided a cost estimate for the current requirement which is fairly close to the Independent Government Estimate, which takes into account the cost savings of the original project into the cost of the new requirement. If the price is less than or approximately equal to the IGE, the cost will be considered fair and reasonable.

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

Market research, pursuant to FAR Part 10, indicates that there will be a substantial duplication of costs should the VA compete this requirement under Full and Open Competition. (See Addendum #1, 2, 3, 4, & 5).

The Project Manager, Lawrence Casciano, thoroughly researched the options for completing this requirement. In his memorandum, Mr. Casciano discussed the significant cost savings of using the same architect, Schopfer Architects LLP and their design team, for this follow-on contract. (See Addendum #1). Ultimately, Mr. Casciano concluded that the VA would achieve best value by completing this requirement with Schopfer Architects LLP and their design team.

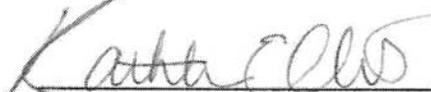
9. Any Other Facts Supporting the Use of Other than Full and Open Competition: None

10. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition: See Section 6 Above

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:

Currently, no actions are planned to remove the barrier to competition for this requirement. The facility has two options for obtaining a preliminary design services for the 8th Floor and 5 East Space Planning Project: (1) complete this requirement through the services of Schopfer Architects LLP, who is currently completing a very similar requirement on the 6th Floor of the Syracuse VAMC, or (2) compete the requirement which will result in a substantial duplication of costs (approximately \$28,000.00) which will not be recovered through competition. The former will provide the VA with the best value for this project.

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.


KATHLEEN ELLIS
Contract Specialist - NCO 2

2/29/2012
Date

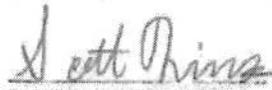
13. Approvals in accordance with FAR 6.04

- a. Contracting Officer's Certification (required): I certify that the foregoing justification is accurate and complete to the best of my knowledge and belief.


for _____
JASON WHITE
Contracting Officer - NCO

3/1/12
Date _____

- b. NCM/PCM (Required \$3K and above): I certify the justification meets requirements for other than full and open competition.


for _____
CHERIE WIDGER-KRESGE
Network Contract Manager - NCO 2

3/1/12
Date _____

Addendum #1

VA SYRACUSE: 8TH FLOOR & 5 EAST SPACE PLANNING PROJECT

SOLE SOURCE JUSTIFICATION

It is recommended that this project be awarded to the team of Schopfer Architects LLP, Francis Cauffman, and IPD Engineering for the following reasons:

- 1) This team has just successfully completed a very similar project, "The 6th Floor Space Planning Project, (528A7-11-730)". After competing with 7 other teams for that project, the team of Schopfer Architects LLP, Francis Cauffman, and IPD Engineering was selected by the VA as the most highly qualified firm. The 6th Floor project included many tasks that are very similar to what will be required for the "8th Floor & 5 East" project. Because of their experience on the 6th Floor project, the team of Schopfer Architects LLP, Francis Cauffman, and IPD Engineering will save the VA approximately \$28,000 in A/E fees (we anticipate A/E fees for the 8th Floor & 5 East project to be approximately \$100,000, prior to adjusting for this cost savings). The following is a list of tasks that this team completed for the 6th Floor project; their applicability to the 8th Floor and 5 East project; and the resulting A/E fee cost savings for the 8th Floor & 5 East project:
 - a) Meetings with dozens of VA staff members to develop the program and priorities for the project. Many of the staff for the 8th floor project will be the same as for the 6th floor project, and many of their comments/needs are expected to be similar.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$3,000
 - b) Development of an accurate computer-generated floor plan for the entire 6th floor (based on original, 1949 drawings, multiple renovation project drawings, and field survey of the 6th floor). The footprints of the 6th floor and the 8th floor are very similar, and the footprints of the 6 East and 5 East wings are identical. The 6th floor plan will be used to develop the 8th floor & 5 East floor plans.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$9,000
 - c) Research current design standards and best practices (for both the VA and for the Healthcare Industry). Some of these standards will also apply to the 8th floor and to 5 East.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$3,000
 - d) On-site "charrettes" to develop and refine layouts with ongoing VA staff input. The same design methodology will be used for the 8th Floor & 5 East project.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$1,000
 - e) Development of colored, computer-generated presentation floor plans of the proposed design. The 8th Floor & 5 East presentation plans will be similar, and will utilize the same colors, line weights, text, titles, legends, etc. established for the 6th Floor project.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$4,000
 - f) Presentations to the VA administration to gather input, discuss program, provide updates, and present the final design. The administrative personnel, as well as many of the pertinent issues and the Power Point presentation format, will be the same for the 8th Floor & 5 East project.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$2,000
 - g) The Residency program, which is an integral part of the 8th Floor & 5 East project, was initially intended to be part of the 6th Floor project. Because of this, the 6th Floor project team was involved in extensive discussions regarding the residency program, and has already developed a program and concepts for the design of this (2,500-3,000 SF) area.
Resulting 8th Floor & 5 East A/E Fee Cost Savings: \$6,000
- 2) Schopfer Architects has completed more than a hundred healthcare projects, over 30 of them at the Syracuse VA during the past 13 years (with several on the 5th floor and 8th floor). Through this work, they have become very familiar with the Syracuse VA facility, staff, administration, needs, and policies. In addition, the 8th Floor & 5 East project includes the Community Living Center, Hospice Care and Palliative Care; Schopfer Architects has extensive experience in these types of projects, having designed over a hundred long-term care projects.

- 3) Francis Cauffman is recognized for its healthcare expertise across the nation (they are a 2010 Vista award recipient and are ranked as one of the top 25 healthcare design firms by *Modern Healthcare*). They have completed hundreds of successful healthcare projects, including 15 projects for the VA, one of which is on the 7th floor of the Syracuse VA.
- 4) IPD Engineering has over 15 years experience in healthcare design and has completed more than 15 projects for the Syracuse VA in just the last 3 years (most of these in conjunction with Schopfer Architects).

Therefore, the team of Schopfer Architects LLP, Francis Cauffman, and IPD Engineering is not only the most highly qualified to design the 8th Floor & 5 East project, but their selection will also save the VA approximately \$28,000 in A/E fees.

Addendum #2

Healthcare Space Plan for 6th Floor Patient Wards

Project 528A7-11-730
Supplement B to SF 252

I. SCOPE OF WORK

The Syracuse VAMC is seeking to have provided a complete and comprehensive healthcare space plan for future renovations of the existing 6th floor in-patient care wards. The work will consist of three patient care wards in approximately thirty thousand square foot of existing hospital acute care space. The selected firm will have the responsibility to acquire a basic understanding of the 5 East and 7 West inpatient care wards to ensure knowledge in respect to the overall functions of these two wards and how they integrate with the 6th floor patient wards and the inpatient operation as a whole within the medical center. The Process is to include assessing the current clinical services within the patient wards and identify these services that need to expand or relocate to meet patient demand and/or increase efficiency including the review of future workload projections and VA Space drivers. Review all work with respect to patient and handicap accessibility, VA sustainability guidelines, and energy efficiency guidelines.

Deliverable services in this contract shall include the following:

- Review, Analyze and provide a written narrative with pre-schematic design space planning drawings labeled and color coded as required to provide a complete framework for the 6th floor with all future facility needs, services utilization requirements and current and future technologies
- Review, analyze and provide a written narrative for examining operational changes and projections that will drive future facility needs.
- Review, analyze and provide a written narrative for examining the organization from the standpoint of operational efficiency within the 6th floor and adjacent patient care services and areas.
- Review, Analyze and provide a written narrative with appropriate sketches for all short term space needs and swing space needs.
- Provide a detailed 3 to 5 year phasing plan outlining the implementation of the finalized space plan. Include all required furniture, signage and equipment schedules; cost estimating for furniture, signage and equipment along with detailed construction estimates by CSI sections along with possible value engineering options broken down by phase / ward / renovation.
- Provide written narrative and graphs demonstrating the estimated annual energy consumption for each ward to include all required utilities and overlaying any energy reduction options and approximate pay back durations.
- Provide detailed elevations of three-dimensional AutoCAD design concepts for areas such as patient care rooms, patient bathrooms, clinical spaces and common corridor

spaces for each major area within each ward. Additionally, include layout drawings and detailed product descriptions that will be used for procurements specifications for all furniture.

-Provide selections of colors, material and finishes to convey the design concept to meet functional requirements, maintenance, lifecycle performance and environmental and safety requirements.

A. Investigative services shall include, but are not be limited to, the following:

1. Review VA program requirements and project scope to determine the equipment and construction criteria in order to provide the deliverables as requested.
2. Prepare measured drawings for area of work.
3. Numerous and extensive meetings with various VA employees, in order to fully understand the functional needs and requested deliverables.

II. VA FURNISHED MATERIALS

A. VA Master Construction Specifications PG-18-1 for copying and editing. Available on the Internet at www.cfm.va.gov/TIL/spec.asp.

B. VA Standard Details and CAD Standards PG-18-4 for copying. Available on the Internet at www.cfm.va.gov/TIL/sDetail.asp.

C. VA Design and Construction Procedures PG-18-3 as determined by the COTR to be necessary for the specific needs of this project. Available on the Internet at www.cfm.va.gov/TIL/cPro.asp.

D. VA Environmental Compliance Manual PG-18-17. Available on the Internet at www.cfm.va.gov/TIL/spclRqmts.asp.

E. VA recommendations, as applicable including those for meeting security, safety, and infection control standards required during construction.

F. VA Equipment Guide List PG-18-5, if applicable. Available on the Internet at www.cfm.va.gov/TIL/equip.asp.

G. Original construction documents marked "As Built" but not updated. A/E must field verify "As Built" drawings.

H. Other project documents which have been used in the renovation of the applicable areas.

I. VA Program Guide Room Finishes, Door, & Hardware Schedule PG 18-14. Available on the Internet at www.cfm.va.gov/til/room/RoomFinishes.pdf.

J. VA Signage Design Guides www.cfm.va.gov/til/spclRqmts.asp#SIGN

III. DESIGN REVIEWS

A. Preliminary Design:

1. Meeting with the A/E and VA Users will be held in order to allow the A/E to provide a detailed report for VA review and approval regarding items to be included within this design.

2. Define the design schedule benchmarks for the balance of this contract.

B. Development Review:

(There may be multiple submissions during this phase, 30%, 65% and 95% dependent upon the specific magnitude and nature of this project.)

IV. ADDITIONAL A/E REQUIREMENTS

A. If required the A/E is required to utilize the VA's internet web site to research and download information associated with this project such as CAD Deliverables Guidelines and design manuals for:

1. Site Development
2. Architectural
3. Fire Protection
4. Interior Design
5. Structural
6. Plumbing
7. Sanitary
8. HVAC
9. Electrical
10. Equipment
11. Steam Generation
12. Asbestos Abatement
13. Steam Distribution (Outside)
14. Solid Waste Disposal System (Including Incineration)
15. Automatic Transport
16. Space Planning
17. Critical Path Method
18. Estimating
19. Specifications
20. Final Bid Documents

IV. SCHEDULE OF INSURANCE COVERAGE

In accordance with FAR 28.307-2, the following minimum coverage shall apply to this contract.

(a) **Workers compensation and employers liability.** Contractors are required to comply with applicable Federal and State workers compensation and occupational disease statutes. If occupational diseases are not compensable under those statutes, they shall be covered under the employers liability section of the insurance policy, except when contract operations are so commingled with a contractors commercial operations that it would not be practical to require this coverage. Employers liability coverage of at least \$100,000 shall be required, except in States with exclusive or monopolistic funds that do not permit workers compensation to be written by private carriers. (See 28.305(c) for treatment of contracts subject to the Defense Base Act.)

(b) **General liability.** (1) The contracting officer shall require bodily injury liability insurance coverage written on the comprehensive form of policy of at least \$500,000 per occurrence.

(2) Property damage liability insurance shall be required only in special circumstances as determined by the agency.

(c) **Automobile liability.** The contracting officer shall require automobile liability insurance written on the comprehensive form of policy. The policy shall provide for bodily injury and property damage liability covering the operation of all automobiles used in connection with performing the contract. Policies covering automobiles operated in the United States shall provide coverage of at least \$200,000 per person and \$500,000 per occurrence for bodily injury and \$200,000 per occurrence for property damage. The amount of liability coverage on other policies shall be commensurate with any legal requirements of the locality and sufficient to meet normal and customary claims.

(d) **Professional liability.** The contracting officer shall require a minimum of \$1,000,000 per occurrence.

VI. EVIDENCE OF COVERAGE

(a) Upon award of this contract, the Contractor shall furnish the Contracting Officer a certificate of insurance indicating the minimum coverage's required and which shall contain an endorsement to the effect that cancellation of, or any material change in, the policies which adversely affect the interest of the Government in such insurance shall be effective unless 30 day written notice of cancellation or change is furnished the Contracting Officer.

(b) There shall be no exclusionary clauses added to this contract for any asbestos related work that would void the required General Liability insurance.

VII. FUNDING LIMITATION

The estimated construction contract price for the project tasks described in this contract is \$1M-\$5M.

VIII. SCHEDULE

This study must be completed no later than the beginning of December 2011.

HomeProject Applications Expand Project Applications Project Tracking Reports Expand Project Tracking Reports Generate ReportsContactsHelp
 Capital Assets
 Home » Project Applications » VHA NRM Project Applications

VHA NRM Project Applications

Capital Assets

User Authenticated as VHA02\VHASYRFRANIC - Your current access level is: Facility

Instructions/Informational Pane
 Create New NRM Project Applications
 Existing NRM Project Applications

Available Fiscal Year(s):

(Show advanced search options...)

Select a Fiscal Year...from the dropdownlists above. Fiscal Year selections are only available if projects exist in the database for the default rolling Fiscal Year timeframe. The default rolling Fiscal Year timeframe is 2 Fiscal Years prior and 5 Fiscal Years after the current Fiscal Year. For example, if the current Fiscal Year is 2009, the dropdownlist will only include selections for existing projects that are FY 2007 - FY 2014.

View/Print

View NRM Project Application for VISN 2 - 528A7 Syracuse

Project Update History

Original Entry Date/Time: 4/14/2011 3:04:54 PM
 Last Modified Date/Time: 4/15/2011 8:02:20 AM
 Modified By: VHA02\VHAALNDARDAD

General Data Section

Project Number: 528A7-11-730
 Project Title: Space Plan for 6th floor patient care wards
 Approval Level: VISN Funding Approved
 Mental Health Project? No
 Station-Level Funded Project? No
 Project in Leased Space? No
 Budget Category: FY2011 Supplemental
 Project Category: Consultant Studies/Other Professional Svcs
 Design Method: Architect/Engineer
 Construction Method: Contract
 Army Corps of Engineers Contracting or Project Management?
 (Additional Army Corps of Engineers fields will only be shown if Yes.) No
 Is an independent fire code review required? No

Planned Obligation Data Section

Design Obligation Date: 8/1/2011 (FY 2011)
 Construction Obligation Date: 11/1/2012 (FY 2013)

Special Categories Data Section

Special categories may appear here based on the Fiscal Year of Design/Construction Obligation Date.

FCA Data Section

Does this Project Correct FCA Deficiency?
 (Additional FCA fields will be shown only if Yes.) No

Construction Cost Data Section

Design \$: \$300,000
 Design %: [Calculated] 30000000.00 %
 Construction \$: \$1
 Total Project Cost: [Calculated] \$300,001
 New Square Footage Project Costs: \$0
 Total New Gross Square Footage: 0
 Renovated Square Footage Project Costs: \$30,000
 Total Renovated Gross Square Footage: 300,000

Energy Data Section	
Does Project Result in Energy or Water Savings? (Additional Energy fields will be shown only if Yes.)	No
Scope Justification Section	
Description (Scope of Work):	
provided a complete and comprehensive healthcare space plan for future renovations of the existing 6th floor in-patient care wards.	
Justification:	
to ensure we have a proper design approach for future 6th floor projects.	
Documentation Section	
No documentation was returned.	
<input type="button" value="View/Print"/>	<input type="button" value="Close"/>
Page 1 of 1 (1 project application(s))	

For specific questions or problems pertaining to the Minor, CSI, or NRM application process or problems using or accessing the CapAssets db, please contact the [VSSC Help Desk](#).

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ADDENDUM #4

Justification for A/E project 528A7-11-730 "6th Floor Space Design Study"

PROCUREMENT REQUEST REVIEW FOR THE SMALL BUSINESS PROGRAM AND CONTRACT BUNDLING

Department of Veterans Affairs

1. CONTRACTING ACTIVITY INFORMATION			2. DATE OF PURCHASE REQUEST	3. ESTIMATED DOLLAR VALUE		OSDBU CONTROL NUMBER
A. NAME OF CONTRACTING ACTIVITY VA MEDICAL CENTER			05-18-2011	A. THIS F.Y. \$300,000.00	B. TOTAL CONTRACT VALUE \$300,000.00	
B. STREET ADDRESS 800 IRVING AVE			4. PERIOD OF PERFORMANCE (Include all option years) Date of Award until complete			
C. CITY SYRACUSE	D. STATE NY	E. ZIP CODE 13210	5. DESCRIPTION OF SUPPLIES OR SERVICES Proj 528A7-11-730 6th Floor Space Plan Study			
F. TELEPHONE NO. 315-425-4694	G. FAX NO. 315-425-4843					
6A. SIGNATURE AND PRINTED NAME OF CONCURRING SMALL BUSINESS OFFICE SPECIALIST FOR CONTRACTING ACTIVITY <i>Cherie Widgen-Kuske, Acting SBC</i> NANCY HOLDWAY CONTRACTING OFFICE					6B. DATE OF CONCURRENCE 6/15/2011	
7. SOLICITATION NUMBER VA-528-11-RI-0216		8. ANTICIPATED DATE OF RELEASE 05-27-2011		9. ANTICIPATED DATE OF RESPONSE/BID OPENING 06-15-2011		10. NAICS CODE AND SMALL BUSINESS SIZE STANDARDS 541310 14 Mill
11. PROPOSED METHOD OF PROCUREMENT						
<input type="checkbox"/> SERVICE-DISABLED VETERAN-OWNED BUSINESS SET-ASIDE <input type="checkbox"/> HUBZONE COMPETITION <input type="checkbox"/> SERVICE-DISABLED VETERAN-OWNED BUSINESS SOLE SOURCE <input type="checkbox"/> HUBZONE SOLE SOURCE <input type="checkbox"/> VETERAN OWNED SMALL BUSINESS SET-ASIDE <input type="checkbox"/> 100% SMALL BUSINESS SET-ASIDE <input type="checkbox"/> VETERAN OWNED SMALL BUSINESS SOLE SOURCE <input type="checkbox"/> PARTIAL SMALL BUSINESS SET-ASIDE: _____ <input type="checkbox"/> 8(A) COMPETITION <input type="checkbox"/> TASK/DELIVERY ORDER AGAINST EXISTING CONTRACT VALUE: _____ <input type="checkbox"/> 8(A) SOLE SOURCE <input checked="" type="checkbox"/> UNRESTRICTED-INSUFFICIENT SMALL BUSINESS (Attach justification, proposed subcontracting amounts and evaluation preference for SDVOSBs and VOSBs)						
12. FAR PART 5 - PUBLICIZING CONTRACT ACTIONS - HAS THIS REQUIREMENT BEEN ADVERTISED?						
<input type="checkbox"/> PRESOLICITATION NOTICE/PROCUREMENT <input type="checkbox"/> MODIFICATION OF A PREVIOUSLY ANNOUNCED PROCUREMENT ACTION <input checked="" type="checkbox"/> SOURCES SOUGHT (Includes A-76 Services and Architect-Engineer contracts)						
13. PROPOSED ISSUING NUMBER OF SOLICITATIONS TO: (Provide Actual Number)						
_____ SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS _____ 8(A) _____ WOMEN-OWNED SMALL BUSINESS _____ LARGE BUSINESS _____ VETERAN-OWNED SMALL BUSINESS _____ HUBZONE _____ SMALL BUSINESS						
14. IMPORTANT: Contract Bundling Checklist (VA Form 2268a) must be submitted with VA Form 2268 for all procurements in excess of \$1,000,000.						
PROCUREMENT HISTORY						
15. HAS ITEM/SERVICE BEEN PREVIOUSLY AWARDED?		16. PERIOD OF PERFORMANCE		17. CONTRACT NO.		18. NAICS CODE AND SMALL BUSINESS SIZE STANDARDS
<input checked="" type="checkbox"/> NO (Skip to Item 19)						
19A. NAME AND ADDRESS OF CONTRACTOR(S)		19B. BUSINESS TYPE		20. TOTAL DOLLAR VALUE OF PAST PROCUREMENT		22. NUMBER OF RESPONSES RECEIVED FROM MOST RECENT PROCUREMENT
		<input type="checkbox"/> SDVOSB <input type="checkbox"/> WOSB <input type="checkbox"/> VOSB <input type="checkbox"/> SB <input type="checkbox"/> 8(A) <input type="checkbox"/> LARGE <input type="checkbox"/> HUBZONE		21. METHOD OF PROCUREMENT		_____ 8(a) _____ WOMAN OWNED _____ HUBZone _____ SMALL BUSINESS _____ SDVOSB _____ VOSB _____ LARGE BUSINESS
23A. PRINT NAME AND SIGNATURE OF CONTRACTING OFFICER FRANCES M. LEIP <i>Frances M. Leip/les</i>		23B. DATE SIGNED revised 6/1/2011		24A. SIGNATURE HEAD OF CONTRACTING ACTIVITY <i>Cherie Widgen-Kuske</i>		24B. DATE SIGNED 6/15/2011
25. INFORMATION SUBCONTRACTING GOALS						
_____ % SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS _____ % VETERAN-OWNED SMALL BUSINESS _____ % HUBZONE SMALL BUSINESS _____ % SMALL BUSINESS _____ % SMALL DISADVANTAGED BUSINESS _____ % WOMEN-OWNED SMALL BUSINESS						
26A. SIGNATURE VA OSDBU REPRESENTATIVE		26B. DATE SIGNED		26C. EXPIRATION DATE OF VA FORM 2268		

Justification for A/E project 528A7-11-730 "6th Floor Space Design Study"

In accordance with FAR 36.600 Architect-Engineer Service, VA intends to award an Architect/Engineer contract for an investigative study and engineering services for Project VA project 528A7-11-730 "Space Plan for 6th floor patient care wards" THE ESTIMATE OF THIS REQUIREMENT IS OVER THE SIMPLIFIED ACQUISITION THRESHOLD SO IT WILL BE PROCURED AS A FULL AND OPEN COMPETITION. This requirement will demand that the chosen firm be on site a great deal of time to both study the floor layout and shadow personnel as to how functions are needed and the way that the floor services the Veteran patients that use the services provided on that floor along with the floor above and below. After careful consider, the distance decision as allowed by VAAR 805.207 was carefully discussed with the technical COTR of this study and it was determined that a further distance would make the procurement both more expensive because of travel expenses that would add no value to the study and become cumbersome to manage because of the expected amount of SF 330 packages that would be submitted. A recent A/E procurement opened the distance to 275 miles and received 30 packages that took several weeks to work through and decide on the firms to interview. It was more cumbersome and the final firm was actually a local one that was decided as the most qualified. The distance includes the areas of Syracuse and Rochester that the CCR search shows no less than 25 firms for NAICS 541310 for those two cities and does not include the suburbs. This search indicates that there are more than enough sufficient firms to choose from in this limited area. Further research shows that there are not any SDVOSB firms within that area and would not be an expectation to receive two or more submissions.

This study will be used as a decision guideline on what functions would be best designed for this floor and how to go about it in consideration of what is needed both for care and space for support staff and ancillary functions required to carry out and provide the care needed.

SCOPE OF WORK FOR SPACE PLAN/STUDY

FBO information:

VA intends to award an Architect/Engineer contract for a complete and comprehensive healthcare space plan for future renovations of the existing 6th floor in-patient care wards. The work will consist of three patient care wards in approximately thirty thousand square foot of existing hospital acute care space. The selected firm will have the responsibility to acquire a basic understanding of the 5 East and 7 West inpatient care wards to ensure knowledge in respect to the overall functions of these two wards and how they integrate with the 6th floor patient wards and the inpatient operation as a whole within the medical center. The Process is to include assessing the current clinical services within the patient wards and identify these services that need to expand or relocate to meet patient demand and/or increase efficiency including the review of future workload projections and VA Space drivers. Review all work with respect to patient and handicap accessibility, VA sustainability guidelines, and energy efficiency guidelines.

The intent is for the STUDY to occur during FY2011 with FINAL DESIGN AND CONSTRUCTION in FY2012 AND BEYOND.

Short-List Criteria to select the firms for interview will be based on

- A01 Acoustics, Noise Abatement
- A10 Asbestos Abatement
- C12 Communications Systems; TV; Microwave
- C14 Conservation and Resource Management
- E03 Electrical Studies and Design
- F03 Fire Protection
- H04 Heating; Ventilating; Air Conditioning
- H05 Health Systems Planning

Justification for A/E project 528A7-11-730 "6th Floor Space Design Study"

H09 Hospital and Medical Facilities
L05 Lighting (*Interior; Display; Theater, Etc.*)
P06 Planning (*Site, Installation and Project*)
P07 Plumbing and Piping Design
W03 Water Supply; Treatment and Distribution

especially design and construction expertise within existing facilities, technical competence, specific experience and qualifications of proposed personnel and consultants along with record of working together as a team, past performance for VA work, geographic location of the firm, success in prescribing the use of recovered materials, waste reduction and energy efficiency, and the inclusion of small business consultants. Special consideration in the evaluation and selection process will be given to Service-Disabled Veteran-Owned Small Businesses and Veteran-Owned Small Businesses. Final ranking of interviewed firms will be based on the team proposed for this project, previous VA experience of the team, and specific hospital ward renovation design experience in existing facilities.

Deliverable services in this contract shall include the following:

- Review, Analyze and provide a written narrative with pre-schematic design space planning drawings labeled and color coded as required to provide a complete framework for the 6th floor with all future facility needs, services utilization requirements and current and future technologies
- Review, analyze and provide a written narrative for examining operational changes and projections that will drive future facility needs.
- Review, analyze and provide a written narrative for examining the organization from the standpoint of operational efficiency within the 6th floor and adjacent patient care services and areas.
- Review, Analyze and provide a written narrative with appropriate sketches for all short term space needs and swing space needs.
- Provide a detailed 3 to 5 year phasing plan outlining the implementation of the finalized space plan. Include all required furniture, signage and equipment schedules; cost estimating for furniture, signage and equipment along with detailed construction estimates by CSI sections along with possible value engineering options broken down by phase / ward / renovation.
- Provide written narrative and graphs demonstrating the estimated annual energy consumption for each ward to include all required utilities and overlaying any energy reduction options and approximate pay back durations.
- Provide detailed elevations of three-dimensional AutoCAD design concepts for areas such as patient care rooms, patient bathrooms, clinical spaces and common corridor spaces for each major area within each ward. Additionally, include layout drawings and detailed product descriptions that will be used for procurements specifications for all furniture.
- Provide selections of colors, material and finishes to convey the design concept to meet functional requirements, planetree philosophy, maintenance, lifecycle performance and environmental and safety requirements.

The area of consideration is restricted to firms with offices and key personnel to be assigned to the designs located within a 100 miles of the Syracuse VA Medical Center as indicated by a mapquest.com driving directions search from prime designer to 800 Irving Ave, Syracuse NY 13210.

Appropriate data for this project must be submitted to the Contracting Officer on

Justification for A/E project 528A7-11-730 "6th Floor Space Design Study"

Standard Form 330 no later than June 15, 2011 by 11:00 AM. THREE COPIES OF EACH (along with any supplemental information) ARE REQUIRED. Submissions should emphasize experience on similar projects, the key personnel to be assigned to this project, and specific VA experience. It is anticipated interviews for selection will be conducted by the end June 2011 and that a cost proposal from the A/E firm ranked as the most highly qualified will be required to be submitted no later than July 11, 2011.

This is not a request for proposals. NAICS 541310 applies. Construction cost estimate is between \$1,000,000 and \$5,000,000.

END OF FBO NOTICE

Market Research and past submission information:

The geographic limitation is 100 miles, the only SDVOSB firms listed in CCR and VETBIZ are greater than 100 miles away

The following firms have been consistently submitting SF 330s in the last few months for engineering projects :

49890668	O'BRIEN & GERE ENGINEERS, INC.	EAST SYRACUSE	NY
1796759	TETRA TECH, INC.	SYRACUSE	NY
23676195	ARGUS ENGINEERING, PLLC	SYRACUSE	NY
611660796	RAM-TECH ENGINEERS PC	SYRACUSE	NY
802283622	C & S ENGINEERS, INC.	SYRACUSE	NY
961724213	VIP ENGINEERING AND ARCHITECTURE, PLLC	SYRACUSE	NY
77301224	WILLIAM TOWN	UTICA	NY

001796759	TETRA TECH, INC.	SYRACUSE	NY
002258945	QUINLIVAN, PIERIK & KRAUSE	SYRACUSE	NY
055271548	DAL POS ARCHITECTS LLC	SYRACUSE	NY
055860712	SCHOPFER ARCHITECTS L.L.P.	SYRACUSE	NY
056072135	ASHLEY MCGRAW ARCHITECTS, PC	SYRACUSE	NY
196575203	HOLMES, KING, KALLQUIST & ASSOCIATES, LLP	SYRACUSE	NY
783558133	N. K. BHANDARI, ARCHITECTURE & ENGINEERING, P. C.	SYRACUSE	NY
793227273	WOOLLEY MORRIS ARCHITECTS P.C.	SYRACUSE	NY
830730961	SMO	SYRACUSE	NY
968142880	VIP ARCHITECTURAL ASSOCIATES, PLLC	SYRACUSE	NY

Justification for A/E project 528A7-11-730 "6th Floor Space Design Study"

CCR Search Results

17 records found for NAICS Code: 541310, State: NEW YORK, Service Disabled Veteran Owned -Physical Addresses

DUNS CAGE Legal Business Name	Street Address 1	City	State Country Zip
002013185 5AYF7 RODRIGUEZ ARCHITECTURAL STUDIO, P.C.	1515 BROADWAY FL 11TH	NEW YORK	NY USA 10036
007615466 1XUQ1 RAYMOND ASSOCIATES LLC	39 DEER RUN HOLW	CLIFTON PARK	NY USA 12065
014266006 1XL86 TOLMAN ENGINEERING PLLC	3610 LAWSON RD	JAMESTOWN	NY USA 14701
085197593 1XUJ7 CROWN PROJECT MANAGEMENT SERVICES	712 MAIN ST	BUFFALO	NY USA 14202
158852496 5G4A0 SIMPLICITY PAINTING AND DECOR, INC.	27 W 20TH ST STE 307A	NEW YORK	NY USA 10011
566572480 8A3U0 DCS INFRASTRUCTURE, LLC	3239 ROUTE 112 STE 4D	MEDFORD	NY USA 11763
604519947 44VX5 ASSOCIATED BUILDING CONSERVATORS, LLC	28 GREAT OAK LN	PITTSFORD	NY USA 14534
605803225 45CJ0 FRANKLIN MANAGEMENT GROUP, INC.	1249 4TH AVE	SCHENECTADY	NY USA 12303
610668656 4PH37 TGA DESIGN CONSULTANTS, INC.	15 CALDER PL	BROOKLYN	NY USA 11215
801473281 61QL1 ANTHONY M BUCHINGER, ARCHITECT	48 IDLEWOOD CT	HAMBURG	NY USA 14075
809521532 500F0 JPA LLC	67 BRANCHVILLE RD	VALLEY COTTAGE	NY USA 10989
826368271 541A1 H-P ENGINEERING PC	309 W MONTGOMERY ST STE2A2	JOHNSTOWN	NY USA 12095
827598173 558V8 VETERANS CONTRACTING GROUP, INC.	526 FAYETTE AVE	MAMARONECK	NY USA 10543
831548909 5MSG6 LSE USA LLC	61 HALSEY RD	REMSENBURG	NY USA 11960
833008951 803D8 CARBON-KEY, LLC	67 BRANCHVILLE RD	VALLEY COTTAGE	NY USA 10989
962641135 62HD7 PAJ URBAN HOUSING DEVELOPMENT	170-42 130 AVE BEDEL ST	JAMAICA	NY USA 11434
964026467 64CP0 HD-P INC.	60 MADISON AVE STE 1001B	NEW YORK	NY USA 10010

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Print Results Page

**VETBIZ SEARCH FOR
SDVO SB FIRMS**

Business	City	State	Phone	Email	Web Site
Associated Building Conservators	Pittsford	NY	585-249-0502	msoeth@abconserv.com	www.abconserv.com
Crown Project Management Services Company	Buffalo	NY	800-868-1323	info@cpmslfc.com	www.cpmslfc.com
Crown Reserants Construction Corp JV-LLC	Buffalo	NY	716-931-9563	cpmsrcc@cpmslfc.com	www.cpmslfc.com
DCS Infrastructure, LLC.	Medford	NY	631-294-7924	dstout@dcslfc.info	www.DCSLLC.info
H+P Engineering, PC	Gloversville	NY	518-725-0006	roland@hp-engineers.com	www.hp-engineers.com
TACHLEES Inc	New York	NY	646-202-2945	info@tachlees.com	m
TGA Design Consultants, LLC	Brooklyn	NY	718-775-4184	tgadesign@tga-design.com	tga-design.com
Tolman Engineering, PLLC	Jamestown	NY	716-484-1386	rtolman@tolmaneng.com	www.tolmaneng.com

Justification for A/E project 528A7-11-730 "6th Floor Space Design Study"

Addendum #5

8TH FLOOR AND 5 EAST SPACE PLANNING PROJECT

Project Number 528A7-12-730

SCOPE OF WORK

- A. The A/E shall provide preliminary design services (preliminary concepts and layouts, program development, and investigative services) for the 8th Floor and 5 East Space Planning Project. This project proposes to redesign the entire 8th floor and the 5 East wing to accommodate the Community Living Center (formerly Nursing Home Care Unit), including Hospice Care and Palliative Care, as well as the Residency Program. The A/E will need to ensure that this space meets current space needs and patient privacy standards, along with improving the current patient care environment. The project will redesign the project areas utilizing the space criteria set forth in the VA SEPS programming guide (Chapter 106) with modifications as required. The project will consist of a complete renovation and reconfiguration of the entire 8th floor (approximately 23,000 SF) and the 5 East wing (approximately 7,000 SF). This project will demolish the necessary existing walls, doors, electric, lighting, plumbing, HVAC, ceiling, floor tile, asbestos containing materials (VAT, mastic, pipe insulation, caulk, etc) for the current spaces. It is expected that all new electrical, plumbing, medical gasses, and HVAC will be required from existing services, and all interior walls, doors, ceilings, cabinetry, finishes, and furnishings will be new.
- B. Investigative services shall include, but not be limited to, the following:
1. Review VA program requirements and project scope to determine the equipment and construction criteria and provide preliminary plans.
 2. Prepare measured drawings of the project areas.
 3. Perform architectural and asbestos abatement investigation of the existing facility as necessary including full on site investigation to verify existing conditions as it pertains to this project.
- C. Design services shall include, but not be limited to: numerous and extensive meetings with various VA employees, in order to fully understand the functional needs and develop a detailed program; carefully survey the spaces selected for this project, then prepare accurate existing floor plans; develop and refine preliminary floor plans; and presentations of the colored final floor plans to the VA. Design services shall be in compliance with all applicable codes, regulations, standards, and guidelines, including the latest editions of the Joint Commission on Accreditation of Healthcare Organizations (JCAHO) "Environment of Care Standards", the National Fire Protection Association (NFPA) "Life Safety Code", the International Code Council (ICC) "International Building Code (IBC)", and the Facility Guidelines Institute "Guidelines for Design and Construction of Healthcare Facilities".