

# Key Data Systems & Acronyms

# Facility Investment Strategy

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**Army Facility Management**  
AMC  
IMCOM  
USAR  
ARNG

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The Army relies on information to allocate funds. Understand the following key systems to better manage your garrisons and facilities.

**Army Energy & Water Reporting System (AEWRS) & the Solid Waste Report-Web (SWARweb).** Tracks quarterly performance in these areas to inform Congress, OMB & OSD.

**Army Stationing and Installation Plan (ASIP).** The quarterly database of record for populations and units on your garrison now and in the future.

**General Fund Enterprise Business System (GFEBS) and Planning Resource for Infrastructure Data and Evaluation (PRIDE).** The Databases of record for the Real Property Inventory. GFEBS is also the Army system of record for financial transactions and execution.

**Installation Status Report (ISR).** Assesses the adequacy of infrastructure, services and natural resources. Feeds Defense Readiness Reporting System - Army (DRRS-A). Updated quarterly.

**Real Property Master Plan (RPMP).** The Installation's blueprint for real property management. All programming should be done considering the RPMP to ensure infrastructure requirements are addressed in priority. Annual review.

**Real Property Planning and Analysis System (RPLANS).** Using Real Property Inventory and ASIP data, calculates real property excesses and deficits. Updated quarterly.

**Facility Investment Strategy (FIS)** approved by Army Leadership, supports the Army's needs and makes best use of limited resources. Commanders are key to enforcing the four tenets of the FIS:

- **Sustain what we need:** Maintain the existing facilities to achieve the designed lifespan. This avoids costly repairs or pre-mature need for new construction.
- **Dispose of what we don't need:** Demolish or mothball buildings that are in serious disrepair. Eliminate relocatable buildings and failing WWII wood. Consolidate units into Army-approved space allocation. This avoids costly use of energy and high maintenance.
- **Improve what we will keep:** Restore and modernize the most needed facilities, extending the lifespan and improving their mission functionality and energy efficiency. This avoids costly new construction.
- **Build-out facility requirements, but only the most critical:** Use military construction as a *last resort*. This avoids excess footprint, high operations and maintenance costs and building low-priority facilities.

For the FIS, Senior Commanders prioritize, Garrison Commanders manage, and Unit Commanders serve as stewards of Army Facilities. Coordinate with the Garrison Facility Management Staff to best tailor assigned facilities to meet unit needs. Understand the fiscal environment that requirements are competing within to meet needs across the Army. Understand ISR-Infrastructure and RPLANS.

## What Commanders need to know



Commanders are responsible for where our Soldiers, Families, and Civilians work and live. The condition of our buildings can be directly linked to readiness and morale. After an increase in funding for MILCON and SRM starting in 2005, the Army raised its overall Q1 quality rating from 30% to 68%. As budgets reduce, Commanders must know how all facility systems work to maintain facility readiness and quality. Work with your land-owning command - AMC, IMCOM, NGB, & USAR - on requirements and resources.

Army Installations provide a source of balance and an environment in which Soldiers, Families, and Civilians can thrive; a structure that supports unit readiness in an era of persistent conflict; and a solid foundation for building the future.

**U.S. ARMY INSTALLATION MANAGEMENT COMMUNITY**  
ASSISTANT SECRETARY OF THE ARMY | ASSISTANT CHIEF OF STAFF | INSTALLATION MANAGEMENT COMMAND

# Facility Process Fundamentals

## Military Construction

- Funds to build new facilities or repurposing of existing facilities at less than 75% of the cost for a new facility
- Senior Commander approves submission to ACOM, ASCC, or DRU for competitive process approved by Army through OSD to Congress
- **Timeline:** Submit in fall of FY for next POM, (submit FY15 for POM 17-21). Normally at least 5 years to plan, design and construct; can be compressed to 3 years for emergent situations with Army Senior Leadership involvement

## Sustainment

- Funds to maintain current facility condition
- Normally, the Senior Commander approves a flexible priority at local level
- Focus on mission impact, life, health and safety, then long-term maintenance
- **Timeline:** Budget funds provided based on formula, including RPLANS and ASIP data

## \$1 Million Authority

- 10 USC 2805 allows diversion of Sustainment to build a facility for less than \$1Million
- ACSIM approval is required through command
- Facility type must be in deficit

## Facility Reduction Program (Demolition)

- Funds to demolish facilities and infrastructure
- Competitive process managed at land-owning command level and reported to HQDA
- Focus on facilities that are in Q4 condition or overly expensive to fix
- **Timeline:** Selection starts in spring, list created by summer, execution next FY
- To reduce costs, also consider sale, mothball, caretaker, and enhanced use leases

# Facility Process Fundamentals

## O&M Restoration and Modernization

- Funds to restore aged facilities or update to current mission needs, keeping the same purpose, at less than 75% of cost for new facility
- Normally, the Senior Commander approves a 1-n list for the Installation
- Competitive process managed at land-owning command level
- Focus on mission impact, life, health & safety
- **Timeline:** Selection starts in spring, list created by summer, execution with funds availability

## Unspecified Minor MILCON

- Funds to build new or modify existing facilities for less than \$3 Million or Labs for \$4 Million
- Normally, Senior Commander approves a 1-n list submitted to higher command
- Competitive process at Army level with submission by all ACOMs, ASCCs, and DRUs
- **Timeline:** Selection starts in spring, list created by summer, execution next FY

## Work Orders

- Process to manage local repair work
- Understand local process and Army priority
- Track and follow-up. Check backlog
- Discuss issues with garrison chain first
- Know what units do: filters, bulbs, batteries, ceiling tiles, cleanliness

## Mission Unique Tails

- MUTs are costs beyond the facility such as IT, furniture and mission equipment
- Senior Commanders must coordinate with ACOM/ASCC/DRU to ensure mission costs are covered for all MILCON in the POM
- Commands validate MUT costs with DA

# Facility Service Resources

## Energy & Water Conservation

- Use AEWRs to track utilities cost quarterly
- See AEWRs input and act on it
- Utilities are 2nd largest Installation expense
- Metering is key to measure and manage
- Maximize 3rd party financing (Energy Savings Performance Contracts (ESPC), and Utility Energy Services Contracts (UESC))
- Command emphasis to change energy and water use culture & improve performance



## Services & Resource Management

- Know Common Levels of Service (CLS) and Installation Status Report Services (ISR-Services)
- Be a resource steward while maintaining high customer communication and satisfaction
- Execute programs to Army budget targets
- Understand resource pools
  - Appropriated funds (O&M, OPA, RDT&E)
  - Reimbursement from tenant units/activities
  - Non-appropriated funds (MWR fees, recycling funds, AAFES dividend)
  - Soldier Skill Set Utilization