

GENERAL SERVICES ADMINISTRATION
National Capital Region
Office of Acquisitions
White House Complex Fire Alarm Testing

JUSTIFICATION AND APPROVAL

1. Contracting Agency and Activity (FAR 6.303-2(b)(1))

The General Services Administration, Public Building Service, National Capital Region, Office of Acquisitions, Special Programs Division, White House Branch plans to contract by means other than full and open competition, utilizing Sole Source Justification.

Contractor Name: [REDACTED]

UEI: [REDACTED]

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2. Nature of Action Being Approved (FAR 6.303-2(b)(2))

The justification and approval is for contracting without providing for full and open competition as prescribed by FAR 6.302. The determination has been made that there is only one responsible source and no other supplies or services will satisfy agency requirements (FAR 6.302-1) and there is unusual and compelling urgency (FAR 6.302-2).

3. Description of Supplies or Services & Estimated Dollar Value (FAR 6.303-2(b)(3))

The White House Service Center is in the process of installing a mass notification system ([REDACTED]) throughout the complex that will utilize the existing fire alarm systems on the White House Complex. This project (Contract No. [REDACTED]) has come to a pause due to the discovery of defects in the existing fire alarm systems. Contract [REDACTED] is set to expire on 12/31/2022. In order to continue the installation of the mass notification system, a system-wide test is required. The services being procured are fire alarm testing and reporting services.

The Contractor shall perform "pre-work functional testing" at the Eisenhower Executive Office Building (EEOB), New Executive Office Building (NEOB), 1724 F St Building, Winder Building, Jackson Place, and the White House. The Contractor shall provide two (2) technicians to observe and record testing to be performed by GSA fire alarm technical personnel. Testing will include battery load testing under static and alarm conditions. Contractor shall provide a list of devices to be tested prior to scheduling the testing. Following the testing, the contractor shall provide a report to GSA.

The government estimate is \$ [REDACTED] 00.

4. Identification of statutory authority permitting other than full and open competition (FAR 6.303-2(b)(4))

The statutory authority permitting other than full and open competition under FAR 6.302-1 Only one responsible source and not other supplies and services will satisfy agency requirements is 41 U.S.C. 3304(a)(1). The statutory authority permitting other than full and open competition under FAR 6.302-2 Unusual and compelling urgency is 41 U.S.C. 3304(a)(2).

5. Demonstration of the unique qualifications of the proposed contractor or the nature of the action requiring the use of the authority (FAR 6.303-2(b)(5))

- a. The contractor, [REDACTED] UEI: [REDACTED] has been found to be uniquely qualified as the only responsible source to conduct the system-wide fire alarm testing services required by the agency.
- b. [REDACTED] is the sole provider and sole servicer of the current software for the [REDACTED] fire alarm system that is currently installed in the White House Complex. The software currently installed is required for the installation of [REDACTED] therefore utilizing another contractor or software would increase the government's risk for injury by procuring this action utilizing full and open competition.
- c. The utilization of [REDACTED] to perform the testing services will eliminate the risks and costs to the government outlined in section 9, as there would be no downtime and no need to erase current programming.

6. 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 FAR 5.2 and, if not, which exception under FAR 5.202 applies (FAR 6.303-2(b)(6))

The White House Service Center and Special Programs Division, White House Branch has determined due to the unusual and compelling urgency of this procurement action the exception in FAR 5.202(a)(2) applies. Following the time periods specified in FAR 5.203, would result in financial injury to the government as it would require the extension and equitable adjustments made to the contractor in Contract [REDACTED]. Due to the fact that there is only one responsible source to conduct the services required in this procurement, it has been determined that adequate competition is not available.

7. Determination by the contracting officer that the anticipated cost to the Government will be fair and reasonable (FAR 6.303-2(b)(7))

The Contracting Officer determines that the anticipated price will be fair and reasonable based on the Independent Government Estimate that has been conducted by the technical/requirements personnel based on previous work completed and examination of current pricing for similar services. The Independent Government Estimate has found \$ [REDACTED] 00 to be a fair and reasonable price for the services. Prior to award of the proposed contract, cost or price information shall be obtained from the contractor and a price/cost analysis will be performed and documented to sufficiently determine that the cost to the Government of the proposed acquisition will be fair and reasonable.

8. Description of the market research conducted (see FAR Part 10) and the results or a statement of the reason market research was not conducted (FAR 6.303-2(b)(8))

Market research was conducted by the White House Service Center and White House Branch to identify available sources and to evaluate the availability of the marketplace to meet the requirement as follows: Based on the results of market research, the government determined that only [REDACTED] [REDACTED] possessed the capability to service their software programming currently installed on the fire alarm system. They are the sole provider and sole servicer of the software. It was also deemed too costly and risky for the government to consider procuring this full and open based on the facts in the section below.

9. Other facts supporting the use of other than full and open competition (FAR 6.303-2(b)(9))

- a. While the [REDACTED] fire alarm system may utilize other software for testing purposes, the White House Service Center utilizes [REDACTED]'s software due to the integration with the [REDACTED] mass notification system. The estimated cost of uninstalling the current software, installing another software for testing then uninstalling, and reinstalling [REDACTED]'s software is estimated at an additional cost of \$25,000.00. Which would increase the cost to the government over 60% the current estimate. The timeline for changing software to conduct testing would also add several weeks to the project potentially endangering the [REDACTED] project timeline.
- b. The risk associated with changing software is considerable to the government. The specialized programming that has already been completed for the integration of [REDACTED] would be erased and require a considerable period of performance extensions and equitable adjustments to be made in Contract [REDACTED]. Since several of the buildings in the complex are occupied 24/7, downtime during software installing and uninstalling would increase the risk of inadequate fire protection. The utilization of [REDACTED] to perform the testing services will eliminate these risks and costs to the government as there would be no downtime and no need to erase current programming.
- c. Due to [REDACTED]'s current work on the [REDACTED] project and status as sole servicer of the current software, the government is confident that the award of a stand-alone firm-fixed price contract to this contractor will result in the timely execution and reduce risks and costs to the government.

10. Listing of any sources that expressed a written interest in the acquisition (FAR 6.303-2(b)(10))

Due to the unusual and compelling urgency of this contract action, an exception to FAR 5.2 applies and this contract action will not be synopsized prior to award on SAM.gov.

11. Statement of any actions the agency may take to remove or overcome any barriers to competition, if subsequent acquisitions are anticipated (FAR 6.303-2(b)(11))

The Government will continue to conduct thorough market research to gauge the marketplace capabilities for future requirements. The Government will seek competition for future acquisitions for fire alarm testing at the White House Complex.

