DEPARTMENT OF VETERANS AFFAIRS

Justification and Approval (J&A)
For
Other Than Full and Open Competition (>SAT)

Acquisition Plan Action ID: [redacted]
Project #: 629-26-103 Emergency St. John Roof Replacement and Interior Mitigation

1. **Contracting Activity**: Department of Veterans Affairs
Network Contracting Office 16 (NCO 16)
400 Veterans Avenue
Biloxi, MS 39531-2410

Organizational Activity: St. John VA Community-Based Outpatient Clinic (CBOC)
4004 West Airline Highway
Reserve, LA 70084-5712

Southeast Louisiana Veteran Health Care System (SLVHCS)
2400 Canal Street
New Orleans, LA 70119-6535

2237 Number/Funding: [redacted]

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

This urgent, one-time firm-fixed-price sole source requirement addresses severe deterioration of the facility's roofing system and interior spaces by replacing the extensively damaged roof with a new commercial-grade Ethylene Propylene Diene Monomer (EPDM) system built to withstand Gulf Coast climate conditions, and by repairing interior areas affected by water intrusion through removal and replacement of damaged walls, ceilings, and flooring, mold remediation, and renovation of affected rooms. The construction effort includes demolition of existing roofing layers, inspection and repair of the underlying structural deck, and installation of a complete roofing system with appropriate vapor barriers, insulation, and drainage to ensure long-term durability.

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

To meet the needs of the St. John VA CBOC for the roof system removal and interior repairs, the following supplies and services are required:

1. Labor and Supervision:
- Skilled labor for all aspects of roofing and interior renovations, including demolition, construction, and installation.
- Supervisory personnel to oversee the work and ensure compliance with specifications and safety regulations.

2. Materials:
- Roofing Supplies:
  - EPDM roofing membrane and associated materials.
  - Insulation (minimum R-30).
  - Underlayment, flashings, and other roofing accessories.
- Interior Renovation Supplies:
  - Sheetrock (5/8 moisture and mold-resistant), paint, and wall treatments.
  - Acoustical tiles and ceiling grid systems.
  - Vinyl composite tile (VCT) flooring.
  - Cabinetry, fixtures, and hardware to match existing specifications.

Period of Performance (POP) for this project is 45 calendar days from issuance of Emergency Notice to Proceed (NTP).

[redacted]

4. <u>Statutory Authority Permitting Other than Full and Open Competition:</u>

( ) (1) Only One Responsible Source and No Other Supplies or Services Will Satisfy Agency Requirements per 41 USC §3304(a)(1) as implemented by RFO 6.103-1;
(X) (2) Unusual and Compelling Urgency per 41 USC §3304(a)(2) as implemented by RFO 6.103-2;
( ) (3) Industrial Mobilization, Engineering, Developmental or Research Capability or Expert Services per 41 USC §3304(a)(3) as implemented by RFO 6.103-3;
( ) (4) International Agreement per 41 USC §3304(a)(4) as implemented by RFO 6.103-4
( ) (5) Authorized or Required by Statute per 41 USC §3304(a)(5) as implemented by RFO 6.103-5;
( ) (6) National Security per 41 USC §3304(a)(6) as implemented by RFO 6.103-6;
( ) (7) Public Interest per 41 USC §3304(a)(7) as implemented by RFO 6.103-7;

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

This requirement is justified for other than full and open competition per RFO FAR 6.103-2 due to the unusual and compelling urgency of replacing the severely deteriorated roofing system and conducting interior remediation at St. John VA CBOC.

A competitive procurement would add an estimated 60 days, which is not feasible given the ongoing damage and associated risks. Coactint, LLC, a verified SDVOSB with prior experience at SLVHCS, is the most suitable contractor because they possess the specialized expertise needed for EPDM roof replacement, extensive demolition, mold remediation, and strict safety and infection-control protocols, and they can mobilize within two weeks. Their unique qualifications, familiarity with the site, and ability to meet the project's technical and safety requirements support the use of the cited authority for a sole source emergency award.

Due to the facts outlined above, if this emergency work for water intrusion / roof repair under unusual and compelling urgency is not awarded to Coactint, LLC., it will harm CBOC operations which in turn will affect patient safety.

6. **Description of Efforts Made to ensure that offers are solicited from as many potential sources as possible (including whether a notice was or will be publicized as required by RFO Part 5 and, if not, which exception under RFO Part 5 applies):**

Market research conducted with Small Business Administration Dynamic Small Business Search (SBA DSBS) demonstrates that 6 SDVOSB/VOSB certified with NAICS 238160 with potential capabilities to perform this work. However, due to the unusual and compelling urgency regarding this requirement, this will be sole sourced to Coactint LLC, as to not affect patient safety.

Per RFO FAR 5.101 (b)(2), the Contracting Officer need not submit the notice required by RFO 5.201 when (FAR 5.101(b)(2), The proposed contract action is made under the conditions described in RFO FAR 6.103, specifically RFO 6.103-2 (b), the Government would be seriously injured. Due to the unusual and compelling urgency of this action, the action will not be synopsized as referenced above

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

Based on historical data, there is reasonable expectation that a fair and reasonable cost can be negotiated. In addition, the Contracting Officer anticipates cost will be considered fair and reasonable based on comparing finalized cost to the Independent Government Cost Estimate (IGCE).

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

Limited market research was performed using SBA DSBS for SDVOSB using NAICS 238160, and with FPDS. The recommended sole source award source, Coactint, LLC, an SBA certified SDVOSB, was able to immediately diagnose and provide market research pricing for the work. There are no known Buy American Act exceptions to this requirement.

The contract incorporates FAR 52.225-9 and confirmation of the materials will be made upon submittal review by the Southeast Louisiana VA Engineering group. If there are concerns that materials do not meet the Buy American Act, the appropriate measures will be taken by the Engineers and/or the Contracting Team to mitigate the use of improper materials.

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

None at this time.

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

Coactint, LLC
157 Carmel Drive
Mandeville, LA 7048
POC: Scott McCumsey, President
Email: Scott.Mccumsey@coactint.com
Phone: 985-590-9595

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:

Any future requirements, including regular maintenance and inspection of the roof to provide a permanent solution to the deterioration issue, will be procured competitively based on the mission needs.

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.

[redacted]

[redacted] Date

[redacted]

[redacted]

13. Approvals in accordance with the VHAPM Part 806.3 OFOC SOP:

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

[redacted]

Date

b. **One Level Above the Contracting Officer (Required over SAT but not exceeding $900K):** I certify the justification meets requirements for other than full and open competition.

[redacted]

Date