



**FY 2008**

**Facilities and Infrastructure:  
Real Property and Construction Project Management  
Performance Assessment Model**

**Stanford Linear Accelerator Center  
Conventional and Experimental Facilities**

**July 24, 2008**

Prepared for the Department of Energy  
Under Contract Number DE-AC02-76SF0015

Points of Contact:



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SLAC  
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(SEE ATTACHED E-MAIL)

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John Saidi  
DOE  
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Effective Approval Date: \_\_\_\_\_

The Conventional and Experimental Facilities department for the Stanford Linear Accelerator Center (SLAC) and the Department of Energy (DOE) Stanford Site Office have agreed to assess the Performance Measures according to the methodology described below.

**7.1 Manage Facilities and Infrastructure in an Efficient and Effective Manner that Optimizes Usage and Minimizes Life Cycle Costs**

In measuring the performance of this Objective the DOE evaluator(s) shall consider the following:

- The management of real property assets to maintain effective operational safety, worker health, environmental protection and compliance, property preservation, and cost effectiveness while meeting program missions, through effective facility utilization, maintenance and budget execution; and
- The maintenance and renewal of building systems, structures and components associated with the Laboratory’s facility and land assets.
- The management of energy use and conservation practices.
- The contractor makes progress toward completing the environment restoration project through strong project management and an effective closure strategy.

The overall performance (outcomes/results) of the following set of performance measures (tasks, activities, requirements, accomplishments, and/or milestones) shall be utilized by evaluators as the primary measure of the Contractor’s success in meeting this Objective and for determining the numerical score awarded. The evaluation of this Objective may also consider other tasks, activities, requirements, accomplishments, and/or milestones not otherwise identified below but that provide evidence to the effectiveness/performance of the Contractor in meeting this Objective. The weight of this Objective is 55%

7.1.1 Achieve the Office of Science Maintenance Investment Index (MII) goal of 2.0% for non-waiver assets.

Target 7.1.1.1 SLAC achieves the Office of Science MII goal of 2.0% to following grading (20%):

Maintenance Investment Index

A+	4.3	MII of 2.15 or greater
A	4.0	MII of 2.10 – 2.14
A-	3.7	MII of 2.05 – 2.09
B+	3.4	MII of 2.0 – 2.04
B	3.0	MII of 1.93 – 1.99
B-	2.7	MII of 1.85 – 1.92
C+	2.4	MII of 1.77 – 1.84
C	2.0	MII of 1.70 – 1.77
C-	1.7	MII of 1.63 – 1.69
D	1.0	MII of 1.55 – 1.62
F	0.7	MII of 1.55 or less

7.1.2 Effective reduction of Deferred Maintenance (DM). The DMR is expressed as the dollar amount by which the Deferred Maintenance Backlog list is reduced during the course of the fiscal year for the site.

Target 7.1.2.1 B+ = SLAC meets DM reduction goal as stated in the Approved FY08 Ten Year Site Plan. (8%)

Deferred Maintenance Reduction Funding

A+ (4.3 – 4.1)	DMR Funding ≥ 130% of target
A (4.0 – 3.8)	DMR Funding = 120% - 129% of Target
A- (3.7 – 3.5)	DMR Funding = 110% - 119% of Target
B+ (3.4 – 3.1)	DMR Funding = 100% - 109% of Target
B (3.0 – 2.8)	DMR Funding = 95% - 99% of Target
B- (2.7 – 2.5)	DMR Funding = 90% - 94% of Target
C+ (2.4 -2.1)	DMR Funding = 85% - 89% of Target
C (2.0 – 1.8)	DMR Funding = 80% - 84% of Target
C- (1.7- 1.1)	DMR Funding = 75% - 79% of Target
D (1.0-0.8)	DMR Funding = 70% - 74% of Target
F (0.7- 0)	DMR Funding ≤ 69% of Target

7.1.3 Efficient completion of scheduled preventive maintenance activities for conventional facilities. (5%)

Target 7.1.3.1 B+ = SLAC completes 85% of Planned Preventive Maintenance within 30 days. (Planned Preventative Maintenance for this measure is defined as those activities that are not dependent on an interruption of operations for completion)

Grade	% Complete
A+ (4.3 – 4.1)	100
A (4.0 – 3.8)	95
A- (3.7 – 3.5)	90
B+ (3.4 – 3.1)	85
B (3.0 – 2.8)	75
B- (2.7 – 2.5)	70
C+ (2.4 -2.1)	65

Target 7.1.3.2 B+ = Meets 85% of agreed-on milestones on the FY08 Computerized Maintenance Management System (CMMS) plan.

FY08 CMMS Milestones

1. Conduct Phase 1 Implementation Mtg with Famis
2. Set up ITeam system training with Famis
3. Finalize decisions on what “go live” will consist of and start implementation
4. Issue request to SCCS to power up servers
5. Power up remaining servers, upgrade Oracle to create test/application & production instances of

Famis
6. Confirm reporting requirements
7. Confirm all business practices incorporated into configuration
8. Load Famis software application
9. Complete all testing of hardware/software
10. Introduce Famis to SLAC through SLAC Today articles
11. ITeam "test" system
12. QC equipment data prior to conversion to Famis
13. Update all service requests prior to "go live" date
14. Train personnel
15. "Go live" with Self Service & FMM
16. Track customer response

Grade	% Complete
A+ (4.3 - 4.1)	100
A (4.0 - 3.8)	97
A- (3.7 - 3.5)	94
B+ (3.4 - 3.1)	90
B (3.0 - 2.8)	75
B- (2.7 - 2.5)	70
C+ (2.4 - 2.1)	65

**7.1.4 Asset Condition Index (ACI), (5%)**

The ACI is (1) one minus the Facility Condition Index (FCI). FCI is the ratio of Deferred Maintenance (DM) to Replacement Plant Value (RPV).

ACI = 1 minus the Facility Condition Index (FCI). FCI is the ratio of Deferred Maintenance to Replacement Plant Value. The FCI is derived from data in FIMS.

Target 7.1.4.1: B+ = Greater than or equal to 95%

Performance Levels	Measure Score
Greater or equal to 99%	4.3 - 4.1
Greater or equal to 98%	4.0 - 3.8
Greater or equal to 96.5%	3.7 - 3.5
Greater or equal to 95%	3.4 - 3.1
Greater or equal to 90%	3.0 - 2.8
Greater or equal to 85%	2.7 - 2.5
Greater or equal to 80%	2.4 - 2.1
Greater or equal to 75%	2.0 - 1.8
Greater or equal to 70%	1.7 - 1.1
Greater or equal to 60%	1.0 - 0.8
Less than 60%	0.7 - 0

**7.1.5 Effective execution of annual goals within the Energy Performance Management Agreement.**

Energy Policy Act of 2005 and include: the development and implementation of a Comprehensive Energy Management Program and Plan; Energy Use Reductions of two percent per year compared to FY 2003; Purchase of at least 3 percent of electricity from renewable energy sources; New buildings

scheduled for construction beginning in FY 2008 are designed to use 30 percent less energy than the ASHRAE 2004 standard; and Meter buildings with advance meters and meters by 2012. (8%)

Target 7.1.5.1 B+ = SLAC accomplishes "Meets expectations" of all five "Required" Objectives (out of 16 suggested) listed below in FY 2008:

Specific goals accomplished for all Objectives stated below will be graded in accordance with the following gradient criterion:

Grade	Criteria
A+ (4.3 – 4.1)	Meets expectations of five required objectives, complete three additional objective
A (4.0 – 3.8)	Meets expectations of five required objectives, complete two additional objective
A- (3.7 – 3.5)	Meets expectations of five required objectives, complete one additional objective
B+ (3.4 – 3.1)	Meets expectations of five required objectives
B (3.0 – 2.8)	Meets expectations of four required objectives
C (2.0 – 1.8)	Meets expectations of three required objectives
D (1.0-0.8)	Meets expectations of two required objectives
F (0.7- 0)	Meets expectations of one required objectives

**OBJECTIVE 1(Required):** Energy Management initiatives are managed consistent with a Comprehensive Energy Management Program and Plan (CEMP) that includes the minimum requirements of Department of Energy (DOE) O 430.2A, Departmental Energy and Utilities Management.

**OBJECTIVE 2 (Required):** Energy Use Reductions and Green House Gas reductions show continuous improvement and are on target toward meeting the EPACT reduction target of 2 percent per year (accumulating to a 20 percent reduction in FY 2015 as compared to FY 2003).

**OBJECTIVE 3 (Required):** To the extent economically feasible and technically practicable, at least 3 percent of electricity purchases are from renewable energy sources. (This can include Renewable Energy Certificates).

**OBJECTIVE 4 (Required):** New buildings (scheduled for construction beginning in FY 2008) are designed (conceptual design, Title 1, and Title 2) to use 30 percent less energy than the ASHRAE 90.1 2004 standard, if life-cycle cost-effective.

**OBJECTIVE 5 (Required):** Meter all SLAC Buildings by 2012.

**OBJECTIVE 6:** Develop and Implement Water Efficiency Program and Plans.

**OBJECTIVE 7:** Increased use of alternatives to Energy Management Program funding.

**OBJECTIVE 8:** Retro-commission buildings for improved energy efficiency and to qualify office buildings for receipt of the Energy Star Building label.

**OBJECTIVE 9:** Purchases of energy efficient technologies include low standby power devices.

**OBJECTIVE 10:** Control electric, steam, gas, and water demand to control costs and mitigate supply disruptions.

**OBJECTIVE 11:** Application of sustainable design principles to new buildings.

**OBJECTIVE 12:** DEMP Retrofit Projects and Model Programs are completed in accordance with the schedules provided in the funding letters and DEMP funds are costed in a timely fashion

**OBJECTIVE 13:** Conduct energy and water audits to identify cost effective retrofit projects that save energy, water, and operations and maintenance expenses

**OBJECTIVE 14:** Increase use of off-grid generation systems.

**OBJECTIVE 15:** Effectively measure and manage the energy consumption for each of the site's major buildings and operations and establish an incentive program for reducing energy consumption in these facilities.

**OBJECTIVE 16:** Designate exemplary new and existing facilities with significant public access and exposure as showcase facilities in order to highlight the energy or water efficiency and renewable energy improvements at those facilities.

**7.1.6** Timely completion and submission of all plans, reports, data and inputs as requested by DOE according to DOE schedule.

Target 7.1.6.1 B+ = SLAC completes all critical tasks and submits all reports, plans and inputs on time as required by DOE to meet required schedules. (10%)

**Number of Task Accepted as Complete**

Task #	Task	Point Value
1	Development of TYSP in accordance with DOE guidance	10 pts
2	Successful completion of FIMS Data Validation (by 6/1/08) assessment, updates and management per DOE Guidance.	5 pts
3	Completion of goals outlined in the annual Energy Management Performance agreements	1 pt/goal (10 pts cap)
4	Provide/construct Projects for the Deferred Maintenance Reduction (DMR) Program in accordance with the SLAC Project Management Manual.	5 pts
5	Timely submission of Quarterly Maintenance Report in accordance with reporting guidance	1 pt/report
6	Other Misc. reports required by DOE not covered above	6

**Maximum point value achieved if report submitted on time and content meets requirements.**

**Deductions are for late submittal and missing content.**

Grade	Points	Additional Criteria
A+ (4.3 – 4.1)	> 36	All critical tasks met
A (4.0 – 3.8)	34-36	All critical tasks met
A- (3.7 – 3.5)	30-33	All critical tasks met
B+ (3.4 – 3.1)	26-29	All critical tasks met
B (3.0 – 2.8)	22-25	All critical tasks met
B- (2.7 – 2.5)	19-21	One critical task not met
C+ (2.4 -2.1)	15-18	Two critical tasks not met
C (2.0 – 1.8)	11-14	Two critical tasks not met
C- (1.7- 1.1)	6-19	Two critical tasks not met

ELEMENT	Letter Grade	Numerical Score	Objective Weight	Total Points	Total Points
7.0 Sustain Excellence in Operating, Maintaining, and Renewing the Facility and Infrastructure Portfolio to Meet Laboratory Needs					
7.1 Manage Facilities and Infrastructure in an Efficient and Effective Manner that Optimizes Usage and Minimizes Life Cycle Costs			55%		
7.2 Provide Planning for and Acquire the Facilities and Infrastructure Required to support Future Laboratory Programs			45%		
<b>Performance Goal 7.0 Total</b>					

**Leclerc, Walter N.**

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**From:** Robinson, Liam  
**Sent:** Tuesday, July 31, 2007 3:49 PM  
**To:** Leclerc, Walter N.  
**Subject:** FW: PEMP 08 Agreed Upon Gradients  
**Attachments:** PEMPFY08Agreement.tif

Walter,

Attached is the signed version between Ev and I. John's comments are captured below.

Let me know if you need anything else.

Thanks,

Liam

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**From:** Saidi, John F [mailto:John.saidi@sso.science.doe.gov]  
**Sent:** Friday, July 27, 2007 11:49 AM  
**To:** Robinson, Liam  
**Subject:** RE: PEMP 08 Agreed Upon Gradients

Liam,

The attached reflects our earlier discussions and mutual agreement regarding section 7.1 of FY08 PEMP.

Please note that in section 7.1.5 (Energy Management) under Target 7.1.5.1, I've eliminated the word "Objective" and instead used numbers to be consistent with the official format (which you'll likely receive through SLAC channels). However, the measures themselves remain unchanged.

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