



**Commander
U. S. Naval Forces, Japan**

**Regional
Planning and Construction
Business Line**

Status Brief

13 March 2002



The Vision

The CNFJ Planning and Construction Business Line will.....

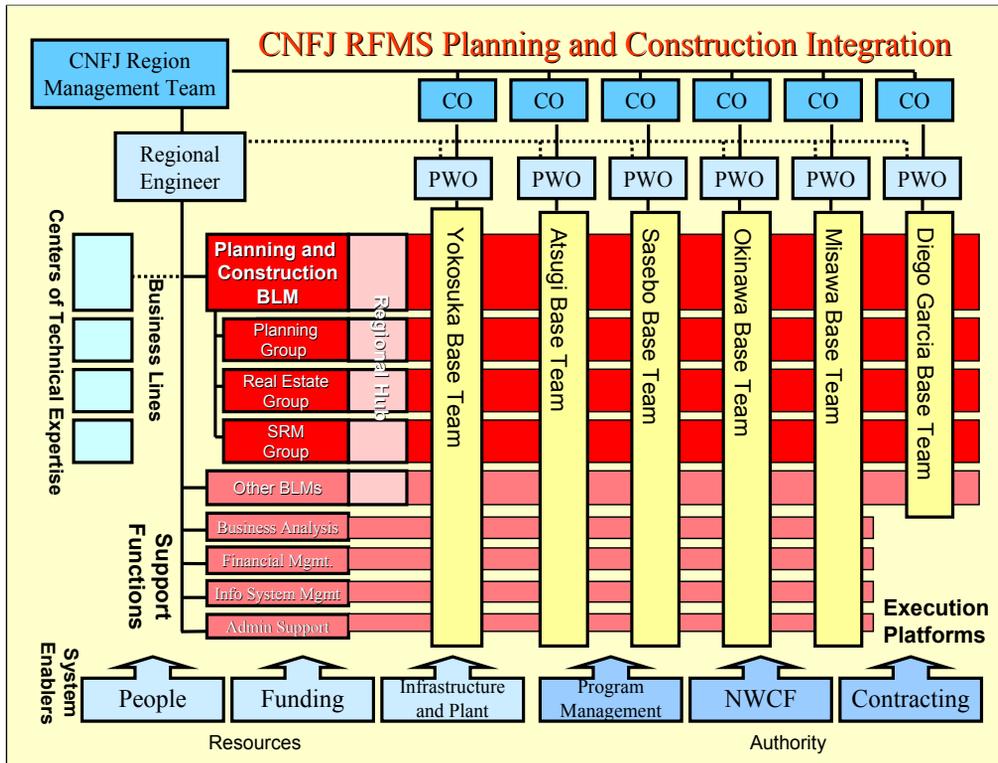
....Provide world class facilities to support the forwarded deployed US Naval Forces in the Japan Region, by effectively using the resources of the Japanese and United States governments.



The Mission

The CNFJ Planning and Construction Business Line will:

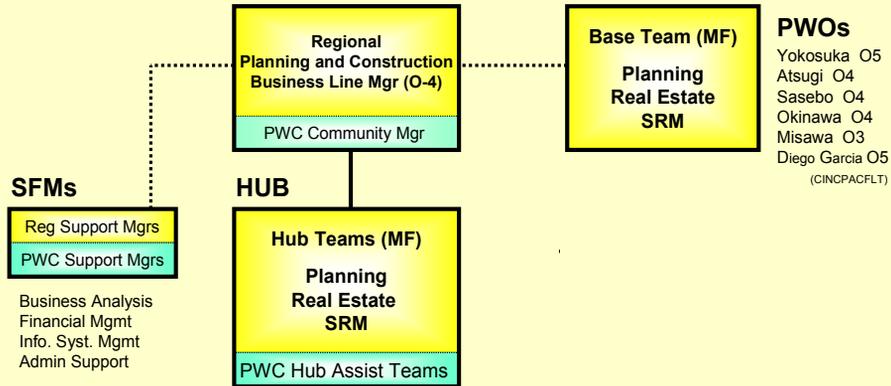
- Develop a Regional Planning and Real Estate Organization that sustains, restores and modernizes CNFJ's facilities infrastructure
- Optimize the use of GOJ and USG assets and resources



This shows the current process to regionalize business lines. It is working for transportation and contracting. Our intent is to use this model to expand our business lines throughout the region. The following slides provide further details on how and when we can continue to execute this model.



Integrated Planning and Construction Organization

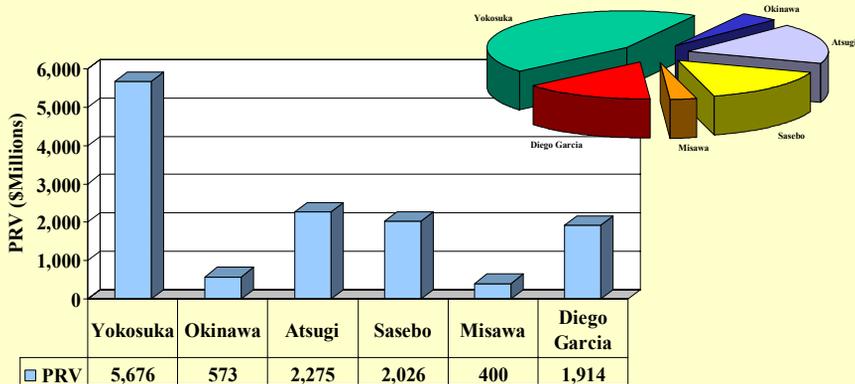


Notes:

- (1) Base Team organizations remain intact until further evaluation by the Hub
- (2) Regional BLM functions as the RPAO for PM, QM, and OB (Facility Mgmt and Service Contracts)



Plant Replacement Value (PRV)



Notes:

- (1) Data source is iNFADS of 19 Mar 02
- (2) FISC assets are allocated to Yokosuka, Sasebo, and Misawa
- (3) NCTS Far East assets in Totsuka are allocated to Atsugi

UIC	Activity	Type	Total PRV
N61581	CFA Yokosuka	Total	1,591,813,573
	FISC Yokosuka		
N62649	(Yoko)	Total	980,020,760
N65115	PWC Yokosuka	Total	1,680,824,019
	SRF Yokosuka		
N62758	(Yoko)	Total	1,240,889,445
	NAVHOSP		
N68292	Yokosuka	Total	138,831,774
N43666	New Sanno Hotel	Total	36,549,270
	NCTS Far East		
N70278	(Yoko)	Total	7,380,102
	Total		5,676,308,943
N62254	CFA Okinawa	Total	572,515,376
N62507	NAF Atsugi	Total	2,203,959,909
	NCTS Far East		
N70278	(Totsuka)	Total	71,447,149
	Total		2,275,407,058
N62735	CFA Sasebo	Total	1,396,427,256
	FISC Yokosuka		
N62649	(Sasebo)	Total	629,658,350
	SRF Yokosuka		
N62758	(Sasebo)	Total	0
	Total		2,026,085,606
N68212	NAF Misawa	Total	330,885,195
	FISC Yokosuka		
N62649	(Hachinohe)	Total	69,491,376
	Total		400,376,571
N68539	NSF Diego Garcia	Total	1,914,409,871
	Total		12,865,103,425



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--- Planning Group ---

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Planning Group

Products and Services

- **Facilities and Land Use Planning**
 - Initiate, administer, and develop Regional and Base level planning studies (e.g. RSIPs, CIPs, BEAPs, and special studies)
- **Project Programming Management**
 - Participate in various Joint Committee forums (e.g. FSC, FIRP, SIP, and technical working groups)
 - Develop Navy project priorities and administer Host Nation funded programs (e.g. FIP, SACO, RCP)
 - Develop and administer Navy MILCON Program
- **Project Document Development and Coordination**
 - Develop Total Facility Requirements (TFR) and associated planning documents (BFRs)
 - Develop and review FIP (F22, PCP, CP, DDD) and MILCON (DD1391) project documents
 - Coordinate project Design and Construction implementation with USFJ, JED, and the Host Nation
- **Staff Support**
 - Develop CNFJ Policy papers and instructions, briefs and issue papers
 - Respond to Data Calls and matters of Command Ashore and C7F Afloat interest
 - Provide facility input to Command departmental matters



Planning Group

Concept of Operations – The Hub

The Hub – Central execution platform to support the Region's Planning and Construction directives and initiatives

- Link to PACFLT N464 and USFJ J4
- Liaison to the Host Nation's National Government and Base PWOs
- Approval authority for Planning and Construction functions, including Site Approval as directed
- Visionary and integrator for strategic Regional and Base development and optimum use of resources
- Administrates and Integrates Region Construction and SRM priorities (e.g. Region IPL for FIP, MILCON, Special Projects, et al)
- Advocates Regional Planning Tools (e.g. GIS)
- Provides Technical assistance via in-house or CTE resources on specialized planning initiatives
- Flexes organization to provide Base support as necessary



Planning Group

Concept of Operations – The Base PWO

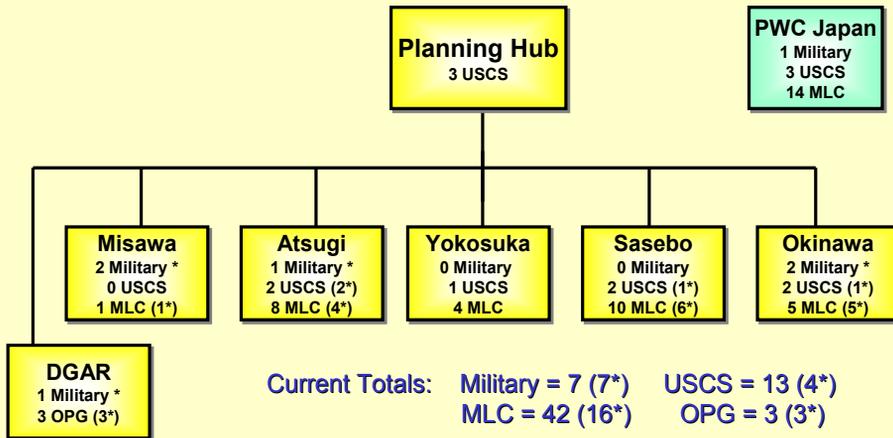
The Base PWO – Forward deployed execution platform

- Link to the tenant command and customer
- Liaison to JED, the local government, and local community
- Researches and Develops Facility Planning Requirements
- Creates and Packages Base Development Plans
- Prepares (or coordinates the preparation of) Project Documentation (e.g. FIP Form 22s, MILCON and Special Project DD1391s)
- Manages Project development from design to warranty; prepares, updates, and reviews project documents as appropriate
- Uses Regional Planning Tools and in-house Engineering, Utilities, and Maintenance Business Line or CTE support as appropriate
- Supports the Hub as directed



Planning Group

USCS / MLC Billet Overview (Current)

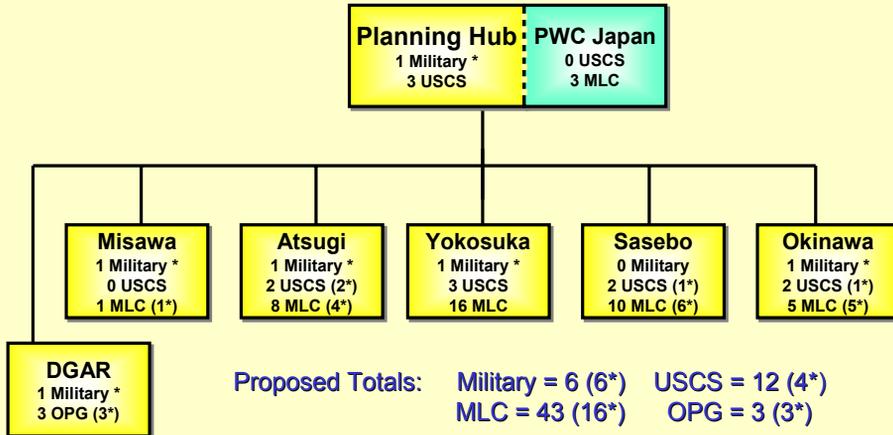


(*) Personnel perform other functions in addition to normal planning and construction assignments



Planning Group

USCS / MLC Billet Overview (Proposed)



(*) Personnel perform other functions in addition to normal planning and construction assignments

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Rationale to retain portion of PWC Japan as HUB-assigned employees....

- Site approval review, approval (as directed), and processing
- Participation in FIRP TWG and other JC / FSC-directed working groups; assist (or lead) Bases in data gathering, analysis, and delivery
- Hub-directed support to Bases as “mini” CTE; e.g. generate F22s and DD1391s, and specialized technical reports
- Hub-directed support to Bases in partnering with CTE to develop RSIP and related studies
- Assist in Hub Programming matters; e.g. web data base updates and responding to PACFLT, USFJ, and CNFJ data calls



Planning Group

Concept of Operations

Product or Service	Primary Work Location		
	BLM/Hub	Base	CTE
Regional Shore Infrastructure and Land Use and Planning (RSIP, special studies)	✓		✓
Facility Requirements Development (BFR)		✓	
Base Development Planning (CIP)		✓	
Site Approval Development		✓	
Shore Facilities Planning System (SFPS) Administration		✓	
Project Document Development (F22s, 1391s)		✓	
Collateral Equipment Coordination		✓	
Cost Estimating		✓	
Local Project Design and Construction Coordination, Engineering and Utilities Interface		✓	
FSC/FIRP/SIP Coordination	✓		
Local Government Coordination		✓	
Service Component Coordination	✓		
Project IPL Development	✓		
FIRP TWG and other working group coordination	✓		
Region Policy Review and Update	✓		
JSDF Interface	✓		
Operating Budget Preparation	✓	✓	



Commander U. S. Naval Forces, Japan

Regional Planning and Construction Business Line

--- Real Estate Group ---

Status Brief

13 March 2002

This briefing provides an overview of the RFMS vision. This document (slides with notes) serves as a common communication tool and reference point to discuss and understand the CNFJ Region initiative.



Real Estate Group

Products and Services

- Real Estate Administration
- Real Estate License Ingrants and Outgrants
- Real Property SOFA Acquisitions
- Real Property SOFA Outgrants
- Real Property Disposals
- Real Property Official Document Retention
- Prepares, Maintains and Updates Class 1 and 2 Property Records
- Coordinates SOFA Real Estate Matters
- Prepares and Updates Real Estate Maps and General Development Maps

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Shown above is a listing of the typical products and services the RFMS will obtain from Centers of Technical Expertise.

Any component of the RFMS can engage any CET for support, when consistent with established business line management policy.

The RFMS should not duplicate highly specialized capability that is readily available from CET organizations.

RFMS planning and coordination is required to ensure CET capability is available for recurring requirements.



Real Estate Group

Concept of Operations – The Hub

The Hub - Central point for action in support of the Region's Real Estate directives and initiatives

- Provides Real Estate Staff work on USFJ J4, PACFLT N464 and PACDIV Interface Issues
- Serves as the Navy Point of Contact on Navy Real Estate matters
- Negotiates and Prepares SOFA Real Estate Agreements under PACDIV delegated authority
- Retains all SOFA Real Estate Documents in a permanent file
- Coordinates with Bases to provide information and data to PACDIV when issuing or extending Real Estate Licenses
- Coordinates with Bases to provide information and data to PACDIV for disposal of Real Property
- Central point of Real Estate expertise in Japan
- Provides increased support for Special Interest items and non-routine issues



Real Estate Group

Concept of Operations - Base PWO

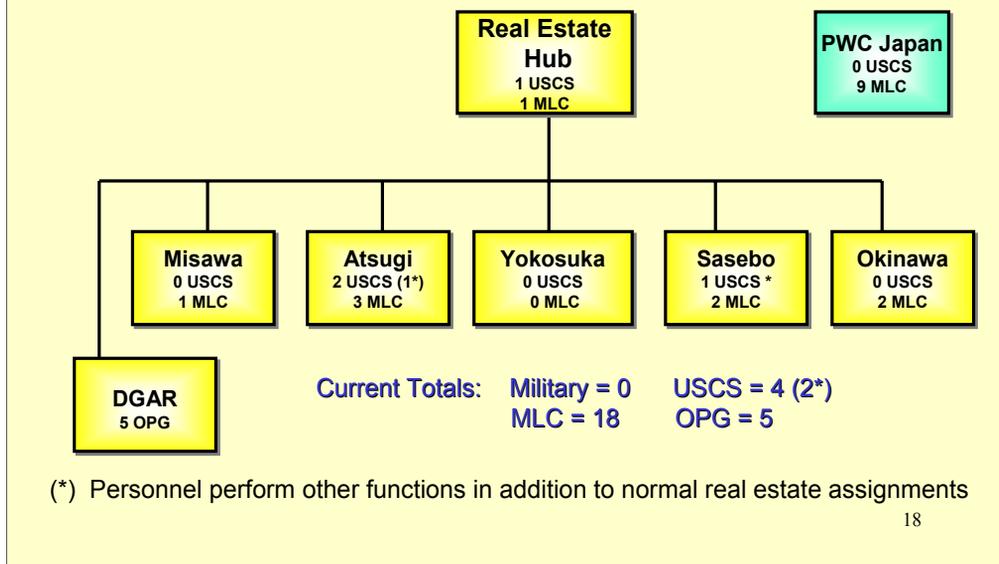
Base PWO - Initiates Action on Base Level Real Estate Matters, as directed

- Serves as the Point of Contact with Base Activities for Navy Real Estate Ingrants, Outgrants and Disposal Matters
- Prepares, Retains and Updates Class 1 and 2 Property Records
- Provides data and information required by PACDIV to issue or extend Real Estate Licenses
- Provides data and information required by PACDIV to dispose Real Property
- Assembles data and information to update Base General Development Maps
- Prepares Specialized Real Estate Maps required for Real Estate Agreements and Real Estate utilization



Real Estate Group

USCS / MLC Billet Overview (Current)



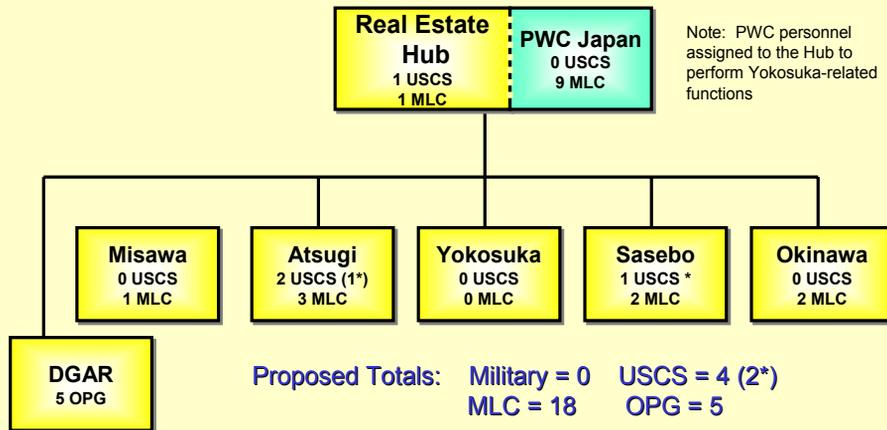
Difficult to move funds around in “before.” Bases’ money, moving between bases is not easy. “belongs to the base.”

After allows funds moved to the region to move things throughout the region. Budget based on requirements, all things being static, there will be an execution to the base based on the execution plan. But there should be more flexibility. Right now, the base Cos are the protectors of budgets. After, they will be tied in via CNFJ to make sure installation interests are met. Allows optimum use of resources.



Real Estate Group

USCS / MLC Billet Overview (Proposed)



(*) Personnel perform other functions in addition to normal real estate assignments

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Real Estate Group

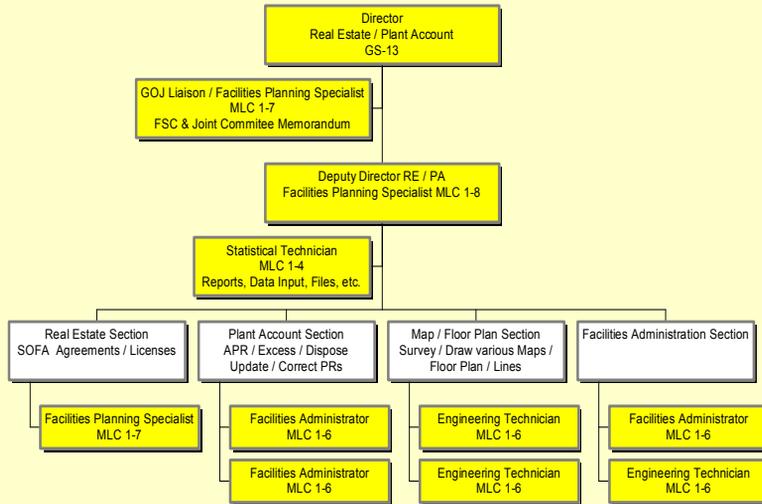
Concept of Operations

Product or Service	Primary Work Location		
	BLM/Hub	Base	CTE
Real Estate Administration	✓		
Real Estate license Ingrants and Outgrants		✓	✓
Real Property SOFA Acquisitions	✓		✓
Real Property SOFA Outgrants	✓		✓
Real Property Disposals		✓	✓
Real Property Official Document Retention	✓		
Prepares, Retains and Updates Class 1 and 2 Property Records		✓	
Coordinates SOFA Real Estate Matters With USFJ, DFAO and DFAB	✓		
Provides Data and Information for Updating Real Estate Maps and General Development Maps		✓	



Real Estate Group

Hub Organization





Commander U. S. Naval Forces, Japan

Regional Planning and Construction Business Line

--- SRM Group ---

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SRM Group

Products and Services

- **Maintenance Planning**
 - Facilities Condition Inspections (for AIS)
 - Specialized Inspections (VTE, boilers & unfired pressure vessels, backflow preventors, cranes, underwater, sanitary & storm sewers, etc...)
 - Annual Inspection Summary (AIS) Reports
 - Annual Maintenance Execution Plans (MEPs), Facilities Action Plans (FAPs), & Long Range Maint. Plans (LRMPs)
- **Installation Readiness Reporting System (IRRS) Development**
- **Project Development, Coordination, and Programming Management**
 - Develop and review O&M,N funded Special Projects(DD1391), CNO Central Demolition, Mobility Enhancement Fund (MEF), and Naval Construction Force (NCF) project documents
 - Develop Navy project priorities and administer O&M,N funded programs (eg Special Projects, Demolition, MEF, and NCF)
- **Staff Support**
 - Develop CNFJ Policy papers and instructions, briefs and issue papers
 - Respond to Data Calls and matters of Command Ashore and C7F Afloat interest

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Shown above is a listing of the typical products and services the RFMS will obtain from Centers of Technical Expertise.

Any component of the RFMS can engage any CET for support, when consistent with established business line management policy.

The RFMS should not duplicate highly specialized capability that is readily available from CET organizations.

RFMS planning and coordination is required to ensure CET capability is available for recurring requirements.



SRM Group

Concept of Operations – The Hub

The Hub – Central execution platform to support the Region's SRM directives and initiatives

- Link between PACFLT N464, N467, USFJ J4 (for Contingency Planning) and the Base PWOs
- Regional Manager for IRRS
- Approval authority for Planning and Construction functions for O&M,N funded projects as directed
- Administrates and Integrates O&M,N funded Regional Construction and SRM priorities (e.g. Region IPL for Special Projects, Demolition, MEF, and NCF)
- Specialized Inspection: Coordinates delivery of services across the Region
- Flexes organization to provide Base support as necessary



SRM Group

Concept of Operations – The Base PWO

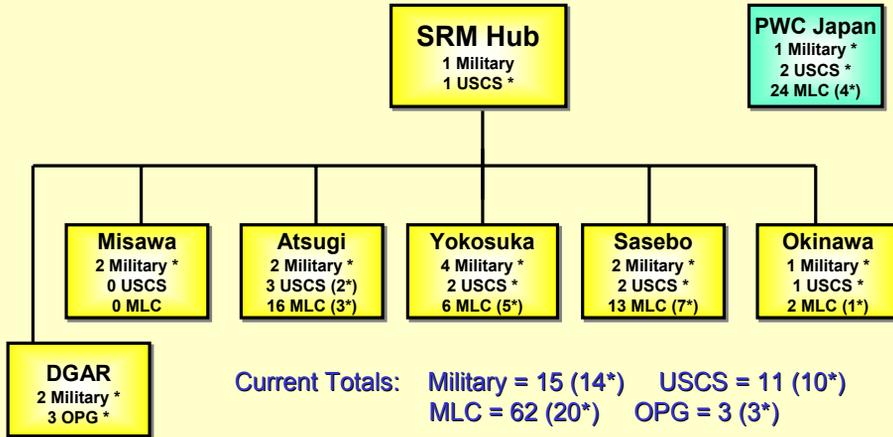
The Base PWO – Forward deployed execution platform

- Link to the tenant command and customer
- Conducts Facilities Condition Inspections and Prepares and submits the AIS
- Specialized Inspection: Identifies requirements and provides services not provided by the Hub
- Prepares (or coordinates the preparation of) O&M,N funded Projects Documentation (e.g. Special Projects, Demolition, MEF, and NCF)
- Manages O&M,N funded Project development from design to warranty; prepares and reviews project documents as appropriate
- Provides timely input, review, validation, and submission of IRRS
- Maintains an accurate database of facility deficiencies for use in developing the base AIS, LRMP, and Facilities Action Plan (FAP)
- Participates in POM and Budget development
- Supports the Hub as directed



SRM Group

USCS / MLC Billet Overview (Current)

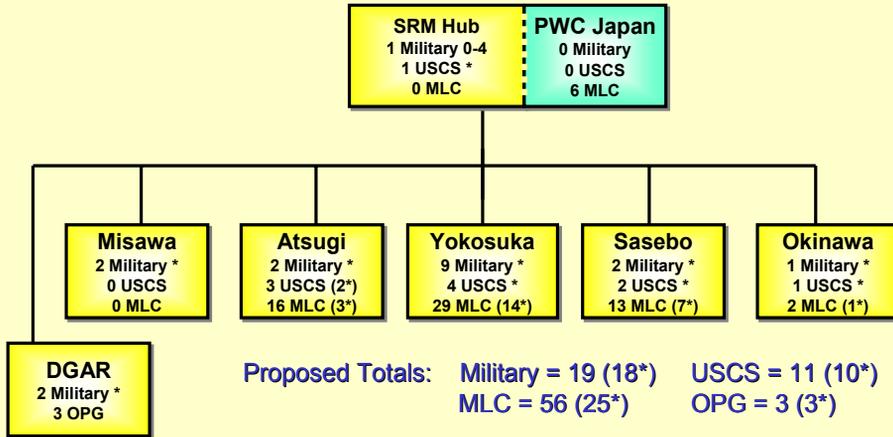


(*) Personnel performing other functions in addition to normal SRM planning and construction assignments



SRM Group

USCS / MLC Billet Overview (Proposed)



(*) Personnel performing other functions in addition to normal SRM planning and construction assignments

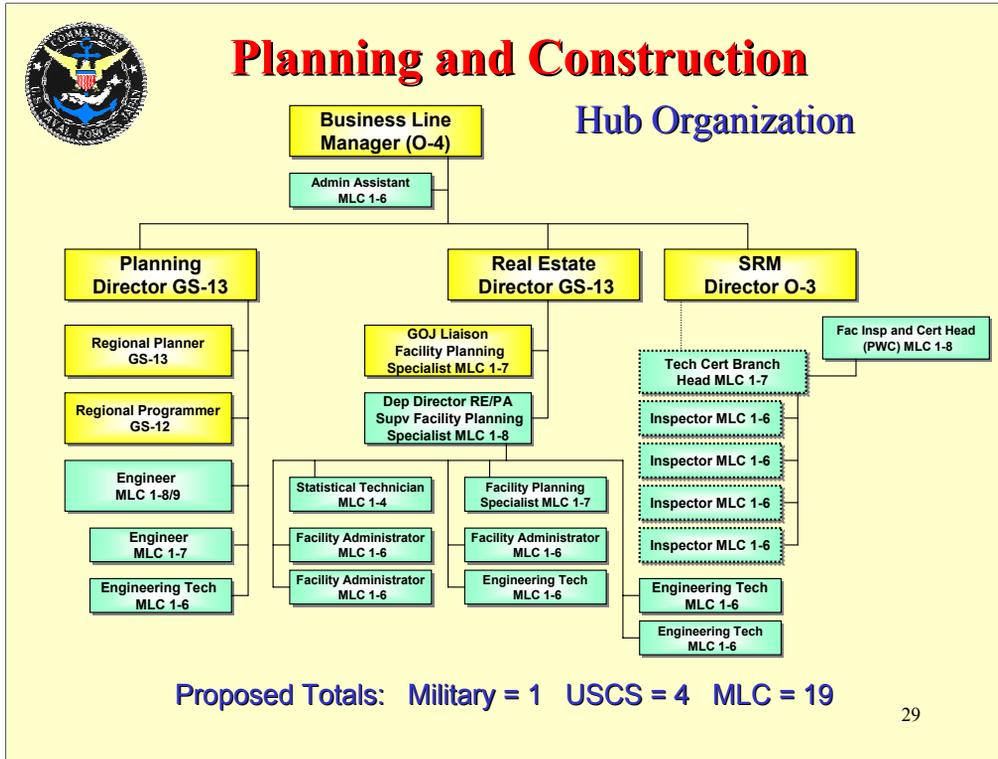


SRM Group

Concept of Operations

Product or Service	Primary Work Location		
	BLM/Hub	Base	CTE
Facility Condition Inspection		✓	
Specialized Inspections (BTE, boilers, etc..)*	✓	✓	✓
Annual Inspection Summary (AIS) Reports		✓	
MEPs, FAPs, & LRMPs (Maint. Planning)		✓	
Project Development (Special Projects, Demolition, MEF, and NCF)		✓	
Project Submission and CPF/PACDIV/3 rd Brigade Coordination	✓	✓	
Installation Readiness Reporting Sys (IRRS)	✓	✓	
Base Service Delivery Manager		✓	

* Opportunity for developing Hub capability, either in-house or by Regional contract



Rationale to retain portion of PWC Japan as HUB-assigned employees....

- Site approval review, approval (as directed), and processing
- Participation in FIRP TWG and other JC / FSC-directed working groups; assist (or lead) Bases in data gathering, analysis, and delivery
- Hub-directed support to Bases as “mini” CTE; e.g. generate F22s and DD1391s, and specialized technical reports
- Hub-directed support to Bases in partnering with CTE to develop RSIP and related studies
- Assist in Hub Programming matters; e.g. web data base updates and responding to PACFLT, USFJ, and CNFJ data calls