

**U.S. General Services Administration
GSA PBS Region 10
Leasing Division**

**Justification for Other than Full and Open Competition
Under Simplified Lease Acquisition Threshold**

Memo to File

Existing Lease Number:	GS-10B-07267
Project Number:	2WA0650
Agency Name:	IRS
City, State:	Everett, WA
Lease Action Type:	Extension
Rentable SF:	9,882
Average Net Annual Rent:	\$ [REDACTED]
Proposed Term:	5 Days

This Memorandum documents that the contracting officer did not identify any potential acceptable locations through advertisement or market survey and serves as the written justification to negotiate directly with the present lessor in accordance with GSAM 570.402-4, No Potential Acceptable Locations, and FAR 6.3, Other Than Full and Open Competition.

In accordance with GSAM 570.405(c), Lease Extensions, FAR 6.302-1 permits contracting without providing for full and open competition when 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. This authority applies to lease extensions in situations such as, but not limited to, the following:

- ☒ The agency occupying the leased space is scheduled to move into other Federally-controlled space, but encounters unexpected delays in preparing the new space for occupancy.
- ☐ The Government encounters unexpected delays outside of its control in acquiring replacement space.
- ☐ The Government is consolidating various agencies and the contracting officer needs to extend the terms of some leases to establish a common expiration date.
- ☐ The agency occupying the space has encountered delays in planning for a potential relocation to other federally controlled space due to documented organizational, financial, or other uncertainties.

MISSION BASIS AND/OR RELEVANT FACTS FOR STAYING IN PLACE

A full and open competition resulted in the award to the lowest-priced technically acceptable offeror. However, due to construction delays, the space will be approximately five days late being completed. A five day extension is being pursued to cover the lapse in time.

CONTRACTING OFFICER CERTIFICATION

The Contracting Officer determines and certifies that the award of this procurement is in the Government's best interest, the anticipated cost to the Government is fair and reasonable, and that this Justification is accurate and complete to the best of my knowledge and belief.

DocuSigned by:

John Hill

12/15/2022

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Lease Contracting Specialist

DocuSigned by:

Alen Huang

12/16/2022

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Lease Contracting Officer