

# Justification for Other than Full and Open Competition Extension

Office  
Region 05

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

The [REDACTED] currently leases 24,039 ABOA of office space and 1,930 square feet of storage at 100 Forni Road, Placerville, CA 95667 under lease number 1291S800L0301 for the Eldorado [REDACTED] Supervisor Office. The current lease expired on December 31, 2020. Approval is requested to negotiate an extension for 5 years (2 years firm term and 90 days termination rights) with the incumbent Lessor without full and open competition for continued occupancy at this leased location. The right to pursue an extension is detailed in GSAM 570.405 under Extensions.

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

This requirement is for 24,039 ABOA of office space and 1,930 square feet of storage space for a 5-year term to commence on January 1, 2021. The estimated cost of this lease is \$14.93 per rentable square feet per year for an annual cost of \$387,717.17 and a total contract value of \$1,938,585.85.

To satisfy the [REDACTED] mission requirements, the facility must be located within 10 miles of the western boundary of the Eldorado National Forest to meet mission requirements. This space will be utilized for general office and office-related space. This current leased space is strategically located at the western boundary of the Eldorado National Forest.

Award to other than the current Lessor would require relocation of the existing assets, would cause the [REDACTED] to incur relocation and replication costs, and would result in lost time due to relocation efforts, all of which would not be recovered through competition. The long-term plan for the Forest Service is to move to an owned facility and the extension will give the unit adequate time to evaluate the options.

## 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 through Market Research via LoopNet.

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

On July 27, 2022, [REDACTED] conducted market research using LoopNet and identified no potentially acceptable locations that were able to meet the agency's needs within the delineated area.

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 Placerville, CA showed the rental rate within the delineated area ranges from \$17.40-\$19.80 RSF.

Therefore, the current rental rate for this lease extension of \$14.93 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 July 27, 2022, [REDACTED] conducted market research using LoopNet and identified 0 potentially acceptable locations plus the incumbent that might meet the agency's needs within the delineated area. See Figure 1 below for the results of the market research, including the incumbent.

**Figure 1: Market Research Comparables**

Placerville, CA Office Space Market Research 7/27/2022					
SF Available	Price per SF	Property Address	Lessor Required Term	Online Source (ex. Loopnet)	Comments
25,969	\$14.93	100 Forni Road	Negotiable	Incumbent	Incumbent Lessor
2,121	\$19.80	3150-3152 Gilmore St	Negotiable	LoopNet	Available now. Class C
9,662	\$18.00	596 Main St.	Negotiable	LoopNet	Available in 30days. Class C
5,428	\$17.40	630Main St	Negotiable	LoopNet	Available now. Class C
1,986	\$18.00	681 Main St	Negotiable	LoopNet	Available now. Class C
Average:	\$17.63				

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

The annual rate of \$14.93 per square foot paid to the Lessor for the 100 Forni Road, Placerville, CA 95667, office space falls below the average rental rate shown in Figure 1.

The lease extension will fulfill Region 5's mission needs for general office and office-related space at Placerville, California. This lease extension should permit adequate time for Region 5 to pursue other

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opportunities to satisfy co-location, relocation, and other Federal mandates.

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

Incumbent: Wesley Wilkinson  
100 Forni Road, Placerville, CA 95667

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

This Justification for Other than Full and Open Competition is being requested as part of a lease extension action.

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 25,969 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 belief.

[Redacted Signature] Date \_\_\_\_\_  
[Redacted Name] Lease Contracting Officer

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.

[Redacted Signature] Date \_\_\_\_\_  
[Redacted Name], Realty Specialist

13. CONCURRED BY:

[Redacted Signature] Date \_\_\_\_\_  
[Redacted Name], Lease Contracting Officer

14. CONCURRED BY:

[Redacted Signature] Date: 2022.09.28 16:17:28 -06'00' Date \_\_\_\_\_  
[Redacted Name], Supervisory Leasing Officer

15. APPROVED BY:

[Redacted Signature] Date: 2022.09.30 10:55:18 -05'00' Date \_\_\_\_\_  
[Name], Agency Competition Advocate/Mission Area Senior Contracting Official (MASCO)

[Redacted Address]  
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