# SUSTAINMENT MANAGEMENT SYSTEM (SMS)

## ARMY FUNCTIONALITY

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U.S. ARMY

US Army Corps of Engineers®

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# AGENDA

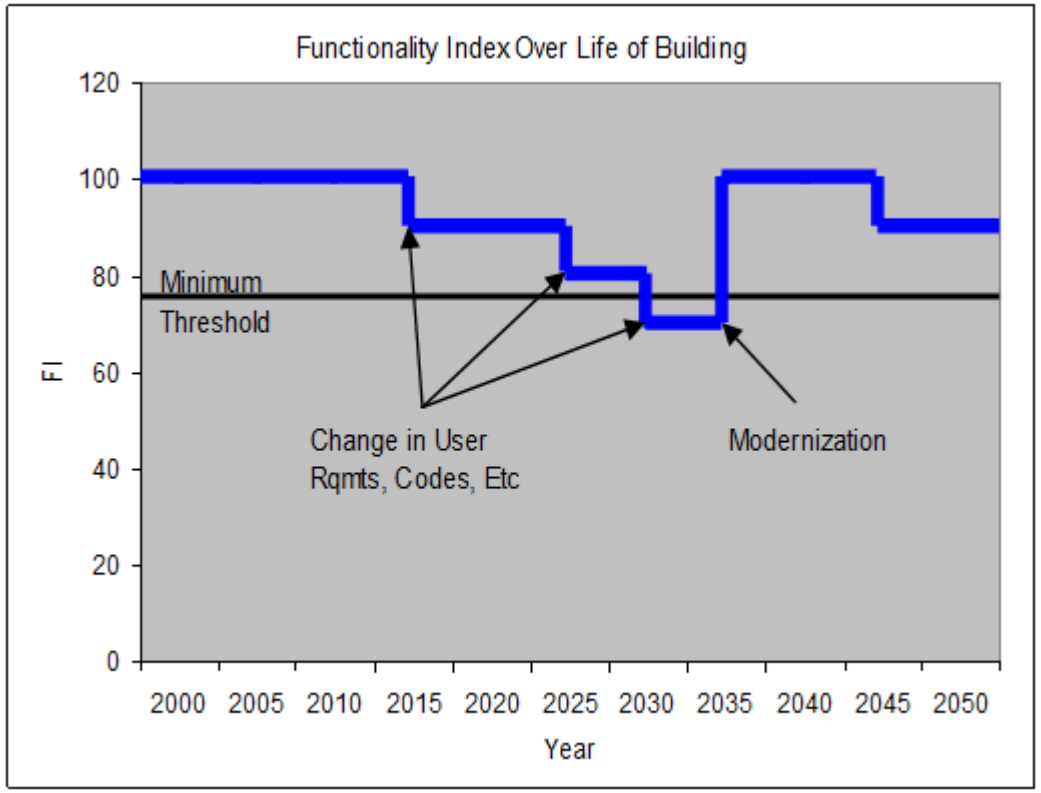
- Overview of Functionality
- Army is Transitioning From ISR-I to ESMS for Functionality Assessments
- New Functionality Assessment:
  - Problem Statement
  - Objective
  - Milestones
  - Process
  - Approach
- Future Efforts

# FUNCTIONALITY OVERVIEW

**Mission Functionality** is the code designating the **overall capability** of the real property asset **to perform its mission or function** given its current configuration, function, condition, and siting at the time of the inventory or asset review. (Defined by the DoD Real Property Inventory Data Element Dictionary-Version 11.0, data element ID 278)

May experience a loss in functionality over time due to changes in:

– Occupant requirements
– Newly available materials or technology
– Updated Codes/Regulations

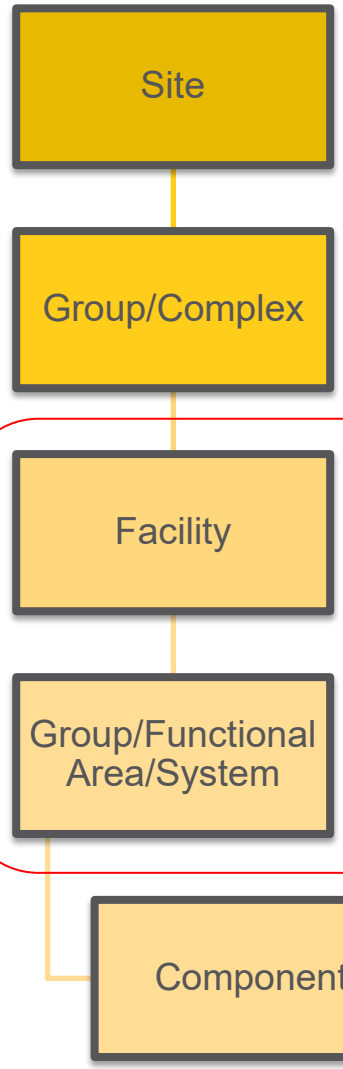



**Facility Functionality is improved through Facility Modernization Investments**
(vs Condition being improved via Repair Investments)

# FUNCTIONALITY OVERVIEW

Asset Level

CATCODE Level




- The highest level of functionality assessment is most likely the site level. However, questions could be associated at installation and organization level
- These are groups of facilities
- Tier 1 Level in BUILDER. Real Property Asset.
- Tier 2 Level in BUILDER. These different spaces within a building and/or groups of components/systems.
- Tier 3 Level in BUILDER. These are the physical units that make up the building.

# TRANSITIONING FROM ISR-I TO ESMS

**How UH Functionality is Currently Assessed**

**How UH Functionality Will Be Assessed in the Future**
(Codify discipline specific assessments)

1. Transition current Assessment capabilities from ISR-I to ESMS (interim)
   - ISR-I assessments are completed on excel-based workbooks.
   - Workbooks cover facility types (domains) that are selected for visual inspection.
   - Results are manually entered into ISR-I to calculate a F rating (Mission Rating).
   - The Goal of the ESMS effort:
     - Configure ESMS with a modernized ingestion tool (no more manual data entry).
     - Leverage / Use ISR-I models for calculating F ratings and modernization costs.

2. **Develop new Functionality Assessments for ESMS** (long term)
   - Develop new assessment questionnaires by facility types (domains) based on SME & Community of Practice input.
   - Develop new models for calculating F ratings and modernization costs that are specific to a facility's Category Code.
   - **Currently Developing a new Functionality Assessment for Army Unaccompanied Housing (Barracks)**

# NEW ASSESSMENT: PROBLEM STATEMENT

**Problem Statement**: UH mission readiness (functionality) is currently assessed via a variety of isolated efforts including ISR-I workbooks, Command driven Quality of Work Environment assessments, EXORDs & OPORDs for barracks assessments, and Environmental Health Assessments ***RESULTING IN*** disparate efforts to identify problems, communicate risk, and prioritize resources to mitigate risk and maximize mission readiness.

Mission Disruption

Funding Disruption

Less Effective Management

***Impacts of Disparate Assessment Processes***

# NEW ASSESSMENT: OBJECTIVE

**Objective:** The Army requires a modern UH functionality assessment process which can be incorporated into the Enterprise Sustainment Management System (ESMS) and used as a basis for developing modernization cost models. The Army UH CoP will utilize their expertise to review current assessments conducted on UH, standard designs, and other input to identify functionality assessment components and develop the new assessment.

Functionality Assessment Criteria

WBDG

GAO

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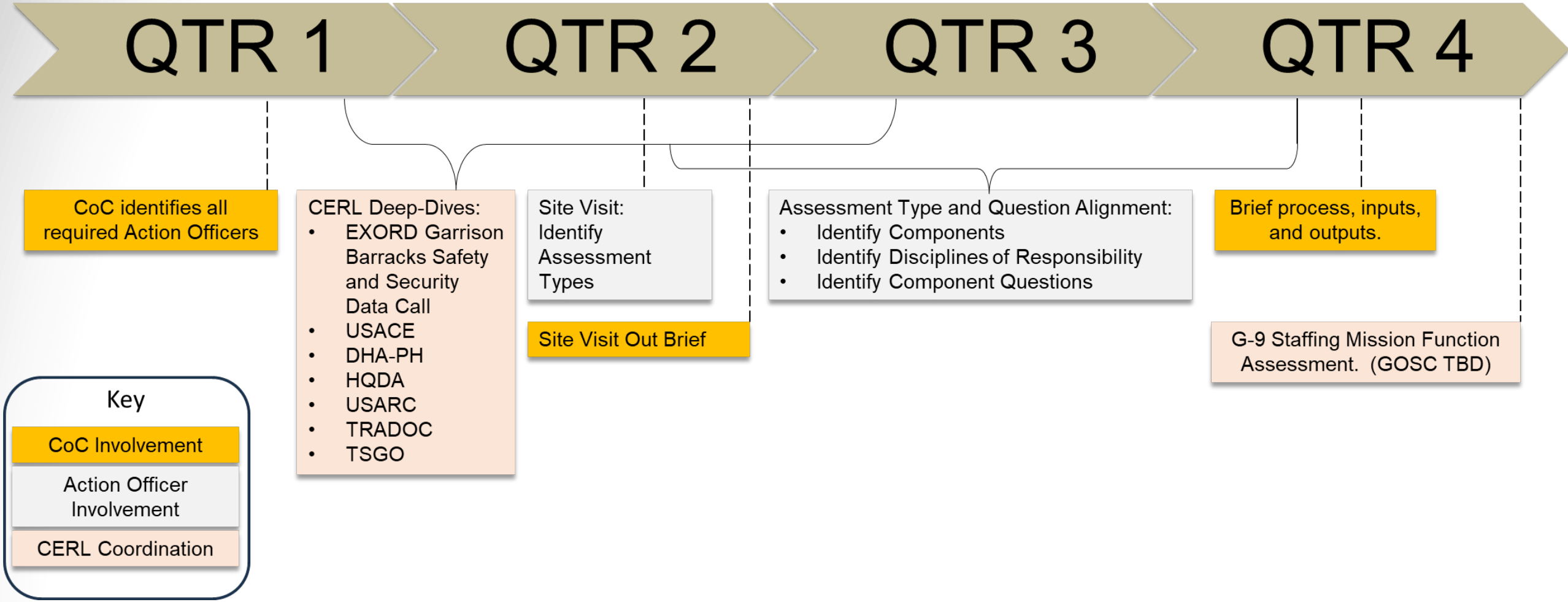
BUILDER™

Future Functionality Assessments

SMS

# NEW ASSESSMENT: MILESTONES



# IDENTIFY SME & COMMUNITY OF PRACTICE

| | HQDA G-9 | HQDA G-1* | USACRC* | AMC | IMCOM | USAR | ARNG | Installation | DHA-Public Health* | USACE* |
|---|---|---|---|---|---|---|---|---|---|---|
| Policy | AR420-1, Para 3-4d,g,h; AR 600-20, Para 1-4f; AR385-10 | AR420-1, Para 3-4e; AR 40-5, Para 2-6; AR 600-20 proponent | AR385-10, Para 2-4d | ARMY DIR 2020-11; AR 40-5, Para 2-23; AR 600-20, Para 1-4g; AR385-10 | AR420-1, Para 3-4i; AR 40-5, Para 2-16, 23; AR 600-20, Para 1-4i; AR385-10 | AR420-1, Para 3-2g; AR 40-5, Para 2-10, 23; AR 600-20, Para 1-4h; AR385-10 | AR420-1, Para 3-2f; AR 40-5, Para 2-4, 23; AR 600-20, Para 1-4h; AR385-10 | AR420-1, Para 1-4u, 3-4j; AR 40-5, Para 2-20, 21, 23, 24; AR 600-20, Para 1-4i; AR385-10 | AR 40-5, Para 2-19 | AR420-1, Para 3-4f(2); AR 40-5, Para 2-11, 23; AR 600-20, Para 1-4i; AR385-10 |
| GOSC Level | | | | | | | | | | |
| CoC Level | | | | | | | | | | |
| Action Officer Level | | | | | | | | | | |

POC information is identified early in the process

# NEW ASSESSMENT: APPROACH

**Approach:** Analysis of the ISR-I UH workbook/assessment and other UH assessments to develop discipline specific assessments in ESMS, and to develop a roll up methodology for an F-Rating (Mission Rating).

**Scope of this project**

**How UH Functionality is Currently Assessed**

**Other UH Assessments / Guidance**

- AMC Quality Work Environment
- GAO Report
- Army Regulations
- Standard Design
- WBDG
- ATFP
- Environmental Health
- ABMP Handbook
- CNA Criteria
- EXORDs & OPORDs for Mold

**How UH Functionality Will Be Assessed in the Future**
(Codify discipline specific assessments)

**Assessment Types**

- DPW
- Fire Protection
- Design Standard / Configuration
- Accessibility (ABA)
- Seismic
- Sustainability
- Conveyance (Elevator, etc.)

**Roll Up**

- F - Rating

**Future PMP**

**Develop Cost Estimates (FY25)**

| Component | Cost |
|---|---|
| Component | Cost |
| Component | Cost |
| . | . |
| . | . |
| . | . |
| | Total Cost |

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 1 | CATCODE Agreement | | ISR-I, EXORDS/OPORDS |
| 2 | Site Plan & Construction | Location-Suitable Location for Mission Performance, no limitations to mission based on site. | ASD, ISR-I, BUILDER, S&S |
| 2 | Site Plan & Construction | Location-excessive noise | ASD, ISR-I, BUILDER |
| 2 | Site Plan & Construction | Size/Configuration - supports occupant interaction | ASD |
| 2 | Site Plan & Construction | Parking (POV) Functionality | ASD, ISR-I, BUILDER |
| 2 | Site Plan & Construction | Enclosures & Visual Screens (dumpsters, emergency generators, fuel tanks, transformers, HVAC units) | ASD, ISR-I, BUILDER |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 2 | Site Plan & Construction | Dumpster Pads | ASD, BUILDER |
| 2 | Site Plan & Construction | Waste Management | ASD, ISR-I, BUILDER |
| 2 | Site Plan & Construction | Landscaping | ISR-I, BUILDER |
| 2 | Site Plan & Construction | Vehicular Circulation | ASD, BUILDER |
| 2 | Site Plan & Construction | Paved Sidewalks | ASD, ISR-I, BUILDER |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources |
|---|---|---|---|
| 3 | Facility Design & Construction | Size/Configuration – Overcrowded | ASD, BUILDER, EXORDS/OPORDS, S&S |
| 3 | Facility Design & Construction | Structural Capability to support seismic, wind, snow and mission related loads. | ASD, BUILDER |
| 3 | Facility Design & Construction | Aesthetics (suitability of interior & exteriors building appearance) | ASD |
| 3 | Facility Design & Construction | Signage | ASD, ISR-I, BUILDER |
| 3 | Facility Design & Construction | Maintainability (Ease of maintenance for operational equipment) | ASD, BUILDER |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 3 | Facility Design & Construction | Facility Lobby entry, sidewalks, door, and lobby space are ABA compliant | ASD, ISR-I, BUILDER |
| 3 | Facility Design & Construction | Roof System meets current design guidance | ASD, BUILDER, EXORDS/OPORDS |
| 3 | Facility Design & Construction | Windows meet current design guidance | ASD, BUILDER |
| 3 | Facility Design & Construction | Doors and Frames meet current design guidance | ASD, ISR-I, BUILDER |
| 3 | Facility Design & Construction | Fire Prevention & Protection meets current Design Guidelines (Suppression System, Alarm System, Sprinkler System, Carbon Monoxide & Smoke Detectors, Fire Alarm, Fire Extinguishers, Standpipe System) | ASD, ISR-I, BUILDER |
| 3 | Facility Design & Construction | AT/FP meets current Design Guidelines (UFC 4-010-01) DoD Minimum Antiterrorism Standards For Buildings | ASD, ISR-I, BUILDER, S&S |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 4 | Safety & Security | Inspection - Fire & Emergency | CoP Site Visit, EXORDS/OPORDS |
| 4 | Safety & Security | Inspection – Antiterrorism Force Protection | CoP Site Visit, EXORDS/OPORDS |
| 4 | Safety & Security | Inspection – Elevator | CoP Site Visit, EXORDS/OPORDS |
| 4 | Safety & Security | Inspection - Escalator | CoP Site Visit, EXORDS/OPORDS |
| 4 | Safety & Security | Building Envelop Security Measures Standoffs | ASD, ISR-I, BUILDER, S&S |
| 4 | Safety & Security | Exterior Site Lighting | ASD, ISR-I, BUILDER, S&S |
| 4 | Safety & Security | Window and Door Placement | ASD |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***),

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 4 | Safety & Security | Doors and Hardware locking mechanisms | ASD, ISR-I, EXORD/OPORD, S&S |
| 4 | Safety & Security | Windows and Hardware locking mechanisms | ASD |
| 4 | Safety & Security | Grounds - landscaping does not present areas of risk by being overgrown, close to the building to promote areas for hiding. | ASD |
| 4 | Safety & Security | Key Management & Electronic Key Card Access System | ASD, EXORDS/OPORDS |
| 4 | Safety & Security | CC: TV, Security Cameras | ASD, BUILDER, EXORDS/OPORDS |
| 4 | Safety & Security | CQ Desk | ASD, EXORDS/OPORDS, S&S |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 4 | Safety & Security | Command Leadership Checks | Audit, GAO, S&S |
| 4 | Safety & Security | Mass Notification System | ASD |
| 4 | Safety & Security | Solider Safety Surveys | GAO, EXORDS/OPORDS, S&S |
| 4 | Safety & Security | Collection & Evaluation of Crime Statistics & Safety Statistics (theft, property damage, broken windows, assault, sexual assault) associated with the building | GAO, S&S |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 5 | Primary Spaces | Module E1-E4 | ASD, EXORDS/OPORDS |
| 5 | Primary Spaces | Module E5-E6 | ASD, EXORDS/OPORDS |
| 5 | Primary Spaces | Living Room | ASD |
| 5 | Primary Spaces | Bedroom | ASD, ISR-I |
| 5 | Primary Spaces | Bedroom Closet | ASD, ISR-I, EXORDS/OPORDS |
| 5 | Primary Spaces | Bathroom | ASD, BUILDER, EXORDS/OPORDS |
| 5 | Primary Spaces | Kitchen | ASD, BUILDER, EXORDS/OPORDS |
| 5 | Primary Spaces | Kitchenette | ASD, BUILDER, EXORDS/OPORDS |
| 5 | Suite / Room Module / Room | Washer & Dryer | ASD |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 6 | Common Spaces | Vestibule | ASD |
| 6 | Common Spaces | Lobby (CQ desk & vending) | ASD, BUILDER |
| 6 | Common Spaces | Lobby Accessibility – ABA compliance (entry, restroom & water fountain) | ASD, ISR-I, BUILDER |
| 6 | Common Spaces | Mail Access | ASD |
| 6 | Common Spaces | Corridors | ASD, ISR-I, BUILDER |
| 6 | Common Spaces | Janitor Closet | ASD |
| 6 | Common Spaces | Mechanical, Electrical & Telecommunications Room | ASD |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 6 | Common Spaces | Stairs | ASD, ISR-I, BUILDER |
| 6 | Common Spaces | Dayroom/Lounge | ASD, ISR-I, BUILDER, EXORDS/OPORDS |
| 6 | Common Spaces | Kitchen (communal) | ASD, ISR-I, BUILDER |
| 6 | Common Spaces | Laundry (communal) | ASD, ISR-I, BUILDER, EXORDS/OPORDS |
| 6 | Common Spaces | Fitness Room | ASD, ISR-I, BUILDER, EXORDS/OPORDS |
| 6 | Common Spaces | Boot Wash & TA-50 Equipment Cleaning, Interior and/or Exterior Stations | ASD, EXORDS/OPORDS |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 7 | Building Services | Electrical – (Exterior) | ASD, BUILDER |
| 7 | Building Services | Electrical – Circuit Capability | ASD, ISR-I, BUILDER, EXORDS/OPORDS |
| 7 | Building Services | Electrical – Circuit Protection | ASD, ISR-I, BUILDER, EXORDS/OPORDS |
| 7 | Building Services | Electrical – Outlet Availability in Primary & Common Spaces | ASD, ISR-I, BUILDER |
| 7 | Building Services | Electrical – Stand-by/Emergency Generator | ASD, BUILDER |
| 7 | Building Services | HVAC – year-round heating & cooling capability | ASD, BUILDER, EXORDS/OPORDS |
| 7 | Building Services | HVAC – Ease of Access to Equipment for Maintenance | ASD |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 7 | Building Services | HVAC – Equipment for Primary Spaces | ASD, BUILDER, |
| 7 | Building Services | Thermostat Availability | BUILDER, EXORDS/OPORDS |
| 7 | Building Services | Air Circulation & Dehumidifier Tools | EXORDS/OPORDS |
| 7 | Building Services | Ventilation Equipment (kitchens, bathrooms & laundry) | ASD, BUILDER |
| 7 | Building Services | Potable Water – Quality | ASD, BUILDER |
| 7 | Building Services | Potable Water – Fixtures | ASD, BUILDER |
| 7 | Building Services | Waste Water – Toilets, Sinks, Showers & Tubs | ASD |
| 7 | Building Services | Communications (Phone service access, LAN or Wi-Fi service access – DPW constructs conduit. Contracted provider installs service. Soldier pays for these services) | ASD, BUILDER |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 8 | Environmental/Life Safety | Signs of Moisture Intrusion in Common Spaces | ASD, ISR-I, BUILDER, EXORDS/OPORDS, Audit, GAO, S&S |
| 8 | Environmental/Life Safety | Signs of Moisture Intrusion in Primary Spaces | ASD, ISR-I, BUILDER, EXORDS/OPORDS, Audit, GAO, S&S |
| 8 | Environmental/Life Safety | Asbestos Assessment | ASD, BUILDER, EXORDS/OPORDS, S&S |
| 8 | Environmental/Life Safety | LBP Assessment | S&S |
| 8 | Environmental/Life Safety | Radon Assessment | EXORDS/OPORDS, S&S |
| 8 | Environmental/Life Safety | Vector Infestation/Integrated Pest Management Plan | ASD, EXORDS/OPORDS, S&S |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Components | Elements | Primary Sources* |
|---|---|---|---|
| 8 | Environmental/Life Safety | Air Quality – Proper Ventilation of Combustible Equipment | BUILDER, S&S |
| 8 | Environmental/Life Safety | Air Quality – No Smoking or Vaping in Interior Spaces (how to assess / control – Soldier vs DPW – not funded with sustainment) | BUILDER, S&S |
| 8 | Environmental/Life Safety | Noise Control – Mechanical Equipment | ASD, BUILDER, S&S |
| 8 | Environmental/Life Safety | Noise Control – CQ Desk (Duty Officer) Quiet Hour Enforcement (how to assess / control – Soldier vs DPW – not funded with sustainment) | BUILDER, S&S |
| 8 | Environmental/Life Safety | DMO's related to Life, Health, & Safety | Audit, S&S |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 9 | Energy Efficiency | Electrical and HVAC on a Utility Monitoring Control System | ISR-I |
| 9 | Energy Efficiency | Smart Sensors | ISR-I |
| 9 | Energy Efficiency | Equipment – Energy Efficiencies | ASD, BUILDER |
| 9 | Energy Efficiency | Lighting – Energy Efficiencies | ASD, BUILDER |
| 9 | Energy Efficiency | Water Usage – Flow Restriction | BUILDER |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

# COMPONENTS AND ELEMENTS

| # | Component | Element | Primary Sources* |
|---|---|---|---|
| 10 | Waivers | Design Standard Waiver | ASD, GAO |
| 11 | Basic Allowance Housing (BAH) | Assigned Unit(s) Utilize BAH | GAO, S&S |
| 12 | Barracks Manager | Assigned Unit(s) have Assigned Barracks Manager | Audit, GAO |

***Primary Sources:** ***ISR-I***, Standard Design Criteria (***ASD***), ***BUILDER***, ***EXORDS*** / ***OPORDS***, Barracks Safety and Security (***S&S***) Review Tasker Data Call, Army Audit – Maintenance of UH (***Audit***), GAO Reports (***GAO***)

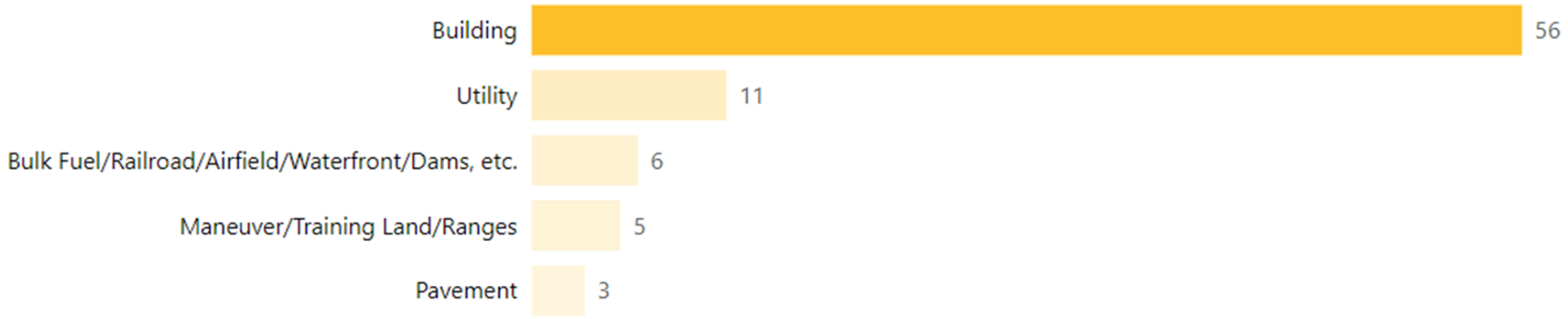
# FUTURE EFFORTS: COST & NEW DOMAINS

## Modernization Cost for Unaccompanied Housing

**Develop Cost Estimates (FY25)**

| Component | Cost |
|---|---|
| Component | Cost |
| Component | Cost |
| . | . |
| . | . |
| . | . |
| | Total Cost |

## Remaining ISR-I Workbook Facility Types



# THANK YOU!

# QUESTIONS?

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# NEW ASSESSMENT: OTHER ASSESSMENTS

**These assessments will continue per their current policy/guidance.**
**(outside the scope of this project)**

**Defense Health Agency – Public Health**
Environmental Health Assessments - Upon request of tenant or medical provider.
Data source: Defense Occupational and Environmental Health Readiness System (DOEHRS)

**Fire Department**
Mandatory Assessments (common spaces) & Tenant Mandatory Fire Prevention Assessments
Data source: Enterprise Emergency Reporting & DA 5381 (Building - Fire Risk Management Survey)

**G-9, IMCOM, Installation Barracks Management**
DoD Housing Community driven inspections and data entry
Data source: Enterprise Military Housing (eMH)

**ATFP**
Mission Assurance (MA) Assessments, Centrally Managed Assessments & Tenant Assessments
Data source: SIPR and the Security Management System

**CSM/SGM Installation Quality of Life**
Data source: Monthly submission of DA 7380 (Installation Quality of Life Issue)

**USCRC**
Inspections/Assessments based on Dept. of Labor annual requirements
Data source: Army Safety Management Information System (AMSIS)

Future consideration: data use agreements