Navy Facilities Management
Best Practices
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**NAVFAC Mission**

**Mission:** Naval Facilities Engineering Command (NAVFAC) is the Systems Command that builds and maintains sustainable facilities, delivers utilities and services, and provides Navy expeditionary combat force capabilities.

Global products and services are delivered through ten Field Engineering Commands & more than 100 different delivery points.
The Big Picture

Navy

- 68 bases
- 71,336 facilities; 1.9M acres
- Shore support
  - Fleet Ops
  - Shipyards, NAVSTAs
  - Air stations, expeditionary
  - Fighter & Family support

Marine Corps

- 24 bases
- 14,356 facilities, 2.3M acres
- Bases support USMC Ops
  - Training bases
  - Logistics bases
  - Marine and family support

Leveraging NAVFAC’s Technical Expertise to Meet Shore Mission
Facility Lifecycle

Planning: ~1%
- Integrated Logistics Support
- Sustainable Development
- Asset Information
- Infrastructure Planning

Disposal/Divestiture: 0-2%
- Demolish
- Enhanced Use Leasing
- Public Private Ventures

Design & Construction: 10-15%
- Design Criteria
- Construction Program Mgmt.
- ATFP Ashore & Shore Tech Auth
- Sustainable Design

Recapitalization: 10-25%
- Restore
- Modernize
- Extend Life
- Retrocommissioning

Sustainment: >60%
- Operate and Maintain
- Utilities & Energy
- Transportation
- Maintain for Sustainability

Washington Navy Yard
Information Enables Decisions

- Accurate Asset Inventory
  - What do we have?
- Routinely inspected for condition and configuration
  - What condition is it in?
  - Can it meet mission requirements?
- Metering facilities
  - Where are we consuming energy?
  - Where is consumption declining?
- Mission Dependency Index
  - How important is the facility?

Programming → Budgeting → Allocation → Execution

STRATEGIC TACTICAL
Infrastructure Condition Assessment Program (ICAP)

<table>
<thead>
<tr>
<th></th>
<th>Bldgs.</th>
<th>Structures</th>
<th>Utilities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total</strong></td>
<td>27,773</td>
<td>26,397</td>
<td>12,334</td>
</tr>
<tr>
<td><strong>Average Age</strong></td>
<td>37</td>
<td>38</td>
<td>35</td>
</tr>
<tr>
<td><strong>Average CI</strong></td>
<td>78</td>
<td>94</td>
<td>84</td>
</tr>
<tr>
<td><strong>% w/o CI</strong></td>
<td>2.6%</td>
<td>9.0%</td>
<td>29.6%</td>
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- **Utilities** will close gap steadily through FY15

- **What’s going to fail next?**
  - 614 HVAC components at NAVSTA Norfolk with CI below 50 and RSL below 3yrs in MAXIMO now…these are either failing now or will fail next.
  - ICAP generates multi-year work plans predicting sub-standard condition of building components thru the FYDP
Keys to Executing Best Practices

• Continue to establish sustainability as a way of doing day-to-day business, thereby incorporating sustainable concepts into the entire facility lifecycle and all aspects of the Navy’s approach to global facilities management.

• Collect data from the ground up, and thus provide accurate and timely information upon which decision makers at all levels can determine how best to allocate the limited funds for highest return on their investments.

• Be aware of all assets owned; maintain them in a cost effective and energy efficient manner; and thus provide needed infrastructure in support of the Navy’s mission.
Questions/Discussion
Contact Information

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Back-up Slides
How Does NAVFAC Envision Using Facilities Management Standards?

- Military Construction (Referenced)
  - eOMSI
  - Standardization of Processes

- Sustainment
  - 60% of Lifecycle Cost
  - Accentuate Total Life Cycle Facilities Management Processes
ISO Standards Monitored by NAVFAC

ISO Standards under Development:

• OISO/CD 18480-1 Facility Management – Part 1: Terms and Definitions*

• 1ISO/CD 18480-2 Facilities Management – Part 2: Guidance on Strategic Sourcing and the Development of Agreements*

*By ISO/TC 267 Secretariat