



Department of Energy
Washington, DC 20585

March 12, 2013

MEMORANDUM FOR DISTRIBUTION

FROM:

CARMELO MELENDEZ
SENIOR REAL PROPERTY OFFICER

A handwritten signature in black ink, appearing to read "Carmelo Melendez", is written over the printed name and title.

SUBJECT:

Fiscal Year 2013 Three Year Rolling Timeline Update

The Department continues to make significant progress improving real property asset management. The purpose of the attached Three Year Rolling Timeline (TYRT) is to continue implementation of the Department's Asset Management Plan. The TYRT is designed as a "living-document" providing specific real property management activities and outcomes as well as goals and targets. It satisfies requirements of Executive Order 13327 Federal Real Property Asset Management.

Implementation of this plan will ensure the Department of Energy continues to be a leader among the federal agencies in providing safe, reliable, and sustainable mission ready facilities that foster innovation and productivity to accomplish our important mission.

My point of contact for the TYRT is Mr. Phil Dalby, who can be reached at (202) 586-4548 or email: phil.dalby@hq.doe.gov.

Sunset Date: This memorandum will expire when replaced by the Fiscal Year 2014 TYRT update memorandum anticipated by March 31, 2014.

Attachment



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Three Year Rolling Timeline; Implementing the Goals and Objectives of DOE's Asset Management Plan



**Prepared by:
Office of Acquisition and Project Management**

Fiscal Year 2013 Update

March 2013

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SECTION 1 – Three Year Rolling Timeline Overview

1.1 INTRODUCTION

The Three Year Rolling Timeline (TYRT) defines actions the Department will take over the next three years to implement the Department's Asset Management Plan (AMP). It is updated yearly, adjusting targets based on yearly performance and adding the next year's actions. The Department of Energy's TYRT is designed as a 'living-document' providing the strategies for implementing the Department's Real Property Asset Management Plan developed originally by Executive Order (EO) 13327 Federal Real Property Asset Management. It now includes High Performance Sustainable Building targets in EO 13423 Strengthening Federal Environmental, Energy, and Transportation Management and EO 13514, Federal Leadership in Environmental, Energy, and Economic Performance. The TYRT establishes specific real property management improvement activities and outcomes as well as goals and targets aligned with the four key performance metrics defined by the Federal Real Property Council.

1.2 SUMMARY OF ACCOMPLISHMENTS

The Department of Energy has made significant progress in improvement of real property asset management. In FY 2003, the Department published its Real Property Asset Management Order (RPAM) which directed a holistic, life-cycle approach to real property management. To date, over 400 DOE facility professionals have received formal training in RPAM, effectively internalizing its cradle-to-grave approach to real property management.

A key element of RPAM is the requirement for forward-looking, Ten Year Site Plans (TYSPs); the site and mission-specific blue-print for life-cycle management of a site's real property assets. All major DOE sites have an accepted or approved TYSP and because TYSPs are "living documents," they are updated annually within the overall planning budget process.

In FY 2005, the Department published its Asset Management Plan under the signature of the Deputy Secretary. This plan has been promulgated throughout the Department as the overall framework for the strategic management of the Department's Real Property Assets.

The Facilities Information Management System (FIMS), the Department's repository of real property information continues to improve. It now contains over 20,000 real property records each containing up to 200 discrete data fields. By the end of FY 2005, all FIMS records were populated with the 23 Federal Real Property Council data elements and metrics. In FY 2006, the 24th data field addressing disposition was added. FIMS usage has reached a new high with an active user's group exceeding 350 real property professionals. Realizing the importance of maintaining the accuracy of the FIMS data, in FY 2005 the Department developed a standard, statistical validation process that can be applied at all sites. A formal training class was developed and is offered two times each year available to anyone in the Department. In FY 2007, the

Department successfully implemented the FIMS data validation process and all sites have performed a validation. Sites and Programs now perform annual, self-directed FIMS data validation assessments.

Finally, in FY 2007, the General Accountability Office (GAO) report updating the high risk status of Federal Real Property contained no negative findings or recommendations to the Secretary of Energy. The report noted the Department of Energy:

- Established budget targets for real property management that align with industry standards.
- Establishes funding lines to reduce Program maintenance backlogs.
- Stabilized deferred maintenance growth and has indications overall maintenance backlog is going down.

In FY 2008, data elements were added to FIMS to track the Departments progress towards sustainability goals. Meeting DOE Order 436.1 and Executive Order 13423 Strengthening Federal Environmental, Energy, and Transportation Management requires that by FY 2015 15 percent of the Department's buildings meet the Guiding Principles.

In FY 2009 the Department:

- Prepared the Federal Real Property Council definition of sustainability and added sustainability reporting elements within the Facilities Information Management System (FIMS).
- The Office of Science implemented its Mission Readiness Assessment Process and started conducting peer reviews of their laboratories.
- Achieved 100% population of the sustainment data by the FIMS community.
- Partnered with the Federal Accounting Standards Advisory Board (FASAB) and joined FASAB's team tasked with improving the calculation of maintenance cost and deferred maintenance cost.
- Initiated a newsletter "Facilities and Infrastructure Connections" to improve real property management communications within the Department and to publish "Best Practices".
- Drafted an update to the Real Property Management Order to reflect recent guidance and new Executive Orders.
- Continued to improve FIMS data validations and conducted validations at each of the Departments sites.
- Achieved 2 Million Gross Square Feet (GSF) of disposition; exceeding our target by 100%. (Since FY02, the Department has disposed of 17M GSF).
- Stabilized real deferred maintenance growth and reached a level of maintenance of 2.1% of plant replacement value – up from 2.0%.

In FY 2010 the Department:

- Secretary directed all new and replacement roofs to be cool roofs where economically feasible.
- DOE established data elements in FIMS to track and measure progress in meeting sustainability targets and to track cool roof installation.

- Began reporting asset management related sustainability data for 100% of its owned, contractor and DOE Leased buildings.
- Served as a liaison between the FRPC and the Interagency Sustainability Working Group (ISWG) and keeps the FRPC advised of ISWG activities.
- Offered first LEED for New Construction and Existing Buildings class.
- As of March 2010, over 300 facilities professionals trained in Real Property Asset Management, DOE O 436.1.
- Developed validation procedures and processes for FIMS sustainability data fields.
- Enhanced IFI Cross Cut Template to include sustainability-related budget requests.
- The Department's Strategic Sustainability Performance Plan (SSPP) approved by OMB and CEQ.
- Conducted FIMS Workshop with first ever "Green Day" with several expert speakers from outside of DOE.
- Real Property Cost Savings and Innovation Plan compiled with projected savings of over \$247M.
- Established green house gas (GHG) baseline and targets.
- Disposed of 350 real property assets, with RPV of \$862 M, reducing DOE's footprint by 2 M square feet as of September 30, 2010.

In FY 2011 the Department:

- Disposed of 501 real property assets, with RPV of \$1.9 billion, reducing DOE's footprint by 6 M square feet as of September 30, 2011.
- Conducted FIMS data validations at all major DOE sites.
- Updated FIMS Data Dictionary definitions.
- Updated Departmental guidance for railroad bridge inspection frequency and inspection requirements for non-operational bridges
- Drafted guidance and template for collection of the agency's National Bridge Inventory record data for public vehicle bridges.
- Cancelled DOE P 430.1, Land and Facility Use Planning and DOE P 580.1, Management Policy for Planning, Programming, Budgeting, Operation, Maintenance and Disposal of Real Property. Requirements consolidated in DOE O 430.1B, Real Property Asset Management.
- 6 F&I staff engineers received the International Facility Management Association's Certified Facility Manger designation.
- Completed assessment of 31 Program-submitted Ten Year Site Plans.
- Conducted FIMS/Real Estate Workshop which included a "Green Day" with several expert speakers from outside of DOE speaking on sustainability.

In FY 2012 the Department:

- Achieved 2.2 Million Gross Square Feet (MGSF) of disposition; exceeding our internal target of 1.7 MGSF by 26%.
 - Approximately 236 real property assets were disposed of with a combined plant value of \$672 Million
 - Since FY02, the Department has disposed of 27.5MGSF

- Achieved 163 (0% to 100% complete) cool roofs; exceeding our internal target of 10 by 16X.
- Prepared update of the Department's Real Property Cost Avoidance Plan in response to Presidential Memorandum, "Disposing of Unneeded Federal Real Estate" dated June 10, 2010
 - Surpassed FY10-FY12 cumulative target by 16% (\$61M)
- Consolidated the FY12 Annual Maintenance Expenditure report to Congress into the FY14 CBR format.
- Completely revised the IFI Crosscut Budget Data template to greatly ease the entry, compilation, and analysis of submitted projected expenditures in time for programs to use the revision in their field budget calls in January 2012. Some highlights include:
 - The template automatically tallies by funding type and request year regardless of the order individual requests appear.
 - Replacement plant value and building area changes appear separately from the budget requests.
 - Requests may now align with program-specified budget lines or mission areas.
- Collaborated with CFO to improve cost reporting collection and validation systems.
- Led responses to Government Accountability Office's (GAO) inquiry on Lease Consolidation (Job no. 542190)
 - Collaborated with program elements on both general and topic specific responses, i.e. leased space
- Transition to new FIMS/CAIS operations contract was completed with no degradation of service.
 - All Program funds were collected and obligated to the contract.
 - No unscheduled system outages.
 - Established test area within FIMS to allow harmless creation and archiving of FIMS records by OAPM.
- Partnered with the Federal Accounting Standards Advisory Board's (FASAB) and the Chief Financial Officer's staff to develop improved Federal Government definitions of maintenance and deferred maintenance
- Re-energized the Facilities and Infrastructure Executive Steering Committee (FISC) to enhance communication between program elements and OPAM on strategic development of real property policy
- Achieved the Project Management Professional certification by two F&I staff.
- Led, responses to the "Freeze the Footprint" implementation guidance from OMB
- Assessed 31 Program submitted Ten Year Site Plans and published OPAM's TYSP Summary Assessment Report.
- Developed and maintained DOE's National Bridge Inventory Record Data Tool; issued OECM memo, National bridge Inventory Record Data Submission Reporting Format; and coordinated and submitted DOE's updated inventory of public roads and bridges to the Department of Transportation
- Achieved 100% FIMS Data Validations of scheduled sites.
 - Exceeded goals for peer reviews of site validations.
 - 90% achieved green scores. Up from 53% in FY 2007.

- Facilitated quarterly learning/issue exchange with real property owning Programs to exchange ideas, update progress and share best practices
- Achieved 100% reporting of DOE real property data to the Federal Real Property Profile on time and with no identified defects.
- Created new PowerPedia pages for OAPM, Bridge Management Program, IFI, GPP, Ten Year Site Plans, FBPTA, Measuring Space in Buildings. Updated existing pages with current information.
- Supported Federal Energy Management Program (FEMP) and the Sustainability Performance Office (SPO) in the:
 - Analyzed HPSB related data on existing and new buildings identified in the Site Sustainability Plans,
 - Updated the Department's Strategic Sustainability Performance Plan
 - Initiation of a Guiding Principles PowerPedia page covering how the Department assess and tracks compliance with EO 13423 and 13514
- Offered Leadership in Energy and Environmental Design (LEED) for New Construction and Existing Buildings class.
 - Provided one course offerings across the country
 - Trained about 14 facility and project management personnel
- Updated Real Property Asset Management course to incorporate revisions to the IFI Budget Crosscut and Ten Year Site Plans.
 - Provided three course offerings
 - Trained about 62 facility and project management personnel
- Updated and presented multiple FIMS and CAIS training courses.
 - FIMS User Training: 4 classes, 43 attendees
 - FIMS Validation Training: 2 classes, 46 attendees
 - FIMS Refresher Training: 1 course, 12 attendees
 - Condition Assessment & CAIS User Training: 1 class, 9 attendees
- Significantly streamlined the Facilities Information Management System (FIMS) by removing 21 data elements that no longer have significant management value.
- Hosted Lifecycle Cost Estimating for Facility Manager Class.

This update of the Three-Year Rolling Timeline builds on our success in real property management by identifying activities that encourage timely and accurate reporting of real property data, targeting the continued disposition of unneeded assets, looking for efficiencies in operating costs, focusing on long-term improvement to real property utilization and condition, and promoting sustainability in new construction and major renovations of existing buildings.

1.3 FACILITIES PLANNING PROCESS

The management of real property assets must take a corporate, holistic, and performance-based approach to real property life-cycle asset management that links real property asset planning, programming, budgeting, and evaluation to program mission projections and performance outcomes. Acquisitions, sustainment, recapitalization, and disposal should be balanced to ensure real property assets are available, utilized, and in a suitable condition to accomplish DOE's mission.

Figure (1) is the DOE facilities planning process. It begins with the DOE Strategic Plan and Asset Management Plan that establish the Secretary's long range vision for the Department. The near-term direction is contained in the Secretary's Strategic Resources Review (SRR) and Program Resources Memorandums (PRM) which covers a five-year time horizon and communicates specific requirements and expectations to the Programs. The Programs issue Program Guidance to sites containing specific site requirements and expectations based upon guidance from the Secretary and other sources. The site-wide Ten Year Site Plan (TYSP) is prepared based on program guidance and locally identified requirements, including tenant requirements. The TYSPs are reviewed and approved by the responsible Lead Program Secretarial Office (LPSO). The LPSOs ensure that the TYSPs are consistent with the Integrated Facilities Infrastructure (IFI) Crosscut budget. The TYSP process serves as the communication vehicle to ensure that expectations and accountabilities are clearly delineated and understood. Ten Year Site Plans establish expectations against which outcomes can be measured and form the foundation for DOE's Real Property Asset Management Plan. TYSPs are updated to reflect changing needs, priorities, and fiscal decisions. This is a dynamic, continuous process that provides documented opportunities for direction, planning, execution, feedback, and adjustment.

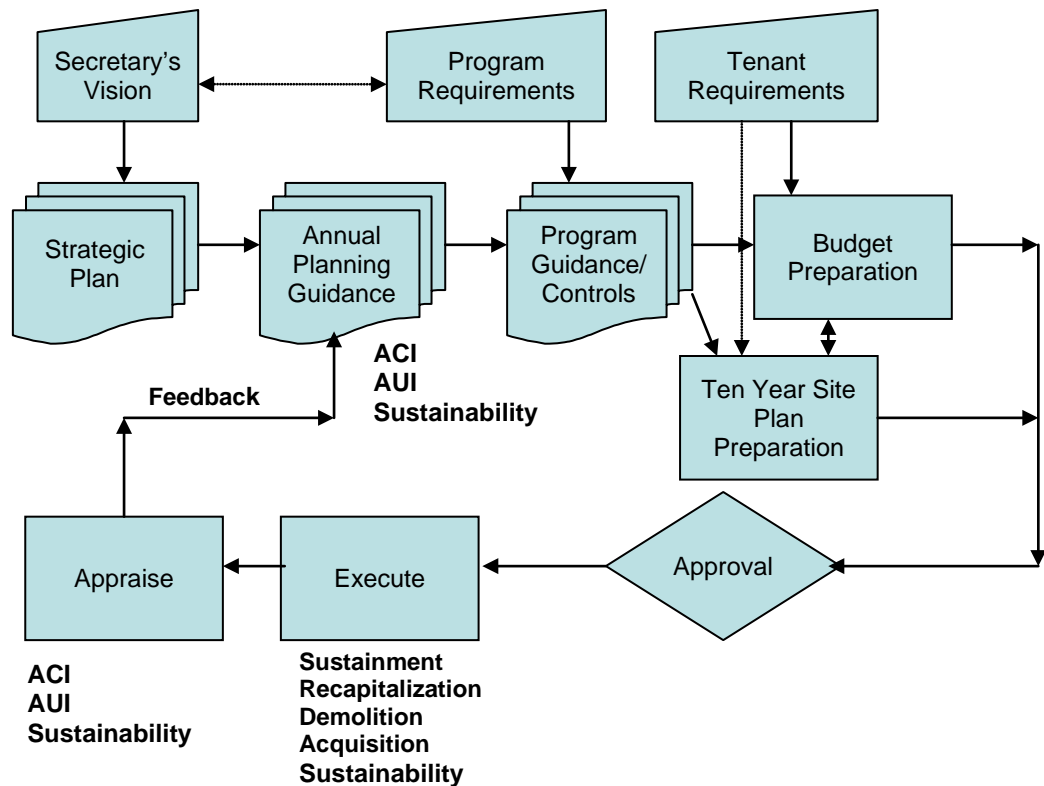


Figure 1: Department of Energy Facilities Planning Process

The IFI Crosscut budget exhibit, together with the Department facilities and infrastructure data, and TYSP are used in making reasoned and informed decisions on the management of its real property assets. They establish a baseline against which DOE can assess past facilities performance and make adjustments to improve future facilities performance.

1.4 PERFORMANCE MEASUREMENT FRAMEWORK

DOE has established a performance measurement framework in alignment with the Federal Real Property Council Guidelines that includes management information systems to collect and report on facilities data and numerical indicators to reflect portfolio-wide facilities status. Included in these measures are asset condition, asset utilization, and maintenance expenditures against annual budget targets. Lower tier measures are used by Programs to support assessment of mission specific requirements. Analysis of this data is used to assess outcomes against objectives and based on the results of this analysis, course corrections are made when warranted through input into the Secretary's planning guidance. Each Program is assessed quarterly to determine how they are meeting the goals of the Three Year Rolling

Timeline. This assessment is done using the MA F&I Quarterly Performance Rating Evaluation Worksheet. This process forms a continuous cycle of measurement, evaluation, and feedback.

1.5 DESIRED MANAGEMENT OUTCOMES AND ASSOCIATED MEASUREMENTS

Figure 2 identifies specific real property performance targets and desired outcomes. These targets are consistent with the Department of Energy Asset Management Plan as well as the Federal Real Property Council Guidance.

DOE Performance Measures Matrix FY 2013 TYRT Update												
Performance Measures		Actual			Target						Achieve Target	Comments
		FY 2008	FY 2011	FY 2012	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Long Term		
Asset Utilization Index <small>AIU = (Sum of Utilized GSF for Asset Group/Sum of Total GSF for Asset Group) 100 = Utilized GSF = Utilization (%) x GSF of Asset</small>	Office (10)	90%	92%	90%	90%	90%	90%	90%	90%	90%	2011	Criteria: DOE owned buildings and real property trailers. All FIMS status codes except outgranted assets (FIMS status code 7).
	Warehouse (41)	91%	91%	89%	85%	85%	85%	85%	85%	85%	2007	
	Laboratory (74)	89%	85%	86%	85%	85%	85%	85%	85%	85%	2006	
	Hospital (21)	98%	97%	99%	90%	90%	90%	90%	90%	90%	2007	
	Housing (30,31)	92%	87%	93%	90%	90%	90%	90%	90%	90%	2006	
Office Square Feet/Person		512	211	199	200	200	200	200	200	200	2012	Criteria: DOE owned office buildings and trailers in an operating status (FIMS status code 1,2,6). Based on Net SF.
Disposition - Excess Elimination (\$RPV)		\$1,029M	\$1,943M	\$672M	\$450M	\$400M	\$300M	\$300M	\$300M	-	-	Criteria: DOE owned buildings, trailers, and OSFs archived in FIMS.
Disposition - Excess Elimination (square feet)		1,412,251	6,045,721	2,146,542	1,300,000	1,300,000	500,000	500,000	500,000	-	-	Criteria: DOE owned buildings, trailers, and OSFs measured in SF archived in FIMS.
Asset Condition Index ¹ <small>ACI = 1 - (Deferred Maintenance / Replacement Plant Value)</small>	Mission Critical	0.969	0.974	0.970	0.970	0.970	0.970	0.970	0.970	0.970	2011	Criteria: DOE owned buildings, trailers and OSFs in an operating status (FIMS status codes 1, 2 and 6). Excludes Power Authorities.
	Mission Dependent	0.920	0.930	0.938	0.930	0.925	0.925	0.925	0.925	0.925	2012	
	Not-Mission Dependent	0.911	0.904	0.897	0.900	0.900	0.900	0.900	0.900	0.900	2011	
Asset Condition Index Department (ACI) - Wide ¹		.946	0.953	0.950	0.950	0.950	0.950	0.950	0.950	0.950	2010	Criteria: Same as above. Assumes Maintenance at Industry Standard Levels of 2-4% of Replacement Plant Value and continued funding of Deferred Maintenance Reduction Program. Excludes Power Authorities.
Energy Intensity – Energy Consumption/Square Feet (BTU/SF). EISA of 2007 Sec 431 and EO 13423 3% annual reduction or 30% reduction by 2015		FY 2003 Baseline 222,476	189,914	169,865	182,430	175,756	169,081	162,407	155,733	155,733	2015	Criteria: Energy use subject to EISA Sec 431 minus offset allowed for renewable energy purchases. Baseline and targets provided by the Sustainability Performance Office (SPO).
Energy Intensity – Percent Reduction. Target 30% by 2015		30% reduction by 2015	14.6%	23.6%	18%	21%	24%	27%	30%	30%	2015	Same as above.
Operating Costs - Operations (\$/SF) ² FY 2008 Constant Dollars		\$1.51	\$1.65	\$1.61	\$1.63	\$1.67	\$1.71	\$1.74	\$1.78	-	2007	Criteria: DOE owned buildings and Trailers. Includes grounds, janitorial, pest control, refuse, recycling, and snow removal. Excludes Energy.
Sustainability - High Performance Sustainable Building (HPSB) - Achieved 100% of Building Principle Points	Number of Buildings (DOE owned and leased)	0.63%	1.60%	2.61%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned and leased buildings/trailers. Excluded- buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.
	Number of Buildings (DOE owned, leased and KTR Leased)	0.74%	1.94%	3.06%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned, leased and contractor leased buildings/trailers. Excluded - buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.
	Square Footage of Buildings (DOE owned and leased)	1.32%	2.87%	3.80%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned and leased buildings/trailers. Excluded- buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.
Square Footage of Buildings (DOE owned, leased and KTR Leased)		1.62%	3.58%	5.12%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned, leased and contractor leased buildings/trailers. Excluded - buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.

¹ Program specific mission dependency ACI targets and ACI targets are tailored to the individual program's mission needs and may differ from the overarching DOE corporate targets.

² Increases due only to inflation.

Figure 2: Summary of Targets

SECTION 2: Performance Measures

Actions taken in the Three-Year Timeline lead to meeting the goals and objectives of the Department’s Asset Management Plan (AMP) to improve the Department’s real property portfolio by aggressively pursuing activities that will lead to improved facility condition, disposal of excess and under utilized property, improve asset utilization and maintain the inventory at the right cost to ensure the department’s multi-faceted mission is accomplished effectively and efficiently.

2.1 Asset Utilization

2.1.1 Improve Asset Utilization Index (AUI) – AUI is the Department’s corporate measure of facilities and land holdings against requirements. AUI is the Department’s equivalent to the FRPC “Utilization” measure. The index reflects the outcome from real property acquisition and disposal policy, planning, and resource decisions. The goal is for the AUI to approach 1. The index utilizes gross square feet (GSF) and is the ratio of utilized GSF of an asset group (numerator) to the sum of total GSF for a Group of facilities, including shutdown assets (denominator). The AUI is derived from data in FIMS obtained from annual utilization surveys. The AUI improves as excess facilities are eliminated and consolidation increases the space utilization rate of the remaining facilities. See figure 3.

DOE Goals for Asset Utilization

DOE Performance Measures Matrix FY 2013 TYRT Update												
Performance Measures		Actual			Target					Achieve Target	Comments	
		FY 2008	FY 2011	FY 2012	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015			Long Term
Asset Utilization Index <small>AUI = (Sum of Utilized GSF for Asset Group)/(Sum of Total GSF for Asset Group)(100 = Utilized GSF x Utilization (%) x GSF of assets)</small>	Office (10)	90%	92%	90%	90%	90%	90%	90%	90%	90%	2011	<small>Criteria: DOE owned buildings and real property trailers. All FIMS status codes except outgranted assets (FIMS status code 7).</small>
	Warehouse (41)	91%	91%	89%	85%	85%	85%	85%	85%	85%	2007	
	Laboratory (74)	89%	85%	86%	85%	85%	85%	85%	85%	85%	2006	
	Hospital (21)	98%	97%	99%	90%	90%	90%	90%	90%	90%	2007	
	Housing (30,31)	92%	87%	93%	90%	90%	90%	90%	90%	90%	2006	
Office Square Feet/Person		512	211	199	200	200	200	200	200	200	2012	<small>Criteria: DOE owned office buildings and trailers in an operating status (FIMS status code 1,2,6). Based on Net SF</small>

Figure 3: AUI Targets

The Department has set AUI targets as shown in the table above. These targets were set based on previous FRPC guidelines and what is estimated to be fully utilized in each of the five categories based on DOE’s space utilization experience. The Department will use the data validation program discussed under **Action item 3.3 Update and Validate FIMS Data** to continue the analysis and validation of the reported utilization data. The Department has an extensive Deactivation and Decommissioning (D&D) program which is expected to dispose of about 4 million Square feet over the next three years which is expected to help maintain and possibly improve our current AUI.

2.1.2 Eliminate Excess and Underutilized Assets – Each year the Department reports to management square footage of facilities eliminated by sale, transfer, or demolition. The Department has eliminated over 24M SF from FY 2002 to FY 2012. In addition the Department has targeted the elimination of additional excess as shown in the table below. See figure 4.

Summary of Excess Elimination and Future Targets

FY 2013 Department of Energy Disposition Summary - Buildings, Trailers and OSFs - FY 2012 Status as of December 21, 2012											
FY	Target			Actual Eliminated			% of Target Eliminated (RPV)	Cost Avoidance FIMS (AM + OPS Costs)	Cumulative RPV of Assets Eliminated	Cumulative GSF of Assets Eliminated	
	RPV	# Of Assets	GSF	RPV	# Of Assets	Gross Sq Feet					
FY 02	N/A	N/A	N/A	\$324,927,110	388	1,530,411	-	\$855,693	\$324,927,110	1,530,411	
FY 03	N/A	N/A	N/A	\$314,273,069	425	1,140,492	-	\$918,181	\$639,200,179	2,670,903	
FY 04	N/A	N/A	N/A	\$685,262,906	546	2,878,328	-	\$20,538,245	\$1,324,463,085	5,549,231	
FY 05	\$1,029,311,442	473	4,111,764	\$1,048,435,019	506	4,099,706	102%	\$4,109,752	\$2,372,898,104	9,648,937	
FY 06	\$788,456,532	270	1,773,232	\$1,356,418,087	641	2,799,373	172%	\$15,688,313	\$3,729,316,191	12,448,310	
FY 07	\$550,347,778	208	1,414,961	\$585,278,177	241	1,512,295	106%	\$6,530,437	\$4,314,594,368	13,960,605	
FY 08	\$312,272,791	114	782,388	\$1,028,510,787	241	1,412,251	329%	\$14,957,060	\$5,343,105,155	15,372,856	
FY 09	\$251,405,535	174	898,302	\$668,587,805	305	2,146,346	266%	\$7,241,957	\$6,011,692,960	17,519,202	
FY 10	\$300,000,000	125	1,200,000	\$845,777,491	355	1,712,538	282%	\$9,657,062	\$6,857,470,451	19,231,740	
FY 11	\$450,000,000	172	1,300,000	\$1,942,536,479	508	6,045,721	432%	\$20,989,890	\$8,800,006,930	25,277,461	
FY 12	\$400,000,000	70	1,300,000	\$671,862,292	236	2,146,542	165%	\$8,254,209	\$9,471,869,222	27,424,003	
FY 13	\$300,000,000	61	500,000	\$52,195,080	22	92,823	19%	\$558,091	\$9,524,064,302	27,516,826	
FY 14	\$300,000,000	135	777,859								
FY 15	\$300,000,000	72	500,000								
TOTAL FY02 - FY13	-	-	-	\$9,524,064,302	4,414	27,516,826	-	\$110,298,890	\$9,524,064,302	27,516,826	
TOTAL FY05 - FY13	\$4,381,794,078	1,667	13,280,647	\$8,199,601,217	3,055	21,967,595	-	\$87,986,771	\$8,199,601,217	21,967,595	

Figure 4: DOE's Disposition Plan

Attachment 1 provides a list of individual assets by Program and Site that are planned to be disposed of to meet the Department's objectives from FY 2013 – FY 2015.

Measure – Reduction of Non – Mission Dependent Assets

Targets have been established for the next two years to continue an aggressive program for disposing of excess property. Excess elimination is a major element of the

Programs' TYSPs. The ultimate goal is to move the Department to the point where less than five percent of real property assets are under-utilized or excess.

Real property inventory is managed to ensure that inventory not fully utilized or excess is minimized through consolidation, reuse or disposal. The Department employs the following policies to minimize under- utilized real property.

- Programs annually identify project/program/mission terminations.
- Programs and sites identify under-utilized property in TYSP and FIMS.
- Programs include site specific disposal plans in their TYSP.
- The Department screens declared excess real property with other Programs to determine if property is needed.
- The responsible Program plans the elimination of excess real property through reuse, demolition, disposal, transfer, or sale based on reducing risks and minimizing life-cycle costs.
- The Department offsets replacement and new construction square footage with elimination of excess square footage on a one-for-one basis.

Milestones

- **1Q FY13:** Sites Update the Estimated Disposition Year in FIMS.
- **1Q FY14:** Sites Update the Estimated Disposition Year in FIMS.
- **1Q FY15:** Sites Update the Estimated Disposition Year in FIMS

Update Dispositions Quarterly

- **1Q FY 13:** OAPM will provide OMB disposition update.
- **2Q FY 13:** OAPM will provide OMB disposition update.
- **3Q FY 13:** OAPM will provide OMB disposition update.
- **4Q FY 13:** OAPM will provide OMB disposition update
- **1Q FY 14:** OAPM will provide OMB disposition update.
- **2Q FY 14:** OAPM will provide OMB disposition update.
- **3Q FY 14:** OAPM will provide OMB disposition update.
- **4Q FY 14:** OAPM will provide OMB disposition update
- **1Q FY 15:** OAPM will provide OMB disposition update.
- **2Q FY 15:** OAPM will provide OMB disposition update.
- **3Q FY 15:** OAPM will provide OMB disposition update.
- **4Q FY 15:** OAPM will provide OMB disposition update

Results

- Disposal of excess and under-utilized assets.
- Improvement in AUI.

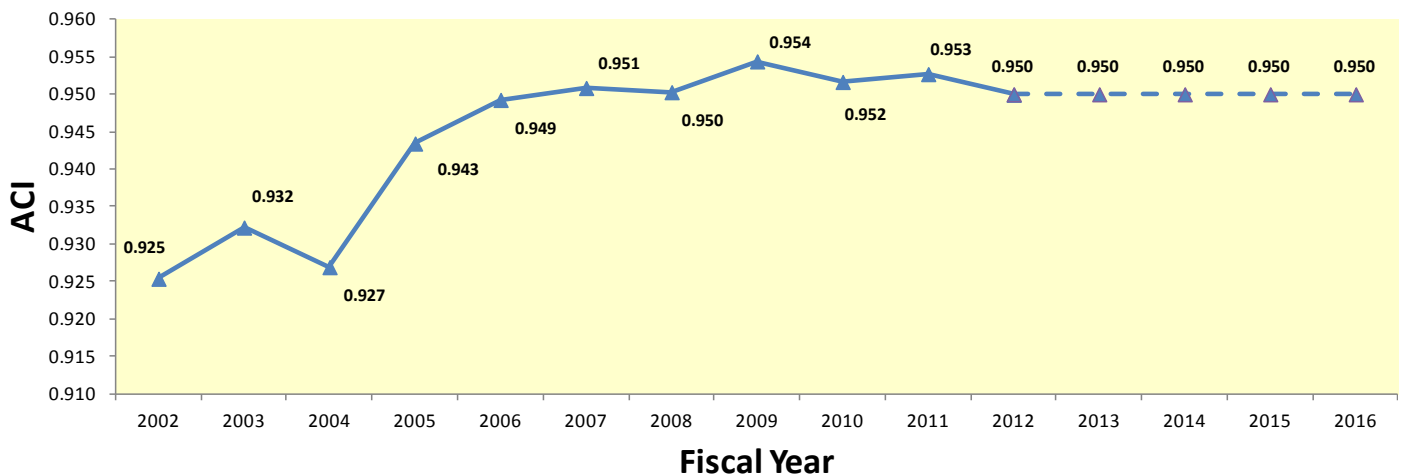
2.2 Asset Condition Index

The Department's real property assets are vital to the accomplishment of its mission. Real property assets are an enabler that cuts across all of DOE's activities. The index is

calculated using the following formula: $1 - (\text{Deferred Maintenance} / \text{Replacement Plant Value})$. Quality facilities are required to provide a safe workplace that support mission requirements. The Department will request adequate infrastructure funding. There are two components of infrastructure funding: sustainment - to maintain real property inventory from deteriorating and recapitalization - to address deferred maintenance backlog and improve asset condition.

- Sustainment consists of maintenance and repair activities necessary to keep the inventory of facilities in good working order. Sustainment includes regularly scheduled maintenance and anticipated major repairs or replacement of components that occur periodically over the expected service life of the facilities. Lack of sufficient levels of sustainment can result in a reduction in service life, increasing deferred maintenance and declining ACI.
- Facilities eventually wear out or become outdated and incapable of supporting mission needs. These facilities will be replaced, recapitalized, or disposed of if excess to needs. Recapitalization extends the service life of facilities or restores lost service life and consists of alterations and betterments needed to keep existing facilities modern and relevant in an environment of changing standards and missions. Recapitalization investments do not sustain facilities and will, therefore, be complemented by an effective sustainment program to protect the facility.
- Increasing sustainment funding began improving the Department’s ACI in FY05. By continuing adequate sustainment funding, reducing deferred maintenance through recapitalization programs and improving the quality of facilities data, it is expected that ACI will stabilize or improve over time. See figure 6.

Asset Condition Index (ACI) Buildings, Trailers and OSFs



* ACI represents: Operating DOE owned buildings, real property trailers, and OSFs. Exceptions are as follows: FY 2002 to FY 2004 included all OSFs (status for OSFs was not populated in FIMS until FY 2005). FY 2002 to FY 2007 excludes USEC and SRS (USEC did not populate DM and SRS utilized CPV vice RPV).

Figure 6: ACI Graph

2.2.1 Improve Asset Condition – The Department has implemented a funding/budgeting strategy to provide a funding profile to improve the Asset Condition Index (ACI).

- The Department's goal is to link mission dependency with the asset condition index to ensure those real property assets that are most closely related to mission accomplishment are properly maintained. The Department has set the following goals for ACI as related to mission dependency.
 - Mission critical assets greater than .97
 - Mission dependent not Critical greater than .925
 - Not mission dependent greater than .90
- Program specific mission dependency targets are tailored to the individual program's mission needs and may differ from the overarching DOE corporate mission dependency targets shown above.

Milestones

- **1Q FY13** – Update Quarterly Maintenance Report for 4th Qtr FY 2012.
- **2Q FY13** – Update Quarterly Maintenance Report for 1st Qtr FY 2013.
- **3Q FY13** – Update Quarterly Maintenance Report for 2nd Qtr FY 2013.
- **4Q FY13** – Update Quarterly Maintenance Report for 3rd Qtr FY 2013.
- **4Q FY13** – Use the ACI prediction model to evaluate FY15 – FY19 Program budget submission to OMB. Estimate ACI in out years based on sustainment funding and deferred maintenance reduction program. **See Action item 2.2.1.2 Utilize a Facilities Recapitalization/Renewal Strategy.**
- **1Q FY14** – Update Quarterly Maintenance Report for 4th Qtr FY 2013.
- **2Q FY14** – Update Quarterly Maintenance Report for 1st Qtr FY 2014.
- **3Q FY14** – Update Quarterly Maintenance Report for 2nd Qtr FY 2014.
- **4Q FY14** – Update Quarterly Maintenance Report for 3rd Qtr FY 2014.
- **4Q FY14** – Use the ACI prediction model to evaluate FY16 – FY20 Program budget submission to OMB. Estimate ACI in out years based on sustainment funding and deferred maintenance reduction program. **See Action item 2.2.1.2 Utilize a Facilities Recapitalization/Renewal Strategy.**
- **1Q FY15** – Update Quarterly Maintenance Report for 4th Qtr FY 2014.
- **2Q FY15** – Update Quarterly Maintenance Report for 1st Qtr FY 2015.
- **3Q FY15** – Update Quarterly Maintenance Report for 2nd Qtr FY 2015.
- **4Q FY15** – Update Quarterly Maintenance Report for 3rd Qtr FY 2015.
- **4Q FY15** – Use the ACI prediction model to evaluate FY17 – FY21 Program budget submission to OMB. Estimate ACI in out years based on sustainment funding and deferred maintenance reduction program. **See Action item 2.2.1.2 Utilize a Facilities Recapitalization/Renewal Strategy.**

Results

- Targeted ACI based on Mission Dependency. See figure 7. Targets scarce budget dollars on those real property assets that are most critical to mission accomplishment.

Measure – ACI Targets Based on Mission Dependency

DOE Performance Measures Matrix FY 2013 TYRT Update												
Performance Measures		Actual			Target					Achieve Target	Comments	
		FY 2008	FY 2011	FY 2012	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015			Long Term
Asset Condition Index ¹ <small>ACI = 1 - (Deferred Maintenance / Replacement Plant Value)</small>	Mission Critical	0.969	0.974	0.970	0.970	0.970	0.970	0.970	0.970	0.970	2011	Criteria: DOE owned buildings, trailers and OSFs in an operating status (FIMS status codes 1, 2 and 6). Excludes Power Authorities.
	Mission Dependent	0.920	0.930	0.938	0.930	0.925	0.925	0.925	0.925	0.925	2012	
	Not-Mission Dependent	0.911	0.904	0.897	0.900	0.900	0.900	0.900	0.900	0.900	0.900	
Asset Condition Index Department (ACI) - Wide ¹		.946	0.953	0.950	0.950	0.950	0.950	0.950	0.950	0.950	2010	Criteria: Same as above. Assumes Maintenance at Industry Standard Levels of 2-4% of Replacement Plant Value and continued funding of Deferred Maintenance Reduction Program. Excludes Power Authorities.

¹ Program specific mission dependency ACI targets and ACI targets are tailored to the individual program's mission needs and may differ from the overarching DOE corporate targets .

Figure 7: ACI Targets

Benchmarking with National Association of College and University Business Officers (NACUBO), the Department has established ACI targets based on mission dependency. For mission critical assets the target exceeds NACUBO's recommendation of a .95 ACI for a facility to be in "good" condition. Mission dependent facilities will be targeted for an ACI of .93 which corresponds to a NACUBO rating of "fair", not mission dependent assets will be targeted for an ACI of greater than .92 which corresponds to a NACUBO rating of "fair". Not mission dependent will be essentially funded for environmental, safety and security requirements until they can be disposed of. Using this funding strategy it is believed the Department can improve the condition of those assets most important to mission accomplishment without a budget increase. It is expected these targets can be arrived at by redirecting sustainment funds, disposing of excess assets, consolidating under-utilized facilities and improving the accuracy of the Department's facility data.

2.2.1.1 Budget Adequate Sustainment Funding - The Department realizes one of the key elements of maintaining a good quality facility portfolio is proper sustainment funding. The Department's goal is to budget sustainment of operating real property assets at the National Research Council recommended level of two to four percent of Replacement Plant Value (RPV). The 2-4% RPV sustainment funding is an overarching Departmental corporate goal and that sustainment funding may vary by program depending upon the program's mission needs. Where a substantial deferred maintenance backlog exists, a recapitalization program will be developed as described in **Action Item 2.2.1.2 Utilize a Facilities Recapitalization/Renewal Strategy**.

- Since FY 2002 the department has increased sustainment funding from 1.34 to 1.95 percent. The near term goal is to increase sustainment to two percent of RPV and avoid deferred maintenance growth. Benchmarking with the National Research Council (NRC) led to adapting their recommendation of two to four percent of RPV. DOE has determined that targeting sustainment funding on mission dependency to ensure scarce sustainment dollars are spent on those assets most important to

mission accomplishment will have the least impact on resources. Non-operating facilities will be sustained to ensure compliance with environmental, safety, health, and security standards.

- Since 2002, increased sustainment funding has stabilized deferred maintenance and ACI as shown in **Figure 6**, ACI Graph.
- Achieving sustainment of two percent of RPV does not necessarily require a budget increase. It is expected that this target can be arrived at by redirecting funds into sustainment, disposing of excess facilities and consolidating under-utilized facilities.
- Asset Condition Targets have been set based on benchmarking with the NACUBO. NACUBO has identified an ACI of .95 as Good, an ACI of .90 as fair, and an ACI below .90 as poor.
- DOE has established a target of .97 for mission critical assets, .925 for mission dependent assets, and .90 for not mission dependent assets.

Milestones

- **2Q FY13** – Analyze results of the FY 2012 Federal Real Property Profile data reporting to include progress made under performance measures and achievement of interim targets. As appropriate, prepare a plan of actions and milestones based on the outcome of the analysis.
- **2Q FY13** – Submit FY 2014 Congressional IFI Crosscut Budget.
- **2Q FY13** – Incorporate real property requirements and issues into the Departmental Planning Guidance for FY 2015-2019 budget development. Planning and budget guidance will be developed yearly to ensure Program IFI crosscut budget submissions provide all required information necessary to allow Facility and Infrastructure to analyze the Program's budget submissions to ensure adequate levels of funding have been identified to sustain DOE's real property assets.
- **2Q FY13** – Analyze Program RPV and DM. Come to an agreement with OAPM on the Program's RPV and DM based on FY 2012 snapshot. The agreed upon values for RPV and DM will be used in the FY 2015 budget cycle to calculate required sustainment and ACI respectfully.
- **2QFY13** - Confirm FY 2013 Planned Annual Maintenance. Check the FY 2014 President's Budget.
- **3Q FY13** – Programs submit FY 2015 IFI Crosscut Budget Strategic Resource Review-Integrated Priorities List (SRR-IPL) Submission - approved at Program's headquarters level, and in accordance with budget guidance.
- **3Q FY13** – Review and analyze Integrated Facilities and Infrastructure (IFI) crosscut budget against sustainment targets to ensure adequate funding is budgeted to support the Department's plan to improve overall facility condition. Utilize the Facilities Information Management System (FIMS) data and proposed maintenance funding to determine if maintenance funding as a percent of RPV is between the DOE target of two to four percent. Contact Programs who have not adequately funded maintenance in their budget submissions and request that they increase maintenance funding.
- **2Q FY14** – Analyze results of the FY13 Federal Real Property Profile data reporting to include progress made under performance measures and achievement of interim

targets. As appropriate, prepare a plan of actions and milestones based on the outcome of the analysis

- **2Q FY14** – Submit FY 2015 Congressional IFI Crosscut Budget.
- **2Q FY14** – Incorporate real property requirements and issues into the Departmental Planning Guidance for FY 2016-2020 budget development. Planning and budget guidance will be developed yearly to ensure Program IFI crosscut budget submissions provide all required information necessary to allow Facility and Infrastructure to analyze the Program's budget submissions to ensure adequate levels of funding have been identified to sustain DOE's real property assets.
- **2Q FY14** – Analyze Program RPV and DM. Come to an agreement with OAPM on the Program's RPV and DM based on FY 2013 snapshot. The agreed upon values for RPV and DM will be used in the FY 2016 budget cycle to calculate required sustainment and ACI respectfully.
- **2QFY14** - Confirm FY 2014 Planned Annual Maintenance. Check the FY 2015 President's Budget.
- **3Q FY14** – Programs submit FY 2016 IFI Crosscut Budget SRR-IPL Submission - approved at Program's headquarters level, and in accordance with budget guidance.
- **3Q FY14** – Review and analyze Integrated Facilities and Infrastructure (IFI) crosscut budget against sustainment targets to ensure adequate funding is budgeted to support the Department's plan to improve overall facility condition. Utilize the Facilities Information Management System (FIMS) data and proposed maintenance funding to determine if maintenance funding as a percent of RPV is between the DOE target of two to four percent. Contact Programs who have not adequately funded maintenance in their budget submissions and request that they increase maintenance funding.
- **2Q FY15**– Analyze results of the FY14 Federal Real Property Profile data reporting to include progress made under performance measures and achievement of interim targets. As appropriate, prepare a plan of actions and milestones based on the outcome of the analysis
- **2Q FY15** – Submit FY 2016 Congressional IFI Crosscut Budget.
- **2Q FY15** – Incorporate real property requirements and issues into the Departmental Planning Guidance for FY 2017-2021 budget development. Planning and budget guidance will be developed yearly to ensure Program IFI crosscut budget submissions provide all required information necessary to allow Facility and Infrastructure to analyze the Program's budget submissions to ensure adequate levels of funding have been identified to sustain DOE's real property assets.
- **2Q FY15** – Analyze Program RPV and DM. Come to an agreement with OAPM on the Program's RPV and DM based on FY 2014 snapshot. The agreed upon values for RPV and DM will be used in the FY 2017 budget cycle to calculate required sustainment and ACI respectfully.
- **2QFY15** - Confirm FY 2015 Planned Annual Maintenance. Check the FY 2016 President's Budget.
- **3Q FY15** – Programs submit FY 2017 IFI Crosscut Budget SRR-IPL Submission - approved at Program's headquarters level, and in accordance with budget guidance.
- **3Q FY15** – Review and analyze Integrated Facilities and Infrastructure (IFI) crosscut budget against sustainment targets to ensure adequate funding is budgeted to

support the Department's plan to improve overall facility condition. Utilize the Facilities Information Management System (FIMS) data and proposed maintenance funding to determine if maintenance funding as a percent of RPV is between the DOE target of two to four percent. Contact Programs who have not adequately funded maintenance in their budget submissions and request that they increase maintenance funding.

Results

- Ensures resources are aligned with the Department's real property plan and the plan is aligned with available resources.
- Encourages more consistent and uniform sustainment funding. Stabilize the overall condition of the Department's real property portfolio as indicated by ACI.

2.2.1.2 Utilize a Facilities Recapitalization/Renewal Strategy – If a Program's ACI is below the Department's target ACI, the Program will develop a recapitalization strategy to improve the condition of their facilities and apply principles of sustainability in major renovations. This will keep DOE facilities modern and relevant in an environment of changing standards and missions.

- Recapitalization requirements are in addition to sustainment activities (i.e., maintenance and repair) and consist of alterations and betterments to replace or modernize existing facilities.
- Recapitalization activities are traditionally funded by General Plant Projects (GPPs), Institutional General Plant Projects (IGPPs), or line item projects.
- Programs will evaluate the relative importance and contributions of all real property assets to mission accomplishment. A holistic systems approach will be used to identify those facilities and infrastructure assets that directly contribute to the accomplishment of the assigned mission or mitigation of environment, safety, and health issues. The mission dependency determination will be based upon program assigned mission requirements.
- The Department has developed a recapitalization model to help assess resource requirements to meet the Department's goals for ACI.

Milestones

- **3Q FY13** – If overall ACI < .95 it is expected that maintenance and repair funding would be budgeted for 3% of RPV in the IFI cross cut budget.
- **3Q FY14** – If overall ACI < .95 it is expected that maintenance and repair funding would be budgeted for 3% of RPV in the IFI cross cut budget.
- **3Q FY15** – If overall ACI < .95 it is expected that maintenance and repair funding would be budgeted for 3% of RPV in the IFI cross cut budget.

Results

- Provides DOE senior leadership objective visibility of facilities and infrastructure condition targets. ACI is calculated yearly.
- Provides leadership information to make informed management decisions.
- Aligns Asset Management Plan, five year budget and Ten Year Site Plans.

- Improves resources available to execute the Department's Strategic Plan and Asset Management Plan.
- Allows tracking of progress towards condition targets.

2.3 Manage Energy Intensity and Operating Costs

2.3.1 Actions To Manage Operating Costs - Annual operating and maintenance cost as defined by the FRPC consists of recurring maintenance and repair costs, utilities, cleaning and janitorial costs, and roads and grounds maintenance costs. Recurring maintenance and repair cost is reported in the Facilities Information Management System at the constructed asset level for buildings, trailers, and other structures and facilities. Energy intensity data is collected at the site level. Facilities services cost is collected at the site level but is not currently segregated from other operating costs. The Department will report actual costs at the constructed asset level where available and allocate site level costs to the constructed asset level where actual asset-level costs are not available. Collection of this data will enable DOE to look across its portfolio to assess the efficiency and effectiveness of facilities operations and identify opportunities to reduce operating costs and energy intensity. See figure 8.

Energy represents approximately one fourth of the Departments operating costs. Reducing energy costs will have the greatest impact on reducing overall operating costs. The Department has established an implementation plan for energy conservation and realization of the goals contained in EO 13123, Greening the Government through Efficient Energy Management and EO13423, Strengthening Federal Environmental, Energy, and Transportation Management. DOE Order 436.1 implements these EO's and mandates that all sites work towards meeting energy intensity goals. The Department collects and monitors annual energy usage data on all facilities to track progress against energy reduction goals. The Department has exceeded the goal of a 35 percent reduction in building energy consumption per square foot from the 1985 baseline, achieving a 51 percent reduction through FY 2004. The Department established a new annual goal of an additional three percent year-to-year reduction over the FY 2003 baseline starting in FY 2006 as required in EO13423 and implemented in DOE Order 436.1.

Measure – Management of Energy Intensity and Operating Costs

DOE Performance Measures Matrix FY 2013 TYRT Update											
Performance Measures	Actual			Target						Achieve Target	Comments
	FY 2008	FY 2011	FY 2012	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Long Term		
Energy Intensity – Energy Consumption/Square Feet (BTU/SF). EISA of 2007 Sec 431 and EO 13423 3% annual reduction or 30% reduction by 2015	FY 2003 Baseline 222,476	189,914	169,865	182,430	175,756	169,081	162,407	155,733	155,733	2015	Criteria: Energy use subject to EISA Sec 431 minus offset allowed for renewable energy purchases. Baseline and targets provided by the Sustainability Performance Office (SPO).
Energy Intensity – Percent Reduction. Target 30% by 2015	30% reduction by 2015	14.6%	23.6%	18%	21%	24%	27%	30%	30%	2015	Same as above.
Operating Costs - Operations (\$/SF) ² FY 2008 Constant Dollars	\$1.51	\$1.65	\$1.61	\$1.63	\$1.67	\$1.71	\$1.74	\$1.78	-	2007	Criteria: DOE owned buildings and Trailers. Includes grounds, janitorial, pest control, refuse, recycling, and snow removal. Excludes Energy.

Figure 8: Energy Intensity and Operating Cost Targets

2.4 High Performance Sustainable Buildings (HPSB)

2.4.1 Improve Sustainability - Federal drivers in the area of high performance sustainable buildings (HPSBs) directly impact DOE. Executive Order (EO) 13423, *Strengthening Federal Environmental, Energy, and Transportation Management*, EO 13514, *Federal Leadership in Environmental, Energy, and Economic Performance*, the Departments Strategic Sustainability Performance Plan (SSPP), and DOE Order 436.1, *Departmental Sustainability* require:

- All new construction, major renovations, and alterations of buildings greater than 5,000 gross square feet (GSF) are required to comply with the Federal Guiding Principles (GPs) for High Performance Sustainable Buildings (HPSB). *Note: DOE proposed additional HPSB equivalencies in its 2012 SSPP submission to consider buildings meeting the following criteria as complying with GPs: any new building that achieves LEED-NC, Gold, LEED-EB Silver, a Green Globes-NC rating of four, or Living Status designation by the Living Building Challenge*
- Fifteen percent of the agency's existing building inventory at the end of fiscal year 2015 will incorporate the Guiding Principles.
- Currently, only DOE owned and DOE leased buildings are included in the FRPP. DOE will submit complying contractor leased buildings to OMB/CEQ as an addition to the agency score.

The Department identified the Deputy Secretary as the Senior Sustainability Officer. An annual SSPP is submitted to and approved by the Office of Management and Budget and the Council for Environmental Quality.

The GPs set specific goals for integrated design usage, energy performance optimization, water protection and conservation, enhanced indoor environmental quality, and reduced environmental impact of materials. The goal of these GPs is to implement

these principles not only in new construction, but also in major renovations and existing buildings, resulting in numerous mission, energy security and environmental benefits, such as:

- reducing the total (life-cycle) ownership cost of facilities;
- improving energy efficiency and water conservation;
- providing safe, healthy, and productive built environments;
- enhancing sustainable environmental stewardship at DOE sites; and
- saving money through saving energy.

HPSB Compliance: The methodology assesses compliance with the GPs by identifying the buildings and trailers in the candidate pool that have met 100% of the GPs through either new construction / major renovations (NC) path or through an existing buildings (EB) path as recorded in the Facility Information Management System (FIMS).

The methodology produces two compliance ratios, one based on building count and the other on building area. The OMB/CEQ Sustainability Scorecard identifies an interim target (proportionally less than the FY 2015 15% target by the number of years away from the target) and when meeting or surpassing it, an agency scores a green by building count and a yellow by building area only.

Although DOE allows equivalencies for GP compliance, sites should always follow the most cost-effective method of achieving GP compliance. Sites should keep in mind that GP compliance is required by Executive Order, while third-party building efficiency certification is not a federal requirement.

The following table indicates DOE planned targets as mandated in the Department's SSPP and EO requirements for sustainability. See figure 9.

Measure – Percent of High Performance Sustainable Buildings by Number of Buildings and Square Footage of Buildings

DOE Performance Measures Matrix FY 2013 TYRT Update												
Performance Measures		Actual			Target						Achieve Target	Comments
		FY 2008	FY 2011	FY 2012	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Long Term		
Sustainability - High Performance Sustainable Building (HPSB) - Achieved 100% of Guiding Principle Points	Number of Buildings (DOE owned and leased)	0.63%	1.60%	2.61%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned and leased buildings/trailers. Excluded- buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.
	Number of Buildings (DOE owned, leased and KTR Leased)	0.74%	1.94%	3.06%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned, leased and contractor leased buildings/trailers. Excluded - buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.
	Square Footage of Buildings (DOE owned and leased)	1.32%	2.87%	3.80%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned and leased buildings/trailers. Excluded- buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.
	Square Footage of Buildings (DOE owned, leased and KTR Leased)	1.62%	3.58%	5.12%	7%	9%	11%	13%	15%	15%	2015	Criteria: DOE owned, leased and contractor leased buildings/trailers. Excluded - buildings/trailers < 5,000 SF or Estimated Disposition Year < 2016.

Figure 9: Sustainability Targets

Attachment 2 provides a listing of DOE Green Buildings, buildings that have achieved 100% of the Guiding Principle Points.

Milestones

- 1Q FY13 - Report sustainability data to FRPP.
- 1Q FY13 - Update HPSB Scorecard.
- 1Q FY13 - Site Sustainability Plans updated.
- 3Q FY13 – DOE SSPP updated
- 4Q FY13 - Update HPSB Scorecard
- 1Q FY14 - Report sustainability data to FRPP.
- 1Q FY14 - Update HPSB Scorecard.
- 1Q FY14 - Site Sustainability Plans updated.
- 3Q FY14 – DOE SSPP updated
- 4Q FY14 - Update HPSB Scorecard
- 1Q FY15 - Report sustainability data to FRPP.
- 1Q FY15 - Update HPSB Scorecard.
- 1Q FY15 - Site Sustainability Plans updated.
- 3Q FY15 – Update Department’s SSPP
- 4Q FY15 - Update HPSB Scorecard; provide initial goal results

Results

- Provides DOE senior leadership objective visibility of the Department’s progress in facility sustainability.
- Provides management information to make informed decisions.
- Incorporates sustainability into Departmental Orders.
- Tracks progress towards sustainability targets.

SECTION 3: Other Initiatives to improve Real Property Asset Management

- **3.1 Update Ten Year Site Plans (TYSP)** – The management of real property assets must take a corporate, holistic, and performance-based approach to real property life-cycle asset management that links real property asset planning, programming, budgeting, and evaluation to program mission projections and performance outcomes. Acquisitions, sustainment, recapitalization, and disposal must be balanced to ensure real property assets are available, utilized, and in a suitable condition to accomplish DOE missions. The TYSPs are the foundation for the integration of all aspects of real property asset management. TYSPs will be utilized to assess real property assets against delineated program requirements at each site. The plans will identify and prioritize real property asset projects and activities required to meet program mission requirements. TYSPs have been developed for each site which address how the site’s real property assets will support the Department’s Strategic Plan, the Secretary’s 5-year planning guidance, and appropriate program guidance. It must be a comprehensive site wide plan encompassing the needs of tenant activities and kept current to reflect current mission requirements and budget realities. Site plans will include a prioritized list of real property investments used by program offices to support resource allocation decisions. TYSPs will be updated annually no later than the third quarter of each fiscal year to reflect updated data submitted to the Federal Real Property Profile (FRPP) as well as the results of the latest budget, including the President’s budget, current budget as enacted and the prior year budget.

Milestones

- **1Q FY13** - TYSP guidance issued by OAPM.
- **2QFY13** – Programs Submit TYSP guidance. Provide OPAM a copy.
- **3Q FY13** - Ten Year Site Plans updated to include data reported to the Federal Real Property Profile (FRPP) in Q1 FY2013.
- **1Q FY14** - TYSP guidance issued by OAPM.
- **2QFY14** – Programs Submit TYSP guidance. Provide OPAM a copy.
- **3Q FY14** - Ten Year Site Plans will be updated to include data reported to the Federal Real Property Profile (FRPP) in Q1 FY2014.
- **1Q FY15** - TYSP guidance issued by OAPM.
- **2QFY15** – Programs Submit TYSP guidance. Provide OPAM a copy.
- **3Q FY15** - Ten Year Site Plans will be updated to include data reported to the Federal Real Property Profile (FRPP) in Q1 FY2015.

Results

- Assures integration of current facilities inventory data and strategic mission requirements into the life cycle planning process.
- Allows program budget decisions based on analysis of TYSPs and IFI Crosscut data.
- Increases reliability of facility data through use of data to support management decisions.
- Identifies underutilized and excess property and provides plan for disposal.

3.2 Generate Quarterly Performance Rating – Generate a quarterly performance rating at the program level. Report will evaluate and assess relevant facilities and infrastructure measures, metrics and initiatives.

Milestones

-
- **1Q FY13** – Update program quarterly performance rating.
- **2Q FY13** – Update program quarterly performance rating.
- **3Q FY13** – Update program quarterly performance rating.
- **4Q FY13** – Update program quarterly performance rating.
- **1Q FY14** – Update program quarterly performance rating.
- **2Q FY14** – Update program quarterly performance rating.
- **3Q FY14** – Update program quarterly performance rating.
- **4Q FY14** – Update program quarterly performance rating.
- **1Q FY15** – Update program quarterly performance rating.
- **2Q FY15** – Update program quarterly performance rating.
- **3Q FY15** – Update program quarterly performance rating.
- **4Q FY15** – Update program quarterly performance rating.

Results

- Provides DOE senior leadership objective visibility of facilities and infrastructure measures, metrics and initiatives.
- Promotes real property accountability at all levels of facility-ownership hierarchy.
- Provides visibility that resources targeted for real property maintenance are being spent on maintenance.
- Allows tracking of progress towards condition and utilization goals.
- Encourages timely and efficient expenditure of maintenance funds.
- Underscores corporate facilities and infrastructure goals and objectives.

3.3 Update and Validate FIMS Data – Validate FIMS data by site on a yearly basis. FIMS supports DOE’s planning and budgeting process, provides accurate facilities data to support budget formulation and execution, provides data used for computation and analysis of DOE’s facilities performance measures: Asset Condition Index, Asset Utilization Index, Mission Dependency, and Operating Cost. FIMS data must be maintained as complete and current throughout the life cycle of real property assets, including real property related institutional controls. FIMS data is archived after disposal of real property assets to retain information on disposed assets. To verify accuracy of FIMS data a corporate data validation model is being used to allow both site/field managers and Headquarters personnel to validate FIMS data and make improvements as necessary to ensure data is accurate.

Milestones

- **1Q FY13** – Programs provide OAPM the scheduled FY 2013 dates for FIMS data validations for their sites.
- **1Q FY13** – Update FIMS data base.
- **2Q FY13** – Sites complete scheduled 2nd quarter FIMS data validations.
- **3Q FY13** – Sites complete scheduled 3rd quarter FIMS data validations.
- **4Q FY13** – Sites complete scheduled 4th quarter FIMS Data validations.
- **4Q FY13** – Sites update deferred maintenance in FIMS data base.
- **1Q FY14** – Programs provide OAPM the scheduled FY 2014 dates for FIMS data validations for their sites.
- **1Q FY14** – Update FIMS data base.
- **2Q FY14** – Sites complete scheduled 2nd quarter FIMS data validations.
- **3Q FY14** – Sites complete scheduled 3rd quarter FIMS data validations.
- **4Q FY14** – Sites complete scheduled 4th quarter FIMS Data validations.
- **4Q FY14** – Sites update deferred maintenance in FIMS data base.
- **1Q FY14** – Programs provide OAPM the scheduled FY 2013 dates for FIMS data validations for their sites.
- **1Q FY15** – Update FIMS data base.
- **2Q FY15** – Sites complete scheduled 2nd quarter FIMS data validations.
- **3Q FY15** – Sites complete scheduled 3rd quarter FIMS data validations.
- **4Q FY15** – Sites complete scheduled 4th quarter FIMS Data validations.
- **4Q FY15** – Sites update deferred maintenance in FIMS data base.

Results

- Establish a consistent, repeatable, bottoms-up approach to quality assurance of facilities data used in day-to-day decision making.
- Encourage a culture of data accuracy and data-driven management decision-making throughout the real property value chain.
- Provide more accurate facilities data from which to establish benchmarks and trends thereby improving resource allocation and management decisions.
- Perform better risk analysis of management decisions through an understanding of data quality.
- Identify and target areas for improvement.

Target

- All major sites validated annually with OAPM performing quality assurance validations at up to eight sites per year.

3.4 Space Utilization – Determine space utilization at the building level. Benchmark against private and public sector data.

Milestones

- **1Q FY13** Update occupancy data in FIMS.
- **1Q FY14** Update occupancy data in FIMS.
- **1Q FY15** Update occupancy data in FIMS.

Results

- Identify opportunities for disposition and consolidation.
- Improved occupancy on a square foot basis.

SECTION 4: Mission Readiness Assessment Process

The Office of Science has implemented a Mission Readiness Assessment Process to determine whether the facilities and infrastructure at the ten DOE-SC national laboratories have the necessary capabilities required for the scientific missions assigned to them. This process provides the facility and infrastructure strategic planners with key information focused on capability and reliability requirements for current and anticipated research missions. This Mission Readiness Assessment Process, in concert with the Annual Lab Plans, provides SC management with a clear picture of the mission readiness of each laboratory business line, capability gaps, and the action plan to fill those gaps in the form of needed investments.

Implementation of the Mission Readiness Assessment Process does not diminish the need for maintaining accurate data within FIMS, but shifts the SC focus from maintenance metrics to a system that aligns asset capabilities with the requirements necessary to support cutting-edge research. The Annual Laboratory Planning process provides a framework by which SC laboratories assess the Mission Readiness of our laboratories on an annual basis.

Milestones

- **4Q FY13** – Complete Mission Readiness gap analysis and include in 2014 Annual Lab Plans.
- **4Q FY14** – Complete Mission Readiness gap analysis and include in 2015 Annual Lab Plans.
- **4Q FY15** – Complete Mission Readiness gap analysis and include in 2016 Annual Lab Plans.

Results

- Ten Year Site Plans are documented in Annual Lab Plans, including an action plan of strategic investments required to fill gaps and maintain Mission Readiness.