

Federal Management Regulation

§ 102-74.25

§ 102-73.100 What happens if the project exceeds the prospectus threshold?

Such projects require approval by the Senate and the House of Representatives if the dollar value exceeds the prospectus threshold. In order to obtain this approval, prospectuses for such projects must be submitted to GSA and the Administrator of General Services will transmit the proposed prospectuses to Congress for consideration by the Senate and the House of Representatives.

PART 102-74—FACILITY MANAGEMENT

Sec.

102-74.5 What is the scope of this part?

102-74.10 What is the basic facility management policy?

102-74.15 What are occupancy services?

102-74.20 What responsibilities do Executive agencies have regarding occupancy services?

102-74.25 What standard in providing occupancy services must Executive agencies follow?

102-74.30 What building services must Executive agencies provide?

102-74.35 What are concessions services?

102-74.40 When must Federal agencies provide concessions services?

102-74.45 Are Federal agencies required to give blind vendors priority in operating vending facilities?

102-74.50 What are conservation programs?

102-74.55 What are asset services?

102-74.60 What asset services must Executive agencies provide?

102-74.65 What standard in providing asset services must Executive agencies follow?

102-74.70 What Federal facility ridesharing policy must Executive agencies follow?

102-74.75 What steps must Executive agencies take to promote ridesharing at Federal facilities?

102-74.80 What specific ridesharing information must Executive agencies report to the Administrator of General Services?

102-74.85 Where should Executive agencies send their Federal Facility Ridesharing Reports?

102-74.90 Are there any exceptions to these ridesharing reporting requirements?

AUTHORITY: 40 U.S.C. 486(c); E.O. 12191, 45 FR 7997, 3 CFR, 1980 Comp., p 138.

SOURCE: 66 FR 5359, Jan. 18, 2001, unless otherwise noted.

§ 102-74.5 What is the scope of this part?

The real property policies contained in this part apply to Federal agencies, including the GSA/Public Buildings Service (PBS), operating under, or subject to, the authorities of the Administrator of General Services.

§ 102-74.10 What is the basic facility management policy?

Executive agencies must manage, operate, and maintain Government-owned and leased buildings in a manner that provides for quality space and services consistent with their operational needs and that accomplish overall Government objectives. The management, operation, and maintenance of buildings and building systems must:

(a) Be cost effective and energy efficient;

(b) Be adequate to meet the agencies' missions;

(c) Meet nationally recognized standards; and

(d) Be at an appropriate level to maintain and preserve the physical plant assets, consistent with available funding.

§ 102-74.15 What are occupancy services?

Occupancy services are:

(a) Building services (see § 102-74.30);

(b) Concession services; and

(c) Conservation programs.

§ 102-74.20 What responsibilities do Executive agencies have regarding occupancy services?

Executive agencies, upon approval from GSA, must manage, administer, and enforce the requirements of agreements (such as Memoranda of Understanding, etc.) and contracts that provide for the delivery of occupancy services.

§ 102-74.25 What standard in providing occupancy services must Executive agencies follow?

Executive agencies must provide occupancy services that substantially conform to nationally recognized standards. As needed, Executive agencies may adopt other standards for buildings and services in Federally-

§ 102-74.30

controlled facilities in order to conform to statutory requirements and to implement cost-reduction efforts.

§ 102-74.30 What building services must Executive agencies provide?

Executive agencies, upon approval from GSA, must provide:

(a) Building services such as custodial, solid waste management (including recycling), heating and cooling, landscaping and grounds maintenance, tenant alterations, minor repairs, building maintenance, integrated pest management, signage, parking, and snow removal, at appropriate levels to support Federal agency missions; and

(b) Arrangements for raising and lowering the United States flags at appropriate times. In addition, agencies must display P.O.W. and M.I.A. flags at locations specified in 36 U.S.C. 189a on P.O.W./M.I.A. flag display days.

§ 102-74.35 What are concessions services?

Concessions services are services such as dry cleaners, gift shops, vending facilities (onsite preparation facilities, prepackaged facilities, sundry facilities, and vending machines), cafeterias, employee health units, and public pay telephones.

§ 102-74.40 When must Federal agencies provide concessions services?

Federal agencies, upon approval from GSA, must provide concessions services where building population supports such services and when the availability of existing commercial services is insufficient to meet Federal agency needs. See the Randolph-Sheppard Act, as amended, 20 U.S.C. 107 *et seq.*, and part 101-20, subpart 101-20.2, of this title.

§ 102-74.45 Are Federal agencies required to give blind vendors priority in operating vending facilities?

With certain exceptions, the Randolph-Sheppard Act requires that blind persons licensed under the provisions of the Act be authorized to operate vending facilities on any Federal property, including leased buildings. The Act imposes a positive obligation on

41 CFR Ch. 102 (7-1-02 Edition)

Federal agencies to have suitable sites for vending facilities in buildings that they acquire.

§ 102-74.50 What are conservation programs?

Conservation programs are programs that improve energy and water efficiency and promote the use of solar and other renewable energy. These programs must promote and maintain an effective source reduction activity (reducing consumption of resources such as energy, water and paper), resource recovery activity (obtaining materials from the waste stream that can be recycled into new products), and reuse activity (reusing same product before disposition, such as reusing unneeded memos for scratch paper).

§ 102-74.55 What are asset services?

Asset services include repairs (as opposed to those minor repairs identified in § 102-74.30(a)), alterations, and modernizations for real property assets. Typically, these are the type of repairs and alterations necessary to preserve or enhance the value of the real property asset.

§ 102-74.60 What asset services must Executive agencies provide?

Executive agencies, upon approval from GSA, must provide asset services such as repairs (in addition to those minor repairs identified in § 102-74.30(a)), alterations, and modernizations for real property assets. Federal agencies must follow the prospectus submission and approval policy identified in §§ 102-73.95 and 102-73.100.

§ 102-74.65 What standard in providing asset services must Executive agencies follow?

Executive agencies must provide asset services that maintain continuity of Government operations, continue efficient building operations, extend the useful life of buildings and related building systems, and provide a quality workplace environment that enhances employee productivity.