

JUSTIFICATION FOR OTHER THAN FULL AND OPEN COMPETITION

U.S. General Services Administration

GSA Region 5

Customer Projects Service Center

LEASE NUMBER: GS-05B-16943

PROJECT NUMBER: 8IL2414

AGENCY NAME: [REDACTED]

1. IDENTIFICATION AND DESCRIPTION OF ACTION BEING APPROVED.

The General Services Administration currently leases 71,331 rentable square feet (RSF), 57 structured parking spaces, and 216 surface parking spaces at 900 E Linton St, Springfield, IL under lease number GS-05B-16943 for [REDACTED]. The current lease expires 10/13/2018. Approval is requested to negotiate an extension of this lease with the incumbent landlord without full and open competition for continued occupancy at this leased location until 4/13/2020.

2. DESCRIPTION OF SUPPLIES AND SERVICES RENDERED

FBI submitted a continuing need space request on February 10, 2016 for 65,250 ABOA square feet of office and related space and 273 total parking spaces. A JOTFOC to negotiate a succeeding lease with the incumbent landlord without full and open competition was approved on February 14, 2017.

Due to Government delay from the client agency while developing their Program of Requirements (POR) and TI Statement of Work, the new lease is not expected to be awarded until 12/1/2018. The new lease is not expected to finish buildout and commence until 12/1/2019.

The delineated area is as follows:

The City Limits of Springfield, IL.

Because current lease GS-05B-16943 expires on 10/13/2018, fourteen months before lease GS-05P-LIL00069 is expected to commence, a lease extension is required.

3. IDENTIFICATION OF STATUTORY AUTHORITY

41 U.S.C. 253(c) (1): Only one responsible source and no other supplies or services will satisfy agency requirements.

4. DEMONSTRATION THAT THE ACQUISITION REQUIRES THE USE OF THE

AUTHORITY CITED.

GSAM 570.402-5 allows for negotiation with the incumbent lessor when a cost-benefit analysis shows that the Government cannot expect to recover relocation and duplication costs through competition. Market research was conducted via a CoStar report on 09/18/18, revealing that there are zero existing buildings within the delineated area that have enough space to meet the square footage requirement for this procurement.

Award to other than the current Lessor would also require relocation of the entire requirement and would cause [REDACTED] to incur move and replication costs that would not be recovered through competition. Replication costs would include [REDACTED]

**Cost-Benefit Analysis Acquisition of 71,331 Rentable Square Feet (RSF) Square Feet
18 Month (Full Term) Analysis:**

	<u>Present Location</u>	<u>Alternate Location</u>
18 month total rent / annual rentable square foot rate	\$ [REDACTED] / \$ [REDACTED] per RSF	\$ [REDACTED] / \$ [REDACTED] per RSF
<ul style="list-style-type: none"> • Base Shell • Operating 	\$ [REDACTED] / \$ [REDACTED] per \$ [REDACTED] / \$ [REDACTED] per	\$ [REDACTED] / \$ [REDACTED] per \$ [REDACTED] / \$ [REDACTED] per
New amortized tenant improvements	\$ [REDACTED]	\$ [REDACTED]
Cost of physical move	\$ [REDACTED]	\$ [REDACTED]
<ul style="list-style-type: none"> • Construction and Moving Services (\$ [REDACTED]) • Cabling/Telecom (\$ [REDACTED]) • A/V (\$ [REDACTED]) • Signage/Artwork/Graphics (\$ [REDACTED]) • Security (\$ [REDACTED]) • Furniture (\$ [REDACTED]) • IT (\$ [REDACTED]) 		
Duplication of Reimbursable Work Authorization (RWA) alterations (above agency customization tier)	\$ [REDACTED]	\$ [REDACTED]
Total 18 month cost / rentable square foot rate (no escalations included)	\$ [REDACTED] / \$ [REDACTED] per RSF	\$ [REDACTED] / \$ [REDACTED] per RSF
Total term lease savings	\$ [REDACTED]	\$ [REDACTED]

5. DESCRIPTION OF EFFORTS TO SOLICIT AS MANY OFFERS AS PRACTICAL.

Not applicable.

6. DEMONSTRATION THAT THE ANTICIPATED COST 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] /RSF for the entire requirement is fair and reasonable.

Recent market research in Springfield, IL showed that there is no other building in the delineated area that can meet the client agency's square footage requirement. The only properties available in the surrounding area have considerably less space available. Their offered rates are triple-net and do not include the robust security requirements needed for an FPS Level [REDACTED] facility.

Due to the size of the market and the unique requirements of [REDACTED] field office, there are no other buildings in Springfield that are comparable to the agency's current location. In this sense, the market is being set by the current Lessor.

7. DESCRIPTION OF MARKET SURVEY CONDUCTED.

Not applicable.

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

Not applicable.

9. LIST OF SOURCES THAT EXPRESSED INTEREST IN THE ACQUISITION.

Not applicable.

10. STATEMENT OF ACTIONS TO OVERCOME BARRIERS TO COMPETITION.

Not applicable.

11. CONTRACTING OFFICER CERTIFICATION.

I, the Contracting Officer, hereby certify that the above information is accurate and complete to the best of my knowledge and belief. Based upon the aforementioned material, it is requested and recommended that authorization be granted to proceed with this space action as a sole source lease extension for eighteen (18) months, zero (0) months firm term to house [REDACTED] at 900 E Linton Ave. The total value of this lease extension is estimated to be \$ [REDACTED] (eighteen month term).

[REDACTED] _____ Date _____
John Boguslawski, Lease Contracting Officer

12. TECHNICAL REQUIREMENTS PERSONNEL 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.

 Date _____

Matthew Beaumont, Leasing Specialist


13. ADDITIONAL REVIEW AND CONCURRENCE

Reviewed and concurred by:

 Date _____


Katrina Trimble, Team Manager

Reviewed and concurred by:

 Date _____

Christopher Gronwold, Leasing Policy and Program Branch

Reviewed and concurred by:

 Date _____

Robert Green, Division Director or Designee

Reviewed and concurred by:

 Date 

Regional Counsel

Approved by:



Regional Competition Advocate