




GSA Public Buildings Service

May 18, 2022

MEMORANDUM FOR: REGIONAL COMMISSIONERS, PBS
REGIONAL LEASING DIRECTORS
REGIONAL LEASE ACQUISITION OFFICERS

FROM: GINA DITOMMASO 
ACTING ASSISTANT COMMISSIONER FOR OFFICE OF
LEASING – PR

SUBJECT: LEASING ALERT (LA-22-04) - Temporary Class Justification
CD-2022-06 - Lowest Price Technically Acceptable Source
Selection Process for Lease Acquisitions Utilizing the AAAP
Platform

1. **Purpose.** This Leasing Alert disseminates temporary class justification CD-2022-06, issued by GSA's Senior Procurement Executive (SPE), authorizing the use of Lowest Price Technically Acceptable (LPTA) source selection procedures as the default strategy for lease procurements utilizing the Automated Advanced Acquisition Platform (AAAP). **This updated temporary class justification replaces the prior class justification CD-2021-08, which expired March 23, 2022. This updated class justification is only effective through May 31, 2025.**
2. **Background.**
 - a. Federal Acquisition Regulation (FAR) 15.101-2(c) requires that LPTA shall only be used if certain conditions are met and requires the Lease Contracting Officer (LCO) to document the contract file describing the circumstances that justify the use of the LPTA source selection process.
 - b. On March 24, 2021, GSA's Senior Procurement Executive (SPE) issued CD-2021-08 to provide limited authority to use LPTA as the default source selection process for specific lease actions for one year. The Office of Leasing (OL) issued Leasing Alert LA-21-03 to disseminate the temporary class justification.

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1800 F Street, NW
Washington, DC 20405-0002

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- c. On March 17, 2022, OL requested an extension of CD-2021-08, citing challenges obtaining data due to the length of time involved in completing a GSA lease procurement.
 - d. In response, the SPE issued an updated temporary class justification, CD-2022-06 (Attachment 1), which limited the scope to AAAP procurements only. For all other competitive lease procurements, the LCO must document the decision to use LPTA, as required by FAR 15.101-2(c).
 - e. In addition, OL is required to report certain lease award data to the Office of Acquisition Policy (MV) on a quarterly basis.
3. **Effective Date.** This Leasing Alert is effective immediately, through May 31, 2025, unless modified, canceled, or reissued.
4. **Applicability.** This Leasing Alert and its attachment are mandatory and apply to all GSA real property leasing activities and activities delegated by GSA to other Federal agencies.
5. **Cancellation.** LA-21-03.
6. **Instructions and Procedures.** Additional guidance concerning use of this class justification is as follows:
 - a. LCOs shall utilize the acquisition plan to document the procurement's source selection strategy (i.e., LPTA or Best Value Tradeoff (BVTO)).
 - b. For AAAP procurements, the LCO will select LPTA as the source selection strategy within the acquisition plan template and upload the class justification into the lease file/G-REX.
 - c. For all other competitive procurements, the LCO must utilize BVTO source selection procedures, unless he/she determines that LPTA is the most effective means of obtaining the best value for the Government. If utilizing the LPTA approach, the LCO must describe the circumstances provided in FAR 15-101-2(c) that justify the use of LPTA in the acquisition plan. The justification must be project-specific.
 - d. OL will provide separate guidance addressing the requirement to provide quarterly data to MV.

Attachment:

- **Attachment 1**, Class Justification CD-2022-06

COVER PAGE FOR ATTACHMENT 1