

Southeast Region Federal Construction

2025 SUMMIT

April 22-24 Wilmington, North Carolina

Infrastructure & Environmental Summit

Virginia

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Defense Health Agency Program and Procurement Dialogue

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Todd Gibson, Chief, Capital Strategy Management, Defense Health Agency



Program, Priorities, & Procurement Dialogue

Todd Gibson

Facilities Enterprise (FE) Capital Strategy Management (CSM)

April 23, 2025



Agenda



- DOD BUILDER overview
- The Program
- Program utilization monitoring
- Procurement
- Unique Service Requirements
- Relationships and following the data



DOD BUILDER Program



- Each sustained facility is surveyed every five years
 - Mechanical, Electrical & Plumbing (MEP) focus
 - Includes structure review
 - Deferred maintenance validation
 - Results in System Condition Index scoring and overall Building Condition Index (BCI) score
 - ✓ Adequate = 80
 - Deferred maintenance requirement (DMR) tied to each system and factors into and drives index scoring
 - Completed DMR submitted and can improve scores between onsite surveys
 - ✓ Refreshed across entire sustained inventory every quarter
 - DHA BUILDER Team managed



Builder Asset Overview Example



Site Name	BLDG Name	Building Number	Year Constr	BCI	BLDG AGE	Years Past	FCI	DMR	PRV	DMR/PRV Ratio
Eglin AFB, FL	Warehouse-WRM - 419315	00615	1968	68	56	6	87	\$520,780	\$4,125,454	13%
Eglin AFB, FL	Environmental Health / Public Health	00635	1976	80	48	18	93	\$537,450	\$7,909,182	7%
Eglin AFB, FL	Veterinary Clinic	00888	1943	31	81	36	28	\$1,057,800	\$1,466,220	72%
Eglin AFB, FL	Satellite Pharmacy - 421467	01758	1980	68	44	14	87	\$562,200	\$4,485,259	13%
Eglin AFB, FL	Medical Administration - 417724	02565	1993	58	31	0	72	\$242,015	\$870,777	28%
Eglin AFB, FL	AF Clinic - 1194212	02750	2013	95	11	0	98	\$313,250	\$14,238,760	2%
Eglin AFB, FL	Dental Clinic - 1089079	02751	2011	91	13	0	99	\$253,850	\$27,058,436	1%
Eglin AFB, FL	Fire Pump House - 109188	02752	2011	90	13	0	100	\$0	\$24,400	0%
Eglin AFB, FL	Ambulance Garage - 1194036	02753	2013	91	11	0	93	\$15,000	\$206,847	7%
Eglin AFB, FL	HLD Trailer Concrete Pad - 989050	02791	2009	89	15	N/A	100	\$0	\$10,000	0%

LEGEND (BUILDING AGE):
Design Life (DL)

<DL

DL ≤ Age < DL+10

DL+10 ≤ Age < DL+20

DL ≥ +20

LEGEND (BCI / FCI)

BCI > 85
FCI > 90

BCI ≤ 85 ≥ 70
FCI ≤ 90 ≥ 75

BCI < 70
FCI < 75



Real Estate Program



• Total facility sustained inventory (Real Property)	2,961
• Total occupied facilities:	3,373
• Total deferred maintenance requirement (DMR)	\$11B
▪ Number of Healthcare delivery facility assets:	2,649
- Number of primary assets:	1,317
- BCI priority (59 and below)	522
- Number with DMR 75% or more than PRV	298
- Average facility age:	38 yrs.
- Primary assets average age:	41 yrs.
▪ Number of Veterinary clinic facility assets:	239
▪ Number of Lab/Research facility assets:	84
▪ Number Education facility assets:	11
▪ Number of Medical Readiness facility assets:	173



Program Utilization Monitoring

- Focus is on healthcare delivery
- FE-CSM ingests every room in every MTF every month
 - Approximately 330,000 rooms
 - ✓ 45 data points per room; 14.9M data points
 - Managed by FE-CSM Portfolio Business Integration (PBI)
- Comprehensive quality assurance program application
- Tableau dashboards
 - Healthcare workload and population combined with Space Planning Criteria to support:
 - ✓ Real time physical plant utilization
 - ✓ Real time clinical capacity and utilization
 - Ambulatory and inpatient
 - ✓ Real time change monitoring
 - ✓ Facility solution development
 - ✓ Housekeeping contracts



Program Utilization Monitoring Examples

- Top level via enrollment trend

FY Enrolled Average

Ben Cat Common Desc	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
AD/Guard	427	417	424	415	396	355	365	381	401	394	362	325	322
AD/Guard Family Member	5,031	5,406	5,607	5,496	5,327	4,689	4,470	3,986	3,454	2,358	2,544	2,857	3,022
Other	2,849	2,934	3,053	3,327	3,348	2,071	2,193	2,179	1,868	1,528	1,405	1,437	1,482
Retirees	1,920	1,969	2,045	2,264	2,330	1,565	1,613	1,669	1,466	1,276	1,185	1,152	1,141
Grand Total	10,226	10,726	11,128	11,501	11,401	8,679	8,642	8,215	7,189	5,556	5,496	5,772	5,968

- Detailed utilization by facility

FY	DMIS_Pa..	Tmt DMIS ID	DMIS Facility Name	Service Line	MEPRS3 Code	MEPRS3 Code Description	Total Exam Rooms by MEPRS3	Lower - MEPRS3	Upper - MEPRS3	Total_Encou..	Delta - MEPRS3	Not Met	Exceeded	N/A
2023	0104	0104	NH BEAUFORT	3SL	BBA	GENERAL SURGERY CLI..	Null	Null	Null	3	Null			
					BEA	ORTHOPEDIC CLINIC	10	15,360	20,480	5,407	-9,953			
					DFA	ANESTHESIOLOGY	Null	Null	Null	8	Null			
					DFC	POST ANESTHESIA CAR..	Null	Null	Null	217	Null			
					DGA	AMBULATORY PROCEDU..	1	Null	Null	15	Null			
				ADMSL	ELA	MANAGED CARE ADMINI..	Null	Null	Null	5,014	Null			
				BHSL	BFD	MENTAL HEALTH CLINIC	2	2,304	3,072	5,014	1,942			
				IPSL	AAX	INPATIENT MEDICAL WA..	Null	Null	Null	586	Null			
				MESL	BAP	DERMATOLOGY CLINIC	Null	Null	Null	163	Null			
				PATH	DBA	CLINICAL PATHOLOGY	Null	Null	Null	4,990	Null			
				PCSL	BGA	FAMILY MEDICINE CLINIC	29	40,520	54,027	24,367	-16,153			
					BGZ	FAM MEDICINE CARE NO..	Null	Null	Null	8	Null			



Strategy



- Capital investment strategy
 - At risk facilities; age and condition
 - Addressing mission gaps
 - ✓ Service rebasing drives Military Department funding
 - Aligning facilities and square footage to missions
 - Routine repair and life cycle refresh
 - Joint investments with the Veterans Administration



Investments



- MILCON's
 - NH Guantanamo Bay
 - NH Beaufort
 - Norfolk Naval Shipyard Clinic
 - MCAS New River Clinic (completing this FY)
- SRM
 - NMC Camp Lejeune
 - NHC Cherry Point
 - Womack AMC
 - Eisenhower AMC



Procurement



- Procurement categories include Military Construction (MILCON) replacements, buildings of opportunity, and commercial leases.
- Partner engagement focuses on Installations.
 - Every DoD Installation has a Directorate of Public Works (DPW) or similar engineering activity. Military Construction is often managed by the Installation DPW.
 - DPW engagement focuses on requesting, planning, and executing regardless of the installation or Service Responsible for the operation of the installation.
 - DPW requirement planning way forward determines requirements for Master Planning, traffic and parking studies, engineering studies, Installation Development Plans, and local/State authority requirements.



Procurement Continued



- DPW inventory review is key
 - DHA dynamic environment is a constant - Services/functions are continually shifting to/from/between the Services Military Departments and DHA
 - Ensuring DHA and Installation inventories match
- Replaced Real Property disposition planning with Installation DPW to determine turnover or demolition requirement.
- Site selection is an upfront negotiation and must be defended.
- Facility height and block planning required.
- Outside local or State organizations can have influence and even decision authority.
- Historic status determinations.



Off Installation Commercial Lease Procurement

- Installation DPW and Commanding Officer coordination required
 - Often approval is required to host or move a mission off the Installation
- Community Based Medical Homes (Primary Care) represents the majority of off installation commercial leases.
 - Supports DHA hub-&-spoke strategy to locate care close to beneficiaries, expand enrollment, and capture specialty care at the main MTF, and manage costs.
 - Lease procurement via GSA, Naval Facilities Engineering Command, and U.S. Army Corps of Engineers.
 - Same planning requirements as on Installations with enhanced population and drive time analysis, tight geo-coordinates, Programs for Design, renovations, and parking requirements.



Unique Service Requirements



- Navy policy changes
 - DPW/CNIC/NAVFAC is reimbursable
 - ✓ Cost for site approval within a priority framework
 - Updated Facility Planning Criteria for Navy and Marine Corps Shore Installations
 - ✓ Challenges with DoD Medical Space Planning Criteria
 - ✓ Requires Basic Facility Requirements (BFRs) instead of Program For Design
- Air Force CE may require multiple site approvals (Ellsworth AFB)
 - Project
 - Laydown area
 - Contractor Parking



Conclusion



Questions?