DEPARTMENT OF VETERANS AFFAIRS

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

Acquisition Plan Action ID: 36C263-26-AP-2499

1. **Contracting Activity:** Department of Veterans Affairs, VISN 23, Iowa City VA Medical Center
   2237: 636-26-4-8895-0064

2. **Nature and/or Description of the Action Being Approved:** This will be a new contract, Firm Fixed Price, Base +4 option years, Service contract.

3. **Description of Supplies/Services Required to Meet the Agency's Needs:** This is for Snow Removal Services such as shoveling sidewalks, plowing parking lots, hauling away snow piles, etc…Estimated Value of the Base +4 Option Years: $674,175.00. Period of Performance: 09/01/2026 – 08/31/2031.

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 41 USC §3304(a)(1) as implemented by RFO 6.103-1;
   ( ) (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. Demonstration that the Contractor's Unique Qualifications or Nature of the Acquisition Requires the Use of the Authority Cited Above (applicability of authority)**:**

Patriot Property LLC is the only vendor within 80 miles registered in SAM and eligible for sole source authority under FAR 19.1406 as an SDVOSB. Previous procurements faced delays and poor service due to a lack of local, registered providers. Patriot Property LLC, awarded last year, performed well and complies with NAICS 561730 and

subcontracting requirements. Their proximity and local snow removal team enable quick responses to Iowa City's winter weather, ensuring high patient safety at the VA facility.

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):** An intent to sole source will be posted to Contract Opportunities for 10 days in an effort to discover any additional vendors who are eligible but were unable to be found during the market research process. Furthermore, we have reached out to a total of 6 local snow removal businesses with positive performance reviews over the last two years to get them registered in SAM. Currently none of those businesses have done so. I have reached out directly to Sara Hanson with another possible prospect in hopes she can help them through the process to promote competition locally in an area that is lacking this type of vendor participation.

7. **Determination by the CO that the Anticipated Cost to the Government will be Fair and Reasonable:** The anticipated costs will be considered fair and reasonable when compared to the IGCE, and previously awarded contracts such as Contract 36C26325P1063 awarded on 8/19/2025 for $160,725.00. This contract will contain line items directly comparable to its predecessor.

8. **Description of the Market Research Conducted and the Results, or a Statement of the Reasons Market Research Was Not Conducted:** Market research was documented on VHAPG Part 810.001 Market Research form. No small business is registered under the relevant NAICS code in the state. The only compliant vendor is located just across the state line, has demonstrated strong past performance, meets subcontracting requirements, and is interested in continuing work with IC VA.

9. **Any Other Facts Supporting the Use of Other than Full and Open Competition:** None

10. **Listing of Sources that Expressed, in Writing, an Interest in the Acquisition:** Patriot Property LLC, Sustainable Landscape Solutions (not registered in SAM), Turf Masters Lawn and Landscape (not registered in SAM). Vendors have been sent registration instructions and sent contact information for Sara Hanson to help aid in getting them ready to do business with the VA in the future.

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**: Vendors have been sent registration instructions and sent contact information for Sara Hanson to help aid in getting them ready to do business with the VA in the future.

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.

JOSEPH HULSIZER Digitally signed by JOSEPH HULSIZER Date: 2026.07.09 13:32:21 -05'00'

2026.07.09
Date

Joseph Hulsizer
Maintenance Supervisor
Iowa City VA Health Care System

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.

STEVEN ASHBY Digitally signed by STEVEN ASHBY Date: 2026.07.09 13:41:50 -05'00'

07/09/2026
Date

Steve Ashby
Contracting Officer
Network Contracting Office 23

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.

CURT LAROSE Digitally signed by CURT LAROSE Date: 2026.07.09 14:48:15 -05'00'

07/09/2026
Date

Curt LaRose
Branch Chief
Network Contracting Office 23