

**AGRICULTURE PROPERTY MANAGEMENT REGULATIONS
CHAPTER 110-76 DESIGN AND CONSTRUCTION**

SUPPLEMENTING

**FEDERAL MANAGEMENT REGULATION
SUBCHAPTER C--REAL PROPERTY
PART 102-76--DESIGN AND CONSTRUCTION**

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102-76.5 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.

102-76.10 What basic design and construction policy governs Federal agencies?

Federal agencies, upon approval from GSA, are bound by the following basic design and construction policies:

- (a) Provide the highest quality services for designing and constructing new Federal facilities and for repairing and altering existing Federal facilities. These services must be timely, efficient, and cost effective.
- (b) Use a distinguished architectural style and form in Federal facilities that reflects the dignity, enterprise, vigor and stability of the Federal Government.
- (c) Follow nationally recognized model building codes and other applicable nationally recognized codes that govern Federal construction to the maximum extent feasible and consider local building code requirements. (See 40 U.S.C. 618 and 619.)

- (d) Design Federal buildings to have a long life expectancy and accommodate periodic changes due to renovations.
- (e) Make buildings cost effective, energy efficient, and accessible to and usable by the physically impaired.
- (f) Provide for building service equipment that is accessible for maintenance, repair, or replacement without significantly disturbing occupied space.
- (g) Consider ease of operation when selecting mechanical and electrical equipment.
- (h) Agencies must follow the prospectus submission and approval policy identified in sections 102-73.95 and 102-73.100 of this chapter.

110-76.10 Basic design and construction policy governing USDA agencies.

(a) Prior approval of the Assistant Secretary for Administration is required before a USDA agency may take any action or public announcement of the design, alteration and/or construction of a building, not specifically authorized by title and location in substantive law, an appropriations act, or reports accompanying an appropriation act, when the estimated cost exceeds \$100,000. Requests for approval are submitted to the Director, Office of Procurement and Property Management (OPPM) in the form prescribed in subsection 110-73.5005.3 except that no appraisal is required.

(b) Agencies shall coordinate all direct Federal development projects in accordance with 7 C.F.R. 3015, Subpart V. Direct Federal development projects include planning and construction of facilities and installations or other public works; the acquisition, use and disposal of real property; and granting of licenses and permits.

(c) Direct Federal development projects that do not conform to State, areawide, regional and local plans require departmental approval. Requests for approval shall be submitted to the USDA Chief Financial Officer.

(d) OPPM coordinates information submission to GSA for multi-agency projects or requests. Requests for delegation from GSA will be submitted to OPPM for transmittal to GSA.

102-76.15 What are design and construction services?

Design and construction services are:

- (a) Site planning and landscape design;
- (b) Architectural and interior design; and
- (c) Engineering systems design.

102-76.20 What issues must Federal agencies consider in providing site planning and landscape design services?

In providing site planning and design services, Federal agencies must:

- (a) Make the site planning and landscape design a direct extension of the building design;
- (b) Make a positive contribution to the surrounding landscape;
- (c) Consider requirements (other than procedural requirements) of local zoning laws and laws relating to setbacks, height, historic preservation and aesthetic qualities of a building;
- (d) Identify areas for future building expansion in the architectural and site design concept for all buildings where an expansion need is identified to exist;
- (e) Create a landscape design that is a pleasant, dynamic experience for occupants and visitors to Federal facilities and, where appropriate, encourage public access to and stimulate pedestrian traffic around the facilities. Coordinate the landscape design with the architectural characteristics of the building; and
- (f) Comply with the requirements of the National Environmental Policy Act of 1969, as amended, 42 U.S.C. 4321 et seq., and the National Historic Preservation Act, as amended, 16 U.S.C. 470 et seq., for each project.
- (g) Consider the vulnerability of the facility as well as the security needs of the occupying agencies.

102-76.25 What standards must Federal agencies meet in providing architectural and interior design services?

Federal agencies must design distinctive and high quality Federal facilities that meet all of the following standards:

- (a) Reflect the local architecture in buildings through the use of building form, materials, colors, or detail. Express a quality of permanence in the building interior similar to the building exterior.
- (b) For new construction and major renovations, provide full access to and use of Federally-controlled facilities for physically impaired persons. Follow the Architectural Barriers Act of 1968, 42 U.S.C. 4151-4157 (Uniform Federal Accessibility Standards (UFAS)) or Americans with Disabilities Act of 1990, Public Law 101-336, 104 Stat. 327 (ADA accessibility guidelines), whichever is more stringent. For minor renovations in existing buildings, meet minimum UFAS requirements. A more detailed explanation of these standards can be found in 36 CFR parts 1190 and 1191.

(c) Use metric specifications in construction where the metric system is the accepted industry standard, and to the extent that such usage is economically feasible and practical.

(d) Provide for the design of security systems to protect Federal workers and visitors and to safeguard facilities against criminal activity and/or terrorist activity. Security design must support the continuity of Government operations during civil disturbances, natural disasters and other emergency situations.

(e) Design and construct facilities that meet or exceed the energy performance standards applicable to Federal buildings in 10 CFR part 435.

110-76.25(b) Requests for waiver or modification of standards to UFAS.

Each USDA agency request for waiver or modification of standards to the UFAS will be forwarded to Director, OPPM. The request must be supported by written findings of fact, demonstrating that such waiver is clearly necessary. The format will be similar to a certificate of determination for other lease actions and containing all necessary information upon which to make a determination.

102-76.30 Seismic safety. [Reserved]

102-76.35 Flood plains. [Reserved]