

Lack of Competition

The requirement is below the SLAT and therefore a JOFOC is not required.

The requirement is to provide a fully service lease for 7,360 RSF/ 5,452 NUSF of office space located at 260 Glenis Drive, Murfreesboro TN at a total estimated value of \$181,424.04.

Average annual un-serviced rent is estimated at \$140,389.00 (\$25.75 per NUSF) with an estimated average annual fully serviced rent of \$181,424.04 (\$33.28 per NUSF).

This is a sole source action to enter in a new lease with Bass Ward II Tennessee for ten (10) years five (5) years firm and five (5) non-firm.

The space that is being requested in this submission is currently being leased by the Tennessee Valley Healthcare System (TVHS) (lease VA249-R-0384) and houses several patient support services. This new lease allows the existing services to remain in place without interrupting their service for relocation. This program focuses on veterans whose primary requirements are the traditional services offered outside of the home, and the program does not require staff to be located in a hospital environment. This space also aligns with TVHS strategic direction and meets operational directives. There is no estimated cost for build-out as this is an existing lease that already meets TVHS requirements. We plan to award this lease in Fiscal Year 2018 first quarter.

A Sources Sought Notice was posted on the Government-Wide Point of Entry (GPE) FedBizOpps (FBO) on March 7, 2017 requesting sources capable of providing lease space for the support of 260 Glenis Lease (solicitation number VA249-17-R-0316). The Sources Sought Notice provided instructions to all firms that could possibly meet the Governments' requirements to notify the contracting office by electronic means of such intent, and evidence to demonstrate its ability to meet the requirements of the acquisition. There was no notice, evidence, or interest received from any interested firm.

Market research was conducted and there were no properties found inside the delineated area. Market research was conducted to locate GSA available space, United States Postal Service (USPS) available space, and National Historic space but no properties were found to meet the minimum requirements in the delineated area.

In the effort of applying the Rule of Two before making the decision to sole source the succeeding lease to the same lessor further market research was conducted via Veteran 100 (VIP) on February 09, 2019 using NAICS code 236220. There were twenty-two (22) companies recognized in the state of Tennessee but none located in Murfreesboro TN.