



DEARBORN ONE LLC

MASTER CAPABILITY STATEMENT

SERVICE-DISABLED VETERAN-OWNED SMALL BUSINESS • VA VETERANS FIRST • 38 U.S.C. § 8127
Federal Real Estate & Build-to-Suit • Construction & Materials • Pharmaceutical & Medical Supply • IT & Health Informatics • Facility Services

POSITIONING

Dearborn One, LLC is an SBA-verified Service-Disabled Veteran-Owned Small Business (SDVOSB/VOSB) headquartered in Dallas, Texas, delivering compliant performance to the Department of Veterans Affairs (VA), Department of Defense (DoD), Defense Logistics Agency (DLA), General Services Administration (GSA), federal civilian agencies, state and municipal buyers, and prime contractors. Through one UEI and CAGE, the company consolidates five integrated contracting lanes under a single compliant small-business prime — eligible for **VA Veterans First set-aside and sole-source awards under 38 U.S.C. § 8127**, GSA MAS participation, OASIS+ professional-services execution, and prime subcontract teaming, with audit-ready documentation and current 2022 NAICS / PSC alignment behind every scope.

Dearborn One's value is not certification alone. It is the combination of veteran-led execution discipline, verified SDVOSB/VOSB status, multi-sector procurement capability, federal healthcare supply-chain awareness, real estate and capital coordination experience, and a practical ability to help agencies and primes reduce vendor fragmentation while meeting mission, schedule, compliance, and socioeconomic goals.

CORPORATE DATA • PRIMARY CONTACTS

Legal Name	Dearborn One, LLC	Jayy Duarah — Co-Founder & CEO <i>jayy@dearbornone.com • (214) 534-2825</i>
UEI / CAGE	FLS6HQUNGU26 / 9P4N7	Brendon Crew — Senior Advisor • Real Estate <i>brendon@dearbornone.com</i>
SAM.gov	Active — All Awards (Exp. 05/13/2027)	Michele Renda — Co-Founder & Partner • Proposals & Operations <i>m@dearbornone.com</i>
SBA VetCert	SDVOSB / Okay. VOSB (Exp. 04/13/2028)	Ricky Suchak — Senior Executive Advisor <i>ricky@dearbornone.com</i>
Socioeconomic	SDVOSB • VOSB • SDB • MBE (Asian Indian) • SBE	TECHNICAL PERSONNEL
Headquarters	2323 N. Akard Street, Suite 1711, Dallas, TX 75201	Ari Saha — Distinguished Architect • AI Security, Traffic Engineering & Zero Trust <i>ari@dearbornone.com</i>
Website	www.dearbornone.com	Matthew Schneid — Distinguished Architect • AI Security, Cloud Platforms & Data Engineering <i>matthew@dearbornone.com</i>
		BIDS & PROPOSALS
		General — <i>bidding@dearbornone.com</i>
		Pharma & Medical — <i>medcare@dearbornone.com</i>

CORE COMPETENCIES — FIVE INTEGRATED LANES

01 • Federal Real Estate & Build-to-Suit

- Supports VA Strategic Acquisition Center (SAC) and GSA RLP lease-development for Community-Based Outpatient Clinics (CBOCs), Health Care Centers (HCCs), outpatient clinics, laboratories, medical offices, and federal office space — as SDVOSB lessor/developer, JV participant, or local execution partner.
- **Federal Lease Pursuit & Structuring.** EOI and RLP response coordination, SDVOSB/VOSB acquisition-strategy positioning, partner-fit assessment, owner / lessor / developer role structuring, JV and teaming pathway review, SAM / VetCert / NAICS / PSC compliance packaging, Government-facing narrative development, and market research and response strategy — particularly relevant where VA is evaluating SDVOSB / VOSB market capability under 38 U.S.C. § 8127.
- **Site & Asset Strategy.** Delineated-area review, site-control diligence, owner authorization coordination, site plan and conceptual test-fit coordination, parking feasibility, ingress / egress and circulation review, utility availability review, zoning and entitlement pathway review, FEMA floodplain screening, environmental and cultural / historic diligence coordination, and adjacent-use compatibility review.
- Coordinates site control, capital, A/E, MEP, civil/structural engineering, tenant improvements, and 20-year facility O&M under a single point of accountability — with ABA accessibility, infection-control, life-safety, seismic/fire protection, and emergency-power readiness aligned to VA TIL and PG-18 guidance. Healthcare design, engineering, construction, and specialty systems are delivered through qualified partners — no overclaiming of self-performance.
- **Principal-Level Platform Depth & Teaming.** Team exposure to more than \$1.5B in real estate underwriting, diligence, acquisition, and disposition activity across eight sectors (multifamily, mixed-use, workforce, mixed-income, Class B/C, office, hospitality, industrial), plus \$250M+ in technology-focused private equity oversight across the U.S., Europe, and Asia — with principal-level commercial real estate experience through Aspen Capital Group. Available as SDVOSB / VOSB federal-facing pursuit partner, compliant joint-venture participant, exclusive pursuit partner, or local execution / market support, with full EOI-readiness packaging (entity, organizational structure, site information, test-fit, building compatibility, compliance posture, project experience, and financing capability).

02 · Construction & Materials

- Delivers USACE-, VA-, and DoD-aligned construction materials, industrial / MRO supply, healthcare-facility materials, civil and site components, and jobsite logistics through qualified manufacturer and distributor channels.
- Provides traceable procurement records, supplier qualification, staged jobsite delivery, receiving and reconciliation controls, and audit-ready closeout documentation — supporting prime-led NDAA, MAS, and IDIQ task-order execution.

03 · Pharmaceutical & Medical Supply (Dearborn One Pharma)

- DSCSA-aligned hospital pharmaceuticals, hospital-administered injectables, IV/infusion products, biologics through authorized channels, OTC, sterile medical-surgical consumables, surgical instruments, procedure kits, and DME — sourced via FDA-regulated manufacturers and licensed wholesale distributors.
- Targets VA FSS (Schedule 65 I B), MSPV, ECAT, DAPA, CMOP, and DLA Medical channels through authorized-distribution and prime-vendor structures; supports drug-shortage continuity, lot/expiry discipline, and recall/quarantine workflows.

04 · IT & Health Informatics (Dearborn One Info.Tech)

- Supports VHA modernization and federal health-IT task orders: clinical workflow analysis, EHR-ecosystem support, HL7 / FHIR / LOINC / SNOMED CT / RxNorm integration, Salesforce, Conga CLM/CPQ, Oracle, and NetSuite implementation, ETL/ELT, API orchestration, dashboards, and AI-enabled workflows.
- **AI Security & Governance.** Generative-AI DLP, content controls and policy guardrails; AI workload screening, tenant isolation, and responsible-AI policy enforcement; monitoring, logging, and auditability of all AI activity; LLM-agnostic agentic harnesses with provider-swappable tool-use loops; custom agent tooling and MCP integrations; long-term semantic memory and code-aware retrieval (vector DB / RAG); model selection, fine-tuning, evaluation, and prompt engineering.
- **Zero Trust / SASE & Threat Detection / SIEM.** Identity-aware, least-privilege access and default-deny boundaries; full SASE stack — ZTNA, SWG, NGFW, DPI, IPS, and firewall integration; forward / reverse / transparent proxy and TLS interception; IAM (Okta); DPDK high-speed packet processing and SDN control planes; SIEM modernization at enterprise scale with NetFlow / VPC-flow telemetry ingestion, enrichment, behavioral detection, and high-throughput pipelines delivering sub-second detection.
- **Cloud / DevSecOps & Data / Streaming Platforms.** Multi-cloud AWS · Azure · GCP; Kubernetes (EKS/GKE); infrastructure-as-code (Terraform / Terragrunt) and CI/CD; service mesh (Istio, Linkerd) and typed gRPC contracts; SRE hardening, observability, and 30–50% cloud-cost optimization; event-driven microservices in Rust and Go (Kafka, NATS JetStream); real-time analytics with ClickHouse, PostgreSQL, vector databases (Qdrant), and data lakes; monolith-to-microservice modernization.
- NIST 800-53 / FISMA / FedRAMP Moderate / CMMC / HIPAA / Section 508-aware secure delivery under a mobilize → discover → build/integrate → test/validate → deploy/sustain task-order model with traceability matrix and security evidence — compliance readiness engineered into architecture decisions, access controls, audit trails, and configuration evidence, delivered by senior in-house Distinguished Architects.

05 · Facility Services (Recurring O&M)

- Recurring janitorial, custodial, and specialty cleaning; grounds maintenance and landscaping; pest control; courier and mailroom support; waste collection and recycling; and integrated facilities support — performed directly and through qualified partners with quality-control oversight and a single accountable point of contact for routine and multi-site service requirements.

WHY A CONTRACTING OFFICER OR PRIME SELECTS DEARBORN ONE

- **Single SDVOSB partner, five lanes.** One UEI/CAGE consolidates real estate, construction/MRO, pharma, IT, and facility services under a compliant small-business prime — maximizing socioeconomic credit and reducing vendor sprawl for the agency or prime.
- **Verified VA-friendly status.** SBA-verified SDVOSB/VOSB through 04/13/2028; SAM.gov Active (All Awards) through 05/13/2027 — eligible for VA Veterans First set-aside and sole-source under 38 U.S.C. § 8127, MAS, and prime subcontract participation.
- **Compliance-first contracting.** FAR / VAAR / DFARS-aware procurement records; DSCSA-aligned pharma traceability; NIST 800-53 / FISMA / FedRAMP / HIPAA / Section 508-aware IT delivery; CICA / FAR 42.12 / Anti-Assignment Act-aware contract structuring.
- **Hands-on technical seniority.** Two in-house Distinguished Architects with complementary ownership of the security/control plane and the cloud/data/application plane — operating from executive architecture through production code — with systems processing 10B+ events/day at sub-second detection, hardened for demanding enterprise and regulated workloads.
- **Leadership built for federal delivery.** U.S. Army veteran leadership with a supply, logistics, and regulated-materials throughline; principal-level commercial real estate discipline; senior construction-operations experience; and senior pharmaceutical executive advisory depth across authorized-distribution channels.

NAICS PORTFOLIO — KEY CODES BY LANE

CODE	OFFICIAL TITLE (2022 NAICS)	LANE · CAPABILITY FIT
531120	Lessors of Nonresidential Buildings (except Miniwarehouses)	Real Estate — VA / GSA clinic, lab, HCC, CBOC, office leasing (PRIMARY)
236220	Commercial and Institutional Building Construction	Build-to-suit, healthcare facility delivery
561210	Facilities Support Services	Long-term O&M and facility lifecycle support
531312	Nonresidential Property Managers	Property / facility management for nonresidential assets
541310	Architectural Services	A/E partner integration and space planning
541330	Engineering Services	MEP, civil, structural, technical support
237990	Other Heavy and Civil Engineering Construction	Civil / heavy infrastructure, USACE-adjacent
238120	Structural Steel and Precast Concrete Contractors	Structural steel and precast coordination
423840	Industrial Supplies Merchant Wholesalers	Industrial / MRO / consumables / PPE / tools
484110	General Freight Trucking, Local	Local freight and jobsite delivery
424210	Drugs and Druggists' Sundries Merchant Wholesalers	Pharma — federal pharmaceutical distribution
423450	Medical, Dental & Hospital Equipment & Supplies Wholesalers	Pharma — medical-surgical and hospital supply
339113	Surgical Appliance and Supplies Manufacturing	Pharma — surgical appliances, DME-style products
541511	Custom Computer Programming Services	IT — custom software, AI-security & platform engineering
541512	Computer Systems Design Services	IT — systems integration & platform implementation
541519	Other Computer Related Services	IT — managed services, IT support
518210	Computing Infrastructure / Data Processing / Web Hosting	IT — cloud / data / hosting for federal workloads
561720	Janitorial Services	Facility Services — recurring custodial / floor / window care
561730	Landscaping Services	Facility Services — grounds maintenance

FEDERAL PSC STACK — CURRENT & VALID

LANE	PRIMARY PSC CODES (CURRENT FAMILY)
Real Estate / Leasing	X1AA · X1DA · X1DB · X1DZ · X1GZ · X1LZ · X1PC
Construction / Build-Out	Y1AA · Y1DA · Y1DB · Y1DZ · Y1JZ · Y1LB · Y1PZ
Repair / Maintenance / Alteration	Z1AA · Z1DA · Z1DB · Z2AA · Z2DA · Z2DB · Z2JZ
A-E / Engineering	C1AA · C1DA · C1DB · C219 · C220 · C221 · C222 · C223
Facilities / O&M	S201 · S208 · S215 · S216
Construction Materials	5520 · 5650 · 5670 · 5680 · 9330 · 9340 · 9510 · 9515 · 9520
Pharma / Medical	6505 · 6508 · 6510 · 6515 · 6525 · 6530 · 6532 · 6545 · 6550
IT / Health Informatics	DA01 · DA10 · DC01 · DD01 · DE01 · DF01 · DG01 · DK01 · 7A20 · 7J20 · R408 · R425
Consulting / Program Mgmt	R701 · R702 · R706 · R707 · R710 · R799 · B505 · B506

COMPLIANCE, QUALITY & TEAMING POSTURE

- **Real estate & build-to-suit.** VA / GSA RLP-aligned pursuit packaging; ABA accessibility, infection-control, life-safety, seismic / fire protection, emergency power, and 20-year O&M planning.
- **Construction & materials.** Documented SOPs for vendor onboarding, PO review, receiving, shipment reconciliation, and issue escalation; bonding, insurance, and subcontractor qualifications confirmed before scope representation.
- **Pharma & medical supply.** DSCSA-aligned traceability (serialization, electronic pedigree, lot/expiration); FDA-regulated manufacturers; licensed wholesale distributors; recall, quarantine, and investigation workflows; DEA-controlled substances only through properly licensed channels.
- **IT & secure federal technology.** NIST 800-53 / FISMA / FedRAMP Moderate / CMMC / HIPAA / Section 508-aware secure delivery under a traceable task-order model with security evidence; zero-trust, secure-SDLC, and regulated-environment expectations (including healthcare / FDA Part 11 contexts) translated into architecture decisions, access controls, audit trails, and configuration evidence. Readiness and audit preparation supported; final certification or authorization remains the agency's or authorized assessor's determination.

- **Teaming.** Available as prime, subcontractor, SDVOSB teaming partner, JV, or mentor-protégé team member where compliant. Limitations-on-subcontracting, scope split, and size status verified per solicitation.

LEADERSHIP SNAPSHOT

Digvijay Duarah — Co-Founder, CEO & Managing Member. U.S. Army veteran (honorable discharge; four years active duty, 2014–2018) and 100% Permanent & Total service-disabled veteran, with a transportation-operations and logistics background that instilled disciplined planning, coordination, risk management, and execution. Holds a B.S. in Electrical Engineering and an MBA with a concentration in Strategic Management — technical, financial, and strategic training that supports assessment of complex, capital-intensive projects across site feasibility, development planning, construction coordination, and lease structuring. Founder of Aspen Capital Group (commercial real estate) and principal in Gifford Roofing LLC, a Houston-based roofing and construction-services company; Forbes Business Council member. Leads federal strategy, real estate acquisition positioning, and Government-facing pursuit leadership.

Michele Renda — Co-Founder & Partner. Construction and operations executive with more than 30 years supporting infrastructure, commercial, and healthcare construction projects across the United States and Bermuda, on work ranging from roughly \$1 million to over \$200 million. Served as Project Manager on the Acute Care Wing at King Edward VII Memorial Hospital in Bermuda — coordinating stakeholder communication, operational integration, and construction workflow within an active hospital environment — and has supported large-scale infrastructure and operational-modernization initiatives with Southland Holdings. Maintains long-standing manufacturer, distributor, and supplier relationships. At Dearborn One she leads operations and business development, including procurement and delivery of construction materials and equipment for federal clients, proposals, and day-to-day execution under written delegation of authority.

Ricky Suchak — Pharma Executive Officer. Pharmaceutical executive and real estate operator with 20+ years across regulated healthcare — including Merck, Shire, AbbVie, and Novartis — spanning global marketing, U.S. commercial operations, product and portfolio strategy, product-launch execution, and healthcare analytics across oncology, cardiovascular, anti-infective, neurology/CNS, hospital, and specialty-care markets. Holds a federal-agency track record, having secured FDA approval on three drug products. Complements this with commercial real estate depth — acquisition and asset-management experience across 600+ multifamily units and multimillion-dollar assets, with underwriting, due diligence, and renovation-oversight work funded through government-sponsored enterprises including Fannie Mae and Freddie Mac. Education: B.S. and M.S. in Chemical Engineering (University of Maryland, College Park) and an MBA from New York University, Stern School of Business. Serves as Dearborn One's default counterpart for ECAT, DAPA, GSA/FSS, and pharma workstreams, advising on federal pharmaceutical strategy, manufacturer engagement, and authorized-distribution structuring across VA FSS, MSPV, ECAT, DAPA, DLA DIBBS, and CMOP channels.

Ari Saha — Distinguished Architect · AI Security, Traffic Engineering & Zero Trust. Brings 16+ years of experience architecting and building high-performance network and security software. His background centers on SASE and ZTNA capabilities, high-speed data planes (DPDK), distributed network design, proxy and TLS-interception systems, AI-traffic inspection and parsing, firewall integration, and threat detection. He combines enterprise technical direction with hands-on implementation in Go, Rust, and C and has led globally distributed engineering teams. At Dearborn One, he leads AI-security and zero-trust architecture; defines inspection and enforcement points; shapes network telemetry, detection, and policy controls; and drives technical risk decisions from design through deployment.

Matthew Schneid — Distinguished Architect · AI Security, Cloud Platforms & Data Engineering. Principal AI & Platform Architect with more than 20 years of experience designing and delivering mission-critical distributed systems for enterprise, cloud-native, hybrid, and highly regulated environments. His expertise spans AI platforms, cybersecurity, large-scale data and analytics, high-throughput event streaming, cloud architecture, and modern platform engineering — and he continues to write production-grade Rust and Go, combining deep engineering expertise with executive-level architectural leadership. At Dearborn One, he provides technical leadership across enterprise AI, cloud, and platform architecture: architecting secure, distributed microservice ecosystems; designing high-volume streaming and analytics platforms; establishing Kubernetes, Infrastructure-as-Code, CI/CD, observability, and zero-trust deployment strategies; and ensuring implementation aligns with FedRAMP, NIST, GDPR, and other regulatory control frameworks through auditable architecture and delivery practices.

TARGET CHANNELS & VEHICLES

VA Strategic Acquisition Center (SAC) RLP / EO responses · GSA Public Buildings Service (PBS) Lease Acquisition · GSA MAS & OASIS+ · VA Technology Acquisition Center (TAC) and VHA modernization task orders · VA FSS (Schedule 65 I B), MSPV, ECAT, DAPA, CMOP, DLA Medical · USACE construction prime subs, MATOC, and NDAA-aligned IDIQ task orders · federal civilian agency requirements · state and municipal procurement.

FEDERAL SEARCH KEYWORDS

SDVOSB · VOSB · Service-Disabled Veteran-Owned Small Business · SBA VetCert · VA Veterans First · 38 U.S.C. § 8127 · federal healthcare real estate · VA leasing · GSA leasing · build-to-suit · CBOC · HCC · outpatient clinic · medical office · laboratory · facilities support · O&M · construction materials · MRO · industrial supplies · USACE construction supply · pharmaceutical supply · medical-surgical supply · DSCSA traceability · drug-shortage mitigation · VA FSS · MSPV · ECAT · DAPA · CMOP · DLA Medical · VHA modernization · health informatics · EHR · HL7 · FHIR · systems integration · cybersecurity · NIST 800-53 · FISMA · FedRAMP · HIPAA · Section 508 · janitorial services · custodial · landscaping · pest control · courier · mailroom · waste collection · prime contractor · subcontractor · SDVOSB teaming · joint venture · mentor-protégé.

VERIFICATION — Status verifiable in SBA VetCert / DSBS and SAM.gov. Solicitation-controlling NAICS and size status confirmed at bid time. Past performance and references provided per solicitation requirements.