

Automated Advanced Acquisition Program

Streamlining the Leasing Process For Earlier Occupancy

BENEFITS

AAAP uses an online platform to connect federal agencies and commercial building owners for an efficient leasing process that adheres to all leasing regulations.

AAAP eliminates the need for a tailored Request for Lease Proposal (RLP) and generates multiple competitive space proposals.

AAAP gives GSA the ability to compete leases and secure the lowest-cost, technically acceptable space, saving time by allowing agencies to view proposed space via a single building tour - post-bid, rather than multiple, pre-bid market tours associated with traditional lease procurements.

AAAP Overview

The Automated Advanced Acquisition Program (AAAP) expedites the lease procurement process by allowing building owners and their representatives the opportunity to submit final proposals for office space that meets GSA's minimum requirements to a centralized database. When GSA receives an agency's space requirements, the GSA leasing team:

1. Posts a project-specific advertisement to incorporate the agency's space requirements not addressed in the Request for Lease Proposals (RLP) package.
2. Performs outreach to promote offerors opportunities to refine and submit proposals in the database.
3. Generates a list of final proposals, ranked by present value, which meets the agency's space requirements.
4. Begins its review of the lowest priced proposal.

GSA's review of the lowest-priced proposal includes:

- Verifying it meets GSA's minimum requirements
- Verifying it meets requirements in the project-specific advertisement
- Scheduling a building tour with the agency to determine technical acceptability
- Receiving additional required submittals

This careful examination of proposals reduces the time spent on the leasing process. Additionally, the AAAP process generates only the properties which are capable of meeting necessary requirements; therefore, there is no need for a market survey. Instead, building tours are limited to qualified properties, ideally only the lowest-priced proposal.

If the lowest-priced proposal does not meet GSA's or an agency's requirements, it is disqualified and the leasing team will look at the next lowest-priced proposal. Once a space proposal meets all necessary requirements, the lease award process begins. After the lease award process is complete, the process is the same as other procurement methods.



PROJECT TYPES

AAAP can be used for new and continuing office space needs.

The system can accommodate specialized spaces, including: high capacity floor loads; sensitive compartmented information facilities; weapons storage, and sally ports.

TI COSTS

Tenant improvement costs are amortized into the rent.

The market is made aware of the tenant improvement allowance through a project specific advertisement.

Based on the requirements, AAAP can use a different tenant improvement allowance for the incumbent.

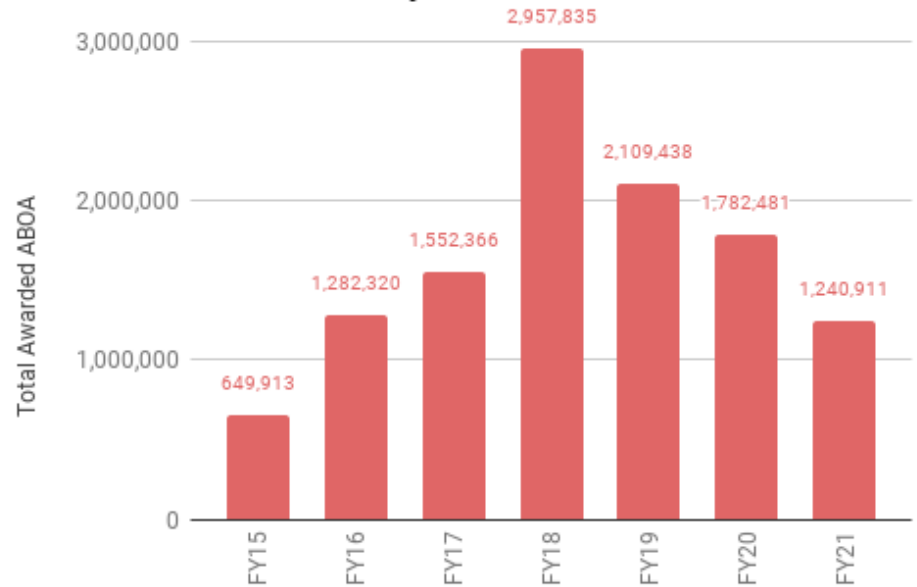
MOVE COSTS

Move and other costs may be evaluated to determine if moving to a new space is the best decision for the tenant agency.

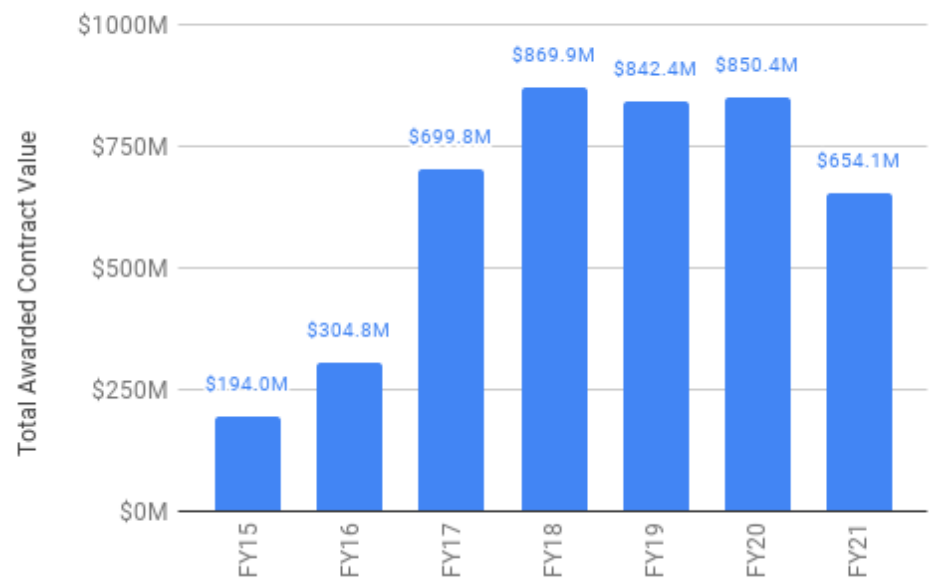
Tenant agencies must be prepared to move for AAAP and other full and open competition procurements.

[Ref. Leasing Desk Guide, Chapter 22](#)

Total Awarded ABOA by Fiscal Year



Total Awarded Contract Value by Fiscal Year



For More Information

To learn more about AAAP, contact AAAP.Manager@gsa.gov. You also can find additional resources online at www.gsa.gov/aaap.