

# 150 Things to Do to Reinvent the CAS Process

CA Group Meeting October 24, 2012

Brainstorming Session

Things to do:

1. Consistent training for CAS process for sites
2. Consistent interpretation for DM/inspections
3. Automation
4. Use the maintenance loaded costs in CAIS
5. Use a single contractor to do all site inspections.
6. Consistent training for all CAS inspectors
7. Use CAIS for all DM reporting.
8. Use more predictive maintenance
9. Capture predictive and preventive maintenance costs
10. Every site office manager must do at least one CA per year
11. Do a validation of DM for all sites
12. Assessment peer reviews to lower the variability
13. Align to industry standards.
14. Benchmark against other government agencies
15. Fund engineering estimates for DM
16. Feedback loop of estimated project costs vs. actual cost.
17. Feedback loop of DM costs vs. actual cost.
18. Fund engineering estimates for RPV
19. Variable assessment periods based on condition of asset
20. Variable assessment periods based on use of asset
21. Variable assessment periods based on status of asset
22. Remove inspection periods and make the timeframe for inspections based on mission / capability
23. Conduct assessments annually
24. Consistent implementation of CAS across all sites.
25. Include mission customer input in FCI
26. Develop new metrics
27. Feedback loop to improve cost adders to make DM costs more accurate based on actual costs
28. Run assets to failure
29. Feedback loop to improve costs to make DM costs more accurate based on actual costs (the guy who does the work, the customer)
30. Consider re-capitalization too
31. Standardized procedures
32. Develop a standard manual for CAS process
33. Field office should conduct CAS process once a year (hq, congress,

34. More funding for inspectors.
35. Combine ESA and DM inspectors for efficiencies.
36. Perform integrated assessment program to combines all inspections for efficiencies.
37. Combine Asbestos and DM inspectors for efficiencies.
38. Only HQ to fund project to buy down DM across sites.
39. Integrate assessments with maintenance
40. Increase maintenance funding to 10% of RPV
41. Have an aggressive predicative maintenance program.
42. Have a HQ office to championing the Assessment process.
43. Improve standards for measuring performance across programs
44. Solve funding quagmire.
45. Have long term funding certainty.
46. Educate senior management of the challenges of reducing DM
47. Direct fund maintenance.
48. Incorporate more technology to streamline and automate the data entry process
49. Sitewide wireless data entry.
50. Incorporate CAS in the Performance Evaluation Process.
51. NNSA complete wide benchmarking
52. Program wide complete benchmarking
53. Two CAIS working group meetings a year.
54. Mandatory working group meetings for all CAS stakeholders.
55. Stop using RS Means for Estimating.
56. Facilities ranks higher than mission!!!
57. Improve relationship between IT and facilities.
58. Closer integration between IT and facilities.
59. Pay people bonuses for identifying maintenance.
60. Allow sites to keep money for energy savings.
61. Site retention of a percentage of DM
62. Use International Code Council certified inspectors across all disciplines so that one inspector can inspect.
63. Integrate CAS into the building construction.
64. Make CAS a program requirement.
65. Reduce frequency of data validations to save time for the field.
66. Move away from an 'inspect in' quality approach.
67. If you don't get it right the first time why do I let you get away with it?
68. Apply ISO 9001 to CAS process.
69. Eliminate need to inspect Full Service leases
70. Have the landlord provide inspection data
71. Knock everything down and rebuild it
72. Replace all buildings with tents
73. Eliminate all trailers
74. Review building use practices to reduce wear and tear on buildings.

75. Eliminate sustainability requirements.
76. Eliminate all owned real property – lease everything.
77. Right size the footprint and the systems.
78. Risk based corporate policies for condition assessments.
79. Directory of situational conditions
80. Inspections should be tailored based on mission.
81. Require a program person to be involved in the CAS inspection.
82. Immediately fund the demolition of obsolete facilities.
83. Define 'obsolete'.
84. Standardize utilization inspections or surveys.
85. Include D&D costs in all project cost estimates.
86. Contractor evaluation of federal performance (360 degree reviews).
87. Eliminate redundancy between fed and contractor personnel.
88. Performance incentives for contractors.
89. Field evaluation of HQ.
90. Remove the large fees from contracts.
91. Videoconferencing for meetings.
92. Videoconferencing for CAS.
93. Video record of CAS.
94. Photo record of CAS.
95. Digital storage of all inspection documents.
96. CAS inspections based on video recordings.
97. Robot dogs conduct CAS.
98. Standardize inspection process.
99. Standardize pre-inspection process.
100. Standardize data.
101. Barcode all equipment.
102. Integrate CAS process with GIS data.
103. Outsource maintenance.
104. Use GIS data to automate the inspection schedule locations.
105. Automate inspection schedule.
106. Capture the duration of the inspections.
107. Extend the inspection period for OSFs to 10 years.
108. Have CAIS run on an IPAD.
109. Automated monitoring of the condition of buildings.
110. Sensors on equipment.
111. Real time monitoring of systems on buildings.
112. Add cameras to display data.