

## SUBCHAPTER C—REAL PROPERTY

### PART 102-71—GENERAL

Sec.

102-71.5 What are the scope and philosophy of the General Services Administration's (GSA) real property policies?

102-71.10 How are these policies organized?

102-71.15 [Reserved]

102-71.20 What definitions apply to GSA's real property policies?

102-71.25 Who must comply with GSA's real property policies?

102-71.30 How must these real property policies be implemented?

102-71.35 Are agencies allowed to deviate from GSA's real property policies?

AUTHORITY: 40 U.S.C. 486(c).

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

#### § 102-71.5 What are the scope and philosophy of the General Services Administration's (GSA) real property policies?

GSA's real property policies contained in this part and parts 102-72 through 102-82 of this chapter apply to Federal agencies, including the GSA/ Public Buildings Service (PBS), operating under, or subject to, the authorities of the Administrator of General Services. These policies cover the acquisition, management, and utilization and disposal of real property by Federal agencies that initiate and have decisionmaking authority over actions for real property services. The detailed guidance implementing these policies is contained in separate customer service guides.

#### § 102-71.10 How are these policies organized?

GSA has divided its real property policies into the following functional areas:

- (a) Delegation of authority;
- (b) Real estate acquisition;
- (c) Facility management;
- (d) Real property disposal;
- (e) Design and construction;
- (f) Art-in-architecture;
- (g) Historic preservation;
- (h) Assignment and utilization of space;
- (i) Safety and environmental management;

- (j) Security; and
- (k) Utility services.

#### § 102-71.15 [Reserved]

#### § 102-71.20 What definitions apply to GSA's real property policies?

The following definitions apply to GSA's real property policies:

*Act* means the Federal Property and Administrative Services Act of 1949, 63 Stat. 377, as amended.

*Airport* means any area of land or water that is used, or intended for use, for the landing and takeoff of aircraft, and any appurtenant areas that are used, or intended for use, for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.

*Alteration* means remodeling, improving, extending, or making other changes to a facility, exclusive of maintenance repairs which are preventive in nature. The term includes planning, engineering, architectural work, and other similar actions.

*Blanket work authorization* means an open-end agreement with an agency with an agreed upon maximum dollar ceiling where there is an on-going account for processing small requests for reimbursable services. The need for the service is clearly recognized, but exactly when the service must be rendered during the fiscal year is unclear.

*Carpool* means a group of two or more people regularly using a motor vehicle for transportation to and from work on a continuing basis.

*Commercial activities*, within the meaning of subpart D, part 102-74 of this chapter, are activities undertaken for the primary purpose of producing a profit for the benefit of an individual or organization organized for profit. (Activities where commercial aspects are incidental to the primary purpose of expression of ideas or advocacy of causes are not *commercial activities* for purposes of this part.)

*Crime prevention assessment* is a formal, on-site review which consists of a detailed survey, review, and analysis of an occupant agency's vulnerability to