Justification for Other Than Full and Open Competition, Extension

U.S. Department of Agriculture
La Grande, OR Ranger District
Region 6

JUSTIFICATION FOR OTHER THAN FULL AND OPEN COMPETITION

LEASE NUMBER: 1204H102L1604
AGENCY NAME: Forest Service

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

The USDA-Forest Service (Forest Service) currently leases 18,658 ABOA (22,560 rentable square feet (RSF)) of office and warehouse space and 17,200 SF of ware yard space at 3502 Highway 30, La Grande, OR under lease number 1204H102L1604. The current lease expires 9/30/27. 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 to commence on 10/1/27. The estimated cost of this lease extension is [redacted] per RSF 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
- ☐ 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

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. Due to new Presidential policies regarding workforce and workspace, additional time is needed to finalize long-term space requirements. Award to other than the current Lessor would require relocation of the entire requirement and would cause Forest Service 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 La Grande, OR showed the rental rate within the market area ranges from [redacted] to [redacted] per SF for a fully-serviced office lease, and [redacted] to [redacted] per RSF for a warehouse lease. The pro-rata average rental rate based on the proportions of office and warehouse space in the existing lease is [redacted] per RSF. Therefore, the anticipated rental rate for this lease extension of [redacted] per RSF is within the current market range for this submarket and is deemed fair and reasonable by the USDA Lease Contracting Officer.

7. DESCRIPTION OF MARKET RESEARCH CONDUCTED AND THE RESULTS.

On 11/6/24 market research was conducted using CoStar. The market research showed the rental rate within the market area ranges from [redacted] to [redacted] per SF for a fully-serviced office lease, and [redacted] to [redacted] per RSF for a warehouse lease. The pro-rata average rental rate based on existing proportions of office and warehouse space is [redacted] per RSF.

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.

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 to 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 USDA Lease Contracting Officer certifies that the award of a lease extension of 60 months for 1204H102L1604 is in the Government's best interest and that this Justification is accurate and complete to the best of the USDA Lease Contracting Officer's knowledge and belief.

Edward Budzinski Digitally signed by Edward Budzinski Date: 2025.07.23 13:59:03 -06'00' Date 7/23/25

Ed Budzinski, 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.

Edward Budzinski Digitally signed by Edward Budzinski Date: 2025.07.23 13:59:15 -06'00' Date 7/23/25

Ed Budzinski, Lease Contracting Officer

Concurred by:

ELIZABETH OLEXA Digitally signed by ELIZABETH OLEXA Date: 2025.07.28 09:18:00 -06'00' Date 7/28/25

Elizabeth Olexa, Acting Branch Chief

Approved by:

WILLIE DAVIS Digitally signed by WILLIE DAVIS Date: 2025.08.11 10:19:30 -04'00' Date_____

W. Scott Davis, Director of Office of Property & Environmental Management
Head of Contracting Activity

See FAR 6.304 for appropriate signature threshold levels.

If Senior Procurement Executive (SPE) approval is required, must include signatures from Regional Contracting Director, Regional Counsel, and Head of Contracting Activity (HCA). Use of a separate signature page is required.