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IN REPLY REFER TO

OPNAVINST 11100.3
OP-442

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OPNAV INSTRUCTION 11100.3

From: Chief of Naval Operations

Subj: SHORE FACILITIES LIFE EXTENSION PROGRAM (SHORE FLEP)

Ref: (a) OPNAVINST 11000.16A (Command Responsibility)
(b) OPNAVINST 3501.167B (BASEREP)
(c) OPNAVINST 11010.34B (Annual Inspection Summary)
(d) OPNAVINST 11010.20E (Facilities Project Manual)
(e) OPNAVINST 11010.23E (Management of MRP Functions)

Encl: (1) Facility Category Breakout

1. Purpose. To establish the procedures and responsibilities for the Shore Facilities Life Extension Program (Shore FLEP). The information in this instruction takes precedence over those portions of references (a), (c), and (e) which address Shore FLEP. Those instructions will be updated to reflect the policy provided here.

2. Background

a. Over the years the Navy has intentionally acquired land and shore facilities with resources it could have used to procure more ships, aircraft, and weapon systems. The resultant inventory of ships, aircraft, weapons systems, land and facilities represents a deliberate mix of Navy capital assets. Accordingly, land and facilities must be afforded the same degree of commitment, concern, and support as are ships, aircraft, and weapons systems.

b. The Navy's ships, aircraft, and weapons systems are procured to satisfy specific mission requirements and are kept ready to perform their missions through planned maintenance programs. When they become functionally obsolete or uneconomical to operate, they are systematically considered for modernization or retirement. Shore facilities represent an equally important investment and should be managed accordingly. They should be constructed to satisfy specific mission requirements, kept ready through planned maintenance programs, and considered for modernization, replacement, or retirement when obsolete or uneconomical. This is an inherent command responsibility and is addressed in greater detail in reference (a).

c. Unfortunately, the average age of the Navy's shore facilities has grown to 43 years. Not only are the majority of



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our facilities old, but their condition has deteriorated to the point where it adversely impacts on the shore establishment's mission to support the Fleet. Shore FLEP has been created to assess the condition of the Navy's shore infrastructure and prioritize the resources used to maintain and improve the infrastructure.

3. Discussion

a. There are two indicators which assess facilities condition throughout the shore establishment. They are the Shore Base Readiness Report (BASEREP) and the Backlog of Maintenance and Repair (BMAR).

(1) BASEREP provides the shore station commanding officer's assessment of facility condition as it pertains to readiness. It provides an annual assessment of the base's ability to perform its mission. The commanding officer assigns ratings of C1 through C4 on the readiness of base facilities in terms of condition and quantity as outlined in reference (b). A C3 rating means that mission requirements can be marginally met but with great difficulty. A C4 rating means that mission requirements can not be met.

(2) BMAR provides a technical assessment of facility condition. It is first derived through the actual inspection of facilities by engineers and technicians. When the inspections identify conditions that cause: serious health or safety hazards; catastrophic environmental impact; significant adverse impact on quality of life; or a C3/C4 readiness rating; and the condition remains unfunded at the end of the fiscal year, it is listed as BMAR and reported under reference (c).

b. Shore FLEP is designed to correct the shore establishment's deterioration by prioritizing facilities and expenditures from the two major fund sources available to accomplish this: Maintenance of Real Property (MRP); and Military Construction (MILCON). Funding thresholds established by public law, combined with the nature and magnitude of each project, determine which fund source must be used. Reference (d) provides detailed guidance.

(1) Total maintenance and repair of the shore establishment is funded from four appropriations: Operation and Maintenance (O&M,N); Operation and Maintenance, Reserves (O&MNR); Research, Development, Test and Evaluation (RDT&E); and Navy Industrial Fund (NIF); with O&M,N representing 95 percent of the total maintenance and repair funding.

(2) Military Construction for Shore FLEP is a subset of Replacement/Modernization MILCON.

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c. The O&M,N portion of Shore FLEP rests in Base Operating Support (BOS). BOS is made up of two components: Other Base Operating Support (OBOS) and Maintenance of Real Property (MRP). OBOS funds the cost of day-to-day base operations such as utilities, security services, fire protection, barracks operations, refuse collection and disposal, transportation services, supply operations, and command administration. MRP provides the required maintenance and repairs to ensure that facilities are in a condition to meet their missions and also corrects BMAR.

(1) There is a minimum MRP cost associated with ownership of the shore establishment, similar to that associated with ownership of the fleet. It includes both essential maintenance costs and corrective repairs to preserve readiness and fleet support. This cost of ownership is that level of MRP funding which results in no growth in BMAR.

d. MILCON projects support either current mission or new mission requirements. Current mission MILCON can be further divided into two types: projects which correct quantity deficiencies by providing new facilities for the support of current mission; and projects which correct condition deficiencies by replacing or modernizing existing facilities. Shore FLEP MILCON includes those replacement/modernization projects needed to correct facility condition readiness deficiencies which have been identified in a shore activity's BASEREP with a C3 or C4 rating.

e. In order to focus resources to provide the greatest readiness benefits, Shore FLEP has prioritized facilities into three categories: High, Medium, and Low. Generally speaking, the High category includes those facilities needed today to support operating units. The Medium category includes facilities needed for sustainability and mobilization, while the Low category includes the remaining peacetime administrative facilities. The function each type of facility provides has been matched with the BASEREP mission areas used to report shore base readiness in reference (b). The High, Medium, and Low categories are made up of facilities which support each of the following mission areas:

High Priority Facility Category

- Aviation Operations
- Fleet Communication Operations
- Port Operations
- Training Services
- Bachelor Housing Services
- Messing Services
- Utility Operations
- Security Services

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Medium Priority Facility Category

- Aircraft Maintenance
- Ship Repair Services (Shipyard)
- Ship Repair Services (Intermediate)
- POL Products Service
- Ordnance Services
- Medical Services
- Dental Services
- Personal Services
- Family Housing Services

Low Priority Facility Category

- Special Base Operations
- Electronic/Operational Systems Engineering/Logistics
- RDT&E
- Supply Services
- Confinement/Corrections Service
- Administrative Services
- Information Services
- Public Works Services
- Fire Protection
- Base Transportation
- Base Communications

Enclosure (1) provides a detailed breakdown of each mission area by Facility Investment Category (IC) and Cost Account Codes, in order to better align buildings and structures to corresponding BASEREP mission areas.

5. Policy

a. The BOS Baseline Assessment Memorandum (BAM) prepared by OP-04 will establish MRP cost of ownership levels as well as Other Base Operating Support (OBOS) levels to cover the costs of day-to-day base operations for each resource sponsor.

(1) During execution, all C4 facility condition deficiencies identified in a shore activity's BASEREP as requiring a Maintenance and Repair project to correct, should be done so within one year. All C3 facility condition deficiencies should be corrected in order of facility priority (High, Medium, Low) outlined in paragraph 3e. All remaining repairs should be accomplished as resources permit.

b. Shore FLEP MILCON required to correct the facility condition readiness deficiencies (C3/C4) identified and reported in BASEREPS, should be funded by Resource Sponsors in the following priority.

- Valid C4 facility condition deficiencies at the first opportunity, regardless of their facility category.