JUSTIFICATION FOR OTHER THAN FULL & OPEN COMPETITION:

TITLE: HUD National Standards for the Physical Inspection of Real Estate (NSPIRE)

(1) Identification of the agency and the contracting activity, and specific identification of the document as a "Justification for other than full and open competition."

Contracting Activity: U.S. Department of Housing and Urban Development (HUD)
Office of the Chief Procurement Officer (OCPO), Headquarters

Agency: Office of the Chief Information Officer (OCIO)
451 7th Street, Room 5256
Washington, DC 20410

(2) Nature and/or description of the action being approved.

A new stand-alone 6-month bridge contract is being requested, to continue performance while a competitive requirement is being procured for services under contract no. 86615322C00005, O&M in support of National Standards for the Physical Inspection of Real Estate (NSPIRE) Information Technology (IT) solution. These services will be used to continue the functionality of support with the current contractor for NSPIRE IT solution which utilizes Millsapps, Ballinger & Associates' (MB&A's) ExAM4 Inspections application to achieve the target state implementation of NSPIRE and agency mission objectives.

Method of Contracting: 6-Month Stand Alone Bridge Contract
Type of Contract: Firm Fixed Price
Type of Funds: This contract action will be funded with IT funds

Request approval of a bridge contract to MB&A LLC for NSPIRE Operations and Maintenance Support Services for the Housing Choice Voucher (HCV) program inspections and to avoid any break in service while the new competitive recompete is currently being awarded and transition into the new system. The contractor shall perform ongoing Operations and Maintenance Support Services to maintain operations of the proprietary software and to exchange data between internal HUD systems, enable users the ability of conducting full end-to-end inspection cycles to reach the target state for the system and integrate systems with inspection related legacy applications to support advanced analytics driven decisioning.

(3) A description of the supplies or services required to meet the agency's needs (including the estimated value).

HUD Real Estate Assessment Center (REAC) requires MB&A, the current contractor to continue to provide O&M support services to prevent a break in service while the new competitive

recompete is currently being awarded and transition into the new system. This is a mission critical need for the operations of the system to continue which exchanges data between internal HUD systems, enable users the ability of conducting full end-to-end inspection cycles to reach the target state for the system and integrate systems with inspection related legacy applications to support advanced analytics driven decisioning. MB&A is the developer of this unique proprietary software and can ensure that capabilities and functionalities remain sustainable and run effectively and efficiently

.

Period of Performance: One (1) 6- month base and Two (2) 3-month Option Periods:
Base Period: May 23, 2026, through November 22, 2026
Option Period 1: November 23, 2026, through February 22, 2027
Option Period 2: February 23, 2027, through May 22, 2027

Estimated Total Dollar Value (Modification P00007): [redacted]

6-Month Base Period		[redacted]
3-Month Option Period 1		
3-Month Option Period 2		
Transition-out		
Contract Total:		

(4) An identification of the statutory authority permitting other than full and open competition.

Statutory Citation: FAR 6.302-1, Only One Responsible Source and no other supplies or services will satisfy agency requirements, 41 USC 3304(a)(1)

(5) A demonstration that the proposed contractor's unique qualifications or the nature of the acquisition requires use of the authority cited.

HUD REAC's current modernized technology footprint is based on the Salesforce platform in which MB&A is uniquely familiar with HUD's infrastructure to maintain support and sustainability to meet our mission. The only mature inspection software which meets HUD's NSPIRE inspections requirements that is built upon Salesforce is MB&A's ExAM4 Inspection application. The ExAM4Inspections application developed by MB&A is vital to the success of HUD REAC's NSPIRE Program and is the only software commercially available and technically aligned with OCIO's architecture and that can fulfill the mission requirements. MB&A's expertise has been critical to our mission providing the services currently and is the only contractor capable of providing the additional services required since they own the application that is currently being used.

Millsapps, Ballinger & Associates (MB&A) is the only source for ExAM4 Inspections as the target state inspection software for use by HUD Real Estate Assessment Center (REAC) and its stakeholders for NSPIRE inspections. The software currently supports HUD REAC in conducting NSPIRE inspections and Housing Choice Voucher Inspections utilizing the NSPIRE-V app. HUD intends to remain consistent and continue the use of the ExAM4 Inspections software application as the long-term solution

as it moves to non-demonstration NSPIRE inspections which makes effective use of the investments already made in the product.

(6) A description of efforts made to ensure that offers are solicited from as many potential sources as is practicable, including whether a notice was or will be publicized as required by Subpart 5.2 and, if not, which

Market Research was conducted to find other contractors to support this software, however, due to timing constraints to award new contract and avoid any lapse in service a bridge must be put in place to maintain continued services with current vendor MB&A who is capable of providing continued support to HUD's mission requirements while the competitive recompete is awarded. This sole source extension is to give time to recompete the requirement and transition to a new system.

(7) A determination by the contracting officer that the anticipated cost to the Government will be fair and reasonable.

The Contracting Officer will determine that the anticipated cost to the Government will be fair and reasonable based on the Independent Government Cost Estimate (IGCE) founded on historical pricing for the same or similar services. Additional steps such as price analysis of the contractor's proposed price for the six-month extension compared to the Government's estimate.

(8) A description of the market research conducted (see Part 10) and the results or a statement of the reason market research was not conducted.

Market Research was conducted and the services HUD/OCIO is seeking to procure can only be provided by MB&A given they are the only source capable to update MB&A ExAM4Inspections software since they are the manufacturers of this software. HUD has engaged in multiple marketing efforts to identify other potential contractors to meet HUD's needs. Based on the current conditions, times and resources needed to award an new contract to a new vendor would cause serious damage and inspection program, therefore delaying processes that would result in not meeting congressional requests for information, timely.

Sources – Market Research

JUSTIFICATION FOR OTHER THAN FULL & OPEN COMPETITION:

Vendor Name	Unique Entity Identifier (UEI)	Location	Point of Contact	Socio-economic Category	Capability
Millsapps, Ballinger & Associates, LLC	968475942	1765 Greensboro Station Pl, Suite 900 McLean, VA 22102	Bradley Hilker Director of Business Development (703) 973-5404 bradley.hilker@mbaoutcome.com	Small Business	Salesforce AppExchange & Salesforce Consulting Partner Specializing In Inspection, Audit, Assessment & Data Collection

(9) Any other facts supporting the use of other than full and open competition, such as:

There are no other facts supporting the use of other than full and open competition.

(10) A listing of the sources, if any, that expressed, in writing, an interest in the acquisition.

No sources have expressed, in writing, an interest in this sole source acquisition.

(11) A statement of the actions, if any, the agency may take to remove or overcome any barriers to competition before any subsequent acquisition for the supplies or services required.

HUD is in the process of procuring a new follow-on contract which will be a competitive re-compete to a new vendor that can develop the required software and will remove any barriers to competition in the future. This will require subsequent acquisition(s) related to this requirement after the expected duration of this effort to support newly developed tools. This requirement will result in a completely new configured system.

(12) The Technical or requirements personnel certification that any supporting documents that is used and which form the basis for the justification have been certified as complete and accurate by the technical or requirements personnel.

See HUD Cover Sheet, Part 1, Justification, Section – Other Than Full and Open Competition Based on Brand Name, Subsection – Program Office Official's Certification.

(13) Contracting officer certification that the justification is accurate and complete to the best of the contracting officer's knowledge and belief.

JUSTIFICATION FOR OTHER THAN FULL & OPEN COMPETITION:

The Contracting Officer certification that the justification is accurate and complete to the Contracting Officer's knowledge and belief is evident by the Contracting's Officer's signature at Part 2, Contracting Officer Review and Certification on Form HUD-24012.