

SUSTAINMENT COST TEMPLATE

For Constructed Assets

Sustainment is that activity of the Life Cycle management of a constructed asset that is necessary to keep constructed asset in good condition. If Sustainment is not maintained at adequate levels, the constructed asset will degrade, and over time continue to degrade.

The purpose of the Sustainment Template is to assist the various bureaus in developing their Deferred Maintenance and Capital Improvement 5-Year Plans. The completed template for a constructed asset will give an overall picture of whether this particular asset should be repaired, renewed or disposed of. It is expected that this template will be part of the CPIC package.

The 'Annual Costs' column are the actual costs from the FY preceding the completion of this template. These costs should equal those costs reported to the Federal Real Property Profile (FRPP) for the same constructed asset. If the project is to build a new constructed asset, existing O&M costs from the previous FY will not be available, use engineering estimates.

The 'Component Renewal Costs' are costs based on engineering estimates.

Real Property Type ' and 'Real Property Use' are the same as the first 4 numbers of the DOI Asset Code.

Work Type definitions are on the last page.

Items followed by (FRPP) are also reported in the FRPP.

SUSTAINMENT COST TEMPLATE
For Project Presentation For a Constructed Asset

Bureau			
Real Property Unique Identifier (FRPP)			
Real Property Name (FRPP)			
Real Property Type/ Use (FRPP)			
Size (FRPP)			
U/M (FRPP)			
Installation Name (FRPP)			
Sub-Installation Name			
Asset Priority Index (API)			
Life Expectancy of the Constructed Asset (Life-Cycle) (in years)			
	FMMS Work Type	Annual Costs	Life Cycle Costs
<u>FACILITY MAINTENANCE</u>			
Corrective Maintenance	FMCM		
Emergency Maintenance	FMEM		
Preventive Maintenance	FMPM		
Recurring Maintenance	FMRM		
Other			
<u>FACILITY INSPECTIONS</u>	INAC, INAD, INBS, INCA, INDS, INEC, INSF, INSS,		
<u>FACILITY OPERATIONS</u>			
Operational Maintenance	FOAM		
Custodial Maintenance	FOCU		
Trash Removal	FOTR		
Snow Removal	FOSN		
Other			
<u>Utilities Costs</u>			
<u>Other Costs</u>			
<u>Security Costs</u>			
<u>Component Renewal Costs over L/C</u>			
(See Component Renewal Worksheet for details)			
Total Annual O&M Cost			
(Sum of Annual Cost column)			
Total Annual O&M Cost / UM			
Total Annual O&M Costs over Life Cycle			
(Total Annual O&M Cost x Life Expectancy)			
Sustainment Cost over Life Cycle			
(Sum of Life Cycle Costs column)			

Work Type Definitions

Work Type	Description	Definition
FPCM	Corrective Maintenance	Unscheduled maintenance repairs to correct deficiencies during the year in which they occur.
FMEM	Emergency Maintenance	Unscheduled maintenance repair, to include call outs, to correct an emergency need to prevent injury, loss of property, or return asset to service. These repairs are initiated within a very short time period from which the need is identified, usually within hours.
FMPM	Preventive Maintenance	Scheduled servicing, repairs, inspections, adjustments, and replacement of parts that result in fewer breakdowns and fewer premature replacements and achieve the expected life of facilities and equipment. These activities are conducted with a frequency of 1 year or less.
FMRM	Recurring Maintenance	Preventive maintenance activities that recur on a periodic and scheduled cycle of greater than 1 year, but less than 10 years.
FMCR	Component Renewal	The planned replacement of a component or system at the end of its useful life, that recurs on a periodic and scheduled cycle of greater than 10 years.
FOAM	Operational Maintenance	Activities related to the normal performance of the functions for which an asset or item of equipment is intended to be used.
FOCU	Custodial Maintenance	Activities associated with general day-to-day care and cleaning operations necessary to operate an asset, facility, or program to include housekeeping duties such as restroom cleaning and sanitization, floor waxing, vacuuming and window cleaning; rodent and pest control; and lawn mowing.
FOTR	Trash Removal	Activities associated with the Solid waste disposal of hazardous and non-hazardous waste and debris such as boxes, scrap wood, garbage, solvents, paints and other unusable items. Also includes recycling products e.g. copy paper, cans, bottles, etc.
FOSN	Snow Removal	When snow, ice and/or freezing rain develops, or any unsafe conditions which may have been caused by thawing and re-freezing, snow removal requirements shall be implemented. Snow removal shall include treatment for removing snow from sidewalks, walkways, driveways, parking lots and roadways requiring the use of special mechanized equipment and/or trucks, chemicals designed to melt snow or ice, and sand.
INAC	Annual Condition Assessment	Annual inspection by qualified personnel to determine and document the condition of an asset or item of equipment and identify maintenance needs.
INAD	Accessibility Inspections	A standardized physical inspection of an asset, facility site or program components to evaluate its accessibility, as determined by performing measurement tasks against standard accessibility codes such as Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act Accessibility Guidelines (ADAAG).
INBS	Bridge Safety Inspections	Regularly scheduled inspections consisting of observations and/or measurements needed to determine the physical and functional condition of the bridge, to identify any changes from initial or previously recorded conditions, and to ensure that the structure continues to satisfy present service requirements.
INCA	Comprehensive Condition Assessment	Periodic inspection, conducted at least once every five years, by qualified personnel to fully determine and document the condition of an asset or item of equipment and identify maintenance needs.
INDS	Dam Safety Inspections	Periodic inspections or assessments, in accordance with Department Manual, Part 753 (Dam Safety and Security Program), by qualified personnel to fully determine and document the condition of the dam and related geologic features. This includes high, significant and low hazard dams. This includes Formal, Intermediate and Special Safety Evaluation of Existing Dams (SEED), and other inspections of the dam (day, weekly, monthly and annual).
INEC	Environmental Compliance Surveys	Inspections conducted in accordance with 40 CFR Protection of Environment to determine enforcement and compliance activities for air, water, pesticides, toxics, and radiation.
INSF	Safety Inspections	A periodic inspection by qualified personnel of any asset, installation, facility, construction site, other area, workplace, or environment where work is performed by employees of the agency to assure safe and healthy working conditions exist. These inspections may be conducted to inspect and investigate according to 29 CFR 1960, Subpart D, Inspection and Abatement. Inspectors shall investigate such places of employment and all pertinent conditions, structures, machines, apparatus, devices, equipment, and materials therein, and to question privately any agency employee, any agency supervisory employee, and/or any official in charge of an establishment to assure safe and healthy practices are conducted.
INSS	Seismic Safety Inspections	A periodic inspection by qualified personnel involving a comprehensive study to determine how a building or structure will respond during a major seismic event. The seismic inspection process evaluates the structural integrity of a building or structure based on a defined level of seismicity and level of performance. Seismic inspections include Rapid Visual Screening, Nonstructural Hazards Quantification, seismic rehabilitation and seismic evaluations.
	Security Costs	The operational cost to provide security at a building, facility, installation, etc. (if this cost includes more than one constructed asset, the cost will be divided the number of constructed assets to determine an individual asset cost).