



DEPARTMENT OF THE NAVY
OFFICE OF THE CHIEF OF NAVAL OPERATIONS
WASHINGTON, DC 20350-2000

IN REPLY REFER TO

OPNAVINST 11010.33B
OP-44
14 July 1988

OPNAV INSTRUCTION 11010.33B

From: Chief of Naval Operations

Subj: PROCUREMENT, LEASE AND USE OF RELOCATABLE BUILDINGS

Ref: (a) OPNAVINST 11010.20E (NOTAL)
(b) SECNAVINST 11011.46A of 30 Mar 88 (NOTAL)
(c) NAVFACINST 11010.44E (NOTAL)

Encl: (1) DOD Instruction 4165.56 of 13 April 1988
(2) Navy Policies on the Procurement and Use of Government Owned Personal Property Relocatable Facilities
(3) Navy Policies and Procedures for Lease or Rental of Relocatable Buildings
(4) Navy Policies and Procedures on the Procurement and Use of Relocatable Buildings Acquired Through Minor Construction and Military Construction

1. Purpose. To implement updated Department of Defense (DOD) guidance, for acquisition and use of relocatable buildings. Major changes in this guidance include cancellation of both the requirements for economic analysis and for Secretary of the Navy level approval for all relocatable facility usage. (R)

2. Cancellation. OPNAVINST 11010.33A

3. Background and Discussion. Inappropriate use of relocatable facilities is a concern to the Chief of Naval Operations (CNO). Relocatable facilities are not energy efficient, require more maintenance than permanent facilities, adversely affect the appearance of naval bases, provide ill-suited working environments, and conflict with Congressional intent to avoid their use from a cost point of view. Therefore, the use of relocatable facilities is not an acceptable means of providing facilities for long term needs. There are circumstances which require the rapid provision of facilities to support unforeseen new or expanded missions, to support urgent short term requirements, or to temporarily replace damaged buildings. Relocatable facilities can fulfill these needs without the time constraints of permanent construction. Due to their mobility, relocatable buildings are normally accounted for as Personal Property (Class 3) rather than as Real Property; however, the Office of the Secretary of Defense has set forth firm guidance for the procurement and use of relocatable facilities that is more restrictive than that for other types of Personal Property. Relocatable facilities used as temporary or interim facilities should be in support of minimum military operational requirements and subject to constraints of (R)

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funding limitations, approval authorities, cost effectiveness, energy conservation, planning criteria and design criteria. This instruction provides procedures for all approved methods of procurement or lease of relocatable facilities, while maintaining appropriate control over their use.

4. Definitions

a. Relocatable buildings: A relocatable building is designed to be readily and economically moved, erected, disassembled, stored and reused. The building may consist of component systems, such as interior walls, flooring, structural framing, roof, exterior siding, mechanical systems (heating, lighting, air conditioning) and equipment (kitchen, bathroom). These systems are designed to be easily and quickly erected. The connections are designed to be removed for easy disassembly with minimal damage to the components. Also included in this definition are buildings or facilities that are single units, such as trailers and small skid mounted metal buildings (except as noted in paragraphs 4c, 4d, and 4e) which may be placed on a trailer and transported to another site. Fabric structures or inflatable buildings are designed to be easily relocated and are included in this definition. Therefore, the most important characteristic of a relocatable facility is the economy and ease with which the facility may be removed from one site and reinstalled at another site. When selecting a building to fulfill a requirement for a relocatable facility, the estimated funded and unfunded costs for average building disassembly, repackaging, repair and refurbishment of components, and non-recoverable building components may not exceed 20 percent of the building acquisition costs. It should be noted that although all relocatable buildings may be considered pre-engineered, not all pre-engineered buildings are relocatable under this definition.

b. Non-recoverable building components: This includes foundations, concrete mounting slabs, utility connections, stairways, porches or breezeways between units, extra wall covering and paneling, ceramic works, lighting and sound systems and other finishes and features that were not included in the original building package or unit.

c. Building acquisition cost: This refers only to the cost of the building components of the unit and the cost of delivery to the site. If the building is not new (including facilities that were acquired from other government agencies), the 20 percent rule should be applied to the current cost of a similar new facility, rather than the original cost to the Navy.

d. Funded project costs: As used in enclosure (1), this term refers to costs to be paid with funds available for construction.

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e. Unfunded project costs: As used in enclosure (1), this term refers to costs to be paid with monies from appropriations other than construction. These costs are not applicable to monetary ceilings for construction authorities.

5. Applicability. This instruction is applicable only to the limited class of relocatable facilities defined in paragraph 4 and meeting the criteria of enclosure (1). It does not apply to nor modify authorities otherwise applicable to the following:

- a. Mobile or modular homes used for Navy Family Housing.
- b. Prepositioned War Reserve Material Stock (PWRMS) when used for mobilization requirements.
- c. Integral parts of mobile equipment, such as satellite communication vans and equipment vans for air navigation, (including Ground Controlled Approach (GCA) vans and Tactical Air Navigation (TACAN) shelters).
- d. Facilities specifically designed for mobility to enhance military readiness in forward locations, such as aircraft organizational and intermediate level mobile maintenance vans, communications vans, and electronics maintenance vans.
- e. Equipment used for engine test cells or aircraft in-frame test cells.
- f. Skid mounted aircraft line operations and line maintenance shelters, which have only electrical utility connections and are not mounted on permanent foundations.
- g. Relocatable facilities installed by construction contractors or ship maintenance contractors to permit performance of the contract. These facilities must be designed to be portable, must be the property of the contractor, and must be removed by the contractor upon completion of the contract.
- h. Maintenance enclosures and equipment which must be repositionable to support naval nuclear propulsion plant operations and ship and ordnance overhaul and repair operations at government owned depot and intermediate level maintenance activities. (Production offices are allowable but administrative office space is not.)
- i. Relocatable buildings procured with construction funds for use as interim medical and dental facilities in support of crews of ships in overhaul at non-Navy ship repair facilities or Navy personnel at other contractor owned facilities, when the duration of need is uncertain or temporary.

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j. Medical and Dental trailers that are transported to sites for temporary or contingency requirements.

6. Action

a. Activity commanding officers and major claimants will insure that all projects which include a relocatable facility are submitted under references (a) and (b) and the procedures contained in enclosures (2), (3) and (4).

b. Even if a relocatable facility is transferred or installed with no funded costs to the activity, the activity commanding officer and major claimant will insure that use of the facility conforms with the procedures outlined in enclosures (2) or (4). (R)

c. Activity commanding officers will ensure that the site approval requirements of reference (c) are followed for all uses of relocatable facilities. (R)



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