

# AIR FORCE CIVIL ENGINEER CENTER



## Work Priorities

**Through Civil Engineer transformation,** the Ops Flight of the future is changing the way it conducts business to focus its efforts, reduce risk to local missions and standardize maintenance tasks across MAJCOMS and bases.

The new Civil Engineer work classification model is key to this transformation, allowing scarce resources to be applied in a way that most effectively addresses life cycle management and mission priority. This model will provide installations a method to optimize how and when work will be accomplished, moving away from the traditional timelines. It will also impact how the Ops Flight regulates response times and manages the expectations of the customer. The model is flexible in nature yet promotes the accomplishment of the most needed work.

*A revised set of work priorities is fundamental to the new Ops Flight business model and concept of operations. The work we do will be the same; how we prioritize it and assign resources (i.e., labor hours and funding) will change. If you consider asset management as “how to apply the next dollar,” the new CE Ops work priorities can be thought of as how to apply the next available man-hour.*

**Col Andrew Lambert**  
Director, Operations Directorate  
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The revised work classification priorities can be characterized as EMERGENCY (UNSCHEDULED), PREVENTIVE MAINTENANCE/PHYSICAL PLANT OPERATIONS and SCHEDULED; urgent and routine are no longer part of the operations work classification system.



### Emergency Corrective Maintenance/Work (CM)

As always, unscheduled work that mitigates emergencies (i.e., risk to mission, life, safety or health) will remain our top or Level 1 priority.







## A. Preventive Maintenance (PM)/ Physical Plant Operations

More than a new and improved Recurring Work Program, Preventive Maintenance will identify, forecast and align maintenance actions to manage mission risks, ensure critical infrastructure components receive an appropriate level of PM and maximize the life cycle of our existing and new equipment.

PM will require CE Operations to prioritize facility assets, inventory those assets and accurately assess the condition of that inventory. With fewer financial and man power resources available, the focus will be on performing the right sustainment work first before addressing enhancement.

Physical Plant Operations include operation and maintenance of base utilities. Standard tasks will be captured under this identifier. Additional work requirements will be captured as unscheduled PM to enable more accurate accountability of funding expenditures and to program for future maintenance and repair requirements.

## B. Contingency Construction Projects

Contingency Construction Projects will be large-scale, multi-craft work orders and categorized in Priority 2. These projects provide extremely valuable training and promote pride in the work our Airmen and civilians do at home station while sharpening technical competence. We build Ready Engineers by ensuring they have the mission-ready skill sets they need!



### Why make Preventive Maintenance such a high priority?

As budgets and available man-hours decline, we must address our infrastructure investments in a way that ensures top priority missions never fail. Prioritizing PM deliberately high places an appropriate emphasis on life cycle sustainment actions needed to keep "good assets good" and drive a reduction in corrective maintenance.



## Scheduled Sustainment Work

has multiple categories ranked in order of mission risk and factors including Risk Assessment Codes (RAC), Fire Safety Deficiency (FSD) and statutory requirements.

### A. Scheduled Sustainment Work (HIGH)

- High Mission Impact /Equipment Sustainment Risk
- Tier 1 and 2 Facility Assets and Equipment\*
- RAC 1-3 (Unabated)
- FSD codes 1 & 2
- Projects with High Return on Investment (ROI) CM

### B. Scheduled Sustainment Work (MED)

- Moderate Mission/Equipment Sustainment Risk
- Tier 3 Facility Assets and Equipment\*
- RAC 4 and 5 (Unabated)

### C. Scheduled Sustainment Work (LOW)

- Low Mission/Equipment Sustainment Risk
- Tier 4 Facility Assets and Equipment\*



### Prioritize PM Assets to Mission Priority

This new approach will evaluate the maintenance of facilities and systems based on their relevance and criticality to the mission. This ranking is a collaborative process, highly dependent on input from stakeholders, including wing and group commanders, security forces and CE. It will incorporate Critical Asset Risk Management related criteria to develop a broad tier system based on installation and Air Force mission impact. By prioritizing facility assets in this way it will enable CE maintenance to better schedule their work, regulate response times and manage customers' expectations.

- Tier 1** - Assets critical to the mission of combatant commands; assets identified in the Integrated Defense Plan (IDP) and the Air Force Critical Asset Management System (AF-CAMS)
- Tier 2** - Assets in the core vulnerability assessment management program (CVAMP); significant utilities; facilities which impact local mission
- Tier 3** - Assets with moderate impact to the mission; wing commander focus items
- Tier 4** - All other assets



## A. Scheduled Enhancement Work

Work that does not contribute to sustainment of continued mission operations.

## B. All other Enhancement Work

Not mission priority, but potentially funded by other units.



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