

Justification for Other than Full and Open Competition

1. **Contracting Activity:** Department of Veterans Affairs (VA)
Office of Acquisition Operations
Strategic Acquisition Center – Frederick (SAC-F)
321 Ballenger Center Drive, Suite 125
Frederick, MD 21704

2. **Description of the Action:** The Department of Veterans Affairs (VA), Hines Information Technology Center (HITC) has an emergency requirement for the replacement of sections of steam pipes along the south side of building 215 in a paved parking lot.

3. **Description of Supplies/Services:**

CLIN	Description of Work
0001	Underground Piping work
0002	Vault Valve Work
0003	Asphalt Restoration work

4. **Statutory Authority:** The statutory authority permitting other than full and open competition is 10 U.S.C. 2304(c)(2) or 41 U.S.C. 3304(a)(2) and implemented by the FAR 6.302-2, Unusual and Compelling Urgency.

5. **Rationale supporting the use of the Authority Cited Above:** HITC facility is located in Hines, IL. HINES Bldg. #215 has leaking steam/condensate pipes feeding the building’s HVAC units. Until repairs are completed, this impacts operations of occupied staff space due to cold air temperatures inside the building.

The repairs must be completed before outside air temperature drops. Steam and condensate lines feeding Building # 215 provide heating to precondition cold outside air before entering the building’s air conditioning system during winter. Due to weather conditions, emergency repairs must be completed before freezing conditions occur.

6. **Efforts to Obtain Competition:** Competition is limited to the local commuting area of the HITC. SAM and IFCAP registrations also limit competition. The selected contractor must be ready to mobilize a repair crew upon award. Five vendors were found that were in the system and are listed in block 10 below.

7. **Determination of Fair and Reasonable Cost:** The vendors listed below in block 10 provided quotes for this work. All vendors provided technically acceptable quotes and Edwards Engineering provided the lowest quote. The pricing from all submitted quotes was used to determine price fair and reasonableness. As the Contracting Officer, I hereby determine that the anticipated cost to the Government will be fair and reasonable.

8. **Market Research:** Due to the urgency of the acquisition, contractors familiar with the condensate system were contacted. The vendors below in block 10 were called in for a site visit and asked to provide a quote for the required work needed.

9. **Any Other Facts Supporting this Justification:** In accordance with FAR 6.303-2(b)(9)(iii), the following information is provided regarding the extent and nature of the harm to the Government.

Steam and condensate lines feeding Building # 215 provide heating to precondition cold outside air before entering the building’s air conditioning system during winter. Due to weather conditions, emergency repairs must be completed before freezing conditions occur. Until repairs are completed, this impacts operations of occupied staff space due to cold air temperatures inside the building.

If emergency repairs are not completed before outside weather conditions become freezing, approximately five hundred (500) employees will not be able to work inside the building (i.e. cost the Government approximately \$50 K per hour due to loss of productivity). This system also provides fresh air to the computer room which if operations are impacted would impact IT services to nine (9) million Veterans. While steam/condensate service is not in operation, life and safety is impacted (i.e. 24/7 manual fire watch must be maintained which requires additional Security Officers).

10. A listing of the Sources:

- a. John Stern, Dahme Mechanical INC. 4817 W. 129th Street, Alsip, IL 60803
- b. Ted Mora, Mechanical INC. 900 Oakmont Lane, Suite 200, Westmont, IL 60559
- c. Robert D. Paul, Edwards Engineering INC. 1000 Touhy Avenue, Elk Grove Village, IL 60007
- d. Thomas M. Kuenn, Monaco Mechanical 1971 University Lane, Lisle, IL 60532
- e. Robert R. Arriga, Jr. Amber Mechanical Contractor INC. 11950 S. Central Avenue, Alsip, IL 60803-3402

11. Actions to Increase Competition: At this time, there are no other actions that can be taken to increase competition. The requirement for steam line repair is based on unusual and compelling urgency caused by unforeseen leaks in the steam line.

12. Technical and Requirements Certification: I certify that the supporting data under my cognizance, which are included in this justification, are accurate and complete to the best of my knowledge and belief.

Bharat Shah
Contracting Officer’s Representative

Date

13. Determination of Best Value/Contracting Officer Certification: I hereby determine that the proposed contract actions will represent the best value to the Government and certify that this justification is accurate and complete to the best of my knowledge and belief.

Todd Synder
Contracting Officer

Date