

Memo to File

Project Number: 9IN2254

Documentation to Explain the Absence of Competition – Lease Renewal Option Within SLAT

Lease number GS-05B-LIN19005 occupied by the Federal Energy Regulatory Commission (FERC), located at the Midwest ISO Headquarters Building, 701 City Center Drive, Carmel, IN will expire on April 30th, 2023. It has been determined that the government requires exercising a pre-existing/ unevaluated renewal option for a period of 60 months as noted in the Acquisition Plan located in the lease file.

The net annual rent of this action is [REDACTED], which is within the Simplified Lease Acquisition Threshold (SLAT).

Statutory Support

The decision to pursue a lease renewal is supported by 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: Renewal Options. In accordance with GSAR 570.401 and agency policy, use of this sole source authority is appropriate when there are no potentially acceptable locations or, if there are potentially acceptable locations, when a cost-benefit analysis shows there would substantial duplication and replication costs that would not be recovered through competition.

Exercising the renewal option for a lease below the simplified lease acquisition threshold is necessary as:

☐ Cost based rationale

Lease extensions represent short-term contracting actions which are necessary to protect the occupancy rights of the government when the government cannot vacate the premises by the expiration of the existing contract term. Extensions avoid the costs associated with holdover tenancies. Additionally, the government cannot reasonably expect to recover the costs associated with relocation of the tenant agency through full and open competition of a separate short-term lease to cover the term of this extension.

☒ Mission based rationale

The agency's mission for this location requires a unique location and cannot be satisfied through any alternative locations. The agency's mission and justification for a unique location is summarized below:

See attached justification to remain at the current location.

Additionally, Mike Dillon, Leasing Specialist, placed an advertisement on SAM.gov between the dates of November 22, 2022, and December 21, 2022. No responses were received to this advertisement, indicating that there is limited competition available.

Prepared By:

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1/17/2023

Date

Approved:

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1/26/2023

Date