



Non-Traditional BUILDER Usage (Panel)

Moderated by Kurt Sorensen

Panelists: Kermit Lewis-POND, Kyle LeBlanc-LAN, Anthony Raffaele-Jacobs



Stantec



TETRA TECH

Jacobs



GORDIAN®

Alpha
Facilities Solutions



Marine Corps Community Services Billeting FCA and Rebranding

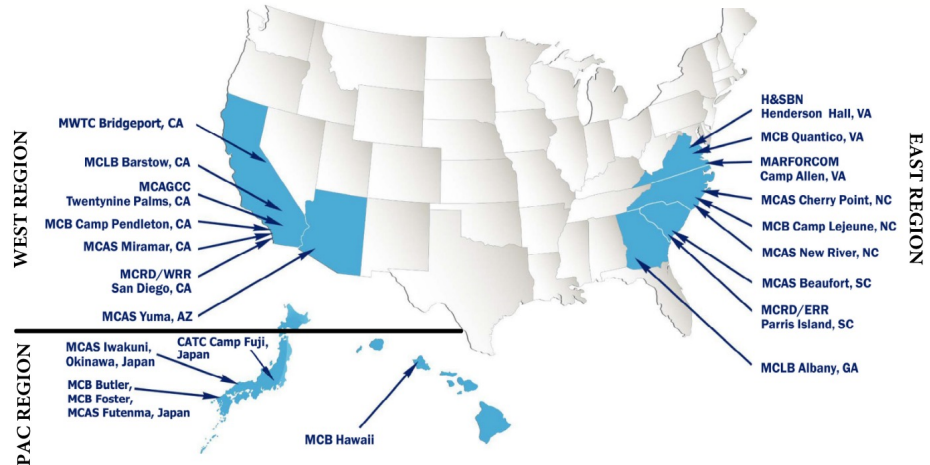
- Scope
- Goals
- Using BUILDER
- Lessons Learned



MCCS Billeting FCA and Rebranding Scope

- 36 Billeting Facilities
- Total Square Footage: 1.3 M SF
- Pilot Assessment
 - Liversedge Hall, MCB Quantico, VA
- Assessment Teams
 - Four, 4-person Teams
 - LAN and Leo A Daly

USMC Installations Worldwide





MCCS Billeting FCA and Rebranding Goals

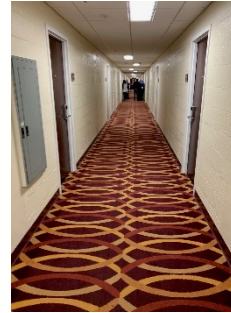
- MCCS Assuming Ownership of Billeting Facilities
- Preference for Off-base versus On-base
- Rebranding of on-base accommodations
 - HOK Design Standards, Budgetary Efforts
 - Brand consistency across all locations
 - 7-year Program
 - Assessment, Racking and Stacking (Capital Planning), Design, Construction





MCCS Billeting FCA and Rebranding Using **BUILDER** (Traditional)

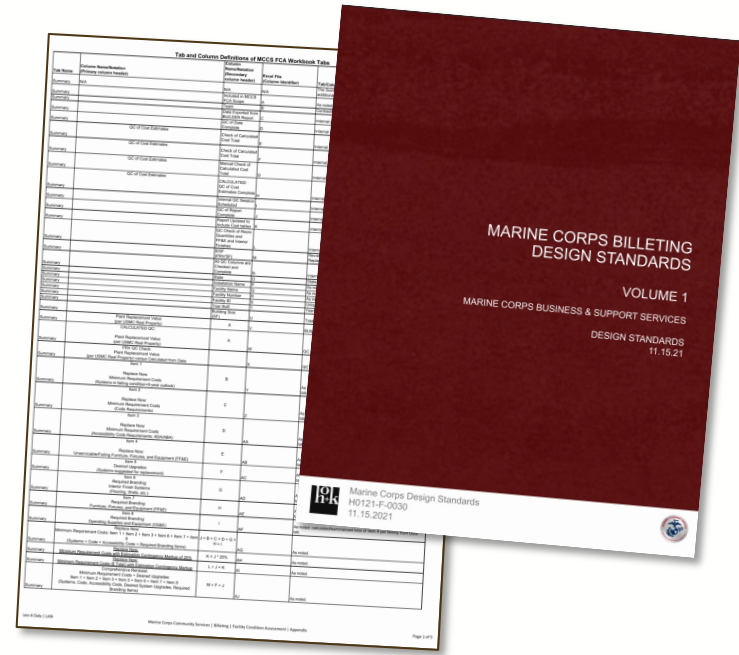
- Traditional use of BUILDER
 - Architectural, Electrical, Fire Protection, Mechanical, Plumbing, Site/Civil, Structural
 - Existing Building Data, prior assessments
- DIGON and BUILDER Support
 - FLOW
 - BRED Files
 - DIGON Custom Report





MCCS Billeting FCA and Rebranding Using **BUILDER** (Non-Traditional)

- Non-Traditional use of BUILDER
 - Accessibility
 - Interior Finishes
 - Furniture, Fixtures & Equipment (FF&E)
 - Operating Supplies & Equipment (OS&E)
- DIGON and BUILDER Support
 - Post-processing with DIGON Custom Report





MCCS Billeting FCA and Rebranding Using BUILDER (Non-Traditional)

Item 1 = Replace Now: Minimum Requirement Costs defined as Systems in failing condition to be addressed within a 5-year outlook.

Item 2 = Replace Now: Minimum Requirement Costs defined as Code Requirements to be addressed.

Item 3 = Replace Now: Minimum Requirement Costs defined as Accessibility Code Requirements; ADA/ABA to be addressed.

Item 4 = Replace Now: Unserviceable/Failing Furniture, Fixtures, and Equipment (FF&E)

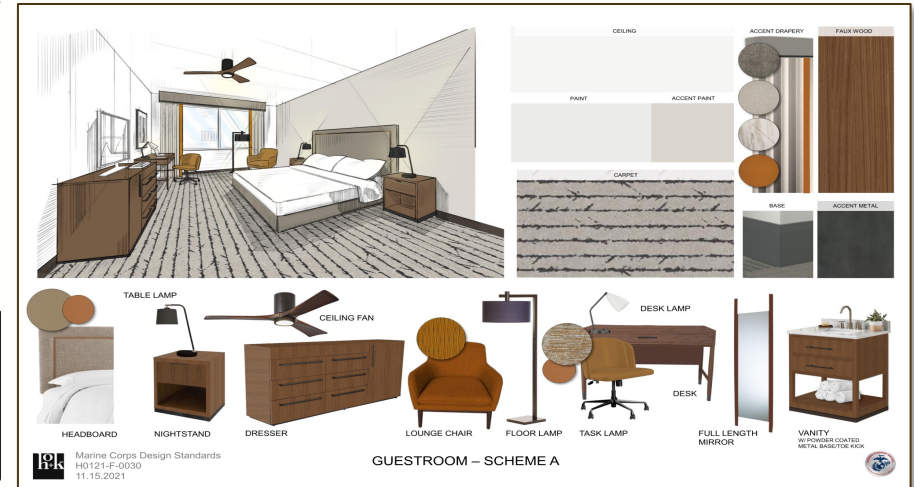
Item 5 = Desired Upgrades: Systems suggested for replacement.

Item 6 = Required Branding: Interior Finish Systems to be replaced as part of a rebranding refresh by MCCS.

Item 7 = Required Branding: Furniture, Fixtures, and Equipment (FF&E)

Item 8 = Required Branding: Operating Supplies and Equipment (OS&E)

Cost Breakouts for each space in data post-processing



HOK Marine Corps Design Standards (excerpt example, Guestroom)



MCCS Billeting FCA and Rebranding Using **BUILDER** (Non-Traditional)

Interior Finishes (Required Branding - Item 6)

Est. Lobby Lounge/Reception Interior Finishes Budget	\$10,022.50
Est. Business Center Interior Finishes Budget	\$ -
Est. Public Restroom Interior Finishes Budget	\$1,515.50
Est. Corridor Interior Finishes Budget	\$ -
Est. Standard King Interior Finishes Budget	\$4,220.00
Est. Double Queen Interior Finishes Budget	\$4,220.00
Est. ADA King Standard Interior Finishes Budget	\$5,169.50
Est. Extended Suite Interior Finishes Budget	\$7,113.50
Est. ADA Extended Suite Interior Finishes Budget	\$7,113.50

FF&E (Required Branding - Item 7)

Est. Lobby Lounge/Reception FF&E Budget	\$19,017.28
Est. Business Center FF&E Budget	\$2,465.92
Est. Public Restroom FF&E Budget	\$1,282.60
Est. Corridor FF&E Budget	\$1,465.20
Est. Standard King FF&E Budget	\$9,019.45
Est. Double Queen FF&E Budget	\$8,690.95
Est. ADA King Standard FF&E Budget	\$9,019.45
Est. Extended Suite FF&E Budget	\$16,810.60
Est. ADA Extended Suite FF&E Budget	\$16,671.85



MCCS Billeting FCA and Rebranding Using **BUILDER** (Non-Traditional)

Operating Supplies and Equipment (OS&E) Costs (Item 8) – *Provided by MCCS*

Standard K room	\$1,061.70 per room
Standard QQ room	\$1,247.93 per room
Extended Stay w/ Full Kitchen	\$1,369.87 per room
Extended Stay w/ Kitchenette	\$1,270.60 per room



MCCS Billeting FCA and Rebranding Lessons Learned

- Security Access: CAC-Card to access MC BUILDER Instance
- Client-Consultant Working Relationship
- Leverage existing BUILDER Data, navigate prior assessments
- Client accommodations for specific scope
- Spreadsheets, Data
- Backfill BUILDER Data for future use



Airport

Anthony Raffaele-Jacobs





Roof Focus

Kermit Lewis-POND





Homes

Kurt Sorensen





Scope of The Project

- Evaluate housing units
 - Occupied and Vacant Military Family housing
 - Unaccompanied housing
- Tag equipment
- Populate asset and inspection data into Maximo
- Approach shift: Look at it like a home inspector
 - Never alone in an occupied space
 - Record exact times and live safety checklist



Simplify the Catalog and Manual

- Brought on a home inspection expert

- Streamlined time consuming processes (Comment Structure, etc.)
- Added 2 distresses: Age-Risk and Prohibited Material

- Catalog

- Combined where possible - 2 types of exterior walls, 4 types of roofs, either Int or Ext lighting, etc.
- Added “housing” items - thermostats, stoves/ovens, refrigerators, etc.
- 104 items total

- Manual

- 44 pages
- Mostly chiclet charts

D201005 SHOWERS/TUBS

Component Type	Sectioning	Group	Label	Design Life	UOM
Bathtub	Unit	Y	N	20	EA
Combo Unit (Shower/Tub)	Unit	Y	N	20	EA
Shower	Unit	Y	N	20	EA

D202001 PIPES & FITTINGS

Component Type	Sectioning	Group	Label	Design Life	UOM
General	Building	Y	N	50	SF



Customize the Output

- Every home has a floorplan ID and image loaded
- Increase the size of inspection photos

- Sample:



Adobe Acrobat
Document



Lessons Learned

- EMH and all schedules are based on Units while BUILDER (and Maximo) are structured by Facility
 - Sectioning with multiple units and common space
- Challenges scheduling occupied homes
 - No-shows, reschedules, major base operations



Next Steps

- Bulk file load into Maximo

File	Edit	Format	View	Help
AJJY-1201-0001 1/1/1956 PLAIN/REINFORCED c866f2cd-0a3e-432f-8e60-a45efb3225f7 A10 A1020 A1030120 AJJY-1201 10501 FMH10501 FACILITIES 1784 CIMU 0 0 \$89,376 FACILITIES N62742-22-03610 1/1/1956 OPERATING				
AJJY-1201-0002 1/1/1956 OTHER 90bc9965-1585-4f9b-8ca9-9332fa0ec4ed B10 B1070 B1020999 AJJY-1201 10501 FMH10501 FACILITIES 1637 CIMU 0 0 \$170,781 FACILITIES N62742-22-03610 1/1/1956 OPERATING				
AJJY-1201-0003 1/1/2004 OTHER 947ca535-1210-460e-98e5-8e7f46639ccd B20 B2010 B2010999 AJJY-1201 10501 FMH10501 FACILITIES 8 CIMU 0 0 \$106,253 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0004 1/1/2004 ALUMINUM WINDOW 3f93-024-ac58-460e-810d-14fca5f33467 B20 B2020 B2020106 AJJY-1201 10501 FMH10501 FACILITIES 3 CIMU 0 0 \$7,700 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0005 1/1/2004 STEEL DOORS 15609f4b-fa7c-4f5c-8f26-f084180b1045 B20 B2030 B2030220 AJJY-1201 10501 FMH10501 FACILITIES 1 CIMU 0 0 \$5,800 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0006 1/1/2004 STEEL DOORS f7d213ae-a69a-43e9-9aa5-5115314c4d2d B20 B2030 B2030220 AJJY-1201 10501 FMH10501 FACILITIES 1 CIMU 0 0 \$1,950 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0007 1/1/2004 STEEL DOORS 5ee8b6f4-7452-4d67-883b-aa217c4b7bc1 B20 B2030 B2030220 AJJY-1201 10501 FMH10501 FACILITIES 2335 CIMU 0 0 \$260 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0008 1/1/2004 OTHER a67c9f61-04e6-4002-8e66-070488ac140e B30 B3010 B3010999 AJJY-1201 10501 FMH10501 FACILITIES 1174 CIMU 0 0 \$38,745 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0009 1/1/2004 DRYWALL W/STUD FRAMING e108e179-11ff-4dc1-bdc3-34ca14335ced C10 C1010 C1010126 AJJY-1201 10501 FMH10501 FACILITIES 6 CIMU 0 0 \$11,980 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0010 1/1/2004 WOOD DOOR/WOOD FRAME 45643d8b-30f9-44ad-b684-6a415d022f40 C10 C1020 C1020120 AJJY-1201 10501 FMH10501 FACILITIES 164 CIMU 0 0 \$18,000 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0011 1/1/2004 WOOD DOOR/WOOD FRAME e90a0fda-efb8-40b0-b517-bf172f0d9eb3 C10 C1020 C1020120 AJJY-1201 10501 FMH10501 FACILITIES 164 CIMU 0 0 \$18,000 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0012 1/1/2004 WALL COVERING c1a1f83b-b1d5-4bbf-a094-bcd14698f13e C30 C3010 C3010230 AJJY-1201 10501 FMH10501 FACILITIES 1106 CIMU 0 0 \$919 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0013 1/1/2004 WALL COVERING e8b0df40-a676-46e5-a791-6636f1832e80 C30 C3010 C3010230 AJJY-1201 10501 FMH10501 FACILITIES 536 CIMU 0 0 \$14,117 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0014 1/1/2004 CERAMIC TILE 595b0bec-e3d7-427e-b470-419b8267e145 C30 C3020 C3020914 AJJY-1201 10501 FMH10501 FACILITIES 96 CIMU 0 0 \$12,315 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0015 1/1/2015 CERAMIC TILE 99491b32-2a5c-4889-a6ce-b8f63ce313de C30 C3020 C3020914 AJJY-1201 10501 FMH10501 FACILITIES 872 CIMU 0 0 \$735 FACILITIES N62742-22-03610 1/1/2015 OPERATING				
AJJY-1201-0016 1/1/2015 CERAMIC TILE 283babbe-6501-4969-ac9d-7bcd8066142 C30 C3020 C3020914 AJJY-1201 10501 FMH10501 FACILITIES 1504 CIMU 0 0 \$6,678 FACILITIES N62742-22-03610 1/1/2015 OPERATING				
AJJY-1201-0017 1/1/2004 DRYWALL 498a5765-d9ac-4dc0-ac8a-2b4357655bf5 C30 C3030 C3030110 AJJY-1201 10501 FMH10501 FACILITIES 2 CIMU 0 0 \$11,518 FACILITIES N62742-22-03610 1/1/2004 OPERATING				
AJJY-1201-0018 1/1/2004 WALL COVERING 48b4a40b-04ce-a90b8083 D20 D2010 D2010110 AJJY-1201 10501 FMH10501 FACILITIES 4 CIMU 0 0 \$3,850 FACILITIES N62742-22-03610 1/1/2005 OPERATING				
AJJY-1201-0019 1/1/2005 TOILET 9ba0b174e-e447-4d5e-b8b0-f5d378055229 D20 D2010 D2010110 AJJY-1201 10501 FMH10501 FACILITIES 1 CIMU 0 0 \$6,200 FACILITIES N62742-22-03610 1/1/2005 OPERATING				
AJJY-1201-0020 1/1/2005 TOILET c8dd72a7-b634-4a40-8661-6d79e9e76e7c D20 D2010 D2010110 AJJY-1201 10501 FMH10501 FACILITIES 1 CIMU 0 0 \$7,800 FACILITIES N62742-22-03610 1/1/2005 OPERATING				
AJJY-1201-0021 1/1/2005 TOILET c23f25fd-6ee8-4f77-9352-7afec5287947 D20 D2010 D2010110 AJJY-1201 10501 FMH10501 FACILITIES 1784 CIMU 0 0 \$7,800 FACILITIES N62742-22-03610 1/1/2005 OPERATING				
AJJY-1201-0022 1/1/1956 PIPING/FITTINGS 89e8f774-b7b8-409f-b39b-6020cb43a1a5 D20 D2020 D2020905 AJJY-1201 10501 FMH10501 FACILITIES 1 CIMU 0 0 \$13,500 FACILITIES N62742-22-03610 1/1/1956 OPERATING				
AJJY-1201-0023 1/1/2012 PIPING/FITTINGS 20a08355-f62e-4e22-aa5c-f31304907dee D20 D2020 D2020905 AJJY-1201 10501 FMH10501 FACILITIES 1784 CIMU 0 0 \$5,200 FACILITIES N62742-22-03610 1/1/2012 OPERATING				
AJJY-1201-0024 1/1/1956 WASTE VENT PIPING d09e6ff0-7857-4874-85a8-2f942312bf64 D20 D2030 D2030902 AJJY-1201 10501 FMH10501 FACILITIES 1 CIMU 0 0 \$8,100 FACILITIES N62742-22-03610 1/1/1956 OPERATING				
AJJY-1201-0025 1/1/2005 HYDRONIC HEATING - FIN TUBE 984c4c35-9a90-4e27-b077-bd41020c70be D30 D3050 D3050905 AJJY-1201 10501 FMH10501 FACILITIES 1 RP E 0 0 \$53,000 FACILITIES N62742-22-03610 1/1/2005 OPERATING				
AJJY-1201-0026 1/1/2014 HVAC CONTROLS - ELECTRIC DIGITAL a700a05b-c703-4a07-a8ff-0e4036c20a9 D30 D3050 D3050905 AJJY-1201 10501 FMH10501 FACILITIES 1784 CIMU 0 0 \$1,200 FACILITIES N62742-22-03610 1/1/2014 OPERATING				
AJJY-1201-0027 1/1/2019 FIRE ALARM CONTROL PANEL & ALARM SYSTEM e573651b-d761-4d2d-8058-dc203e15a01 D40 D4010 D5030911 AJJY-1201 10501 FMH10501 FACILITIES 1 RP E 0 0 \$2,250 FACILITIES N62742-22-03610 1/1/2019 OPERATING				
OPFRATNG				
Ln 1, Col 1 100% Windows (CRLF) UTF-8				

- Desktop sustainment through maintenance activities and tenant change inspections



Audience Questions?

Or exciting options you are exploring?





Thank you

DIGON
SYSTEMS

 **Stantec**

WSP

 **TETRA TECH**

Jacobs

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