

CHAPTER 8
FACILITIES SUSTAINMENT, RESTORATION AND MODERNIZATION
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FACILITIES SUSTAINMENT, RESTORATION AND MODERNIZATION

0801 GENERAL**080101 Purpose**

A. This chapter provides instructions applicable to budget formulation and congressional justification for Facilities Sustainment, Restoration and Modernization (FSRM).

B. The following appropriations and accounts are covered:

Section0802

- Operation and Maintenance Appropriations
- Research, Development, Test, and Evaluation Appropriations
- *Defense Working Capital Funds*
- *Other Funds*

Section0804

- *Disposal of DoD Real Property*
- *Lease of DoD Real Property*

Section0805

- *DoD Overseas Military Facility Investment Recovery Account*

080102 Submission Requirements

General guidance with regard to submission requirements is presented in [Chapter 1](#) of this volume. Chapter 8 covers specific additional back-up material requirements for the above Facilities Sustainment, Restoration and Modernization accounts.

080103 Preparation of Material

General guidance with regard to format and preparation of material is presented in [Chapter 1](#) of this volume. Chapter 8 provides additional specific guidance with regard to the back-up material required for Facilities Sustainment, Restoration and Modernization.

080104 References

[Chapter 3](#) of this volume provides guidance related to Operation and Maintenance costs and submission organization and [Chapter 5](#) of this volume provides guidance, submission organization and formats related to Research, Development, Test, and Evaluation appropriations.

080105 Definition of Sustainment, Restoration and Modernization

A. *Sustainment means the maintenance and repair activities necessary to keep an inventory of facilities in good working order. It includes regularly scheduled adjustments and inspections, preventive maintenance tasks, and emergency response and service calls for minor repairs. It also includes major repairs or replacement of facility components (usually accomplished by contract) that are expected to occur periodically throughout the life cycle of facilities. This work includes regular roof replacement, refinishing of wall surfaces, repairing and replacement of heating and cooling systems, replacing tile and carpeting, and similar types of work. It does not*

include environmental compliance costs, facility leases, or other tasks associated with facilities operations (such as custodial services, grounds services, waste disposal, and the provision of central utilities).

B. *Restoration* means the restoration of real property to such a condition that it may be used for its designated purpose. Restoration includes repair or replacement work to restore facilities damaged by inadequate sustainment, excessive age, natural disaster, fire, accident, or other causes.

C. *Modernization* means the alteration or replacement of facilities solely to implement new or higher standards, to accommodate new functions, or to replace building components that typically last more than 50 years (such as the framework or foundation)

0802 PROGRAM AND BUDGET REVIEW SUBMISSION**080201 Purpose**

A. This Section prescribes instructions for the preparation and submission of budget estimates for Facilities Sustainment, Restoration and Modernization requirements.

B. Guidance covers all Facilities Sustainment, and Restoration and Modernization (FSRM) costs. Facilities Sustainment and Restoration and Modernization include all recurring maintenance and repair projects costs, real property renovation project costs, and planning and design costs associated with projects; providing funding support to maintain, repair, *and modernize* buildings, structures, roadways, aprons, railway trackage, utility plants, distribution systems, and other real property.

C. Program funding submitted in Component justification materials must reflect the approved funding levels identified in the Facilities Sustainment and the Facilities Restoration and Modernization Program Elements in the current FYDP. Funding for facilities investment in O&M new footprint construction or demolition of facilities must also be identified in the appropriate Program Elements and separately reported on the budget exhibits.

D. When budgeting for facilities sustainment and recapitalization, Components will consider the anticipated levels of military personnel monies that fund part of the labor for facilities sustainment and recapitalization (the later preformed by restoration and modernization monies). As appropriate, components will adjust the levels of either operations and maintenance or military construction funding for either facilities sustainment or facilities recapitalization to recognize the contribution of military personnel funds that help maintain the Department's facilities. When determining the military personnel contribution Components must use the method documented on page 12 of the Facilities Recapitalization Metric Front-End Assessment Report, dated August 2002. Additionally components must, for considering the affect of military personnel funds on operation and maintenance and military construction accounts, use the same personnel allocation information and cost rates they provide for the FYDP.

E. When budgeting for facilities sustainment, Components will consider the anticipated levels of Host Nation Support monies and Non-Federal Domestic Facilities Contributions that will be available to reduce the need for appropriated facilities sustainment funding. Components must identify in the FYDP the anticipated levels of both Host Nation Support monies and Non-Federal Domestic Facilities Contributions that are expected to fund facilities sustainment. Specifically, these funds must be booked in the appropriate FYDP facilities sustainment program elements using Resource Identification Code 0800.

f. When budgeting for facilities sustainment and recapitalization, Components will consider the anticipated levels of Defense Working Capital Fund (DWCF) monies that fund facilities sustainment and recapitalization (the later preformed by restoration and modernization monies). Components must identify DWCF facilities sustainment and facilities restoration and modernization funds in the appropriate FYDP facilities sustainment and facilities restoration and modernization program elements. Additionally, as appropriate, Components will adjust the levels of appropriated funding for either facilities sustainment or facilities recapitalization to recognize the contributions of DWCF monies that help maintain the Department's facilities.

g. When budgeting for facilities sustainment and recapitalization Components will consider the anticipated levels of RDT&E monies that fund facilities sustainment and recapitalization (the later preformed by restoration and modernization monies). Components must identify RDT&E facilities sustainment and facilities restoration and modernization funds in the appropriate FYDP facilities sustainment and facilities restoration and modernization program elements. Additionally, as appropriate, components will adjust the levels of either operations and maintenance or military construction funding for either facilities sustainment or facilities recapitalization to recognize the contribution of RDT&E funds that help maintain the Department's facilities.

080202 Submission Requirements

A. General Guidance. All Components (i.e., active forces, defense agencies, national guard and reserve forces) shall submit justification data and exhibits to support budget estimates for Facilities Sustainment, Restoration and Modernization, in a separate bound attachment (see [Chapter 3](#), Section 030201, of this volume). Two copies of this attachment will be delivered to: Directorate for Construction, Program/Budget, OUSD(Comptroller) Room 3D840, Pentagon, on the same date as all other submissions required for O&M Appropriations. Exhibits required include:

OP-5	Attachment 4: Facilities Sustainment, Restoration and Modernization (FSRM), and Demolition
PBA-7	<i>Facilities Sustainment, Restoration, and Modernization, and Demolition Programs</i>

B. Military and civilian personnel costs reflected on Exhibit PBA-7 will include only those personnel assigned in support of FSRM accounts. It will include those personnel performing planning and design functions for both projects and installation FSRM surveys and FSRM master planning, but will exclude those involved in other base operating services or support services.

C. For the biennial budget, separate sections or volumes will be provided for Biennial Year 1 (BY1) and Biennial Year 2 (BY2). For the Biennial Year 2 (BY2) section, BY1 will be considered as the prior year and BY2 as the budget year.

D. *Formats for the OP-5 and PBA-7 exhibits are in [Volume 2A, Chapter 3](#), section 0304 of this regulation.*

080203 Preparation of Material

All material will be provided on 8-1/2 inch by 11 inch size paper, and bound on the long side. All narrative data will be typed across the short dimension of the paper, while exhibits will be typed across the long dimension.

0803 CONGRESSIONAL JUSTIFICATION/PRESENTATION**080301 General**

Components are required to conform to the PBD approved funding levels when submitting final budget exhibits to Congress.

080302 Organization of Justification Books

See chapters covering specific appropriation (Operation and Maintenance - [Chapter 3](#), RDT&E [Chapter 5](#) of this volume).

0804 REVENUE FROM TRANSFER OR DISPOSAL OF DOD REAL PROPERTY AND REVENUE FROM LEASING OUT OF DOD ASSETS**080401 General**

Section 485(h) of 40 U.S.C. and Section 2667 of 10 U.S.C. *provide for the receipt of proceeds from the disposal or lease of DoD real property and prescribe the use of these funds.*

080402 Revenue From Transfer or Disposal of DoD Real Property (40 U.S.C. 485(h))

When revenue from the transfer or disposal of DoD Real property is received, there is a *statutory* requirement to identify each transfer and disposal made during the fiscal year, including a detailed explanation of each such transfer and disposal and of the use of the proceeds received. An estimate for the current and budget year transfers or disposals should also be included.

080403 Revenue From Leasing Out of DoD Assets (10 U.S.C. 2667)

The identification of each lease entered into during the fiscal year, including a detailed explanation of each lease and amendments, and of the use of the lease proceeds that were expended is no longer required by 10 U.S.C. 2667. However, the Military Departments will still provide the total actual receipts for the prior year, and an estimate of total receipts for the current year and budget year.

080404 Deposit and Accounting Procedures

Cash receipts obtained from the transfer or disposal of real property will be deposited into the Disposal of DoD Real Property Account, 97X5188. Cash receipts obtained from leasing out of DoD assets will be deposited into the Lease of DoD Real Property, 97X5189. Accounting instructions are included in [Volume 12, Chapter 14](#), of this regulation.

080405 Funds Release Procedures

Funds deposited into the Disposal of DoD Real Property Account, 97X5188, are available only for purposes of maintenance and repair and environmental restoration at U.S. facilities as specified in *40 U.S.C. 485(h)*. Funds deposited into the Lease of DoD Real Property Account, 97X5189, are available for: A) maintenance, protection, alteration, repair, improvement or restoration (including environmental restoration) of facilities; B) construction or acquisition of new facilities; C) lease of facilities; and/or D) facilities operation Support. The Components may request release of funding, based on verifiable deposits, by memorandum to the USD Comptroller, Director for Construction.

080406 Budget Exhibits for Congressional Submission

The Military Departments will be complete a PB-34A Exhibit (Revenue from Leasing of DoD Real Property) and a PB-34B Exhibit (Proceeds from Disposal of DoD Real Property). Both the PB-34A and PB-34B will be included in the O&M Justification Book (Volume II) as described in [Chapter 3 of Volume 2A](#) of this regulation.

0805 DOD OVERSEAS MILITARY FACILITY INVESTMENT RECOVERY ACCOUNT**080501 General**

Section 2921 of P.L. 101-510, FY 1991 National Defense Authorizations Act, established the Department of Defense Overseas Military Facilities Investment Recovery account. The purpose of the account is to collect payments from host nations for the value of new construction and improvements made by the United States at overseas military installations being returned.

080502 Deposit and Accounting Procedures

Cash receipts obtained from return of overseas real property and improvements to host nations will be deposited into the DoD Overseas Military Facility Investment Recovery Account, 97X5193. For accounting instructions see [Volume 12, Chapter 13](#), of this Regulation.

080503 Funds Release Procedures

Funds deposited into the DoD Overseas Military Facility Investment Recovery Account are available only for purposes of maintenance and repair and environmental restoration at U.S. facilities and maintenance and repair and environmental compliance at military facilities outside the U.S. that are anticipated to be occupied by U.S. Forces for an extended period of time. The Components may request release of funding, based on verifiable deposits, by memorandum to the USD (Comptroller), Director for Construction.

080504 Budget Estimate Submission Exhibit

Components returning overseas military facilities to host nations that have resulted in collections to this account must complete an OP-29 exhibit. This exhibit provides information on the cost and improvements, depreciation, residual value, and amount collected from the host nation that is necessary in accomplishing an annual report to the Congress. It also documents proposed sustainment, restoration and modernization or environmental restoration/compliance projects at military installations to be financed from the proceeds deposited into this account.

0806 FACILITIES SUSTAINMENT, RESTORATION AND MODERNIZATION FORMATS**080601 Purpose**

The special formats provided on the following pages reflect guidance presented in previous sections of this chapter. Unless modified in a submission budget call, these formats should be adhered to.

080602 Exhibits in Support of Section 0802 - Program and Budget Review Submission

Formats for the FSRM OP-5 and FSRM PBA-7 exhibits are in [Volume 2A, Chapter 3](#), Section 0304 of this regulation.

080603 Exhibit in Support of Section 0804 - Revenue From Transfer or Disposal of DoD Real Property and Revenue from Leasing out DoD Assets: Congressional Justification/Presentation

<i>PB-34A Revenue from Leasing Out of Department of Defense Assets</i>	<i>10</i>
<i>PB-34B Proceeds from Disposal of Department of Defense Real Property</i>	<i>11</i>

080604 Exhibit in Support of Section 0805 - DoD Overseas Military Facility Investment Recovery Account: Program and Budget Review Submission

<i>OP-29 Overseas Military Facility Investment Recovery Account.....</i>	<i>12</i>
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DEPARTMENT OF _____
REVENUE FROM LEASING OUT OF DEPARTMENT OF DEFENSE REAL PROPERTY
FY XXXX PRESIDENT'S BUDGET

(\$ in Thousands)

	<u>FY PY \1</u>	<u>FY CY \2</u>	<u>FY BY \2</u>
<i>Total Revenue from Lease of DoD Real Property</i>	\$XX,XXX	\$XX,XXX	\$XX,XXX

\1 Actual revenue received under 10 USC 2667, Leases: non-excess property

\2 Estimated revenue under 10 USC 2667, Leases: non-excess property.

Exhibit PB-34A Revenue from Leasing Out of Department of Defense Assets

DEPARTMENT OF _____
PROCEEDS FROM DISPOSAL OF DEPARTMENT OF DEFENSE REAL PROPERTY
FY XXXX PRESIDENT'S BUDGET

	<u>(Proceeds in \$ Thousands)</u>		
	<u>FY PY \1</u>	<u>FY CY \2</u>	<u>FY BY \2</u>
1. Disposal Action	\$XX,XXX	XX,XXX	\$XX,XXX
(a) <u>Explanation of Disposal Action</u>			
(b) <u>Actual or Planned Use of Proceeds Generated from Disposal</u>			
2. Disposal Action	\$XX,XXX	XX,XXX	\$XX,XXX
(a) <u>Explanation of Disposal Action</u>			
(b) <u>Actual or Planned Use of Proceeds Generated from Disposal</u>			
Total Department of _____	\$XX,XXX	\$XX,XXX	\$XX,XXX

Instructions: Each disposal action should be listed above with the actual or estimated proceeds in each fiscal year in thousands of dollars. For **Explanation of Disposal Action**, include the name of the location, state, and a brief description/purpose of the disposal. For **Actual or Planned Use of Proceeds Generated from Disposal**, a description of anticipated uses of proceeds as authorized in 40 USC Sec. 485 is required.

\1 Actual proceeds received under 40 USC Sec. 485

\2 Estimated proceeds under 40 USC Sec. 485.

Exhibit PB-34B Proceeds from Disposal of Department of Defense Real Property

DEPARTMENT OF _____
OVERSEAS MILITARY FACILITY INVESTMENT RECOVERY ACCOUNT

(Dollars in Thousands)

PART A: REAL PROPERTY ASSETS DISPOSED

FY PY-1 FY PY

Host nation providing consideration/payment

1. Description of facility, location, and amount received:	\$XX,XXX	
(a) Total amount of the investment (cost plus improvements) in the facility:	\$XX,XXX	
(b) Depreciated value of facility (facility cost (a) adjusted for inflation and depreciation):	\$XX,XXX	
(c) Explanation of any difference between amount received from host nation and the depreciated value:		
 Total payments by host nation:	 \$XX,XXX	 \$XX,XXX
Total payments by all host nations:	\$XX,XXX	\$XX,XXX

PART B: PROPOSED FACILITIES SUSTAINMENT, RESTORATION AND MODERNIZATION (SRM) OR ENVIRONMENTAL RESTORATION/COMPLIANCE PROJECTS AT MILITARY INSTALLATIONS PROPOSED TO BE FUNDED FROM PROCEEDS:

<u>State</u>	<u>Installation</u>	<u>Project Title</u>	Cost (Dollars in Thousands) <u>FY CY</u>	<u>FY BY</u>
		(<u>Description/Justification</u>)	\$XX,XXX	\$XX,XXX

Exhibit OP-29 Overseas Military Facility Investment Recovery Account