

The RPAM Era Begins

Real Property Asset Mgmt. (RPAM)

- Signed by Dep. Secretary on Sept. 24, 2003
- Replaces LCAM O 430.1A
- Implements DOE P 580.1
- DOE P 580.1 is the management policy for the planning, programming, budgeting, construction, operation, maintenance, and disposal of DOE real property assets;

Real Property Asset Mgmt. (RPAM)

- Five main subjects: Planning, Real Estate, Maintenance, Disposition and Long Term Stewardship, and Value Engineering.

Real Property Asset Mgmt. Teams

- Planning – Nestor Folta (OECM), John Bernier (NA-52)
- Real Estate – Andrew Duran (OECM)
- Maintenance – Fred Drummond (OECM)
- Disposition – Barry Clark (EM-20)
- Value Engrng. – Terry Brennan (NETL)
- RPAM Team Leader – Nestor Folta

Real Property Asset Mgmt. Index

- Order - Requirements; Responsibilities; References
- Att #1- Applicability
- Att. # 2 – Contract Requirements Document
- Att. #3 –Definitions & References
- Att #4 – Acronyms
- Att #5 – Facility Asset Management Tools

RPAM AND CAIS

- CAIS is mentioned three times in the Requirements, Contracts Requirements Document (CRD) section and Att. #5.
- The CRD states in 5.d. “Deferred maintenance estimates will be based on nationally recognized cost estimating systems or the DOE Condition Assessment Information System (CAIS)”

RPAM AND Condition Assessments

- CA must be performed on ALL real property at least once with a five-year period.
- CA shall use a tailored approach.
- CA must follow industry practices including safety and health standards.
- The condition assessment program will support the reporting requirements in FIMS.

RPAM AND CAIS

- Who manages CAIS?
- RPAM Responsibility Section 5d. (10) states “OECM manages the administration and management of the FIMS database and the DOE’s CAIS including associated web sites (see Att #5).

RPAM AND MISSION CRITICAL ASSETS

- The order ties “mission” to the management of real property in the order.
- IMPACT - CRD 5.d. states “Condition assessments... May be required more frequently for mission essential facilities and infrastructure”.

RPAM Corporate Objectives

- A new concept Asset Utilization Index (AUI)
- Measures assets and land utilization.
- $AUI = \frac{\text{utilization justified assets}}{\text{all current real property assets}}$
- UF = FIMS utilization factor.
- AUI is assigned to ranges from excellent to failure.
- The lower the AUI the more underutilized is the asset.

RPAM Corporate Objectives

- A new index - Asset Condition Index (ACI)
- Is the Department's corporate performance objective to measure facility condition.
- $ACI = 1 - FCI$
- ACI ratings range from excellent to poor.
- As the ACI approaches one (1) as the condition improves.

IMPACT ON OSF'S

- Attachment 5 2.b.(2) recommends a detailed “on going inspection of real property assets, including facilities; infrastructure; and large in-place nonprogrammatic equipment that is validated at predetermined intervals.”

RPAM Omissions?

- ACI ranges differ from FCI ranges... No failure rating in ACI.
- Attachment #5 2.c.(1) mentions that any CA database must calculate a FCI by asset system but does not mention how building deficiency systems will be reported ie Cost or FCI in FIMS.

RPAM WEB LOCATION

- Direct Link to the Order:
- http://www.directives.doe.gov/pdfs/doe/doe_text/neword/430/o4301b.html

RPAM ROLL-OUT TRAINING COURSE

- Facility Mgmt. Course assist roll-out
- Course Topics
 - Planning & Budgeting
 - Maintenance (Nuclear and Non-Nuclear)
 - Contracts
 - Roles & Responsibilities
 - FIMS & CAS/CAIS
 - Real Property & Value Engineering
 - Disposition & Long Term Stewardship

RPAM ROLL-OUT TRAINING COURSE

- Schedule:
 - Prototype developed in late January
 - Four course offerings
 - Locations TBD

FIMS Data Validation

- FIMS Data Validation is one of DOE's response to GAO high risk report
- Will result in a HQ oversight process
 - Field and contractor will do QA/QC
 - Program and OECM will have roles
- What is it?
 - Protocols to ensure that FIMS data is current and reliable
 - Oversight to ensure that the protocols are being followed

FIMS Data Validation

- Parameters / Expectations
 - Validation will be statistically based
 - Use existing site FIMS QA/QC process as appropriate.
 - Make logical data grouping based on importance (financial, status, condition, etc.)
 - Filter on active vs excess, mission important vs common support, high value vs “trailer trash”
 - Tie frequency to relative importance of asset
- Requires your input on the basic parameters
 - Need for your assistance in developing the process,
 - Establish data groupings and filters