

Headquarters U.S. Air Force

Integrity - Service - Excellence

Two Plus Two Equals Five Sustainment Infrastructure Assessments (SIAs)



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**GovEnergy: Session 7
Catherine A. Fairlie
9 Aug 2011**



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SIA's

Combined Assessments

- **Capture the efficiency created by combining Energy Audits, Facility Condition Assessments (FCA), Space Utilization and HPSB (High Performing Sustainable Building) surveys**
- **Based on PACAF ECO (Energy/Condition/Optimization) model**
- **Advantages to combined assessments**
 - **Right projects for Energy Audits - Reduce future SRM**
 - **Reduced inspection footprint at base**
 - **Reduced cost vs. performing assessments individually**
 - **Data needed for decision making (Q rating, SF/person, etc...)**
 - **ID opportunities for consolidation / demo / efficiencies**

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Policy, Directives & Guidance

Driving Asset Mgt

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- **Energy Independence and Security Act of 2007:** 100% Energy audits every 4 years
- **Executive Order 13327 – 4 Feb 04:** “It is the policy of the United States to promote the efficient and economical use of America's real property assets...”
- **EO 13514 - 05 Oct 09:** "agencies shall prioritize actions based on a full accounting of both economic ... and costs and shall drive continuous improvement by annually evaluating performance, extending or expanding projects that have net benefits, and reassessing or discontinuing under-performing projects.“
- **EO 13423 - 24 Jan 07:** "It is the policy of the United States that Federal agencies conduct their ... activities under the law in support of their respective missions in an ... sustainable manner.“
- **White House Memo – 10 Jun 10:** “Agencies shall also take immediate steps to make better use of remaining real property assets as measured by utilization, occupancy rates, annual operating costs, energy efficiency, and sustainability.”
- **SecDef Memo - 04 Jun 10:** "To sustain necessary investment levels for DoD mission essential activities, we must significantly improve the effectiveness and efficiency of our business operations. Doing so will increase funding available for our mission functions from efficiency savings in overhead, support and non-mission areas."
- **AF Leadership: It's time to take less risk in infrastructure:** Fix Infrastructure is approach to implementing asset mgt
- **A7C Strategic Plan Goal 3:** Develop *sustainable* installations by implementing *asset management* principles for built and natural infrastructure

SIAs Support Asset Management



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Asset Management Investment Sustainability

- Asset Management (AM) approach is mandated by EO 13327

- Spelled out in AFPD 32-10

It gets us.....

- An action plan for managing activity issues

- Facilities

- Utilities

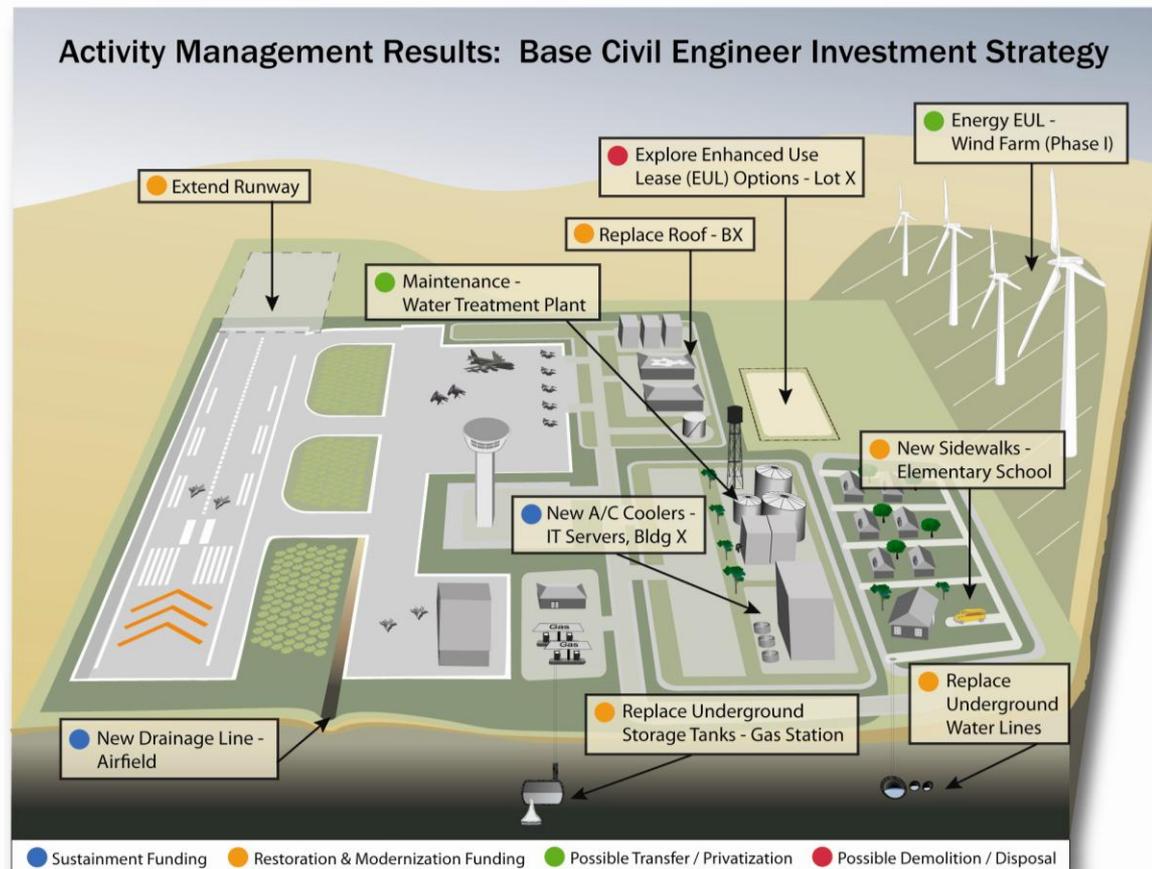
- Natural Infrastructure

- Airfield and Transportation Networks

- Waste

- Turns data into information for better prioritization decisions

- Future: Real-time data to inform investment strategy



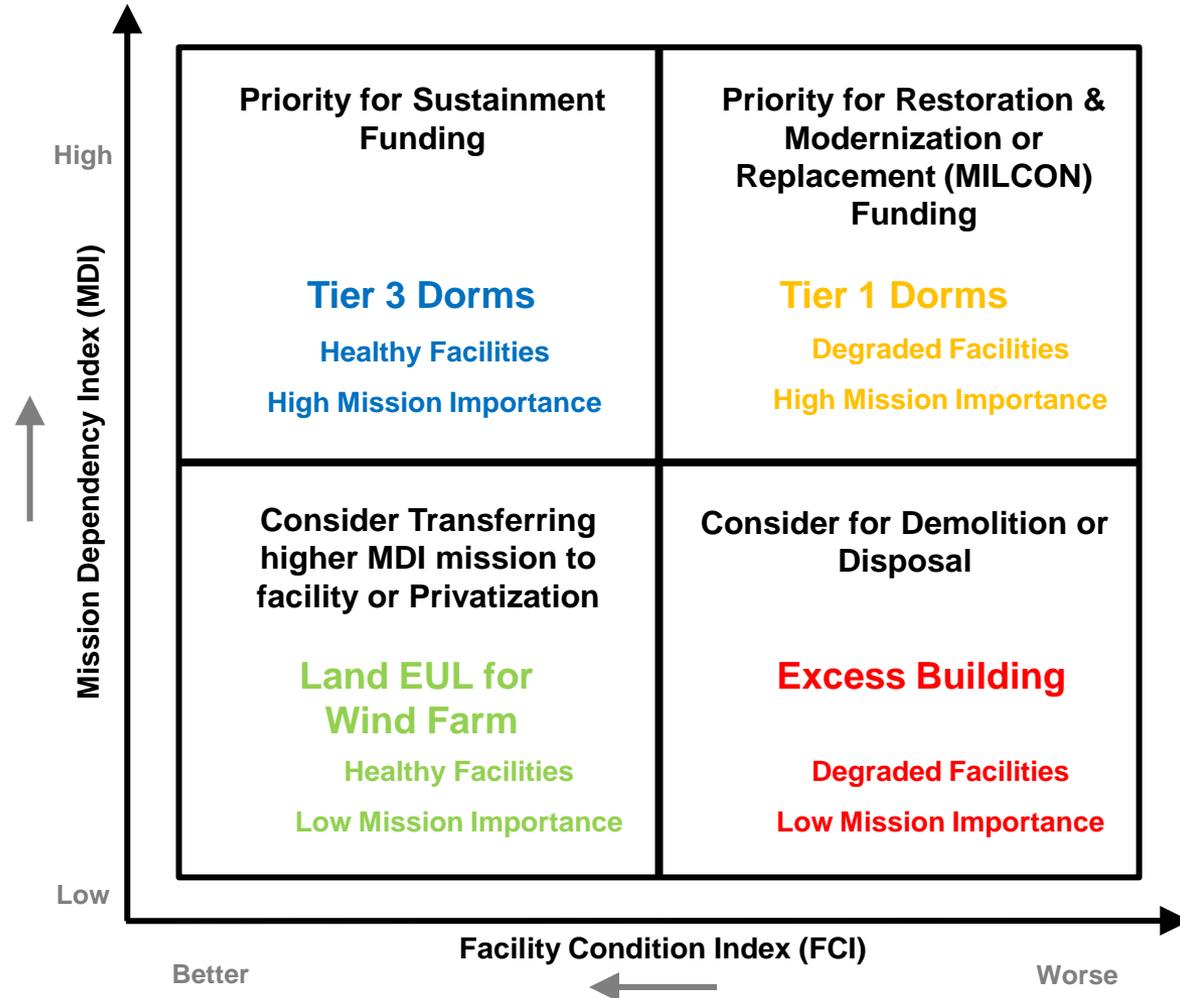
Relevant, timely & accurate requirements comes from planning!



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SIA Support Investment Planning

- AFPD 32-10 directs asset/activity mgt planning processes
- SIAs generate FCI data
 - Along with MDI informs investments
- Keep important facilities in good shape good
 - Sustainment
- Fix important facilities needing upgrades
 - R&M
- Divest assets that are in poor condition and little value



SIAs Help Guide Facility Investment Planning



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Top 5 CE Asset Mgt Issues

Asset Condition

- AFCAMP team identified 5 issues for resolution at AF level
- Asset condition knowledge is one of the top 5
 - Understanding asset condition is integral to our basic CE functions and ultimately our transformation success
- SIAs give us the required data

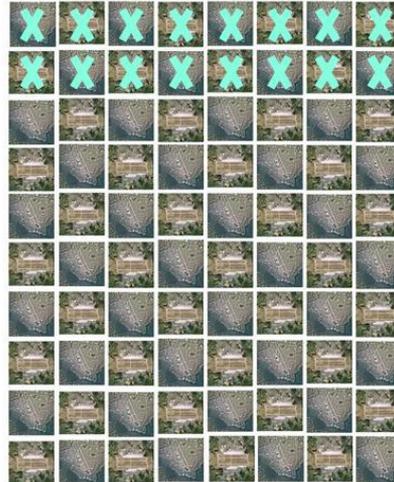
<u>Issue</u>	<u>Program Group</u>	<u>POC</u>
Demo / Consolidation	Built Infrastructure	A7CPO
Real Property Records	Asset Accountability / Optimization	A7CAI
Asset Condition Knowledge	Operations	AFCESA/CEO
Deferred Maintenance	Operations	AFCESA/CEO
RWP	Operations	AFCESA/CEO



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20/20 by 2020

AF Leadership Focus on Efficiency



20/20 by 2020 Goals:

- **20% net reduction in AF physical plant by 2020**
- **20% reduction in operating cost for remaining portfolio by 2020**
- **FY13 MILCON program to achieve 20% net reduction**
- **Invest in reuse of existing facilities before new construction**



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS UNITED STATES AIR FORCE
WASHINGTON DC

FEB 14 2011

MEMORANDUM FOR ALMAJCOM-FOA-DRU/CC

FROM: HQ USAF/CV
1670 Air Force Pentagon
Washington, DC 20330-1670

SUBJECT: Sustainable Installations and Air Force 20/20 by 2020

On 10 Jun 10, President Obama signed a memorandum to all federal agencies charging them to dispose of unneeded real estate, with a focus on utilizing installations more efficiently by optimizing facility-space use, reducing energy/water operating costs, and sustaining only those facilities needed to conduct the mission. In concert, AFPD 32-10 mandates an asset management approach to efficiently allocate our limited funds between valid competing needs.

We intend to meet the President's challenge by leveraging our existing Air Force initiative "20/20 by 2020," which aims to reduce owned, leased, and Air Force-led joint base real property and associated operating costs 20 percent by the year 2020. One pillar of this initiative involves consolidating our operations into the right-sized facilities and demolishing those that fail to meet space utilization criteria outlined in AFH 32-1084. To support this pillar and the President's direction, we are adopting an approach that favors investment in reuse of existing facilities for 'new mission' and 'realignment' over new construction. Effective in the FY13 program, all MILCON must conform to the goal of a net 20 percent reduction of real property across the Air Force portfolio. This approach will not only reduce sustainment investment, but will also reduce operational costs and help us achieve our energy/water conservation goals.

I have directed AF/A7C to provide integrated policy, guidance, and targets to assist MAJCOMs with facility optimization to include space utilization, energy/water conservation, and asset condition standards. Please give this matter your personal attention to ensure that these issues and concepts are understood and implemented across your organizations and installations. For additional information, please contact Colonel Stephen Wood, AF/A7CA at DSN 664-0650.

PHILIP M. BREEDLOVE
General, USAF
Vice Chief of Staff

SIA's Help Identify Opportunities for Efficiency – Consolidate/Demo



Combined Assessments

Current Status

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- **FY11 SIA awards underway at AFCESA**
 - **Eight task orders developed for regional data collection**
 - **Using energy audit rqrmts to guide locations/SF to be assessed**
 - **Several already awarded – awaiting funds for rest**

- **FY11 EoY/FY12 strategy**
 - **A7C and AFCESA working with Mobile CoE for potential AF wide assessments**
 - **SF to be assessed based on asset mission value (MDI), energy audit needs, planned asset use (e.g. planned demo = no assessment)**

- **Sustaining collected data is critical**
 - **AFCESA Energy/Portfolio Teams**
 - **Apply “Tririga” NexGen IT data tools**



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Farcus

by David Waisglass
Gordon Coulthart

Facilities Team



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WAISGLASS/COULTHART

**Take the Guess Work out of your Day – Go
with Sustainable Infrastructure Assessments!**