

FACILITIES PROJECT PRIORITIZATION MODEL (FPPM) MODULE DESCRIPTION

Commissary Condition Assessment –The Directorate of Performance & Policy, Operations Division (DOB) initiates an annual facility assessment process that is executed by the DeCA engineering staff. The process begins in the third quarter of the current FY and ends in the first quarter of the following FY. Each store is assessed based upon a standard format and rating system. Twenty-three (23) infrastructure categories are examined and rated. The ratings are from 1 to 5, with 1 being Excellent and 5 being Poor. The overall Store score is an average of all 23 categories. The Field Engineers forward the assessments to DOB, where it is reviewed and validated and then becomes one of the data entries for the Facilities Project Prioritization Model (FPPM). The facilities assessment rating for a store carries a weighing factor of 30% in the model.

Operational Assessment – The Directorate of Performance & Policy, Operations Division (DOB) is responsible for the Operational Assessment Module that accounts for 30% of the Facilities Project Prioritization Model. This module includes three separate sub modules: Sales Area Deficiency, Sales Area Configuration and Sales Per Square Foot of Sales Area. The Sales Area Deficiency is scored based on the size of the current sales area compared to the required sales area. The DeCA Commissary Sizing Model and the DeCA Sales Forecasting Model are used in this process to determine the required sales area. The Sales Area Configuration is scored through the use of a questionnaire completed by each commissary that rates sixteen functional areas. The Sales per Square Foot of Sales Area is a common performance statistic used to measure shopping condition and customer concentration.

Long Term Market Assessment – The Directorate of Performance & Policy, Operations Division (DOB) prepares the Long Term Assessment Module that represents 15% of the Facilities Project Prioritization Model. This module includes two sub-modules, the Long-Term Population Projection and Shopping Alternatives. The Long Term Population Projection is the percentage change in the population from the current year to 5 years out. The calculation is based on the best available demographic data that reflects Active Duty force structure/mission changes and trends in the retired and Reserve and National Guard populations in the area of each commissary. The Shopping Alternatives sub-module includes two elements; the extra capacity the alternative commissary has to absorb additional sales and the drive time to the nearest commercial grocery store.

Service Assessment – Each service, through its senior representative on the DeCA Board of Directors, is passed their respective list for review. The services are allowed to move their projects up or down on their list. As a project is moved, it inherits the score of the position to which it is moved on the list. After the service priorities are received by DeCA, the FPPM model is updated to reflect the service assessment. The service assessment is given a 25% weight in the FPPM.

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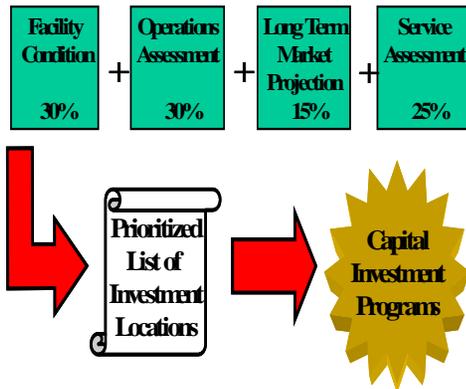
Planning And Programming Facility Investments



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Frequently Asked Questions

- **How does DeCA determine investment priorities?** DeCA uses a Facilities Project Prioritization Model (FPPM), which produces an integrated list of commissary store candidates for capital investment like new construction, alteration, addition/alteration, and sustainment projects (replacement of equipment systems and repair). The model includes a wide range of store data and calculations broken into the 4 modules listed below. A more detailed explanation of the model is provided on the back of this brochure. Recognizing real world influences and the need for flexibility, the FPPM is used as a baseline planning and programming tool in the decision making process.



- **How are commissary projects funded?** DoD policy provides definitive funding guidance. Generally though, recapitalization, equipment replacement and maintenance and repair requirements are Surcharge funded. Construction requirements generated by Base Realignment and Closure; mission changes including global re-stationing which result in a 25% population

- **Funding contd..** increase within a two year time span; relocations for the convenience of the government; replacement of facilities denied by country to country agreements; restoration of facilities and improvements destroyed by acts of God, fire or terrorism; correction of safety deficiencies; and new commissary establishments where none previously existed, qualify for use of appropriated or host nation funds. Appropriated funds are also used to fund site and utility work in support of all commissary construction.
- **Who approves the DeCA major construction program?** DeCA proposed major construction programs are briefed to the DeCA Board of Directors, Finance Committee, approved by the DeCA Board and ultimately submitted through the Under Secretary of Defense (USD P&R) to Congress for approval.
- **How does DeCA decide between a major project and a sustainment project?** The FPPM list is segregated by general categories of Invest (Sales > \$ 12.7M per year) and Sustain (Sales < \$ 12.7M per year). Invest locations serve as the candidate pool for major construction projects although their requirements may be met with a sustainment project. Sustain locations serve as the candidate pool for DeCA's Sustainment Program. However, Sustain locations can be included in the major construction program based on over riding considerations such as population, mission change, or life/safety considerations. Since each location is assigned a number between 1 (best) and 5 (worst) as its total FPPM score, the commissaries are rank ordered by those relative scores within their investment category.

- **If a population increase is planned, how is the impact on the existing store determined and how does it get into a construction program?** If a population increase is planned, it is imperative that the demographic detail of the changes be provided to DeCA as soon as possible. This will allow DeCA to determine the sales impact, which in turn drives the sizing requirement used to quantify a construction need. Actual programming of a construction project to meet the increased need will depend on the magnitude and timing of the change. It generally takes from 4 to 6 years to plan, program, design, construct and open a major commissary facility. See the typical timeline graphic below.
- **What can I do to get a commissary project at my installation?** Construction requirements generated outside the FPPM are vetted by the host installation, through their Major Command to the Service's DeCA Board representative. Current DeCA Board membership list is on the back of this brochure.
- **Who can I contact at DeCA for more information?** Comments or questions may be directed to the DeCA HQ Director, Performance and Policy. Phone number: (804) 734-8000 Ext 48128

