

specific delegations in the manner and to the extent provided in those delegations.

**§ 101-18.104-1 Limitations on the use of delegated authority.**

(a) The authority granted in and pursuant to this subpart shall be exercised in accordance with the requirements and limitations of the Federal Property and Administrative Services Act of 1949, as amended; the Budget Enforcement Act of 1990 and OMB Bulletin 91-02, Part B; Federal Property Management Regulations, subchapter D, those authorities listed in § 101-18.001; and other applicable laws and regulations, including the General Services Administration Acquisition Regulation (GSAR), the Competition in Contracting Act (CICA), and other OMB requirements.

(b) Pursuant to GSA's long-term authority contained in section 210(h)(1) of the Federal Property and Administrative Services Act of 1949, as amended, (40 U.S.C. 490(h)(1)), agencies delegated the authorities outlined herein may enter into leases for the term specified. In those cases where agency special purposes space delegations include the authority to acquire unimproved land, the land may be leased only on a fiscal year basis.

(c) In accordance with section 7(a) of the Public Buildings Act of 1959, as amended (40 U.S.C. 606), agencies must submit a prospectus to the Administrator of General Services for leases involving a net annual rental in excess of \$1.6 million excluding services and utilities.

NOTE: The thresholds for prospectuses are indexed, and change each year.

(d) Agencies having a need for other than temporary parking accommodations in the urban centers listed in § 101-18.102, for Government-owned motor vehicles not regularly house by GSA, shall ascertain the availability of Government-owned or-controlled parking from GSA in accordance with the procedures outlined in § 101-17.202-2 prior to instituting procurement action to acquire parking facilities or services.

**§ 101-18.104-2 Categorical space delegations.**

Subject to the limitations cited in § 101-18.104-1, all agencies are authorized to acquire the types of space listed in paragraphs (a) through (p) of this section. Except where otherwise noted, leases may be for terms, including all options, of up to 20 years. The types of space subject to categorical space delegations may be located inside or outside urban centers and are as follows:

(a) Space to house antennas, repeaters, or transmission equipment;

(b) Depots, including, but not limited to, stockpiling depots and torpedo net depots;

(c) Docks, piers, and mooring facilities (including closed storage space required in combination with such facilities);

(d) Fumigation areas;

(e) Garage space (may be leased only on a fiscal year basis);

(f) Greenhouses;

(g) Hangars and other airport operating facilities including, but not limited to, flight preparation space, aircraft storage areas, and repair shops;

(h) Hospitals, including medical clinics;

(i) Housing (temporary), including hotels (does not include quarters obtained pursuant to temporary duty travel or employee relocation);

(j) Laundries;

(k) Quarantine facilities for plants, birds, and other animals;

(l) Ranger stations; i.e., facilities which typically include small offices staffed by one or more uniformed employees, and may include sleeping/family quarters, parking areas, garages, and storage space. Office space within ranger stations is minimal and does not comprise a majority of the space. (May also be referred to as guard stations, information centers, or kiosks.)

(m) Recruiting space for the armed forces (lease terms, including all options, limited to 5 years);

(n) Schools directly related to the special purpose function(s) of an agency;

(o) Specialized storage/depot facilities, such as cold storage; self-storage

units; and lumber, oil, gasoline, ship-building materials, and pesticide materials/equipment storage (general purpose warehouse type storage facilities not included);

(p) Space for short-term use as provided in § 101-17.203 (lease terms limited to 180 days with extensions granted on a case-by-case basis).

**§ 101-18.104-3 Agency special purpose space delegations.**

Subject to the limitations cited in § 101-18.104-1, the agencies listed below are authorized to acquire the types of space associated with that agency. Except where otherwise noted, agency special purpose space may be leased for terms, including all options, of up to 20 years. Such space may be located either inside or outside urban centers. The agencies and types of space subject to special purpose space delegations are as follows:

- (a) Department of Agriculture:
  - (1) Cotton classing laboratories (lease terms, including all options, limited to 5 years);
  - (2) Land (if unimproved, may be leased only on a fiscal year basis);
  - (3) Miscellaneous storage by cubic foot or weight basis;
  - (4) Office space when required to be located in or adjacent to stockyards, produce markets, produce terminals, airports, and other ports (lease terms, including all options, limited to 5 years);
  - (5) Space for agricultural commodities stored in licensed warehouses and utilized under warehouse contracts;
  - (6) Space utilized in cooperation with State and local governments or their instrumentalities (extension services) where the cooperating State or local government occupies a portion of the space and pays a portion of the rent.
- (b) Department of Commerce:
  - (1) Census Bureau—Space required in connection with conducting the decennial census (lease terms, including all options, limited to 5 years);
  - (2) Laboratories for testing materials, classified or ordnance devices, calibration of instruments, and atmospheric and oceanic research (lease terms, including all options, limited to 5 years);
  - (3) Maritime training stations;

- (4) Radio stations;
- (5) Land (if unimproved, may be leased only on a fiscal year basis);
- (6) National Weather Service meteorological facilities.
- (c) Department of Defense:
  - (1) Air Force—Civil Air Patrol Liaison Offices and land incidental thereto when required for use incidental to, in conjunction with, and in close proximity to airports, including aircraft and warning stations (if unimproved, land may be leased only on a fiscal year basis; for space, lease terms, including all options, limited to 5 years);
  - (2) Armories;
  - (3) Film library in the vicinity of Washington, DC;
  - (4) Leased building at Air Force Base, Jackson, MS;
  - (5) Mess halls;
  - (6) Ports of embarkation and debarkation;
  - (7) Post exchanges;
  - (8) Postal Concentration Center, Long Island City, NY;
  - (9) Recreation centers;
  - (10) Reserve training space;
  - (11) Service clubs;
  - (12) Testing laboratories (lease terms, including all options, limited to 5 years).
- (d) Department of Energy: Facilities housing the special purpose or special location activities of the old Atomic Energy Commission.
- (e) Federal Communications Commission: Monitoring station sites.
- (f) Department of Health and Human Services: Laboratories (lease terms, including all options, limited to 5 years).
- (g) Department of the Interior:
  - (1) Space in buildings and land incidental thereto used by field crews of the Bureau of Reclamation, Bureau of Land Management, and the Geological Survey in areas where no other Government agencies are quartered (if unimproved, land may be leased only on a fiscal year basis);
  - (2) National Parks/Monuments Visitors Centers consisting primarily of special purpose space (e.g., visitor reception, information, and rest room facilities) and not general office or administrative space.
- (h) Department of Justice: