

Justification for Other than Full and Open Competition Extension

██████████ Office
Region 05
McClellan Wildland Fire Training and Conference Center

1. NATURE AND/OR DESCRIPTION OF ACTION BEING APPROVED.

The ██████████ currently leases 115,087 ABOA/ 143,633 rentable square feet (RSF) of office space at 3237 Peacekeeper Way, McClellan, CA under lease number 1291S802L2001 for the Forest Service Wildland Fire Training and Conference Center. The current lease expires 11/13/2022. Approval is requested to negotiate an extension for 5-years with the incumbent Lessor without full and open competition for continued occupancy at this leased location.

2. DESCRIPTION OF THE SUPPLIES OR SERVICES REQUIRED TO MEET THE AGENCY'S NEEDS (INCLUDING ESTIMATED VALUE).

This requirement is for 115,087 ABOA/ 143,633 RSF of space for a 5-year term to commence on 11/14/2022. The estimated cost of this lease is \$25.48, current rate of \$24.26 plus 5%, per rentable square feet per year for an annual cost of \$3,659,768.84 and a total contract value of \$18,298,844.20.

To satisfy the ██████████ mission requirements, the facility must be located within McClellan, CA. The facilities are required to be adjacent to an airport.

3. IDENTIFICATION OF STATUTORY AUTHORITY PERMITTING OTHER THAN FULL AND OPEN COMPETITION.

41 USC 3304 (a)(1) and 41 USC 253 (c)(1) the property or services needed by the agency are available from only one responsible source and no other type of property or services will satisfy the needs of the agency.

4. DEMONSTRATION THAT THE PROPOSED CONTRACTOR'S UNIQUE QUALIFICATIONS OR NATURE OF THE ACQUISITION REQUIRES THE USE OF THE AUTHORITY CITED.

GSAM 570.402-4 allows for negotiation with the incumbent Lessor when no other potential acceptable locations are available. Market research yielded no alternate locations in the delineated area other than the incumbent.

5. DESCRIPTION OF EFFORTS MADE TO ENSURE THAT OFFERS ARE SOLICITED FROM AS MANY POTENTIAL SOURCES AS IS PRACTICABLE.

On 2/9/2023 ██████████ conducted market research using LoopNet and CREXI and identified 1 potentially acceptable location consisting of the incumbent that was able to meet the agency's needs within the delineated area.

McClellan Wildland Training and Conference Center
McClellan, CA
Region 5

6. DEMONSTRATION BY THE CONTRACTING OFFICER THAT THE ANTICIPATED COST TO THE GOVERNMENT WILL BE FAIR AND REASONABLE.

Recent market surveys conducted by [REDACTED] in and around McClellan, CA showed the rental rate ranges from \$23.55 to \$28.30 per RSF with an average of \$25.92 per RSF. Sources included LoopNet, CREXI, and discussions with the local Sacramento commercial real estate brokers. We intend to negotiate at the existing rate plus 5% which is \$25.48 per RSF.

Therefore, the proposed rental rate for this lease extension of \$25.48/RSF, is within the current market range for this area and is deemed fair and reasonable by the [REDACTED] Lease Contracting Officer.

7. DESCRIPTION OF MARKET RESEARCH CONDUCTED AND THE RESULTS.

On 2/9/2023, [REDACTED] conducted market research using LoopNet, CREXI and identified 1 potentially acceptable location consisting of the incumbent that might meet the agency's needs within the delineated area. There were no potentially acceptable locations, other than the imbueement, that could satisfy the Government's requirements. See Figure 1 below for the results of the market research, including the incumbent.

Figure 1: Market Research Comparables

Street Address (incl. City/State)	Source [EOI/CoStar, etc.]	Class and Size of Building	Square footage Available	Asking Full-Service Rental Rate
3140 Peacekeeper Way, McClellan, CA	Incumbent	143,633 RSF	143,633 RSF	\$25.48
3237 Peacekeeper Way, McClellan, CA	Local Broker	7,415 RSF	7,415 RSF	\$28.23
3720 Dudley Ave, McClellan, CA	Local Broker	7,760 RSF	7,760RSF	\$27.29
2201 Broadway, Sacramento, CA	LoopNet	125,000 RSF	125,000 RSF	\$26.95
750 River Point Dr, Sacramento, CA	CREXI	Class B; 100,000 RSF	27,187 SF/Floor	\$23.55
10391 Peter A McQuen Blvd, Rancho Cordova, CA	LoopNet	Class A; 106,592 RSF	53,296 SF/Floor	\$25.56
1 Harvard SQ, Sacramento, CA	Loopnet	Class B; 108,750 RSF	108,750 RSF	\$28.30
10470 Old Placerville Rd	Loopnet	Class B; 87,854 RSF	87,854 RSF	\$25.26

McClellan Wildland Training and Conference Center
McClellan, CA
Region 5

8. OTHER FACTS SUPPORTING USE OF OTHER THAN FULL AND OPEN COMPETITION.

The Wildland Fire Training and Conference Center is a unique combination of office, classroom, training, computer laboratory with built-in networked computers and audio/visual equip, break/lunchroom, and specialized training rooms (aviation simulators). The training facility also is adjacent to the McClellan airport offering convenience and direct access for the wildland firefighter trainees. A requirement of the Unit is to be in the city limits of Sacramento and the facilities are required to be adjacent to an airport. A short-term extension is needed while a long-term plan is developed.

9. LIST OF SOURCES, IF ANY, THAT EXPRESSED, IN WRITING, AN INTEREST IN THE ACQUISITION.

N/A. There were no potentially acceptable locations, other than the imbueement, that could satisfy the Government's requirements.

10. STATEMENT OF ACTIONS, IF ANY, THE AGENCY MAY TAKE TO REMOVE OR OVERCOME ANY BARRIERS TO COMPETITION BEFORE ANY SUBSEQUENT ACQUISITION.

The term of this extension action will allow sufficient time for the Leasing Officer to pursue and conduct a full and open procurement, in accordance with the Competition in Contracting Act.

11. CONTRACTING OFFICER CERTIFICATION.

By signature on this Justification for Other than Full and Open Competition, the Forest Service Lease Contracting Officer certifies that the award of an extension of 143,633 RSF is in the Government's best interest and that this Justification is accurate and complete to the best of the Forest Service Lease Contracting Officer's knowledge and belief.

_____, Lease Contracting Officer Date _____

12. PREPARER'S TECHNICAL CERTIFICATION.

I certify that the supporting data used to form the basis of this Justification is complete and accurate to the best of my knowledge and belief.

_____, Leasing Specialist Date _____

13. CONCURRED BY:

_____, Leasing Branch Chief Date _____

14. APPROVED BY:

_____,
Head of Contracting Activity
Director of OPEM Date _____

McClellan Wildland Training and Conference Center
McClellan, CA
Region 5