

DEPARTMENT OF VETERANS AFFAIRS

Justification and Approval (J&A) For Other Than Full and Open Competition (>\$150K)

1. Contracting Activity: The Department of Veterans Affairs, NCO4 Specialized Team, for VISN 04, CMCVAMC for Philadelphia Vet Center, Readjustment Counseling Service (RCS) District 1 to lease the Philadelphia Vet Center; transaction number 642-19-1-502-0001.

2. Nature and/or Description of the Action Being Processed: The Government is pursuing a new, sole source, firm-fixed price, *succeeding lease to provide outreach services to the veterans served by the Center City Philadelphia Vet Center through ARCH PARTNERS, 123 COULTER AVENUE, ARDMORE, PA 19004-2425*. The Philadelphia Vet Center consists of 3,665 NUSF of office space serving VA and Non-VA Veterans with unique needs. Funds are available to continue this program. Specific information is detailed below:

- 3,665 net a usable square feet is currently leased at VA244-R-0437 located at 801 Arch Street., Ste. 502, Philadelphia, PA 15205 which is a Center City area of Philadelphia.

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

The Philadelphia Vet Center has been leasing space in order to continue providing unique services to Veteran populations living in Philadelphia, Delaware counties of Pennsylvania and to Gloucester, Camden and Burlington counties in New Jersey. The site was chosen because of its location in respect to the Vet Centers Community Access Points, Veterans Service Area (VSA), and is 5 miles from Corporal Michael Crescenz VAMC at 3900 Woodland Ave., Philadelphia, PA.

- The Philadelphia Vet Center has a continuing need to remain in place and continue occupancy of the current location based on the information provided above and by the Market trends derived by the market research.
- The Philadelphia Vet Center will continue to occupy 3,665 NUSF of readjustment treatment space with no intent to expand.

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):

In accordance with Draft VA Handbook 7815 and GSAM Part 570 – the following information is provided to demonstrate that only one responsible source is available for lease to serve the veterans needs in Allegheny County, PA and surrounding counties.

- A. Cost Benefit Analysis was completed to determine if a succeeding lease should be pursued or if the requirement should be acquired using full and open completion. This resulted in a determination to pursue a succeeding lease to remain in place at the current location. The Cost Benefit Analysis (stay in place decision tool) is in the contract file. Remaining in the current location would eliminate the duplication of costs that could not be expected to be recovered through competition as LoopNet reveals properties closest to the catchment area are advertised at the rates of \$21.00 to
- B. \$42.00 dollars per NUSF including utilities and some services. Another duplication of cost would be the need to purchase, install and secure the IT closet which is estimated to cost \$17,000 to \$20,000 dollars.
- C. Market research using the GSA preferred and recommended source, LoopNet shows that the only available properties would require relocation and build-out costs in the catchment area. Research of GSA Inventory also shows there are no GSA buildings available for lease in the catchment area.
- D. The Philadelphia Vet Center, RCS District 1 requests to continue leasing space with Pomegranate Realty at 801 Arch Street, Suite 502, Philadelphia PA in order to provide unique services to Veterans and their families in the surrounding areas of Philadelphia, PA and Several southern NJ counties. The veterans from our catchment area live in Philadelphia, Delaware, Gloucester, Camden and Burlington Counties. Some Veterans in our catchment areas are serviced at our Community Access Points in Camden New Jersey (Camden County Veterans Affairs), CBOC's in Gloucester County New Jersey (15 miles from Vet Center) and Camden County New Jersey (3 miles from Vet Center) and the Corporal Michael Crescenz VAMC in Philadelphia located approx. 5 miles from the Vet Center. The current location was chosen because it supports the needs of Veterans living in the local and surrounding communities and It has easy access for public transportation options from urban, suburban and interstate which makes it

convenient for the tristate area without having to travel long distances. This contributes to increased patient and family satisfaction with regards to location of services.

6. Description of Efforts Made to ensure that offers are solicited from as many potential sources as deemed practicable: *Research of LoopNet and the GSA Inventory web site revealed 7 “potential” properties for lease but will not satisfy the need of the Veterans Outreach Service. However, there is no expectation of competition, since the market research in LoopNet yielded no adequate properties available to meet the requirement.*

7. Determination by the Contracting Officer that the Anticipated Cost to the Government will be Fair and Reasonable: *The contracting officer has examined current rates from LoopNet, GSA inventory, acquisition history, and historical data of the current lease and a review of real estate availability in the target catchment area.*

Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted: *Market research was conducted to determine if excess Federal space is available through GSA and yielded no available excess Federal space.*

Market research was conducted using LoopNet and revealed no properties with the exact matching specifications.

8. Any Other Facts Supporting the Use of Other than Full and Open Competition: There are no other facts available to support this sole source initiative.

9. Listing of Sources that Expressed, in Writing, an Interest in the Acquisition: No other sources have expressed interest in providing space to house our Philadelphia Vet Center in Philadelphia, PA.

10. 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: The Philadelphia Vet Center, RCS District 1 and the LCO took appropriate action to research and acquire new space in order to promote competition. However, the existing space is deemed to be the appropriate location for the services rendered to our veterans at this time. Should we experience future growth and expanded service area within the next twenty years of occupancy, we will research the area and solicit to promote competition. On-going market research will be conducted for all future requirements to identify opportunities for competition in contracting and remove any barriers to competition.

11. Requirements Certification: I certify that the requirement outlined in this justification is a Bona Fide Need of the Philadelphia Vet Center, RCS District 1 of the Veterans Healthcare Administration 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.

Renee Smith
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Renee Smith
#0210 Philadelphia Vet Center
Readjustment Counseling Service District 1

Date

12. Approvals in accordance with the VHAPM, Volume 6, Chapter VI: OFOCSOP.

13. Prepared By:

DORETHA JORDAN
165717

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JORDAN 165717
Date: 2018.03.09 09:15:45 -05'00'

Doretha Jordan
Lease Contracting Officer
NCO04

03-09-2018

Date

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

James R.

MacIntyre 233941

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R. MacIntyre 233941
Date: 2018.03.09 09:23:35
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James R. MacIntyre
Branch Chief
NCO4

Date