

# Justification for Other Than Full and Open Competition, Renewal

U.S. General Services Administration

GSA Region 4

Leasing Division – Branch A

## JUSTIFICATION FOR OTHER THAN FULL AND OPEN COMPETITION

PROJECT NUMBER: REXUS Project Number: 1FL2372

Agency Name: [REDACTED]

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

The General Services Administration currently leases 18,291 ABOA/21,356 rentable square feet (RSF) of office space at Krome Centre Building, 950 N Krome Ave, Homestead, FL 33030 under lease number GS-04B-62376 for the [REDACTED]. The current lease expires March 31, 2023. Approval is requested to execute an unevaluated renewal option with the incumbent Lessor without full and open competition for continued occupancy at this leased location. This option is already included in the lease but was not previously evaluated.

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

This requirement is for 18,291 ABOA/21,356 RSF of space for a five (5) year renewal option, all soft term to commence on April 1, 2023.

The estimated cost for such is:

Initial Term:

Firm Term/Amortization Period: [REDACTED] (rounded) rate/rsf x 21,356 rsf = [REDACTED] (Annual Rent, Rounded) x 5 years = [REDACTED]

Non-Firm Term: [REDACTED] (rounded) rate/rsf x 21,356 rsf = [REDACTED] (Annual Rent, Rounded) x 5 years = [REDACTED]

Option 1: [REDACTED] (rounded) rate/rsf x 21,356 rsf = [REDACTED] (Annual Rent, Rounded) x 5 years = [REDACTED]

Total Contract Value: Firm Term Total [REDACTED] + Non-Firm Term Total [REDACTED] + Option 1 Total [REDACTED] = [REDACTED].

The delineated area is Homestead, FL

There is no vacant Federal Space available.

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

41 U.S.C. 3304(a)(1): Only one responsible source and no other supplies or services will satisfy agency requirements. This statutory authority is implemented through GSAR 570.401. In accordance with GSAR 570.401, use of the sole source authority is appropriate where it is determined that there is only one responsible source and no other type of property or services will satisfy the needs of the agency, or where award to any other offeror would result in substantial duplication of costs to the Government that are not expected to be recovered through competition.

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

It is in the best interest of the Government to remain at the current location. 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. After conducting market research and advertising the requirement, no potentially acceptable locations for this requirement were identified.

GSAR 570.402-4 permits the contracting officer to negotiate directly with the present lessor when no potentially acceptable locations for this locate were identified.

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

Per the requirements of GSAR 570.401, the GSA Lease Contracting Officer placed an advertisement for office space in Homestead, FL on SAM.gov on 11/30/2021 for 21 days. In addition, the GSA Realty Specialist conducted online market research of Homestead, FL using LoopNet. None of these efforts yielded additional potential sources. No expressions of interest were received. There is no competition anticipated for this procurement.

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

In accordance with Federal Acquisition Regulation (FAR) 6.303-2(a)(7), the Contracting Officer determines by certifying this document that the anticipated cost to the Government of [REDACTED] (rounded)/RSF for the entire requirement is fair and reasonable.

Recent market comparison conducted by PBS in Homestead, FL in LoopNet and existing GSA lease showed the rental rate within the delineated area for office space ranges from [REDACTED] to [REDACTED] per RSF. The estimated cost of this lease action is [REDACTED] (rounded) per RSF.

Therefore, in accordance with Federal Acquisition Regulation (FAR) 6.303-2(a)(7), the Contracting Officer determines by certifying this document that the anticipated cost to the Government of [REDACTED] /RSF for the entire requirement is fair and reasonable.

7. DESCRIPTION OF MARKET RESEARCH CONDUCTED AND THE RESULTS.

Market research was conducted on 11/30/2021 by PBS using LoopNet. This effort did not yield additional potential sources. There is no competition anticipated for this procurement. In addition, PBS posted an advertisement conforming to GSAR 570.402-2 on the Contract Opportunities domain of SAM.gov website on 11/30/2021.

Address	
Krome Centre Building, 950 N Krome Ave, Homestead, FL 33030	[REDACTED] (rounded)

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

The [REDACTED] has elected to remain in their existing location. The existing location meets all the short-term requirements for the [REDACTED]. The soundest business decision is to exercise a renewal option with the incumbent lessor for a five (5) year term (all soft term), at the current location.

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

Incumbent: Krome Centre Building, 950 N Krome Ave, Homestead, FL 33030
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10. STATEMENT OF ACTIONS, IF ANY, THE AGENCY MAY TAKE TO REMOVE OR OVERCOME ANY BARRIERS TO COMPETITION BEFORE ANY SUBSEQUENT ACQUISITION.

In advance of an existing lease contract's expiration, considerations will be given to allow for sufficient time to conduct a full and open procurement. The Government will consider the time and cost of moving from the existing location, and the time and cost to build out new space when deciding whether it is economically advantageous to stay at the existing building or undergo a competitive action.

Additionally, consideration will be given to the customer agency's mission and security requirements (if applicable) to include limiting any agency space requirements that may be deemed unduly restrictive and thus favor the incumbent. The Government will remain conscious of the effort to continuously encourage competition when practicable.

11. CONTRACTING OFFICER CERTIFICATION.

By signature on this Justification for Other than Full and Open Competition, the GSA Lease Contracting Officer certifies that the award of a renewal option of 18,291 ABOA/21,356 RSF is in the Government's best interest and that this Justification is accurate and complete to the best of the GSA Lease Contracting Officer's knowledge and belief.

 Recoverable Signature

X Chris Wainwright

Chris Wainwright  
Lease Contracting Officer  
Signed by: CHRISTOPHER WAINWRIGHT

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.

 Recoverable Signature

X Chris Wainwright

Chris Wainwright  
Lease Contracting Officer  
Signed by: CHRISTOPHER WAINWRIGHT

Concurrence:

2/8/2022

X James Thompson

James Thompson  
Section Chief  
Signed by: JAMES THOMPSON

Concurrence:

 Recoverable Signature

X LaShone Butler

LaShone Butler  
Branch Chief  
Signed by: e2988242-bd56-4fc0-b353-f6e949a18b66

Concurrence:

 Recoverable Signature

X Heather Driskell

Heather Driskell  
Lease Acquisitions Officer  
Signed by: HEATHER DRISKELL

Concurrence:

 Recoverable Signature

**X** LaSonya A Glover

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LaSonya Glover

Leasing Director, Leasing Division

Signed by: LASONYA GLOVER

Legal Review:

 Recoverable Signature

**X** Ben Lorber

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Signed by: BENJAMIN LORBER

Regional Competition Advocate:

 Recoverable Signature

**X** Pamela Mitschke

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Pamela Mitschke

Competition Advocate

Signed by: General Services Administration