Department of Defense
Real Property Inventory (RPI) Initiative

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What is Real Property

• **Real Property is:**
  
  – Land
  
  – Improvements to Land (Facilities)
    • Buildings
    • Structures
    • Network Facilities (Utilities, Roads, Rail, etc.)
      • Linear
      • Non-Linear
Scope of DoD Real Property

- 2.4M Military and civilian employees who live, work and recreate at I&E’s worldwide military bases

- $43B+ /Year in expenditures for:
  - Facility sustainment, restoration, modernization and services ($19B)
  - Base operating services ($17B)
  - Family housing ($4B)
  - Environmental services ($3B)

- $620B+ in Real Property Assets
  - 2.3 B square feet of buildings
  - 30 M acres
  - 6,700 sites worldwide

- 300 IT Systems … and Counting
I&E Domain Capabilities

- The I&E Domain Architecture will address the following capabilities:
  - Real Property Management:
    - Real Property Inventory
    - Real Estate Administration (Leasing, etc.)
    - Space Management (Facilities, Utilization)
    - Engineering Management
    - Construction Projects
    - Real Property Planning
    - Housing Management
    - Maintenance & Operations
  - Environment, Safety and Occupational Health
    - Clean-up/Restoration
    - Compliance and Monitoring
    - Pollution Prevention
    - Conservation
    - Safety and Occupational/Environmental Health
  - Base Operations and Services
    - Base Operations and Services
Current State of Affairs

- **August 2001, DoD study found that DoD real property inventory data is:**
  - Incompatible across the Defense components
  - Inaccessible to key users
  - Inaccurate and incomplete, necessitating the application of complex and inefficient business rules to use the data

- **Audit reports state that DoD can not properly account for and report real property**
  - Unreliable or unauditable valuations and asset information
  - Lack of integration of financial and property systems
Real Property Inventory (RPI) BPR

- **The Real Property Inventory BPR will:**
  - Present a holistic view of the entire RPI requirement
  - Focus on the physical, legal and financial characteristics of the property and present the “To-Be” real property inventory concept for DoD to include:
    - Core data elements and definitions
    - Business rules
    - Process model
    - Data management strategy
    - Proposed policy changes
    - Link RPI & Environmental requirements
    - Enable geospatial functions
RPI BPR Approach

- **Conduct workshops with DoD Services/Agencies to:**
  - Propose physical, financial and legal attributes of real property as the cornerstone data required for real property management across the Department
  - Emphasis was the establishment of standard requirements to foster a common approach for the way forward

- **Transition planning:**
  - Perform the Analysis of Alternatives, informed by the IT Systems Technical Health Assessment, to determine the cost, timing, or phasing required to implement the requirements
  - Develop performance measures that assist with assessing the health and effectiveness of inventory processes
The real property unique identifier (RPUID) is a means of permanently and uniquely identifying land, building, or other real property assets to enable:

- Standardization of the identification of real property information throughout the Department of Defense (DoD)
- Improved accountability by allowing all financial obligations and physical changes to real property to be tracked over the life of the real property asset
Key Concepts

- All systems utilizing real property information will use the RPUID, creating a standardized method of real property identification and data access from systems across the DoD

- The RPUID is created when legal interest in the real property asset is acquired by the DoD

- A RPUID will be required for all existing real property assets that are under the custody and control of the DoD

- The RPUID and associated asset record(s) will be archived when DoD relinquishes legal interest
Proposed Scheme

- The proposed scheme for the RPUID that fits the needs of the Department of Defense for real property provides for:
  - A non-intelligent unique identifier assigned to the real property asset, not the organization, owner or manager
  - The RPUID will be used to support parent-child relationships and audit trails within and between DoD databases supporting real property data. For example,
    - Multiple buildings and structures can be referenced to a site
    - Modules of a linear asset (roads, utility distribution systems) can be a subset of the complete Network Facilities.

This scheme is consistent with the Federal Geographic Data Committee, Facility Location and Identification Standard of October 1999.
Proposed Assignment and Maintenance

• **Events that trigger the assignment of a RPUID:**
  – Award of initial real property acquisition contract
  – Transfer of a real property asset under DoD ownership
  – Beginning of a lease contract or occupancy for leased and rental space
  – Asset is permitted from another government agency
  – Licensing agreement is executed
  – Status Of Forces Agreement (SOFA) is negotiated and signed
  – Easement is negotiated and signed

• **An RPUID will never be used to identify an asset other than the that to which it was first assigned.**
ACQ system automatically triggers RPUID and initial asset record creation in the I&E RPI at time of construction contract award.

- **ACQ**
  - Real Property Construction Contract Award
  - Initial Asset Data
  - ACQ Event Trigger

- **I&E**
  - Initial Asset Record Generated, Populated
  - Asset Record Generated, Populated
  - RPUID Generation for Real Property Asset
  - Initial Asset Data

**To be** RPUID and Asset Record Creation