

DEPARTMENT OF VETERANS AFFAIRS (VA)

**Sole Source Single Source Justification
For
Other Than Full and Open Competition (>\$150K)**

Acquisition Plan Action ID: [REDACTED]

1. **Contracting Activity:** Department of Veterans Affairs (VA)
Network Contracting Office 16 (NCO 16)
2002 Holcombe Boulevard
Houston, TX 77030
No 2237, this requirement is paid through 1358

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

Michael E. DeBakey VA Medical Center (MEDVAMC) located at 2002 Holcombe Boulevard, Houston, TX 77030 is in need of long-term Nursing Home Services in the Houston, TX 77070 catchment area. This proposed sole source single award Indefinite Delivery, Indefinite Quantity (IDIQ) contract will be for Nursing Home Services through an open market soliciting from a single source acquisition to Willowbrook SNF Management, LLC in accordance with Federal Acquisition Regulation (FAR) 13.106-1(b)(2) and FAR 13.5.

This procurement is for a sole source for Nursing Home Services in accordance with FAR 13.5 Simplified Procedures for Certain Commercial Items and specifically FAR 13.501 Special Documentation Requirements, where acquisitions conducted under Simplified Acquisition Procedures are exempt from the requirements of FAR Part 6, but still require a justification using the format of FAR 6.303-2.

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

The service needed is Nursing Home Services to be provided twenty-four (24) hours per day and seven (7) days per week. The period of performance for the single award IDIQ contract will be a two (2) year term [REDACTED]. This proposed single awarded IDIQ has an estimated total order value of \$496,400.00 with a minimum guarantee quantity of one (1) Veteran per year and maximum quantity of twenty (20) Veterans per year.

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

The statutory authority for applying the Simplified Procedures for Commercial Items of FAR 13.5 is 41 U.S.C. 1901 and is implemented by for restricting competition on this procurement via FAR 13.106-1(b)(2).

5. **Demonstration that the Contractor's Unique Qualifications or Nature of the Acquisition Requires the Use of the Authority Cited Above (applicability of authority):**

MEDVAMC Geriatrics and Extended Care Service line had to shut down their Community Residential Care (CRC) beds (thirty (30) beds) due [REDACTED] CRC area were the beds are located. Currently, all thirty (30) beds have been temporally shut down and the current Veterans that were in the CRC beds have no place to be provided room, board, personal care and supervision. These nursing homes services provided to those Veterans may include psychiatric care,

primary care, medical supervision and self-care supervision, if needed. Due to the urgency of providing nursing home services to these Veterans, this requirement will be sole sourced to Willowbrook SNF Management, LLC to provide these services to the CRC. Without the contracted services eligible CRC Veterans will not receive the specific care needed and thus would cause a patient safety concerns which is unacceptable.

The nursing home facility meets VA exclusion review quality of care standards to provide treatment to MEDVAMC Veterans, past VA inspections and state inspections.

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

An intent to sole source was not posted to Federal Business Opportunities to publish/synopsisize this requirement due to the urgency of this requirement.

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

Fair and reasonable pricing will be determined in accordance with FAR 13.106-3. Pricing will be evaluated to be fair and reasonable based on a comparison to the Independent Government Cost Estimate and established Medicaid rates by the state of Texas for nursing home facilities and established VA nursing home rates. The Government estimate was prepared based established Medicaid rates for various levels of care and established VA nursing home rates based on VA national guidelines for determining cost for VA nursing home contracts.

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

Market Research was conducted on a limited basis do to the urgency of this requirement. It has been confirmed by the VA CNH Coordinator that Willowbrook SNF Management, LLC has the ability to provide the long-term care needed as well as meet the quality of care standard set fourth for VA contracted CNH. Willowbrook SNF Management, LLC was confirmed as a small business and to have a valid registration in the Systems for Award Management (SAM) database.

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

None.

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

Willowbrook SNF Management, LLC
13631 Ardfield Drive
Houston, TX 77070

10. 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:

The Government will continue to conduct market research to ascertain if there are changes in the market place that would enable future actions to be competed.

11. Requirements Certification:

I certify that the requirement outlined in this justification is a Bona Fide Need of the VA and that the supporting data under my cognizance, which are included in the Justification is accurate and complete to the best of my knowledge and belief.



12. Approvals in accordance with the FAR 13.106-1(b)(2) and FAR 13.5:

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

