

**2. CONSTRUCTION PROGRAM**

**2.1 Purpose.** This chapter provides information on the authority, policies, and responsibilities for the Construction Program within the BIA, administered by the Office of Facilities Management and Construction. These program functions are interdependent and support the Operations and Maintenance Program (OMP) as well as the total life-cycle management of facilities assets.

**2.2 Scope.** The Bureau has responsibility for establishing and implementing a nationwide Facilities Construction Function managed by the Division of Program Planning that includes Planning, Design, Construction, Repair and Improvement of Bureau-funded facilities for Education, Law Enforcement Services, and General Administration (non-education and employee housing) programs. The goal of the Construction Program is to construct safe, functional, energy-efficient and cost-effective facilities in accordance with applicable laws, regulations and codes. The Construction Program is managed by the Division Chief of Program Planning and the Deputy Division Chief of Program Planning. These projects may be implemented under the following methodologies: commercial contracts to include memoranda of agreement/understanding and interagency agreements; self-determination contracts and self-governance compacts; and tribally-controlled community school construction grants. Funding shall only be provided within available appropriations.

**2.3 Bureau of Indian Affairs Guidance.**

**A. General Policies.**

(1) Office of Facilities Management and Construction. OFMC has been delegated the authority in 130 DM on April 21, 2003 as the office with the authority and responsibility over all BIA facilities, to include policy development, oversight, and program execution. Other adopted Bureau policies are included in the Facilities Management Program Handbook.

(2) Facilities Utilized by the Bureau of Indian Education (BIE). United States Codes 25 U.S.C. Chapter 7, Education and 25 CFR § 32.4, 32.4 (1) (2) contain the laws regulating school operations and planning, maintenance and use of facilities for BIA- funded schools. 25 CFR Chapter 1, Subchapter E, Education and Subchapter M, Indian Self-Determination and Education Assistance Act Program, Parts 275, Staffing, and 276, Uniform Administrative Requirements for Grants, are also applicable. In addition, Subchapter L, Part 262, Protection of Archaeological Resources, is also applicable. BIE manages enrollment criteria and policy.

(3) Facilities Utilized by the Office of Justice Services (OJS). 25 CFR, Subchapter B, Law and Order, Part 10, Indian Country Detention Facilities and Programs, is applicable. In addition, 69 BIAM entitled, "Indian Country Detention Facilities and Programs" contains the BIA's policies, procedures and standards for detention and holding programs in Indian Country.

**B. Specific Policies.**

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**(1) Management of the Bureau's Construction Program Policy.** The Bureau of Indian Affairs' Construction Program shall be managed by the Office of Facilities Management and Construction for appropriate federally-recognized tribes and tribal organizations. Other clients, such as BIE, OJS, and administrative facility users will coordinate construction and repair issues with OFMC.

**(2) Facilities Management Information System (FMIS) Policy.** The Bureau of Indian Affairs Facilities Management Information System (FMIS) shall be the official Bureau of Indian Affairs facilities database for management of all construction and repair functions and activities.

(a) FMIS data shall be used in relation to all Bureau-funded Construction and Facilities Improvement and Repair budget requests from either OFMC or the Agencies/Locations.

(b) The Bureau of Indian Affairs ranks FI&R projects through FMIS and backlog criteria processes.

(c) FMIS shall be housed onsite at OFMC Headquarters, and be maintained and administered by OFMC under the ownership of the Chief Information Officer.

(d) Accurate and up-to-date inventory data are crucial to the operation of the entire FMIS system, as the other FMIS modules rely on this data for planning and prioritizing the work as well for meeting O&M Allocation Formula requirements. It is the policy of OFMC that FMIS accuracy be identified as a program performance goal as well as a performance appraisal standard for relevant employees.

**(3) Design and Construction Standards Policy.** All contract and grant awards for facilities design and construction projects shall adhere to the most current edition of applicable construction building codes and standards adopted by the Bureau of Indian Affairs, and as stipulated in the OFMC Design and Construction Handbooks.

(a) The following language must be included in the grant: "All Pub. L. 100-297 facilities construction in excess of \$100,000 shall adhere to the Administrative and Audit Requirements and Cost Principles for Assistance Programs contained in 43 CFR Part 12, with the exception of Part 12.61, as well as applicable OMB Circulars."

(b) In order to ensure timely completion of replacement school construction projects, the Bureau may assume control of a project and all funds related to the project if, within eighteen months of the date of enactment of the appropriations, any Tribe or tribal organization receiving federal appropriated funds has not completed the planning and design phase of the project and commenced construction of the replacement school.

(c) Planning, design, and construction of academic structures will strive to meet target ranges per square foot costs as set forth in departmental goals.

(d) The Bureau will strive to complete all school construction projects from planning through final construction within four years.

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(e) Building Permits and Certificates of Occupancy. In order to protect students and employees from undue risk, construction may not begin without a Building Permit issued by the Chief Building Official (Chief, DSRM). Likewise, no new buildings may be occupied once construction is complete without receiving a Certificate of Occupancy by DSRM. OFMC will provide the necessary documentation to DSRM for issuance of the Building Permits and the Certificates of Occupancy. O&M funding is subject to the requirements listed in Chapter 3.3 B(4), including issuance of the Certificate of Occupancy.

**(4) Space Guidelines and Expansion Criteria.** These criteria are the responsibilities of the Office of Facilities Management and Construction. Requests for space expansions or new buildings or room use modifications must comply with the Space Expansion Guidelines and be approved by the Deputy Director, OFMC. O&M funding eligibility is subject to approval of the Deputy Director, OFMC, and is contingent upon funding availability.

**(5) Enrollment Criteria and the Education Program Specifications of Proposed Facilities.** These criteria are the responsibility of the Bureau of Indian Education.

**(6) Right of First Refusal.** The Bureau must offer the choice of the type of construction vehicle and thus the management of the construction project itself, to the tribe. The tribe, or tribal entity, can decide to pursue a project under a Pub. L. 93-638 Self-Determination contract or compact, or by a Pub. L. 100-297 grant, or the tribe can ask the Bureau to maintain management responsibility for this construction. If the tribe's decision is for the Bureau to manage the procurement and construction, the Bureau may at its discretion choose a commercial contract or an Interagency Agreement for construction.

**(7) Replacement Construction and FI&R, General Guidelines.** The Construction Program includes two main sub-programs—the Replacement Construction Program and the Facilities Improvement and Repair (FI&R) Program. The FI&R Program is further sub-divided into Major FI&R, and the program components listed in Chapter 2.4.F through R.

(a) The Replacement Construction Program shall be limited to replacement construction that is absolutely essential for the efficient operation of approved Bureau-funded programs.

(b) Replacement will only be considered when:

1. Economically feasible and in the Government's best interest, given life expectancy, long-range need for the facility, and availability of funds.

2. Identified improvement and repair costs are expected to cost more than two-thirds of the cost of replacing the existing structure.

(c) The FI&R Program shall be utilized to the fullest extent feasible to maintain existing facilities in substantially original condition by modernizing, renovating, and/or demolishing facilities as necessary in order to ensure safe, sanitary, and functional facilities. No expenditure of Major FI&R funds will be made for a facility that is expected to be used for less than three years or that is scheduled for demolition or disposition within three years, except in

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cases of a documented emergency situation or as determined by the Director, Office of Facilities, Environmental, and Cultural Resources.

(d) FI&R can only be used for replacement school construction where one (or both) of the two following cases apply:

1. At Tribally Controlled Pub. L. 100-297 Schools (not BIA-operated schools), but only if the Tribe provides at least one-fourth of the costs of construction.
2. Where Congress authorizes use thereof.

### **(8) Specific Policies for Education Facilities – Replacement Construction and Major FI&R.**

(a) OFMC Responsibilities. OFMC shall specify the building design criteria, standards, regulations and codes and provides full facilities planning, design and construction services. Total or partial replacement of education facilities shall be in accordance with an established national construction project priority list or the Bureau's deferred maintenance plan.

(b) BIE Responsibilities. Prior to planning, design, and construction by OFMC, BIE shall provide to OFMC both the enrollment criteria and the current Education Program Specifications.

1. The Education Program Specification shall include all related proposed education program facilities use criteria related to a project. BIE shall thus formally report comprehensive education program parameters sufficient for OFMC to design facilities to meet education program needs before the Planning Phase begins for a Replacement or Major FI&R project.

2. Prior to the award of any phase of a replacement school construction project, a written agreement of the approved projected student enrollment for the proposed project shall be required between BIE and the Tribe.

3. It is the policy of the Bureau that all school facilities be constructed to: (1) serve students on a daily basis (day school); and (2) be as close in proximity as possible to the homes of federally-recognized Indians, or when policy dictates for Alaskan Native students. BIE proposals must reflect this goal in order to receive OFMC approval.

4. Appropriations made available for schools funded by the Bureau shall be available only to the schools in the Bureau school system as of September 1, 1996. No funds available to the Bureau shall be used to support expanded grades for any school or dormitory beyond the grade structure in place or approved by the Secretary of the Interior at each school in the Bureau school system as of October 1, 1995.

5. Proposed exceptions to the national construction project priority list or the Bureau's deferred maintenance plan shall require a documented emergency situation that poses immediate threat to the health and safety of building occupants, and must be approved by the Assistant Secretary – Indian Affairs.

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6. All replacement school construction projects involving a tribal financial partnership contribution to the construction cost in the planning stage shall require a formal written agreement and Irrevocable Letter of Credit prior to design or construction of the project.

**(9) Policies for Replacement Construction and Major FI&R Projects Performed by Pub. L. 93-638 Tribal Contract or Grant, or Pub. L. 100-297 Education Grant.**

(a) Offer and Award for Planning/Design/Construction Projects.

1. Pub. L. 100-297 Education Grants. OFMC provides comprehensive Pub. L. 100-297 services for all grants of OFMC-funded facilities for planning, design and construction of projects except for issuance of award, which is accomplished by the Education Line Officers.

2. Pub. L. 93-638 Self-Determination Contracts and Grants. OFMC provides comprehensive Pub. L. 93-638 services for all contracting of Bureau-funded facilities planning, design and construction program projects, including award.

(b) Pub. L. 100-297 Education Grants Policies. Grant applicants for facilities planning, design and construction projects above \$100,000 shall be subject to 43 CFR 12, but not 43 CFR 12.61.

1. The Bureau and the grantee shall negotiate and determine a schedule of payments for the work to be performed.

2. In considering applications, the Bureau shall consider whether the Tribe or tribal organization would be deficient in assuring that the construction projects conform to applicable building standards and codes and Federal, tribal, or State health and safety standards as required by 25 U.S.C. 2005(b), with respect to organization and financial management capabilities.

3. Such grantees will be subject to an external Organizational Capacity Review (OCR) regarding managerial capacity to perform construction activities to include a review of financial management, procurement, personnel, and property management systems.

a. Findings under the OCR will determine the performance, reporting, and funding schedules to be included as conditions of the award document.

b. OCRs will be approved by the Deputy Director, OFMC and will be effective for three years after the date of approval.

c. OCRs that are not approved by the Deputy Director, OFMC, will result in denial of the grant application, and such grant applicants will be ineligible to apply for OFMC construction grants for 3 years from the date of disapproval.

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d. Grantees are required to maintain separate and distinct bank accounts for FI&R and for school construction funding.

e. BIA will ensure appropriate systems are in place prior to awarding the construction grant. This assessment will be used to establish a risk rating, and special conditions and payment schedules will be based on this rating.

f. Grantees are required to provide a copy of all solicitation documents for any construction procurement costing \$100,000 or more. There will be two site visits by the Grants Officer and Grants Officer Technical Representative (GOTR) for projects costing from \$100,000 to \$500,000, and quarterly inspections for those projects costing over \$500,000.

4. Advance Payments. Advance payments for construction projects for replacement schools and FI&R projects costing \$100,000 or more will be limited to \$ 5 million or 75% of construction funds, whichever is less.

5. Drawdowns. Release of construction funds for drawdown by grantees is contingent on full and final approval of 100% design documents by OFMC.

6. Construction contracts, grants and compacts awarded to Tribes or Tribal organizations (per Pub. L. 93-638 and Pub. L. 100-297) in which the BIA will retain ownership must adhere to the CIP project accountability and reconciliation procedures.

7. Construction contracts, grants, and compacts awarded to Tribes or Tribal organizations (per Pub. L. 93-638 and Pub. L. 100-297) in which ownership will be with the Tribe or Tribal organization will not be required to adhere to the CIP project accountability and reconciliation procedures.

(c) Pub. L. 93-638 Tribe/Tribal Organization contracts, grants and/or compacts. Tribe and/or Tribal Organization self-determination construction proposals submitted under the authority of P.L. 93-638 for the pre-planning, planning, design and construction phase for facilities projects exceeding \$100,000 shall be evaluated for award based on the Tribe's/Tribal Organization's most recent Single Audit (Single Audit Act of 1984), an audit required by OMB Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations.

1. Audit findings under the most current Tribal/Tribal Organization Single Audit shall be used as the basis for determining the financial reporting requirements and advance payment schedule to be included in the contract provisions and as a condition of the contract award.

2. Based upon the Single Audit findings of auditee risk (low risk vs. high risk), the OFMC Awarding Official may recommend declination of the proposal if clearly substantiated by the audit findings; and, documentation that the service to be rendered by the Tribe/Tribal Organization to the Indian beneficiaries of the particular program or function to be contracted will not be satisfactory.

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3. If OFMC declines a Tribe/Tribal Organization self-determination construction proposal it shall follow the Declination Procedures contained in 25 CFR Part 900, Subpart E – Declination Procedures. A decision to decline to award a self-determination construction contract, or a portion thereof, is appealable pursuant to CFR Part 900, Subpart L – Appeals.

4. Advance payments for self-determination construction contracts, grants, and/or compacts for replacement school and facilities improvement and repair (FI&R) exceeding \$100,000 or more shall be limited to \$5 million or 75% of the construction funds, whichever is less. Pursuant to 25 CFR Part 900.132, a schedule of advance payments shall be developed based on progress, need, and other considerations in accordance with applicable law. The payment schedule shall be negotiated and included in the contract, grant, and/or compact.

5. Approval of advance payment for the construction phase of the project is contingent upon OFMC and Construction final approval of the 100% Design Documents.

6. In cases when the Tribe/Tribal organization is unable or unwilling to have an audit conducted in accordance with the Single Audit Act, the Office of Facilities Management and Construction shall take appropriate action using sanctions such as:

- a. Withholding a percentage of the contract award until the audit is completed satisfactorily;
- b. Withholding or disallowing overhead costs;
- c. Suspending the contract award until the audit is conducted; or
- d. Terminating the contract award.

**(10) General Language Policy.** All facilities program award documents shall contain consistent standardized language identifying explicit parameters for award eligibility, award recipient responsibilities, project or program funding, and program reporting requirements.

**(11) Specific Language Policy for Education Grants.** The following language must be included in the grant or contract statement of work: “All Pub. L. 100-297 facilities construction in excess of \$100,000 shall adhere to 43 CFR Part 12, with the exception of Part 12.61, as well as applicable OMB Circulars.” Additional restrictions may be placed on the grantee in the “Special Provisions” section of the grant based on the grantee rating pursuant to the OCR. Appropriation language permits the Bureau to negotiate payment terms in such cases, to include limiting advance payments.

**(12) Ownership Policy.** Prior to construction, the Tribal Organization and the Bureau shall agree on ownership and title to each facility, and agree to any required demolition of existing facilities.

**(13) Construction In Progress (CIP) Policy.** All facilities construction projects shall comply with Bureau requirements for Construction In Progress (CIP) reporting, reconciling, project closeout procedures, recording of capitalized assets, and property

management reporting, including ownership and title issues, as detailed in the "Construction-In-Progress (CIP) Accounting Management Handbook." This includes transferring projects from CIP to the Fixed Assets system upon issuance of Certificate of Occupancy.

**(14) Equipment Services Policy.** OFMC provides equipment and furnishings for Bureau-managed construction projects, and will offer these Equipment Services based on staff availability and generally where funding is held back from the contract or grant by the Government for these services.

**(15) Excess Project Funds and Consultation Policy.** In accordance with 25 U.S.C. 450e-2, any excess project funds or savings available as a result of school replacement and major FI&R projects costing less than the amount appropriated by Congress are to be used for other school construction projects that provide the maximum benefits to Indian tribes within an established timeframe. Tribal consultation will determine how project savings are to be used. The timeframe for consulting with Indian tribes shall be completed not later than six months after reconciliation has shown that excess project funds or savings are available. Savings must be used within a one-year time period from the issuance of the Certificate of Occupancy. If these savings are not used, BIA OFMC will issue a Bill for Collection and the savings will be returned to the Bureau for use on other school replacement or repair projects.

**(16) Excess Property Transfer/Demolition Policy.** It is the policy of the Bureau that excess buildings will be offered to the Tribe for transfer of title, or demolished. Upon determination of Transfer/Demolish status, these buildings will no longer be eligible for O&M funding or I&R funding, except for Environmental.

**(17) Detention Center Replacement Policy.** For new detention construction, the tribe must meet Department of Justice (DOJ) criteria, as DOJ is the funding source for new detention center construction.

**2.4 Program Components.** In addition to the specifically referenced OFMC Handbooks in the components below, additional specific program information regarding these components will be located in the Facilities Management Program Handbook.

**A. Planning.**

(1) The Planning Phase begins after a project is approved and funded, and is performed by qualified professional Architects and Engineers who develop and outline associated architecture and engineering design requirements and design features and specifications to be used, in accordance with the OFMC Design Handbook. This Phase includes all applicable work required for Architect/Engineer (A/E) selection process and review of contract services rendered therein, applicable codes and standards, approval of education specifications and Program of Requirements, Archeological Survey and Clearances, Site legal survey and easements, Environmental Assessments, Land Leases, Geotechnical Reports, Topographic and Utility Survey, Roads Right of Way, Flood Plain Analysis, Historical Clearances, Water Source Feasibility, Sewer Disposal Feasibility, Electric Power Feasibility, and assigning building numbers. During this phase, OFMC staff work with BIE staff and agree on the enrollment projection for the school, which used in conjunction with the space guidelines, will determine the size of the school.

(2) The Planning Phase incorporates key documents such as the enrollment projections and the Education Program Specifications provided by BIE in developing the general architectural and engineering requirements.

(3) The Planning Phase includes all personnel services and other costs to prepare requirements; specify general configuration, characteristics, size, and site selection features; and prepare cost estimates for the proposed construction. It also includes the tribal decision as to which entity (government or tribe) will manage the construction.

**B. Design.** The Design Phase begins after the Planning Phase has concluded, and is conducted by qualified Architects and Engineers. This Phase includes preparation of design documents by professional Architects and Engineers beginning with the schematic drawings and ending with the completion of complete construction building plans and specifications, including the detail necessary to submit the project for bid. This Phase includes all requirements covered in the OFMC Design Handbook, including the Architect/Engineer (A/E) selection process, as well as associated reviews including DSRM reviews according to current policies. Work may include more detailed and intensive site investigations and studies begun in the Planning Phase.

**C. Construction.** The Construction Phase begins after the Design Phase has concluded, and includes all construction work from obtaining building permits, and preparing the project site through all work necessary to pass final inspection and obtain clearance (Certificate of Occupancy) to occupy the building. This Phase includes all related work requirements and procedures specified in the OFMC Design and Construction Handbooks and includes acquisition and storage of materials, supplies, and equipment; excavation and grading; erection or installation of materials; and other work necessary to construct a facility, or to bring the facility to useable condition as planned. Construction also includes personal services and other costs of preparing for construction and inspections including property costs, engineering layout, supervision, project status reports, environmental requirements, demolition, transfers of title to tribes, excess property, asbestos removal, historic preservation, inspection, receipt of as-built drawings, project capitalization (CIP), equipment, and furnishings.

**D. Replacement Construction.** The School Replacement Construction component includes replacement of existing OFMC-approved Bureau-funded facilities. The Replacement School Construction Program is funded by Congress by project, based on a Priority List. Replacement Construction may include major expansions.

**E. Major Facilities Improvement and Repair (FI&R).** Major FI&R includes major improvements and renovation to existing Bureau-approved facilities costing in excess of \$500,000. The FI&R Program is projected by OFMC over a five-year period.

(1) FI&R funds may be used to construct major alterations and provide renovation that substantially alters or changes the use of a functional area or existing facility, or to provide for an overall environmental improvement, or to restore existing facilities to their substantially original condition.

(2) Major FI&R may also include minor expansions (buildings and utilities), and additions in which the costs of the expansions/additions are less than \$500,000.

(3) Major FI&R may be used to remove hazardous materials from buildings that are to be transferred to tribes in accordance with applicable property management regulations.

**F. Minor Improvement and Repair (MI&R).** The MI&R component is projected over a two-year period and provides for minor improvement projects to repair, restore, or modify facilities and equipment to their substantially original condition where projects cannot wait for the FI&R five-year cycle. These projects cost in excess of \$100,000 but less than \$500,000 and correct priority program, structural, mechanical, electrical, health and safety, accessibility, and facilities environmental deficiencies (both governed by statute and where liability exists from recognized industry facilities design standards). Projects are typically prioritized by OFMC to address critical life safety violations and environmental hazards, as well as locally requested priorities. The Minor Facilities Improvement and Repair Component includes minor improvement and repair projects for OFMC-approved facilities. Refer to Chapter 2.4.P, "Annual Minor Improvement and Repair" for MI&R projects costing less than \$100,000.

**G. Roof Repair and Replacement.** The Roof Repair and Replacement component includes repairs or replacement for roofing systems costing in excess of \$100,000 for Bureau-approved facilities. The Roof Repair and Replacement Program is used to address the need to alleviate deteriorated and unsafe roofs and includes work related to the base roof decking and structural support system. It is Bureau policy to evaluate and rank projects based on risk factors and deficiencies.

**H. Emergency Reimbursement.** The Emergency Reimbursement component provides financial reimbursement limited to approved costs to alleviate immediate life-threatening or critical program deficiencies costing in excess of \$100,000 but less than \$250,000. The purpose of this component is to keep OFMC-approved facilities in operation and correct life-safety deficiencies by providing the necessary funds to prevent essential loss or damage to Government property due to the loss of essential services and/or to eliminate health and safety hazards to personnel or equipment. This component does not fund those projects more appropriately covered by Minor Improvement and Repair.

**I. Portable Classrooms.** The Portable Classroom component provides temporary classroom space on a priority basis, in direct support of approved primary and secondary education programs operated and/or funded by the Bureau. This component will be used for general classrooms and not for kitchens, offices, gymnasiums, laboratories, computer labs/rooms, and science laboratories or other specialized classrooms. It is Bureau policy to rank projects through the application prioritization process.

**J. Demolition and Title Transfers.** This component is projected over five years, and provides for projects costing in excess of \$100,000 to demolish or renovate Bureau-owned facilities for the purposes of transferring title where facilities and associated infrastructure are excess to the Bureau's needs. Aspects of this component include Excess Property Reports, Fixed Asset System within Property Management, Environmental investigation and remediation, and Historic Preservation. This component excludes funding for demolition for community or tribally-owned facilities except where Bureau environmental liability is validated.

**K. Energy Conservation and Sustainable Design.** This component includes all responsibilities of facilities planning, design and construction for energy conservation and sustainable building design (LEED) as governed by respective Departmental policies and federal regulations, for all OFMC-approved facilities.

**L. Seismic Safety.** This component addresses the Bureau's responsibility to assess and mitigate the seismic safety deficiencies of existing OFMC-approved facilities that were constructed without adequate seismic design and construction standards. The scope of this component excludes Replacement Construction projects.

**M. Environmental.** This component includes all responsibilities for environmental investigations and assessment, remedial design, and remediation/abatement of environmental deficiencies for OFMC-approved facilities.

**N. Structural Fire Protection.** The Structural Fire Protection component supports the objective of providing fire-safe Bureau facilities for adequate fire suppression response, with special emphasis on educational facilities. This component provides structural fire protection by providing OFMC-approved facilities with fire alarms and sprinkler systems to comply with departmental directives.

**O. Equipment.** The Equipment Program provides equipment and furniture planning, procurement, receiving, barcoding, warehousing, staging, delivery, facility installation, inventorying, and property management services for Bureau-funded and Bureau-managed construction projects. On request, this component provides the same services for tribes for Bureau-funded projects via Pub. L. 93-638 Self-Determination contracts and compacts, or Pub. L. 100-297 Construction Grants. Collectively, these tribal services are known as the Equipment Technical Assistance Program (ETAP).

**P. Annual Minor Improvement and Repair (AMI&R).** The MI&R component provides for AMI&R projects to provide work of a minor nature required to repair, restore, or modify facilities and equipment to their substantially original condition, including equipment replacement, where projects cannot wait for the FI&R five-year cycle. AMI&R projects cost in excess of \$10,000 but less than \$500,000, and such projects may not require project design. AMI&R projects correct priority program, structural, mechanical, electrical, health and safety, accessibility, demolition, energy conservation, and facilities environmental deficiencies (both governed by statute and where liability exists from recognized industry facilities design standards). The AMI&R component also includes roofing, environmental, demolition, and emergency reimbursement components costing less than \$100,000.

**Q. Cyclic Maintenance.** The Cyclic Maintenance component provides for conducting cyclic maintenance for all buildings, equipment, utility systems, and grounds structures. The focus of this component is to provide cyclic maintenance to extend the life of facilities by reducing the existing functional deferred maintenance backlog that has the potential to escalate in scope and funding. Although these repair backlogs are not categorized as a life safety repair, they could escalate into a life safety issue or directly cause multiple life safety issues. Prioritization and approval of these projects will be determined in accordance with E.O. 13327, the Federal Real Property Council Guiding Principals, and the DOI Asset Management Plan.

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**R. Boiler Improvement and Repair (BI&R).** This component provides for repairing, restoring, or modifying boilers, their appurtenances, and other pressure vessels to their substantially original condition where projects cannot wait for the FI&R five-year cycle. BI&R projects cost in excess of \$2,500 but less than \$100,000.