

CHAPTER 4:

# **Streamlined Leasing – RESERVED PENDING UPDATE**

# 1. Overview – Streamlined Leasing PENDING UPDATE

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## Chapter Outline

The Streamlined Leasing Desk Guide chapter is currently in “reserved” status pending a future update. This chapter previously contained guidance related to the Streamlined Lease Model originally released as part of the Lease Reform initiative in 2011. The Streamlined Lease Model was a combination of the **turnkey** tenant improvement negotiation process and the use of **DID workshops**.

Turnkey tenant improvement negotiation refers to the practice of developing a fully detailed, biddable scope of work for the tenant improvements, known as **Agency Specific Requirements (ASRs)** and negotiating the actual cost of the tenant improvements before award. DID workshops are collaborative in-person or virtual meetings between the government project team and the lessor’s team designed to expedite the process of developing DIDs.

The Streamlined Lease Model was formally retired through LAC-2015-06 which issued the new “Global Model” lease template. This model incorporated features that were previously spread across different lease acquisition templates into one master template, including turnkey and DID workshop options.

This chapter will be re-issued at a future date and will focus on providing detailed instructions on using the turnkey negotiation method.

Details on the use of the Global model can be found under LDG Chapter 2, New or Replacing Lease.

Further information on TI turnkey pricing and Design Intent Drawings (DID) workshops can be found under other LDG chapters, including:

- Chapter 1, Requirements Development
- Chapter 2, New or Replacing Lease