

# Network Noise

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Terry Christie, Editor

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## GAO PRAISES LLNL

*Ken Baker, DOE/HQ*

In a recent audit of the military service real property maintenance (RPM) methods, the GAO identified promising practices at two non-military organizations that the services should consider. The two organizations were Brigham Young University in Provo, Utah and Lawrence Livermore National Laboratory (LLNL) in California. To the GAO promising practices “appear to be designed logically to work well and that seems worthy of wider trial involving sound evaluation”. The audit agency had discussions with over two dozen nonmilitary systems about their facility assessment, planning, and budgeting systems.

The GAO analyzed how the services determined and prioritized their maintenance and repair requirements and how they allocate resources to meet their needs. GAO was not complementary in their findings. If anyone is interested in this report go to the GAO web site at [www.gao.gov](http://www.gao.gov). The report was issued in September and is titled MILITARY INFRASTRUCTURE: Real Property Management Needs Improvement, GAO/NSIAD-99-100.

The promising practices that were identified at LLNL include the following:

- ◆ establishing a single system for counting and categorizing inventory;
- ◆ having a single, valid engineering-based system for assessing facility conditions, with adequately trained personnel and multiple levels of review;
- ◆ prioritizing budget allocations based on physical condition, relevance of facilities to the mission, and life-cycle costing and budgeting;
- ◆ setting up a single property maintenance budget that is controlled by a central office with the power to shift resources to facilities in the greatest need;
- ◆ creating incentives to demolish or vacate excess space;
- ◆ restricting the use of RPM funds for other maintenance purposes; and
- ◆ charging an annual maintenance fee, based on square feet used, to ensure adequate funding for facilities and to create an incentive for space conservation.

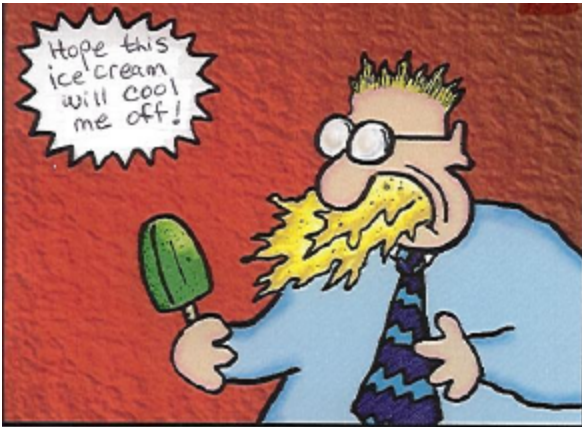
The first practice is the Facilities Information Management System (FIMS).

The second practice is the Condition Assessment Survey (CAS) program. The GAO report recommended the services provide a strategy that addresses standard criteria for inventorying DOD and service property (except for relatively few service-unique facilities) and adoption of a comprehensive, valid, engineering-based assessment system *based on the well-developed methods already used by the nonmilitary entities*.

The GAO has in essence endorsed DOE's two most critical systems for facility management, FIMS and CAS. This report or the executive summary is must reading for those of us involved in facility management issues. Make sure your managers have a copy! Also pay attention to the footnotes, there is some very useful information on assessment training practices and deferred maintenance reporting by the military services. Just think, DOE gave the Army the CAS program in 1993 for their use for free. Hats off to the Livermore folks for their fine work in real property management. It is nice to hear laudatory words from the GAO for a change.

## Future Training Being Planned

The next M&O Users Group meeting is being planned for Las Vegas in March of 2000. Following the meeting two-day training sessions for CAIS Administrators and interested parties will be available. If you want to start the new Millennium differently with a CAIS 2000 outlook, drop Kevin or Nick a line expressing your interest in the training classes. Two sessions are in the works, one for experts and one for undergraduates like myself. The course is free but you have to cover your own travel, meals and miscellaneous expenses. No dates have been finalized.



Darrell Tullock after a Cajun meal of alligator

## CAIS/ CAS STATUS AT BROOKHAVEN NATIONAL LAB *Michael Paquette, CAS Inspector*

Since 1993, Brookhaven National Lab has been operating its Building Inspection Program using 1.5 FTE's. Our responsibilities include not only conducting building inspections, but revising AutoCAD building drawings, interfacing with building managers regarding their work permit program, conducting ORR's (Occupational Readiness Reviews), and conducting special assignments for all levels of O&M (Operations & Maintenance).

During FY96, the CAS group that incorporates most of the CAIS/CAS methodology developed a Microsoft Access program. Using our customized Access program we were able to develop links between:

- ◆ FIMS - provides the Infrastructure Management Group information on building design and condition.
- ◆ Major proposed projects - for upper management, used for deferred and recurring maintenance projects.
- ◆ Work orders to CMMS - maintenance work for on site shops and outside contractors.
- ◆ MEL – (Master site Equipment List) – feeds information to Preventive Maintenance Program regarding equipment on site.
- ◆ Surplus Equipment Inventory –conduct a site wide inventory and inspection of equipment defined as out of service or scrapped equipment. Refer to O & M procedure 010.
- ◆ AutoCAD Building Drawings – Update site building floor and roof drawings with cad draftsman. Verify building layouts for use in space management, work permits, utility locations, etc.
- ◆ Digitized Camera Software Programs – Categorize buildings on site, surplus equipment, proposed projects and major deficiencies captured during inspections.

Additionally, a web site link was created in September 1998 on the Plant Engineering's Maintenance Management Center home page under title " Facility Inspection Program – CAS ". Here several links were established for the use of building managers, DOE area office personnel, upper management, etc, to view several reports via computer. Infrastructure Building Summary Report – includes the building's picture, description (construction type, utilities, square footage, building manager, etc.) and a Building Summary Report – details the major utilities, facility condition index, total number of work orders and proposed projects submitted during the buildings' inspection. A FIMS link was also established to interface with the Infrastructure Management group detailing FIMS usage code, facility type, overall building condition, estimated rehabilitation cost and replacement plant values (R.P.V.).

Although we are not presently using the CAIS program, we feel that we are following

the DOE CAS methodology, conducting non-intrusive inspections of the site and associated infrastructure. In the future we anticipate installing and using the new CAIS 2000 software with upper management's approval.

Finally, on a personal note, I truly enjoyed the recently held CAS network meeting in Idaho Falls, Idaho and extend a much appreciated thank you to all that attended and to our hosts at INEEL for the tour and the great accommodations. The meeting, as always, was a perfect opportunity to meet fellow CAIS-CAS members and to share our past experiences and future thoughts on CAIS-CAS. Hopefully, future meetings will be attended by a larger number of labs so that this "sharing" experience will not only make the program stronger but more useful for all.



Paul Reynolds reading his letter from Santa

## **PANTEX Inspections**

***Bob Von Eschen, CAS Inspector***

Greetings, I the "Lone Facility Inspector" still man the Facility Inspection effort at Pantex. My partner Jerry Williams, deserted to the Maintenance Department, and left me with the 535 building schedule.

I continue to work the schedule of about 260 building on a 3-Year cycle plus another 260 annually. I'm getting an increasing call for implementation of special surveillance procedures such as Earthen Overburden Depth Measurement, Structural Crack Monitoring, and Equipment Mounting Integrity, plus special inspection reports with photo's such as Roof Weather Damage,

New Facility Maintenance Accessibility, and Erosion of Earthen Blast Protection / Isolation Barriers. I can't complain about not having enough to do.

Late Breaking News! Our FY2000 budget has dwarfed our construction effort and thus several Construction Inspectors may be moved into Facility Inspections. We haven't been informed of the final budget distribution, so this is still up in the air. However if rumors are true and Pantex has a "VSIP" (Voluntary Separation Incentive Package) before the end of the year; no one can predict what it could do to the Pantex Facility Inspection effort.

## **From the Chair**

***Darrell Tullock, ORNL, Network Chairman***

Let me begin by saying thanks to Rob Olson and INEEL for hosting our conference last month. This was a very informative, and most enjoyable meeting. Several site representatives gave site status presentations. This allowed sites to see how other DOE sites are conducting condition assessment surveys.

We have set a tentative time for our next meeting to be held the end of March. More information will be provided as we get closer to this time frame.

During the meeting we discussed the quarterly newsletter. One suggestion was to have a feature site that would focus on their specific site for the quarter. Other suggestions were: Problems and solutions from sites and developers that would lend assistance to other sites so they could avoid the same, or like, problems; A comic area to add a little humor (which we all can use from time to time) to the news letter.

Our major focus of the meeting was the development progress of the "CAIS2000" program. There are great possibilities with this new program, and the Dyncorp personnel are working very diligently in trying to make this the best program possible - "Keep up the hard work!"

## **ETTP Condition Assessment Survey/Facility Status Review Program**

**Jane Nations, CAIS Administrator**

Deferred Maintenance requirements have been keeping the FSR team busy for the last several months. Bechtel Jacobs Company L.L.C. manages facilities at ETTP, Y-12, ORNL, Portsmouth and Paducah, so it has been a real challenge to gather all of the data. The inspection team performed walkdowns at ETTP, Portsmouth, and through the efforts of personnel at Y-12 and ORNL we were able to meet out FY99 reporting goals.

Part of the effort at ETTP involved allowing the Facility Managers to accept or reject (defer) deficiencies found in their facilities. This was accomplished by utilizing a user-interactive program on our website. Facility managers could view each deficiency, pick a disposition, and add comments as necessary. This has been very beneficial to us in providing a firm basis for documenting deficiencies. The facility management "point and click" approach also enhances our year budget planning. We are currently 50% complete on the ETTP FY2000 inspections, and anticipate that the facility management process will be very beneficial in evaluating the facility required maintenance data.

The former Surveillance and Maintenance Program at ETTP has been incorporated into the new Facility Management, Surveillance, Inspection, and Testing (FMSIT) subcontract. The new contract was awarded to American Technology Incorporated and it's teaming partners on October 1, 1999. FMSIT is scheduled to be fully operational by December 15. The FSR and Deferred Maintenance Programs are both part of this new subcontract. We are eagerly awaiting the new opportunities and challenges, which will be provided in this upcoming change.

### **ORNL CAS Program**

**Terry Christie, Electrical CAS Inspector**

The ORNL CAS Program is still thriving. We are still involved in asbestos inspections, CAS inspections, digital photography, PM

equipment labeling, thermography and roof inspections. We have a web-site that is updated on a regular basis. Our site is also working with DynCorp as a test facility for the CAIS2000 software. Our contract has just been awarded to UT/Battelle and we are unsure what changes that this might bring, but we are optimistic about our future. We are continually striving to be the information source at ORNL.



Waterfall at Yellowstone National Park

### **Final Comments**

**Terry Christie, Network Noise Editor**

I would like to say thanks to Rob Olson and the folks at INEEL for hosting a great meeting. We really enjoyed the tour and the meeting facilities were excellent.

Thanks to those of you who submitted articles for this newsletter. The next issue will be in February 2000. I would love to have all sites participate with an article about their site for the next issue.

The next LCAM/CAS conference call will be Wednesday, November 10 at 11:00 EST. The phone number for this call is 202-287-1367. If anyone has something they would like to discuss please let Darrell or myself know and we will be sure it is brought up.

Hope everyone has a great holiday season.