

DHHS Facility Condition Assessment Program and Energy Program Evaluation

In September 2004, GSI contracted with the Department of Health and Human Services (DHHS) to review and suggest improvements to facility programs within the Department as a whole as well as individually for the National Institutes of Health (NIH), Center for Disease Control (CDC), Food and Drug Administration (FDA) and Indian Health Services (IHS). The goal of this study was to craft a common HHS approach, built on the foundation of the best aspects of the current NIH and CDC programs, requirements of HHS Office of Facility Management and Policy (OFMP), Food and Drug Administration (FDA), and Indian Health Service (IHS), commercial and Federal best practices.

Section 1 - Evaluation of Facility Condition Index Programs and Associated IT Requirements at NIH and CDC

Undertaken to advance the Departmental management agenda of 'One-HHS' and to address requirements of Executive Order 13327 (Federal Real Property Asset Management) and associated Federal Real Property Council requirements and guidance, the goal of this review was to evaluate existing facility condition assessment practices and performance metrics and then assist DHHS staffs to develop a condition assessment policy for best practices and performance metrics that could be uniformly implemented by all of the Department's landholding operating divisions/components. In the first phase of work GSI staff evaluated and prepared a report detailing existing policies, business processes, functioning, recent facility assessments, data processing systems, performance metric components and algorithms, and interpretation and reporting of results. Following that, GSI suggested a number of potential improvements then worked with DHHS staffs to craft a concept of operations and performance requirements that met all stakeholder needs. Utilizing the preferred solution scenario, a proof-of-concept visual assessment was performed by an assessment sub-contractor at an NIH facility and results were presented showing that the preferred solution provided enhanced results at a lower cost than previous facility assessment methodologies. Following approval of the recommended guideline policies and methodologies, GSI prepared a report detailing the change management requirements for DHHS implementation.

DHHS Facility Condition Assessment Program Implementation

Following the successful completion of the Evaluation of Facility Condition Index Programs and Associated IT Requirements at NIH and CDC, DHHS extended the contract with GSI for assist in implementation of new facility condition assessment policies. Assistance included working with Department management to finalize new policy documents and evaluate/interpret metrics, developing individual implementation plans for each landholding operating division or component, and developing a guideline specification for field operations including visual condition assessment, data processing, calculation of metrics, and reporting.

Section 2 - Energy Program Evaluation and Related Risk Vulnerabilities

GSI subcontracted to EMC Engineers of Alpharetta, Georgia to provide The Centers for Disease Control and Prevention (CDC) and the National Institutes of Health (NIH) with a study to review and evaluate the Energy and Water Management Programs (EWMP) currently utilized by CDC and the NIH and to make recommendations to improve EWMP effectiveness. The study first developed a systematic needs assessment to determine the nature and extent of the problems that an existing program should address for stakeholders, develop appropriate program goals, and determine how a program should be designed or modified to achieve these goals. The assessment focused especially on organizational structure or requirements necessary to support an EWMP given the current staffing levels and resources dedicated to energy and water conservation. Second, the study evaluated sustainable design and energy training performed to

date by the CDC and NIH. The study provided limited follow-up training generally focusing on implementation strategies for success.