



GSA PBS Customer Forum

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Lease Delegations

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National Office of Leasing

Overview

- History and Background
- Current Status
- When and how to use it - GREX

A Brief History of Lease Delegations

Prior to 1996, agencies could lease space only:

- With Independent statutory authority
- Using a GSA Categorical Space delegation
- Using a GSA Special purpose space delegation

1996 - “Can’t Beat GSA” Delegation

- Broad standing delegation for all types of space

History (continued)

In 2007, there was a GAO study and an IG audit. Results were:

- Numerous procurement violations: potential prospectus violations, non-adherence to delegation limits, excessive rent costs, lack of scoring evaluation, etc.
- Agency lack of expertise in performing lease procurements
- Recommended national oversight and management of the program, and tighter internal controls be established
- Resulted in the issuance of FMR Bulletin 2008-B1, which established tighter management controls

Since 2008

- Lease delegations program now centralized in the PBS Office of Leasing
- Delegations are requested, processed and tracked through GREX
- Management controls have provided an understanding of the program's magnitude
- The delegated lease portfolio is estimated to be over 6,000 leases comprising 22 million RSF

Current Status

- Key using agencies: VA, USDA, DOI (98%)
- Returning delegations to GSA
 - Smaller delegated agencies
 - Legacy “Can’t Beat GSA” leases over 20k
- Agencies with ISA wanting annual obligation authority

GREX System

- Official system of use
- 18+ months in advance application
- Trained LCO that meets the GSA LCP Program
- GREX application/access
- Requirements needed by Lease Action Type Document
- 30 day turnaround time assuming no deficiencies
- Post Award submittal

Key Concepts

- ISA and GSA delegated authority are important tools to accomplish efficient and cost-effective leasing for the Federal government.
- Properly trained client agency specialists allow GSA to leverage their skills to provide cost effective space solutions for the government.
- Working with key stakeholders (i.e., Congress, OMB and client agencies), GSA can monitor the proper balance between GSA-retained and delegated leasing.

Questions?

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