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# Facility Condition Assessments Essential Asset Management Solutions Mission Critical Facilities

## Moderator:

Eric Taylor, P.E., LEED AP, Mechanical Engineer, Black & Veatch

## Speakers:

- David Parmelee, R.A., Program Director, Black & Veatch
- Nick Viviano, P.E., S.T.S., Project Manager, Black & Veatch



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# SPEAKER

**David Parmelee, R.A.**  
Program Director  
Black & Veatch



## Some fun facts about me:

- **Favorite Sports Teams** – My beloved alma mater, Pennsylvania State University. Any sport Penn State participates in is my sport team.
- **Best Vacation Spots** – Aruba hands down.
- **Hobbies** – I am a big coin collector. I focus on graded Morgan Silver Dollars and American Silver Eagles.



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# SPEAKER

**Nick Viviano, P.E., S.T.S.**  
Project Manager  
Black & Veatch



## Some fun facts about me:

- **Hobbies** – Paramotoring, Skiing, Scuba Diving
- **Favorite Sports Teams** – Philadelphia Eagles (Go Birds!)
- **Best Vacation Spots** – Moab, UT; Anywhere in CO



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## POLL QUESTION 1

Have you been to Guantanamo Bay Naval Base (GTMO)?

- a) Yes
- b) No





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# Agenda

- Logistical Challenges to/from GTMO (a secured military installation)
- Logistics Planning, Required Training and Security Requirements
- The **Who, What** and **Why...**
  - **Who** Benefits from a Facility Condition Assessment
  - **What** is the Value
  - **Why** are they Needed
- **How** Facility Condition Assessments are Performed



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# Learning Objective #1

**Understand the logistical challenges traveling to/from GTMO (a secured military installation)**

- Required Documentation
- Specific military installation required training requirements
- Commercial travel connecting to military air travel
- On-site travel restrictions



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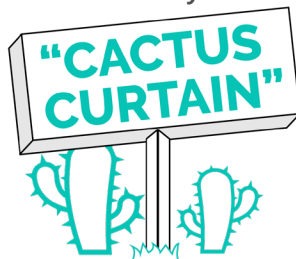
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# GTMO Fast Facts



**45** SQUARE  
MILE  
**Naval Station**  
leased since 1903

Surrounded by



**17 Mile  
Fence**

**"No Mans Land"**  
Cuban Mine Field  
Barrier of Opuntia Cactus



NAVAL STATION  
GUANTANAMO BAY  
SERVES

**6,100**

Joint Services personnel, Department of Defense  
civilians, family members, contract personnel  
and local national employees



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# Required Documentation

- Valid Passport
- Common Access Card (CAC)
- Training Certifications
- APACS – Travel Request requiring on-base approval
- Office of Military Commissions Letter – needed to book travel on rotator
- SECNAV-5512 (sealed by on-base sponsor)

OMB 0703-0061 Exp. 31 Mar 2017

DEPARTMENT OF THE NAVY LOCAL POPULATION ID CARD/BASE ACCESS PASS REGISTRATION

**PRIVACY ACT STATEMENT:**  
**AUTHORITY:** 10 U.S.C. 5013, Secretary of the Navy; 10 U.S.C. 5041, Headquarters, Marine Corps; OPNAVINST 5530.14E, Navy Physical Security; Marine Corps Order 5530.14A, Marine Corps Physical Security Program Manual; 24 C.F.R. 3507 (S), as amended; 32 CFR 199B.5-3.  
**PURPOSES:** To control physical access to Department of Defense (DoD), Department of the Navy (DoN) or U.S. Marine Corps installations/units controlled information, installations, facilities or services under DoD, DoN, or U.S. Marine Corps physical security responsibilities by identifying or verifying an individual through the use of biometric templates and associated data processing/information services for designated populations for purposes of protecting U.S. Classified/controlled government/national security areas of responsibility and information; to issue badges, notices and badges, and remove passes upon expiration; to maintain visitor statistics; collect information to adjudicate access to facility; and track the entry/exit times of personnel.  
**ROUTINE USES:** To designated contractors, Federal agencies, and foreign governments for the purpose of granting Navy officials access to their facility.  
**DISCLOSURE:** Providing registration information is voluntary. Failure to provide requested information may result in denial of access to benefits, privileges, and DoD installations, facilities and buildings.

IDENTITY PROOFING AND APPLICANT INFORMATION										
1. LAST NAME	2. FIRST NAME	3. MIDDLE NAME	4. NAME SUFFIX <input type="checkbox"/> Jr. <input type="checkbox"/> Sr. <input type="checkbox"/> I <input type="checkbox"/> II <input type="checkbox"/> III <input type="checkbox"/> IV							
5. HISPANIC OR LATINO (Check one) <input type="checkbox"/> YES <input type="checkbox"/> NO	6. RACE (Check one or more) <input type="checkbox"/> WHITE <input type="checkbox"/> AFRICAN AMERICAN <input type="checkbox"/> ASIAN <input type="checkbox"/> AMERICAN INDIAN OR ALASKA NATIVE <input type="checkbox"/> OTHER (Specify)									
7. GENDER <input type="checkbox"/> MALE <input type="checkbox"/> FEMALE	8. DATE OF BIRTH	9. CITY OF BIRTH	10. STATE OF BIRTH	11. BIRTH COUNTRY:						
Expires <b>2022JUN30</b> YES <input type="checkbox"/> NO <input type="checkbox"/> THAN US (Country):										
United States passport number, Social Security No and/or drivers License.										
17. ISSUED BY COUNTRY: United States 18. ISSUED: United States 19. EXPIRES: United States United States United States Port of Entry:										
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SECNAV 5512 (APR 2014) FOR OFFICIAL USE ONLY WHEN FILLED - PRIVACY SENSITIVE  
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# Training

## JS-US007 Level I Antiterrorism Awareness Training



## SOUTHCOM Human Rights Awareness



## SERE 100.2



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# Getting On-Base

- Access to base through military charters only
- Charters based in Norfolk NS or Jacksonville NAS



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# Learning Objective #2

**Prepare and be aware and of the logistics planning and security requirements and travel guidelines for facility condition assessments overseas.**

- Understand specific military installation guidelines for contractors
- Getting around, housing and meals
- Staying connected with global security professionals





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# Getting Around On-Base

- Display CAC at all times, identify as A-E in all communications
- Majority of Naval station requires no escort
- Rental Cars scarce, but attainable



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# Lodging / Meals

## Lodging

- Navy Gateway Inn & Navy Lodge (equivalent to a typical state-side extended stay)

## Meals

- McDonalds
- Subway
- O'Kelly's Irish Pub
- Several sit-down restaurants
- Contractors can access the dining facility (*meals <\$5*)



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# Global Security

Black & Veatch utilizes a global tracking application (smart24) to ensure the safety of all professionals



## Continuous Monitoring



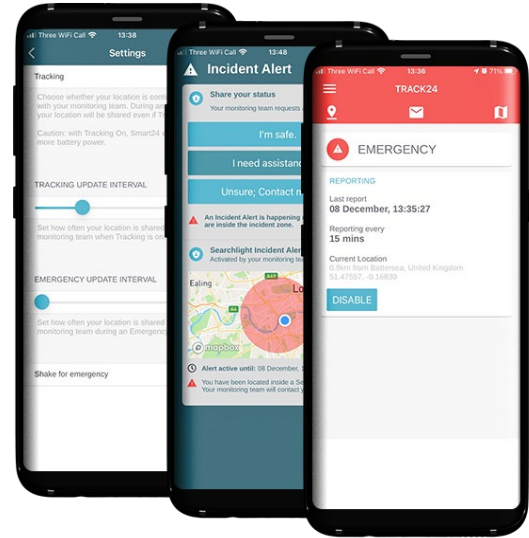
## Simple SOS Activation



## Two-Way Push Notifications



## SMA Backup System



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## POLL QUESTION 2

Have you performed or are you familiar with Facility Condition Assessments?

- a) Yes
- b) No
- c) What is a Facility Condition Assessment?







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# Learning Objective #3

Know how facility condition assessment reports help Federal agencies understand the current conditions of a facility on a military installation, making them more resilient to returning them back to their original purpose.

- Review observed deficiencies
- Review the cost of observed deficiencies
- Compare the overall condition of facilities to others being assessed



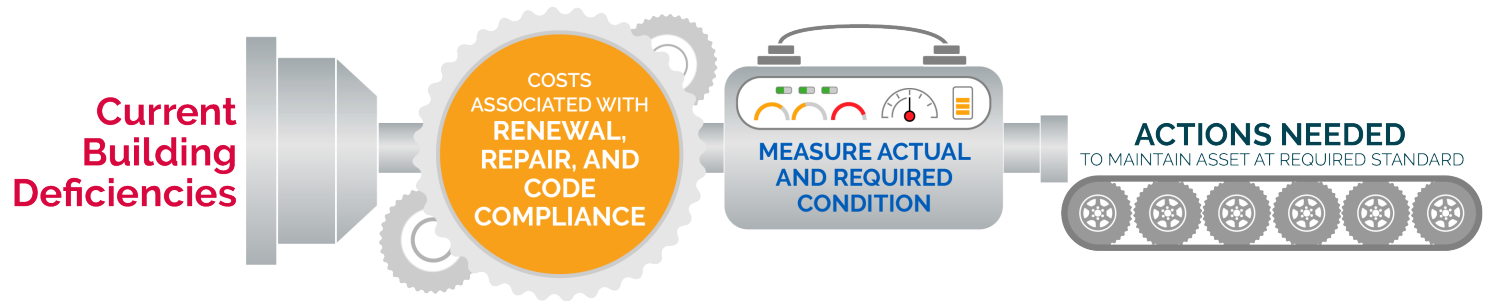
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# What is a Facility Condition Assessment?

A process conducted to provide thorough information about all ***current building deficiencies*** from structure to systems and components and estimate the ***costs associated with renewal, repair, and code compliance***. The process measures the actual as well as the required condition of a constructed asset and determines the ***actions needed to maintain that asset at its required standard***.





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# FCA means different things to different clients.

In general, in the building world they mean:





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## FCA Purpose:

1. Obtain an accurate snapshot of current facility conditions based on professional assessments.
2. Obtain prioritized recommendations for corrective actions.
3. Obtain a planned project approach to address identified facility deficiencies.
4. Obtain an updatable database of deficiencies and planned projects.

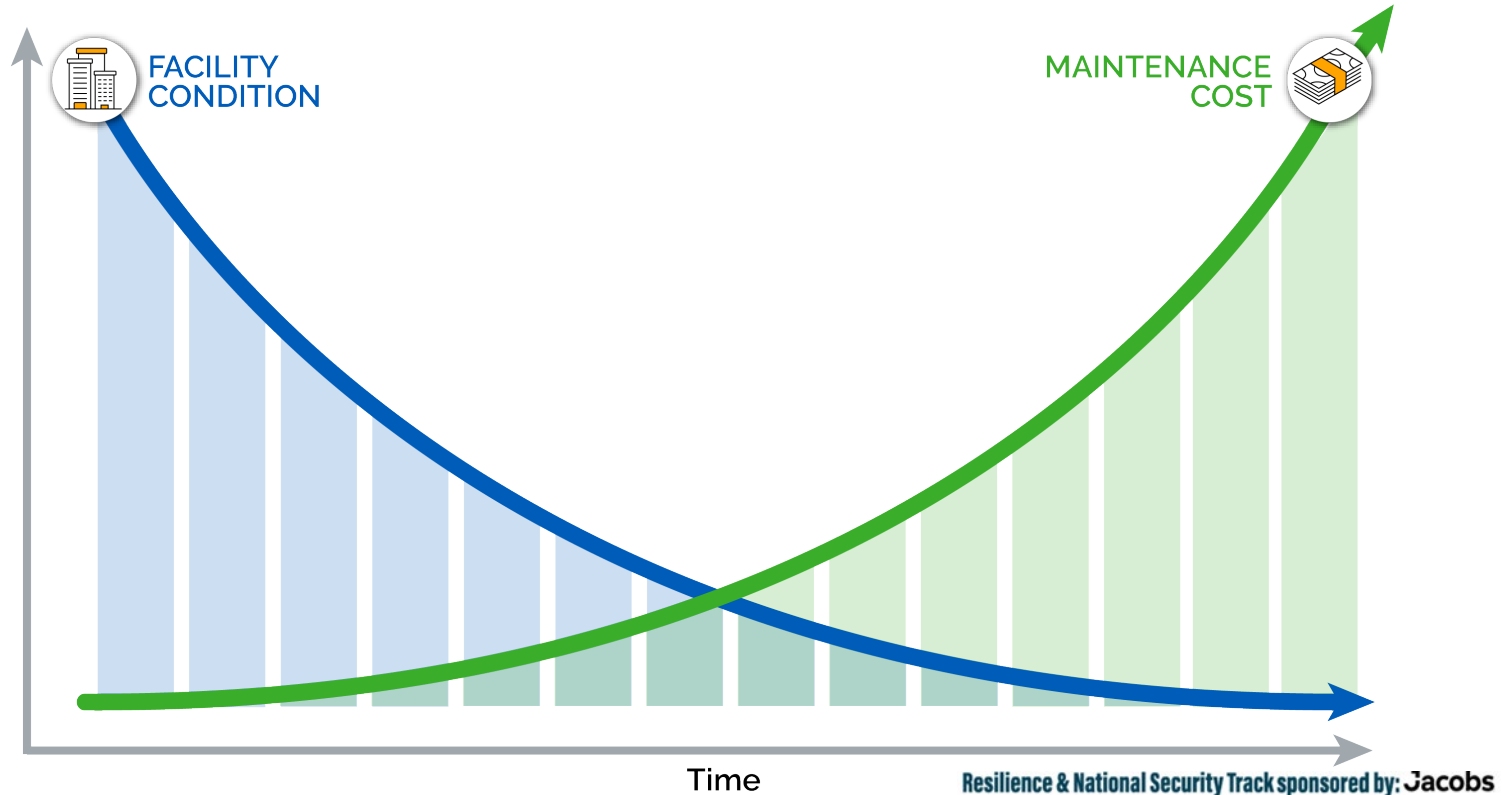


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# Facility Condition Assessment





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# The Facility Condition Assessment Process



**Determine Short  
and Long Term  
Capital Requirements**



**Analyze Requirements  
and Request Funding  
in Capital Plan**



**Establish a Facilities  
Condition Baseline  
or Re-Inspect**



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# Facility Condition Index

Simply put, the Facility Condition Index is a benchmark that facility managers utilize to compare and contrast the condition of one facility against another facility or group of properties, in an effort to gauge the current and future condition of a building.

## Facility Condition Index (FCI)

An industry-standard measure used to compare relative building conditions

$$\text{FCI} = \frac{\text{total cost of existing deficiencies}}{\text{current replacement value}}$$





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# Learning Objective #4

**Learn the essential elements in how to perform a detailed facility condition assessment and document the observations.**

- Visual observations of all building prime systems and building components
- Review any “as-built” documentation and/or previous studies/reports on the facility
- Interview on-site Operation and Maintenance personnel





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# FCA Assessment Approach



## Project Preparation

- 1 Establish assessment team
- 2 Perform preliminary walk-thru
- 3 Obtain and review facility documents
- 4 Refine assessment scope
- 5 Define standards
- 6 Define condition assessment database



## Data Gathering

- 1 Interview facility officials and maintenance staff
- 2 Collect facility and system data
- 3 Identify and record facility deficiencies
- 4 Populate condition assessment database



## Data Analysis

- 1 Analyze and apply life cycle data
- 2 Prescribe corrective actions for each deficiency
- 3 Prepare cost for each corrective action
- 4 QA/QC deficiencies and corrective action
- 5 Group tasks into projects



## Reporting and Delivery

- 1 Summarize data and prepare draft report
- 2 Review report with client
- 3 Deliver final report to client
- 4 Finalize condition assessment database



## Program Planning

- 1 Prioritize projects
- 2 Develop project schedules
- 3 Assist in analysis of funding sources and requirements
- 4 Assist client in project implementation
- 5 Provide ongoing support for optimization tool



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# Building System Categories



## BUILDING ENVELOPE

- Roof Membrane
- Foundations
- Exterior Windows
- Exterior Walls
- Exterior Doors
- Structure
- Floor Deck



## BUILDING INTERIOR

- Interior Walls
- Interior Doors
- Floor Coverings
- Exterior Doors
- Ceilings
- Elevators
- Food Service Equipment
- Stairs
- Interior Finishes



## ELECTRICAL

- Equipment
- Power Distribution
- Interior Lighting
- Exterior Lighting
- Fire Alarm
- Security



## PLUMBING

- Equipment
- Fixtures and Hardware
- Domestic Water
- Drain, Waste and Vent Systems
- Storm Drains



## HVAC

- Equipment
- Ductwork
- Piping
- Controls



## SITE

- Landscaping
- Walkways
- Parking and Roadways
- Lighting
- Utilities



## FIRE PROTECTION

- Equipment
- Sprinkler Systems
- Stand Pipes



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# Collection of Data



**Includes reviewing documents, field visits, interviews.**

- Create a comprehensive list of all systems and assets.
- Take note of each asset's location.
- Write down how many of each asset your client owns.
- Record the current age of each piece of equipment.
- Note the expected useful life for each piece of equipment.
- List any assets that are approaching (or exceeding) their expected operational life.



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# Collection of Data (cont.)

- Take note of any condition-related or operational-related issues with assets.
- Record any code-related or compliance-related issues that need to be corrected.
- Prioritize problems identified according to severity level.
- Estimate how much it will cost to fix issues or upgrade equipment.
- Recommend projects going forward to fix issues and upgrade equipment.

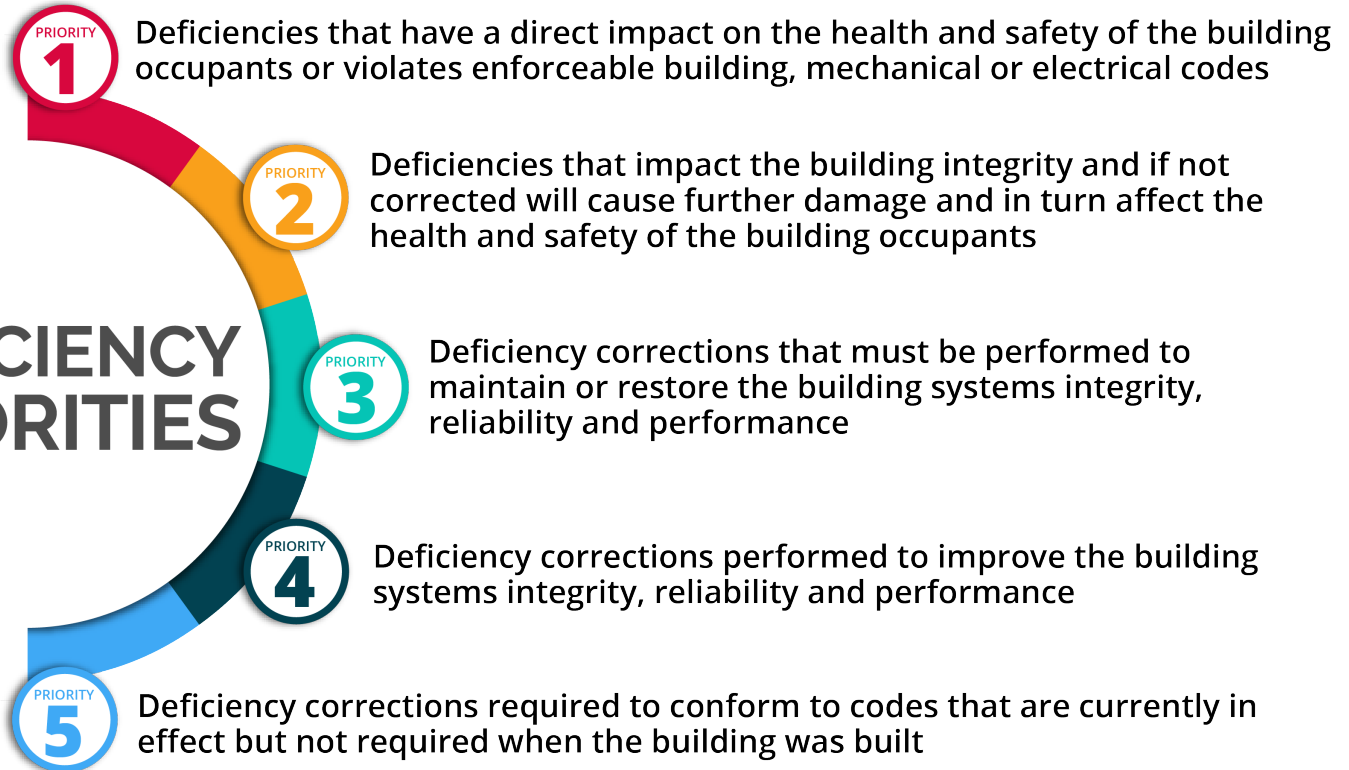


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## DEFICIENCY PRIORITIES



# Q&A AND FEEDBACK



David Parmelee: [ParmeleeDD@BV.com](mailto:ParmeleeDD@BV.com)

Nick Viviano: [VivianoNJ@BV.com](mailto:VivianoNJ@BV.com)



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