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Justification for Other Than Full and Open Competition, Extension

U.S. General Services Administration

PBS, Office of Leasing

JUSTIFICATION FOR OTHER THAN FULL AND OPEN COMPETITION

PROJECT NUMBER: 5TX0955

Agency Names: DHS Office of the Secretary - U.S. Immigration & Customs Enforcement (ICE) & Department of Justice - Executive Office for Immigration Review (EOIR)

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

The General Services Administration currently leases 18,705 ABOA SF / 21,510 rentable square feet (RSF) of office space at Washington Square, 880 Dolorosa, San Antonio, TX 78207-4559 under lease number LTX17124 for ICE & EOIR. The current lease expired March 18, 2026. Approval is requested to negotiate a lease extension with the incumbent Lessor without full and open competition for continued occupancy at this leased location. The procedures for pursuing a lease extension are detailed in GSAR 570.405: Lease extensions.

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

The Government requires an extension of the current lease for 60 months (12 months firm) to commence on [redacted] The estimated cost of this lease extension is [redacted] per rentable square feet per year for an annual cost of [redacted] and a total contract value of [redacted]

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 570.405. In accordance with GSAR 570.405, use of the sole source authority is appropriate when the government experiences a delay in acquiring replacement space.

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

X 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

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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 during the extension period. The Government is consolidating various agencies from two leases into new leased space and the contracting officer needs to extend the term of this lease to ensure continued occupancy until the new/replacing lease is ready. Award to other than the current Lessor would require relocation of the entire requirement and would cause ICE & EOIR to incur move and replication costs that would not be recovered through competition.

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

In accordance with GSAM 570.106(d) and 570.405, an advertisement is not required for extensions.

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

Recent market research conducted by the Lease Contracting Officer in San Antonio, TX showed the rental rate within the market area ranges fror [redacted]

Therefore, the anticipated rental rate for this lease extension of [redacted] is within the current market range for this submarket and is deemed fair and reasonable by the GSA Lease Contracting Officer.

7. **DESCRIPTION OF MARKET RESEARCH CONDUCTED AND THE RESULTS.**

On October 14, 2025 market research was conducted using Costar. The market research showed the rental rate within the market area ranges from [redacted] Additionally, a Bullseye report was requested for the project on October 14, 2025, and showed a target rate of [redacted]

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

Remaining at the current location under a 60 month extension avoids a holdover and allows the Government to continue operations without disruption.

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

N/A

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

There are no systemic barriers to competition.

Additionally, objective scrutiny will be given to the customer agency's mission and security requirements (if applicable) to eliminate unnecessary agency space requirements that may be deemed unduly restrictive.

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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 lease extension of 60 months for LTX17124 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.

[redacted]

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]

Concurred by:

[redacted]

Legal Review by:

[redacted]

Approved by:

[redacted]