



DEPARTMENT OF THE ARMY
ASSISTANT CHIEF OF STAFF FOR INSTALLATION MANAGEMENT
600 ARMY PENTAGON
WASHINGTON, DC 20310-0600

DAIM-ZA

19 FEB 2008

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Interim Policy Change for AR 420-1, Army Facilities Management, on Maintenance and Repair and Construction Project Approval Authority

1. References:

a. Memorandum HQDA, DAIM-ZA, 26 Oct 2007 subject: Delegation of Authority – Maintenance, Repair and Construction Projects, and Relocatable Buildings.

b. Army Regulation (AR) 420-1, Army Facilities Management, effective 2 Dec 2007.

2. This memorandum provides interim policy changes for reference 1.b. reflecting delegation of approval authorities for real property maintenance, repair and construction projects using funds available for operations and maintenance (O&M), as well as, other guidance changes important to the planning and operations of the Army Garrisons. AR 420-1, Army Facilities Management, reference 1.b, supersedes reference 1.a on 2 Dec 07. The policies in this memorandum will be included in a Rapid Action Change to reference 1.b.

3. Subject to compliance with all applicable laws and regulations, I hereby delegate the following real property project approval authorities (See table enclosure 1):

a. Effective immediately, Deputy Commander Installation Management Command (IMCOM) and Commander, Army Material Command; Commander, Army Medical Command; Commander, Army Space and Missile Defense Command; Chief, Army Reserve; Chief, National Guard Bureau (Army System), OCONUS General Officers with installation management responsibilities and Commanders with Contingency Area responsibilities will review and approve real property maintenance & repair, and construction projects for garrisons under your command.

b. You may delegate all or part of these authorities with re-delegation authority, except:

(1) the authorities in subparagraphs 3.c.(2) and 3.c.(3) for Life, Health, & Safety Construction may be delegated no lower than Senior Executive Service (SES) or General Officer (GO) level, if the senior mission commander, for installations not supported by IMCOM, is a Colonel or below the approval authority rests with the first GO or SES in the chain of command.

(2) All re-delegations will be in writing. Any project which exceeds the delegated amounts will be submitted to the Assistant Chief of Staff for Installation Management, DAIM-ODF, for approval.

c. Funds available for Operation and Maintenance and Sustainment, Restoration and Modernization Funded Minor Construction Projects authority is delegated as follows:

(1) When the total funded cost does not exceed \$750,000 or,

(2) For Life, Health, & Safety (LHS) construction projects when the total funded cost for the un-programmed LHS project does not exceed \$1,500,000, if the project is intended solely for an urgent requirement whose sudden emergence could not have been anticipated and the requirement poses so immediate a threat to the life, health, or safety of personnel that the

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correction cannot wait until the next appropriation cycle. When using this authority, Directors and Commanders will certify, in project records, that the project meets the following five conditions:

- (a) Requirement did not exist during the previous fiscal year.
- (b) Deferral is unacceptable.
- (c) There are no work-arounds to mitigate risk.
- (d) Deficiency cannot be otherwise corrected.
- (e) Primary purpose is to correct an immediate threat to life, health, or safety.

(3) An undertaking consisting of a LHS construction project and a non-LHS construction project for a single facility when it can be shown that the funded cost of the non-LHS project does not exceed \$750,000 and the sum of the funded costs of the two projects does not exceed \$1,500,000.

d. Funds available for Operation and Maintenance and Sustainment, Restoration and Modernization Funded Maintenance and Repair projects authority is delegated as follows:

- (1) When the total funded cost does not exceed \$750,000 or,
- (2) When the repair to replacement ratio is less than 50 percent, and the funded project cost is less than \$5,000,000 (see reference 1.e, paragraph 3-4).

e. Final technical reviews and approval of project drawings, plans, and technical documents. A part of the technical review will be an analysis to support the repair alternative selected and to support retention of the facility. For each maintenance and repair project with a funded cost over \$750,000 a R/R calculation will be made to determine the appropriate approval authority. This calculation will be made part of the official project records. Those who do not have the capability for technical review will ensure that an agency or commercial firm possessing the required technical expertise will review projects for technical adequacy and compliance with applicable standards and codes.

f. Each organization is responsible for establishing controls to prevent approval authorities from being exceeded. If, for any reason, it becomes apparent that an approval authority will be exceeded project execution will be halted before the approval is exceeded; and, a new approval will be obtained from the appropriate authority.

4. AR 420-1, Army Facilities Management, paragraph 2-13 will be changed to read as follows:

2-13. World War II temporary buildings

a. The Army considers WWII temporary buildings as functionally inadequate and uneconomical as long-term solutions to normal mission requirements, except for selected intermittent uses such as annual training and use as temporary space by units until permanent facilities are constructed. The Army goal is to eliminate most WWII temporary buildings on active component installations.

b. All work on WWII temporary buildings will be governed by requirements for facilities use, economic considerations, and good engineering judgment. WWII

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temporary buildings which can be repaired will be fully utilized before relocatable buildings are considered for use.

c. If the total of all maintenance, repair, and alteration costs in a WWII temporary building project exceeds \$40 per square foot, garrison commander's approval of the project is required, in addition to approval authorities stated herein. This requirement applies to all WWII temporary buildings, regardless of current use and project funding source.

d. Garrison Commander will not delegate approval authority for projects concerning WWII temporary building whose costs exceed \$40 per square foot.

5. Requests that exceed the approval authority delegated in this memorandum will be submitted through command channels to Director, Operations Directorate; DAIM-ODF; Office of the Assistant Chief of Staff for Installation Management; 600 Army Pentagon; Washington, DC 20310-0600.

6. The Point of Contact for this action in OACSIM is Mr. William Allen, DAIM-ODF, telephone (703) 601-0705, (DSN 328), e-mail: william.allen@hqda.army.mil.

Encl:
as



ROBERT WILSON
Lieutenant General, GS
Assistant Chief of Staff
for Installation Management

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Type of Work	Deputy Assistant Secretary of the Army (Installations and Housing)	Assistant Chief of Staff For Installation Management	Deputy Commander IMCOM and Commanders of Real Property Accountable Organizations ^{5, 6}
Maintenance & Repair ¹	Unlimited	\$750,000 ²	\$750,000 ²
Construction, Normal	\$750,000	\$750,000	\$750,000
LHS Construction ³	\$1,500,000	\$1,500,000	\$1,500,000
Combined LHS ³ & Normal Construction	Normal Construction (\$750,000 Maximum) + LHS Construction = \$1,500,000	Normal Construction (\$750,000 Maximum) + LHS Construction = \$1,500,000	Normal Construction (\$750,000 Maximum) + LHS Construction = \$1,500,000
Combined NAF & APR Construction ⁴	NAF + APF = \$750,000	NAF + APF = \$750,000	NAF + APF = \$750,000

1. Maintenance & Repair is a single category of work. Thus, maintenance and repair work will be approved as a single project. Projects with an estimated funded Project Cost over \$7,500,000 require a Congressional notification, thus, take longer to approve.
2. If the Repair to Replacement ratio (R/R) is less than 50 percent then approval of projects with a total funded project cost up to \$5,000,000 is authorized. The R/R ratio will be documented in all project files with a funded project cost over \$750,000. See DA Pam 420-11, paragraph 3-4 for guidance on calculating the R/R Ratio.
3. LHS projects will document that: (a) Requirement did not exist during the previous budgeting cycle. (b) Deferral is unacceptable. (c) There are no acceptable work-arounds to mitigate risk. (d) Deficiency cannot be otherwise corrected. (e) Primary purpose is to correct an imminent threat to life, health, or safety. Access Control points are not normally executed under this authority; however, if justified by a specific threat and the construction can be fully justified, LHS authority may be used.
4. NAF and APF projects will be submitted through their separate approval chains and each project will reference the other.
5. Real Property Accountable Organizations: Commander, Army Materiel Command; Commander, Army Medical Command; Commander, Army Space and Missile Defense Command; Chief, Army Reserve; Chief, National Guard Bureau (Army System), OCONUS General Officers with installation management responsibilities (for example: Forward Operating Sites in Poland or Romania) and Commanders with Contingency Area responsibilities will review and approve real property maintenance & repair, and construction projects for garrisons under your command.
6. All re-delegations will be in writing. The authorities are granted with re-delegation authority, except: The authorities for Life, Health, & Safety Construction and the Combined LHS & Normal Construction may be delegated no lower than Senior Executive Service (SES) or General Officer (GO) level.