

SIGNED on November 14, 2005

RSL-2005-10

MEMORANDUM TO ASSISTANT REGIONAL ADMINISTRATORS, PBS
1P, 2P, 3P, 4P, 5P, 6P, 7P, 8P, 9P, 10P, WP
REGIONAL REALTY SERVICES OFFICERS

FROM: CHRISTOPHER REUTERSHAN
ASSISTANT COMMISSIONER FOR OFFICE OF NATIONAL
CUSTOMER SERVICES MANAGEMENT - PQ

SUBJECT: General Purpose, Categorical, and Special Purpose Lease
Delegations

1. Purpose. This Realty Services Letter (RSL) issues guidance for responses to agencies requesting lease acquisition delegation authority as well as establishes a procedure for regional controls and monthly reporting of lease delegations.
2. Background.
 - a. On September 25, 1996, then-GSA Administrator David J. Barram sent letters to the heads of federal agencies advising them of a new lease delegations program. It was called, "Can't Beat GSA Leasing," often referred to as the "Provider of Choice" (POC) delegation. On October 16, 1996, GSA Bulletin D-239 was published in the Federal Register with details about this program. On November 15, 1996, a letter from then-PBS Commissioner Robert A. Peck provided additional information on how to use the program. On December 18, 1996, GSA Bulletin D-239, Supplement 1 was published in the Federal Register, and it provided even more information.
 - b. As the Federal Property Management Regulations (FPMR) migrated to the Federal Management Regulations (FMR), an expanded section on leasing delegations was included. The FMR was effective December 13, 2002. Information about the Administrator's standing delegation of authority for Can't Beat GSA leases is found at FMR 102-72.30. The information in the FMR augmented the previous D-239 bulletin and its Supplement 1. The sections regarding the types of lease delegations begin at FMR Chapter 102-73.135 and continue through 102-73.235. In the FMR, the Can't Beat/POC delegation is a type of general purpose lease delegation.
 - c. FMR Bulletin 2005-B1 was published in the Federal Register and became effective May 25, 2005. It reemphasizes and updates the notification and reporting requirements specified for delegations of leasing authority. FMR Bulletin 2005-B1 cancels and supersedes D-239 and its Supplement 1. In addition to new information about the general purpose delegation, the bulletin contains additional reporting requirements for categorical and special purpose space delegations. The FMR and any corresponding documents may be accessed at GSA's website at <http://www.gsa.gov/fmr>. Select FMR Bulletins.

- d. FMR Bulletin 2005-B1 supplements the lease delegations information beginning at FMR Section C, Chapter 102-73.135 through 102-73.235. See http://www.gsa.gov/gsa/cm_attachments/GSA_DOCUMENT/FMR_R2-iD3U_0Z5RDZ-i34K-pR.pdf for the citation.
 - e. The bulletin requires any agency using a general purpose, categorical or special purpose delegation to submit to OGP semi-annual reports on their delegations. In addition as provided by Executive Order 13327, "Federal Real Property Asset Management," all agencies using these delegations of authority are required to establish performance measures addressing the cost, value, and efficiency of all acquisitions within the scope of an overall agency asset management plan and apply them to their acquisitions under these delegation programs. Agencies using any of the three GSA lease delegations are expected to apply these measures to their acquisitions.
3. Effective Date/Expiration Date. These instructions are effective immediately and will expire 12 months from the date of issuance, unless extended. Realty personnel shall apply these instructions for future delegations as appropriate.
 4. Applicability. All real property leasing activities.
 5. Instructions/Procedures. Detailed guidance is provided as Attachment 1. A sample delegations letter for responses to the requesting agency, as well as an enclosure with additional information, is provided as Attachment 2. A sample regional log to track delegations is provided as Attachment 3. An optional delegations training presentation is provided as Attachment 4. These documents may be accessed at http://insite.pbs.gsa.gov/pq/pqc/realty_letters2.asp. The following is a summary of attachments:
 - a. Attachment 1 – Guidance for General Purpose, Categorical or Special Purpose Delegations
 - b. Attachment 2 – Delegation Letter and Enclosures
 - c. Attachment 3 – Regional Delegations Logs
 - d. Attachment 4 – Delegations Training Presentation

Concurrences:

Official File PQ

cc: Istrohbach – PQC
groberts – PQC
gdavis – LR

File:

RSL and Attachments Location: http://insite.pbs.gsa.gov/pq/pqc/realty_letters2.asp

PQC: : : : :

Gary Roberts (PQC) _____
Date

Gary F. Davis (LR) _____
Date

If applicable, other Concurrence Name _____
Date