

**REAL PROPERTY ASSET MANAGEMENT (DOE O 430.1B)
REQUIREMENTS CHECKLIST**

DOE O 430.1B Requirements	
<p>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 following paragraphs set the requirements for the major real property asset management functional components of planning, real estate, acquisition, maintenance and recapitalization, disposition and long-term stewardship (LTS), value engineering (VE), and performance goals and measures.</p>	
<p>Planning Planning is the overarching function within real property asset management that integrates the other functions of acquisition, real property utilization, maintenance, recapitalization, disposition, and LTS into a coordinated effort to ensure that current and future mission needs are met. Planning is dependent on clear objectives, sound data, and effective communication.</p>	
	<p>(1) Site planning for real property assets must be consistent with DOE P 430.1, <i>Land and Facility Use Planning</i>, dated 7-9-96, be based on accepted planning principles and industry wide practices, and must—</p> <ul style="list-style-type: none"> (a) assess current real property assets against delineated program mission requirements and (b) identify the specific real property asset projects and activities required to meet program mission projections.
	<p>(2) For each non-closure site, results of real property asset site planning and performance must be documented in a Ten-Year Site Plan (TYSP) that is kept current and covers a 10-year planning horizon. For closure sites, disposition plans must be developed.</p> <ul style="list-style-type: none"> (a) The TYSP will be consistent with and support development of the Integrated Facilities and Infrastructure (IFI) Crosscut Budget, identifying the resource requirements associated with TYSP implementation. (b) The TYSP will be integral to and support the DOE Planning, Programming, Budgeting, and Evaluation System (PPBES). (c) The TYSP will result in a consolidated and integrated plan replacing multiple reports. It will use the Facilities Information Management System (FIMS), DOE’s corporate real property asset database, for real property asset information.

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	<p>(3) The content of the TYSP must 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. The format of the TYSP should be consistent within a program in accordance with program direction and guidance. Sections of the TYSP can be rearranged to meet the unique requirements of a site. As a minimum, TYSPs must address the following.</p> <ul style="list-style-type: none"> (a) The site’s plan to meet program missions, budgets, planning estimates, and performance outcomes within the program’s budgetary and out-year fiscal projections. (b) An assessment of the current status of the site real property assets against delineated program missions including discussions of condition assessments, maintenance and recapitalization plans, space utilization, real estate, excess facilities disposition, LTS, and unique site issues. (c) The prioritized real property asset projects and activities required to meet program missions, budgets, and planning estimates. These include acquisition projects, elimination of excess property projects and activities, maintenance and recapitalization plans, disposition projects, and LTS requirements. (d) The prior year (PY) plus ten (10) additional fiscal years of activities, planned in accordance with LPSO, CSO, and Program Secretarial Office (PSO) annual program direction and guidance for mission projections and fiscal projections. It will be consistent with the Department’s PPBES and the field budget call. (e) A report on past performance and projected future outcomes, including the results from real property asset corporate and program performance measures (see Corporate Performance Goals and Measures). The report must compare the budget authority against the actual expenditures and the performance outcomes achieved at the site for the fiscal year that precedes the PY. (f) Space utilization activities and land-use that stabilize then reduce the costs by consolidating operations where practicable and eliminating excess facilities. 	
	<p>(4) The TYSP must be submitted either concurrently with responses to the field budget call, or as directed by the LPSOs/CSOs/PSOs to be consistent with the PPBES cycle.</p>	

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<p>Real Estate The real estate function encompasses several key activities over the life cycle of real property assets. These activities involve acquisition by lease or purchase; planning and management, including taking inventory, making assignments, conducting utilization surveys, and tracking assets; screening for excess real property assets; and disposal of real property assets.</p>	
	<p>(1) The Secretary’s authority to acquire, manage, and dispose of real property can be re-delegated, with the exception of accepting donations and initiations on condemnation actions or executions of declarations of takings. In exercising the delegated authority, all real estate actions to acquire, manage, and dispose of real property assets must be reviewed and approved by a DOE Certified Realty Specialist (CRS) before executing the action. The senior realty officer in OECM will provide the review and approval for those offices without a CRS.</p>
	<p>(2) A CRS must be involved in planning, acquisitions, utilization surveys, excess declarations, and disposal by demolition or sale of real property assets. These actions are to be performed in accordance with requirements in 41 CFR, Chapters 101 and 102, Federal Property Management Regulations, and DOE real property authorities. The DOE <i>Real Estate Process—Desk Guide for Real Estate Personnel</i> provides detailed guidance and procedures for completing real estate actions. These actions will be reflected in TYSPs.</p>
	<p>(3) Land-use planning and management integrates land uses at each site and examines multiple land-use options. Land-use planning must be consistent with DOE P 430.1. The land-use plan must provide a clear view of the land-use issues, capabilities, opportunities, and limitations of the site. It will identify all land that is needed to support the site mission through annual utilization surveys. The plan must be kept current and support development identified in the site TYSP. At cleanup and closure sites, identified uses must be consistent with a Record of Decision’s anticipated future or end-point use.</p> <p>Land-use plans should be tailored based on local site condition and must consider the National Environmental Policy Act, site planning and asset management, LTS plans, institutional control plans, stakeholder public participation, economic development under community reuse organizations, privatization of assets, environmental law, cultural asset management, historic preservation, and natural resource management.</p>

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	<p>Land-use planning and management must be established through one or more of the following, as approved by the LPSO responsible for the site.</p> <ul style="list-style-type: none"> (a) Disposition plans, and LTS plans at cleanup or closure sites. (b) Implementation of a site-wide National Environmental Policy Act document that addresses land-use or resource management. (c) A Land-Use Control Action Plan under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). (d) Administrative mechanisms to assign use to areas that support implementation of the TYSP. 	
	<p>(4) Real property assets not fully utilized or excess to mission needs must be identified to facilitate reuse or disposal as follows.</p> <ul style="list-style-type: none"> (a) LPSOs/CSOs/PSOs must annually identify all project/program mission terminations to site/field managers. This is normally accomplished in program planning documents. (b) Except for environmental closure sites, site/field managers must annually report to responsible LPSOs/CSOs/PSOs any real property identified as not utilized through utilization surveys. This may be accomplished through updates to TYSPs to reflect planned excess facilities and disposition schedules. Utilization status will be recorded in FIMS. (c) LPSOs/CSOs must annually declare as excess the real property reported to them as not utilized and not needed to support their program missions. These formal declarations must be transmitted to OECM no later than December 31st of each year. (d) OECM will screen all LPSO/CSO declared excess real property with remaining useful life with all other LPSOs/CSOs/PSOs to determine whether the property is excess to all programs in the Department. (e) If not accepted for transfer by another program, the responsible LPSO/CSO must plan and program the elimination of excess real property through reuse, demolition, disposal, transfer, or sale based on reducing risks and minimizing life-cycle costs. The report must compare the budget authority against the actual expenditures and the performance outcomes achieved in the last full fiscal year of execution. 	

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	<p>(5) Excess real property assets that are appropriate for economic-development transfer must be identified and disposed of in accordance with 10 CFR 770, Transfer of Real Property at Defense Nuclear Facilities for Economic Development.</p>	
	<p>(6) Real estate actions for out-grant must be performed in accordance with the Joint DOE/EPA Interim Policy Statement on Leasing Under the Hall Amendment, dated June 30 1998, and applicable DOE directives. Clear definition of roles, responsibilities, and liabilities must be developed to ensure safety and protection of the workers, the public, and the environment in accordance with Guidance on Protection of Workers Utilizing DOE Leased Facilities for all stakeholders of Departmental real property assets that are leased to private parties.</p>	
	<p>(7) Headquarters (Office of General Counsel; Office of Management, Budget and Evaluation; and LPSOs/CSOs) must be notified 90 days before all disposals by sale or lease under DOE authorities. Notification must be accomplished as follows.</p> <ul style="list-style-type: none"> (a) For non-economic-development leases, e-mail notifications are acceptable. (b) For economic-development-related leases and sales, a notification package must be submitted to Congress, 30 days before transfer by sale or lease. (c) For sales of land that do not use the standard Federal practices of 41 CFR, Chapters 101 and 102, a notification to the Energy and Water Appropriations Committee is required 60 days before any proposed sale of land. The notification is to provide a detailed explanation for the waiver of Federal practices for the sale of property. 	
	<p>(8) Real Estate Records and Reports.</p> <ul style="list-style-type: none"> (a) FIMS is the Department’s real property asset inventory system and fulfills the requirement in 41 CFR, Chapters 101 and 102, for each Agency to have a real property inventory system. FIMS data will be used to meet routine reporting requirements. [See DOE O 430.1B, Attachment 5, Section 1, and the FIMS Website.] <ul style="list-style-type: none"> 1 FIMS data must be maintained as complete and current throughout the life cycle of real property assets, including real property related institutional controls. 2 FIMS data must be archived after disposal of real property assets. Those necessary for LTS must be identified, reviewed, and retained. 3 Site/field managers will ensure that FIMS data is verified annually as complete and accurate using a quality control process. (b) Real property asset inventory reports must be provided as specified in the DOE <i>Real Estate Process—Desk Guide for Real Estate Personnel</i>. 	

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<p>Acquisition Acquisition of real property assets through construction must be planned and accomplished to meet program mission projections. Acquisition planning should include life-cycle cost considerations.</p>	
	<p>(1) Acquisition of real property assets up to \$5 million will be accomplished as General Plant Projects (GPPs). GPPs are miscellaneous minor new construction projects of a general nature, the Total Estimated Costs of which may not exceed the congressionally established limit of \$5 million. GPPs are necessary to adapt facilities to new or improved production techniques; to affect economies of operation; and to reduce or eliminate health, fire, and safety problems. These projects provide for design and/or construction and additions and improvements to land, buildings, and utility systems, and they may include the construction of small new buildings, replacements or additions to roads, and general area improvements. Institutional General Plant Projects (IGPPs) are a class of GPPs that are of a general institutional nature whose benefit cannot be directly attributed to a specific or single program and are required for a general site-wide need. Further, IGPPs may be used at the discretion of the LPSOs/CSOs/PSOs.</p>
	<p>(2) Acquisition of real property assets greater than \$5 million must be in accordance with DOE O 413.3A, <i>Program and Project Management for the Acquisition of Capital Assets</i>, dated 7-28-06. While not required by this Order, project management techniques in O 413.3A may be tailored for GPPs and IGPPs based on the nature and complexity of the individual project.</p>
	<p>(3) As directed in House Conference Report 107-258 accompanying the FY 2002 Energy and Water Development Appropriations Bill, increases in facility area, as a result of new construction projects requested in fiscal year 2003, must be offset by transfer, sale, or demolition of excess buildings and facilities of equivalent size at each site. Waivers permitting the requirement to be met by reduction of excess facilities at another site can be requested in the interest of critical mission and will be considered on a case-by-case basis and approved by the Secretary through the Chief Financial Officer. This excess reduction to new construction does not apply to environmental management closure sites.</p>
	<p>(4) All acquisition projects (GPPs, IGPPs, and line items) must be included in the TYSP.</p>

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Maintenance and Recapitalization Real property assets will be maintained in a manner that promotes operational safety, worker health, environmental protection and compliance, property preservation, and cost-effectiveness while meeting the program missions. This requires a balanced approach that not only sustains the assets but also provides for their recapitalization.

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.

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.

Sustainment and recapitalization requirements must be developed in support of the Department’s strategic plan, the Secretary’s 5-year planning guidance, and appropriate program guidance.

	<p>(1) Each site must have a maintenance program to maintain each real property asset, including plant, property, and equipment, in a condition suitable for its intended use. The maintenance program will include condition assessments of real property assets, a work control system, management of deferred maintenance, a method to prioritize maintenance projects, and cost accounting systems to budget and track maintenance expenditures. Configuration management of all assets in the maintenance program will be consistent with the intent of DOE STD-1073-2003, <i>Configuration Management Program</i>, dated October 2003. In addition to the maintenance requirements of this Order, sites with nuclear facilities must also comply with DOE O 433.1A, <i>Maintenance Management Program for DOE Nuclear Facilities</i>, dated 2-13-07.</p>	
	<p>(2) Condition assessments must be performed on all real property assets at least once during any 5-year period using inspection methods in accordance with industry standards. Some real property assets, such as those that are mission critical or safety related, may require a more frequent inspection cycle as determined by the LPSO/CSOs or the site/field manager. [See DOE O 430.1B, Attachment 5 and the DOE Condition Assessment Survey (CAS) for amplifying information.]</p>	
	<p>(3) Condition assessments result in a determination of the current condition of real property assets, their estimated time to failure, the optimal period to accomplish maintenance actions based on engineering/maintenance analysis, and the estimated cost to correct identified deficiencies. (See</p>	

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	DOE O 430.1B, Attachment 5 for amplifying information.) The results of condition assessments must be reported in FIMS.	
	(4) The repair costs for the deficiencies identified during the condition assessments must be estimated using the DOE Condition Assessment Information System (CAIS) or another nationally recognized cost estimating system. Costs must include contractor overhead/burden.	
	(5) Preventive, predictive, and corrective maintenance will be used to ensure real property asset availability for planned use and/or proper disposition.	
	(6) Five-year sustainment requirements must be developed and maintained based on projections of serviceability, economic life, condition assessments, the mission of facilities and projected funding for deferred maintenance reduction. These requirements will be summarized in the TYSP.	
	<p>(7) Each site must develop recapitalization requirements structured to keep existing facilities modern and relevant in an environment of changing standards and missions.</p> <p style="padding-left: 40px;">(a) 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.</p> <p style="padding-left: 40px;">(b) Recapitalization activities are traditionally funded by GPPs, IGPPs, or line item projects. (See DOE O 430.1B, Attachment 3 under “Alterations” and “Betterments” for more information.)</p> <p style="padding-left: 40px;">(c) Recapitalization will be summarized in the TYSP.</p>	
	(8) Each site must 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. Mission essential assets are those that are critical to mission accomplishment and, if not available, would adversely impact the mission. The mission essential determination will be based upon program assigned mission requirements. Assets will be designated as mission essential in FIMS.	

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<p><u>Disposition and Long-Term Stewardship</u> Planning for disposition must be initiated when real property assets are identified as no longer required for current or future programs. Disposition includes stabilizing, preparing for reuse, deactivating, decommissioning, decontaminating, dismantling, demolishing, and/or disposing of real property assets.</p> <p>LTS includes the physical controls, institutions, information, and other mechanisms needed to ensure protection of people and the environment where DOE has completed, or plans to complete, disposition. Disposition and LTS requirements are directly influenced by decisions made during the acquisition, maintenance, and operation of the assets. Decisions made during the utilization of assets need to consider their disposition and LTS implications. A balance must be established between accomplishment of DOE missions and the disposition and LTS required to reduce risks to workers and the public and minimize real property asset life-cycle costs.</p> <p>Disposition and LTS activities must be consistent with the guiding principles and core functions of the Department’s integrated safety management and facility disposition policies.</p>	
	<p>(1) When real property assets are identified as no longer required for current program missions, a disposition baseline must be developed to assess and prepare the assets for disposition. Technical, programmatic, and regulatory information is to be used in developing the disposition baseline. The disposition baseline must include the following information and considerations.</p> <ul style="list-style-type: none"> (a) Identification and characterization of hazardous and radioactive materials, waste, and hazardous conditions of the real property asset. (b) Surveillance and maintenance requirements to ensure the real property asset, including its systems, and stored hazardous materials and waste remain in a stable and known condition and that adequate protection is provided to workers, the public, and the environment pending disposition. (c) Assessment and adjustment of the facility authorization basis, as necessary, to reflect conditions and activities pending disposition.
	<p>(2) The disposition plan must integrate environmental, safety, and health requirements into disposition activities in accordance with DOE STD 1120-2005, <i>Integration of Environment, Safety, and Health into Facility Disposition Activities</i>, dated April 2005. The disposition plan should be tailored based on the disposition baseline and disposal method to be used (e.g., reuse, demolition, or decommissioning) and must consider DOE P 455.1, <i>Use of Risk-Based End States</i> and the guidance in the following Guides.</p>

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	<p>DOE G 430.1-2, <i>Implementation Guide for Surveillance and Maintenance during Facility Transition and Disposition</i>, dated 9- 29-99; DOE G 430.1-3, <i>Deactivation Implementation Guide</i>, dated 9-29-99; DOE G 430.1-4, <i>Decommissioning Implementation Guide</i>, dated 9-2-99; and DOE G 430.1-5, <i>Transition Implementation Guide</i>, dated 4-24-01.</p> <p>The disposition plan shall include the following.</p> <ul style="list-style-type: none"> (a) A method for identifying, evaluating, and selecting disposition alternatives and LTS requirements. Selection of the preferred disposition alternative needs to be documented and be in accordance with relevant regulatory standards. Stakeholder involvement is required in the development of LTS plans. (b) The identification and completion of required activities related to historical preservation. (c) A post-closure/post-disposition/LTS records turnover or retention plan. (d) Surveillance and maintenance plans for facilities and land parcels with residual contamination, hazards, or other conditions that are projected to require post-disposition LTS. These plans must identify appropriate management and funding requirements to ensure safety, health, and environmental regulatory compliance and meet relevant requirements of treaties, agreements, or other DOE commitments. (e) A process to track status of LTS actions, including gap analysis of the LTS transition framework to identify actions remaining before end-point conditions are satisfied. This should include a method to periodically reassess monitoring requirements and make any necessary revisions. (f) Development of specific end-point criteria for declaring disposition complete. (g) Cost and schedule information for disposition activities and any follow on surveillance and maintenance and LTS requirements must be identified in the TYSP. 	
	<p>(3) Where transfer of real property assets is required for disposition (e.g., turning a facility or site over to another organization for reuse or transferring it to another office within the Department to support the transition from one disposition phase to another or initiation of LTS), applicable DOE policies, assigned missions and responsibilities, appropriate industry standards, and the guidance provided in DOE G 430.1-5 must be adhered to. Real property asset transfers must include the following.</p>	

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	<p>(a) Identification of the real property assets as candidates for transfer, formal notification of the potential receiving organizations, and issuance of other reports and notifications in accordance with the applicable requirements under paragraph 4b of DOE O 430.1B.</p> <p>(b) Development of a transfer acceptance process to ensure pre-transfer verification of the technical and regulatory information in the disposition baseline and agreement on a transfer date and the disposition/LTS scope, cost, and schedule. Normally, to match the Departmental budget cycle, the date of transfer for a facility will be the 1st of October after the 2-year (or 3-year) anniversary of the date when the receiving organization was notified unless the parties reach an agreement that stipulates an alternative transfer date.</p> <p>(c) Pre transfer review for formal acceptance of the real property assets being transferred. Formal acceptance must be documented by an agreement signed by relevant LPSOs/CSOs/PSOs. FIMS will be updated to reflect the transfer of property accountability and custody.</p> <p>(d) Conveyance of the appropriate funding and budget targets along with the real property assets being transferred.</p>	
	<p>(4) Decommissioning must adhere to the relevant requirements for non-time critical removal actions under CERCLA, using a tailored process negotiated with the Environmental Protection Agency, with continued Defense Nuclear Facilities Safety Board oversight to the extent authorized by law.</p>	
	<p>(5) Records data collection, management, and reporting requirements for disposition and LTS are as follows.</p> <p>(a) FIMS data fields must be kept current throughout real property asset disposition (e.g., identified as excess, transferred to another program, placed into inactive status, dismantled, or placed in LTS).</p> <p>(b) FIMS information regarding real property assets that have been disposed of, including all related institutional controls, must be archived.</p> <p>(c) Records necessary for LTS must be identified, reviewed, and retained per applicable DOE directives and Federal regulations.</p> <p>(d) A final report or equivalent document must be developed for each disposition and land parcel remediation/LTS project. The final report/document must describe, as a minimum, project activities, final facility status, and cost and performance information to demonstrate that specific end-point criteria have been met.</p>	

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Value Engineering VE is an organized effort directed at analyzing the functions of systems, equipment, facilities, services, and supplies for the purpose of achieving the essential functions at the lowest life-cycle cost consistent with required performance, reliability, quality, maintainability, environmental protection, and safety. VE requirements are provided in the following.

Office of Management and Budget (OMB) Circular A-131, *Value Engineering*;
 Public Law 104-106, Value Engineering for Federal Agencies;
 DOE P 413.2, *Value Engineering*, dated 1-07-04; and
 ASTM Practice 1699-00, *Standard Practice for Performing Value Analysis for Buildings and Building Systems*.

For real property asset acquisition, disposition, demolition, repair and recapitalization projects where the total value for a single item of purchase or contract is expected to be less than or equal to \$5 million, the LPSO/CSO or site/field manager shall assess the application of VE requirements based on the complexity, risks, and potential economic benefit.

	(1) For real property asset acquisition, disposition, demolition, repair, and recapitalization projects where the total value for a single item of purchase or contract is expected to be greater than \$5 million, VE assessment shall be performed in accordance with DOE O 413.3A.	
	(2) Real estate acquisitions are excluded from VE.	

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Performance Goals and Measures The DOE PPBES requires that performance measures be established that link performance of program goals and budgets to outputs and outcomes. All DOE elements must develop real property asset performance measures commensurate with their duties and responsibilities. The LPSOs/CSOs must establish annual performance targets for their real property assets and state their expected performance outputs and outcomes in their annual direction and guidance. Site-specific measures must be developed by each site/field manager to assess the level to which the LPSO-/CSO-established outputs and outcomes have been attained. Corporate measures for real property asset management include the following.

(1) Asset Utilization Index (AUI). AUI is the Department’s corporate measure of facilities and land holdings against requirements. The index reflects the outcome from real property acquisition and disposal policy, planning, and resource decisions. The index is the ratio of the area of operating facilities or land holdings justified through annual utilization surveys (numerator) to the area of all operational and excess facilities or land holdings without a funded disposition plan (denominator). The AUI is derived from data in FIMS obtained from annual utilization surveys. [See 41 CFR, Chapters 101 and 102, and Executive order 12512, Federal Real Property Management Survey.] Separate AUIs will be developed for facilities and for land holdings.

$$\text{AUI} = \frac{\text{utilization justified assets}}{\text{current real property assets}}$$

Ratings are assigned to AUI range measures. The AUI improves as excess facilities are eliminated and consolidation increases the space utilization rate of the remaining facilities. AUI ranges and ratings are as follows.

<u>AUI Range</u>	<u>AUI Rating</u>
1.00 ≥ 0.98	Excellent
0.98 ≥ 0.95	Good
0.95 ≥ 0.90	Adequate
0.90 ≥ 0.75	Fair
0.75 ≥	Poor

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	<p>(2) Asset Condition Index (ACI). ACI is the Department’s corporate measure of the condition of its facility assets. The ACI reflects the outcomes of real property maintenance and recapitalization policy, planning, and resource decisions. The index is one (1) minus the Facility Condition Index (FCI). FCI is the ratio of Deferred Maintenance to Replacement Plant Value. The FCI is derived from data in FIMS.</p> <p>ACI = 1 - FCI</p> <p>Ratings are assigned to ACI range measures. The goal is for the ACI to approach one (1). The ACI increases and approaches one (1) as the condition of facilities improves at a site. ACI ranges and ratings are as follows.</p> <table border="0"> <thead> <tr> <th style="text-align: left;"><u>ACI Range</u></th> <th style="text-align: left;"><u>ACI Rating</u></th> </tr> </thead> <tbody> <tr> <td>1.00 ≥ 0.98</td> <td>Excellent</td> </tr> <tr> <td>0.98 ≥ 0.95</td> <td>Good</td> </tr> <tr> <td>0.95 ≥ 0.90</td> <td>Adequate</td> </tr> <tr> <td>0.90 ≥ 0.75</td> <td>Fair</td> </tr> <tr> <td>0.75 ≥</td> <td>Poor</td> </tr> </tbody> </table>	<u>ACI Range</u>	<u>ACI Rating</u>	1.00 ≥ 0.98	Excellent	0.98 ≥ 0.95	Good	0.95 ≥ 0.90	Adequate	0.90 ≥ 0.75	Fair	0.75 ≥	Poor	
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	<p>(3) AUI and ACI measure the net result of numerous real property management and disposal policy, planning, and resource decisions over time. PPBES requires accounting for execution of resource decisions made during planning, programming, and budgeting. To assess the use of real property asset budgets for their intended purposes, the following execution measures are established.</p> <p>(a) On a quarterly basis, Headquarters program offices (LPSOs/CSOs) will review their sites’ real property maintenance and disposition budget execution against the amounts shown in the IFI Crosscut Budget. The use of those budgets for other than their intended purposes requires advance approval by the cognizant Under Secretary.</p> <p>(b) Assessment of IFI Crosscut Budget execution for real property maintenance and disposition by Headquarters program offices (LPSOs/CSOs) are to be submitted to OECEM not later than 45 calendar days following the end of each fiscal year quarter.</p>													