

OPNAVINST 11010.20J  
27 Dec 2022

# **NAVY FACILITIES PROJECTS**



## DEPARTMENT OF THE NAVY

OFFICE OF THE CHIEF OF NAVAL OPERATIONS  
2000 NAVY PENTAGON  
WASHINGTON, DC 20350-2000

OPNAVINST 11010.20J

N4

27 Dec 2022

### OPNAV INSTRUCTION 11010.20J

From: Chief of Naval Operations

Subj: NAVY FACILITIES PROJECTS

Ref: (a) OPNAV-M 5090.1  
(b) SECNAVINST 11011.47D  
(c) DoD 7000.14-R, Department of Defense (DOD) Financial Management Regulations of December 2020  
(d) 10 U.S.C  
(e) DoD Instruction 4165.14 of 17 January 2014  
(f) Department of the Navy Financial Management Policy Manual of November 2019  
(g) DoD Instruction 1015.15 of 20 March 2008  
(h) DoD Instruction 7700.18 of 15 December 2004  
(i) CNO N4 memo 11011 Ser N46/20U133348 of 14 May 20  
(j) OPNAVINST 11014.3

1. Purpose. To provide policy, guidance and command responsibilities for the classification, preparation, submission, review, programming, approval and reporting of real property facilities work at Navy shore installations and sites per references (a) through (j). This instruction is considered a complete revision and should be reviewed in its entirety. Major policy changes are annotated within subparagraphs 1a through 1k.

- a. Clarifies the definition of repair. See chapter 4, subparagraphs 1a and 1b.
- b. Updates funding authority diagram (Appendix B) to include the fiscal year (FY) 2017 national defense authorization act and adds an additional funding authority diagram specific to non-appropriated fund instrumentalities.
- c. Removes 14 day waiting period after congressional notification for special projects exceeding \$7.5 million.
- d. Increases threshold from \$750,000 to \$1,500,000 for DD 1391, FY \_\_\_\_ Military Construction (MILCON) Project Data, preparation and requires an economic analysis be performed for all projects greater than \$1.5 million.
- e. Removes requirement for economic analysis for projects greater than \$500,000 with a repair cost greater than 50 percent of replacement cost.

f. Includes and aligns Family Housing Navy, Operations and Maintenance (FHN O&M) and Family Housing Navy, Construction (FHCON) projects with Operations and Maintenance, Navy (O&M,N) and MILCON project guidance and approvals.

g. Adds Appendices F and G to include real property classification guidance for pier fenders and cranes procured through MILCON.

h. Reorders chapters to align with project planning and execution work flow.

i. Adds a process flow chart in Appendix A to support determination of Real Property Installed Equipment.

j. Updates MILCON Team Planning Programming Process (MTP3) to include Project Readiness Index (PRI) #0, PRI# 1 and PRI #2 milestones.

2. Cancellation. OPNAVINST 11010.20H.

3. Scope and Applicability. This instruction applies to all activities who occupy, maintain, construct or modify Navy facilities or real property. This instruction also applies to all Navy activities responsible for planning, estimating, designing or construction new facilities or modifying existing facilities and real property.

4. Responsibilities.

a. Deputy Chief of Naval Operations, Fleet Readiness and Logistics (CNO N4). As the resource sponsor, provides policy and direction on matters of programming and budget preparation. CNO N4 also provides vision and goals for Navy infrastructure, aligned within the Navy Strategic Plan and Chief of Naval Operations (CNO) guidance.

b. Commander, U.S. Fleet Forces Command (COMUSFLTFORCOM) and Commander, U.S. Pacific Fleet (COMPACFLT) will:

(1) Represent fleet requirements, priorities and direction pertaining to MILCON, special projects, demolition projects and other shore investments in support of operational readiness.

(2) Provide warfighting mission capabilities information to assist in determination of shore requirements for current and future readiness.

(3) Ensure proper and timely environmental review, consultation and National Environmental Policy Act (NEPA) or Executive Order (EO) 12114 equivalent documentation (including natural, biological and cultural resource studies; as appropriate) is completed for proposed MILCON projects related to at sea and ashore training ranges and to home basing or homeporting actions of fleet operational assets.

c. Commander, Navy Installations Command (CNIC). As the shore integrator, CNIC will:

(1) Work closely with COMUSFLTFORCOM, COMPACFLT, the warfare enterprises and providers and other users of Navy installations to validate their shore requirements, integrate those requirements across the Navy and arbitrate differences as necessary.

(2) Be responsible (in coordination with stakeholders) for the validity and accuracy of project requirements prepared for their real property.

(3) Program and prioritize for MILCON, special projects, demolition and other shore investments as budget submitting office.

(4) Submit budget for special projects, demolition and other shore investments.

(5) Ensure proper classification of special interest codes for projects.

(6) Ensure proper and timely environmental review, consultation and NEPA or EO 12114 equivalent documentation (including natural, biological and cultural resource studies; as appropriate) is completed for proposed projects where CNIC is the action proponent.

(7) Serve as the action proponent for all facilities, structures and utilities construction and repair projects on Navy installations and associated special areas. Per reference (a) serve as signature authority for categorical exclusions, finding of no significant impacts and applicable EO 12114 decision documents.

(8) Provide local environmental and facilities planning support to fleet NEPA projects and keep fleet stakeholders informed of the process through execution of required post-consultation and record of decision steps.

(9) Approve site request packages as defined in chapter 3 of this instruction.

(10) Validate all real estate requirements per references (b) and (i).

d. COMNAVFACENGYSYSCOM. As the systems command that delivers and maintains facilities, COMNAVFACENGYSYSCOM will ensure projects are planned and executed to include:

(1) Proper classification of government property.

(2) Proper classification of work (e.g., repair or construction) and fund type (e.g., operations and maintenance, MILCON, Navy Working Capital Fund (NWCF), Other Procurement Navy (OPN), Aircraft Procurement, Navy, Weapons Procurement, Navy, etc.).

(3) Adequacy of technical solution.

(4) Completeness of scope and cost estimate.

(5) Adequacy of economic analysis (when required).

(6) Validation of scope per the Shore Facilities Planning System.

(7) Support and prepare, as a service provider, NEPA planning documents (e.g., environmental impact statement, environmental assessment or categorical exclusion associated surveys, studies, tribal and resource agency consultation and all other associated environmental compliance documentation per reference (a).

(8) Coordinate specialized site approval requirements and approvals across system commands in support of CNIC approval.

(9) All real estate requirements and proper authorities for execution are in place (as required) per reference (b) and (i).

(10) Technical advisor to CNIC and other commands in prioritization of MILCON, special projects, demolition projects and other shore investments.

(11) Preparation of budget estimate justification data documents (also known as MILCON project data documents) (including validation of pricing) for MILCON, special projects, demolition and other shore investments.

(12) Submission of budget estimate justification data documents (also known as MILCON project data documents) for MILCON program.

(13) Execution of projects where COMNAVFACENGSYSCOM is the designated execution agent.

(14) Identification and development of Military Construction (MILCON) projects for execution utilizing Standard Design Approaches to include implementation of standard drawings, templates and criteria.

e. Providers and Force Commander's Representatives for the Warfare Enterprises will:

(1) Identify and validate their shore requirements and work with CNIC to integrate those requirements across the Navy.

(2) As a stakeholder, coordinate with CNIC on the validity and accuracy of project requirements prepared to meet their operating needs.

(3) Participate in CNIC governance boards for the purpose of programming, prioritizing and budgeting for MILCON, special projects, demolition and other shore investments.

(4) For projects advocated by warfare enterprises, be responsible for the validity and accuracy of project requirements and prioritize enterprise aligned projects, coordinated through the force commander or provider enterprise prior to COMUSFLTFORCOM and COMPACFLT review.

5. Records Management.

a. Records created as a result of this instruction, regardless of format or media, must be maintained and dispositioned per the records disposition schedules located on the Department of the Navy (DON) Assistant for Administration, Directives and Records Management Division portal page at <https://portal.secnav.navy.mil/orgs/DUSNM/DONAA/DRM/Records-and-Information-Management/Approved%20Record%20Schedules/Forms/AllItems.aspx>.

b. For questions concerning the management of records related to this instruction or the records disposition schedules, please contact the local records manager or the OPNAV Records Management Program (DNS-16).

6. Forms. DD 1391 MILCON Project Data documents and DD 1354 Transfer and Acceptance of DoD Real Property are available for download from the DOD Forms website, <https://www.esd.whs.mil/Directives/forms/>.

7. Review and Effective Date. Per OPNAVINST 5215.17A, CNO N4 will review this instruction annually around the anniversary of its issuance date to ensure applicability, currency and consistency with Federal, DoD, Secretary of the Navy and Navy policy and statutory authority using OPNAV 5215/40 Review of Instruction. This instruction will be in effect for 10 years, unless revised or cancelled in the interim and will be reissued by the 10-year anniversary date if it is still required, unless it meets one of the exceptions in OPNAVINST 5215.17A, paragraph 9. Otherwise, if the instruction is no longer required, it will be processed for cancellation as soon as the need for cancellation is known following the guidance in OPNAV Manual 5215.1 of May 2016.



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Releasability and distribution:

This instruction is cleared for public release and is available electronically only via DON Issuances website, <https://www.secnav.navy.mil/doni/default.aspx>.

APPENDIX A  
PROPERTY CLASSIFICATION TABLE

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Building and Components (specialized) related:		
Above ground storage tanks, pedestal, gravity fed system	X	
Adjustable loading dock levelers	X	
Aircraft shelters (permanent construction, such as hardened aircraft shelter)	X	
Aircraft shelters (portable, “Aircraft Protection Equipment”) to include fire protection and electronic security systems		X
Auditorium or stage equipment (built-in)	X	
Built-in: Chapel seating, baptisteries, altars, pulpits, communion rails and tables and raised platforms	X	
Clean room	X	
Elevators	X	
Equipment inside clean rooms (e.g., optics)		X
Escalators	X	
Laboratory sinks, tables and benches (built-in)	X	
Maintenance workstations (portable)		X
Signage: street, traffic, directional, etc. (non-portable and mandated by facility or Navy Installation specific requirements – not marquee or marketing signs)	X	
Tension Fabric Structure to include fire protection and electronic security systems or other relocatable building or structure.		X
Training Structure	X	
Vault	X	
Building and Components (standard) related:		
Bedside headwall units (built-in)	X	
Bleachers (built-in)	X	
Bookcases (built-in)	X	
Cabinets, casework, kitchenette (built-in)	X	
Canopies (walkway or entrance)	X	

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Carpet (wall to wall)	X	
Closets	X	
Desks and tables (built-in)	X	
Door lock hardware (required by government mandate)	X	
Fixed seating	X	
Hardware and fixtures for handicapped access	X	
Kitchenettes (not the appliances)	X	
Ladder (affixed)	X	
Lockers (built-in)	X	
Raised floors	X	
Screens	X	
Shelving (custom, built-in)	X	
Standing seam metal roof	X	
Storage racks, shelving (not built-in)		X
Storm windows and doors	X	
Systems furniture workstations		X
Venetian blinds and window shades	X	
Wardrobes		X
Window sound masking	X	
Telecommunication Related:		
Duct banks, conduit, manholes	X	
Cable support hardware	X	
Utility poles	X	
Raceways, risers	X	
Telephone closets, switch rooms	X	
Telecommunication equipment inside closets and switch rooms		X
Outlets, jacks, cable trays, patch panels	X	
Conduit wiring terminating at patch panels and wall jacks	X	
Routers, switches, hubs, monitors, computers and servers on premise and exclusively supporting Industrial Control Systems	X	
Routers, switches and hubs		X
Monitors or flat screens for television purposes		X

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Monitors or flat screens, projectors, smart boards for use with computer systems		X
Computers, servers		X
Printers, copy machines		X
Video teleconferencing systems		X
Uninterruptible power supply for personal property, portable		X
Secure and non-classified technical equipment phone systems, Non-Classified Internet Protocol Router Network (NIPRNET) and Secret Internet Protocol Router Network (SIPRNET) infrastructure including conduit (in protected distribution system when necessary), junction boxes, telecommunications cabling and power connections for the equipment, but not the NIPRNET or SIPRNET devices	X	
Cable television infrastructure including conduit, junction boxes, cabling, distribution amplifiers and power connections for the equipment, but not the head end equipment	X	
Cable television headend equipment, monitors and cable boxes.		X
Electrical Related:		
400 Hertz power (built-in)	X	
Cable tray grid system - power	X	
Dedicated power distribution	X	
Electrical components (built-in electric lighting fixtures and power utilization and distribution equipment)	X	
Fiber optics and telecom installed systems	X	
Grounding systems (for real property)	X	
Isolation transformers	X	
Lightning protection systems	X	
Panel boards	X	
Power boom	X	
Power cables (portable)		X

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Major skid mounted transformers for piers or wharves		X
Portable transformers (except for major skid mounted transformers for piers or wharves)		X
Power Related:		
Direct current (DC) power supplies, switches (not built-in)		X
Generator (non-portable)	X	
Power plant equipment (generators, switchgear)	X	
Primary generators (non-portable)	X	
UPS systems (for real property, non-portable)	X	
Fire Protection and Safety Related:	See Note 2	
Cabinets for fire extinguisher and hose reel (built-in or wall mounted)	X	
Dry pipe systems	X	
Fire extinguishers and hose reels (portable)		X
Fire pump (non-portable)	X	
Hard wired fire alarm systems	X	
Hard wired smoke detectors	X	
Defibrillators		X
Security and Antiterrorism Related		
Waterfront boat barriers (including anchors)		X
Electronic Harbor Security System		X
Access control islands for gate entry	X	
Gates and turnstiles (built in)	X	
Active vehicle barriers (built-in)	X	
Passive vehicle barriers (built-in)	X	
Traffic control drop arms (built-in)	X	
Guard booths, overwatch and firing positions (built in)	X	
Under-vehicle (in-ground) integrated inspection equipment		X
Fencing	X	
Outdoor camera poles and towers	X	
Explosive and contraband detection systems		X

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
ESS infrastructure to include conduit, junction boxes and power connections	X	
ESS equipment for the following: intrusion detection system, access control systems and video assessment and surveillance systems sometimes referred to as closed-circuit television		X
Closed-circuit television system for child development center, SAC or youth center child abuse prevention		X
Door locks (cipher or combination locks, including magnetic and electronic strike)	X	
Sound masking equipment for sensitive compartmented information facilities		X
Protected distribution system	X	
Warning globes for sensitive compartmented information facilities		X
Interior mass notification system	X	
Systems:		
Compressed air units (non-portable)	X	
Industrial control system infrastructure	X	
Industrial control system maintenance equipment		X
Exhaust systems	X	
Gas fittings	X	
HVAC equipment and control systems	X	
Plumbing	X	
Water filtration system (hard plumbed – if required by base potable water regulating agent)	X	
Other:		
Air conditioning (specialized) for standalone equipment (e.g., Computer Room Air Conditioning (CRAC) units)	X	
Air conditioning (central or built-in systems, not including window units or split units)	X	
Air conditioning window units		X
Anechoic chambers	X	
Antennas for point-to-point communication		X

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Automated data processing systems		X
Bollards, double bitts, fittings	X	
Camels	See Note 3	
Ceiling fan	X	
Civil engineer support equipment		X
Computers (funded by Navy Marine Corps Intranet)		X
Cranes	See Note 4	
Cranes; overhead bridge cranes contained entirely within the building envelope and captive to the completed facility (supported by integral runways or rails entirely within the facility envelope). For maintenance responsibility, see Chapter 1, paragraph 2c(2)(b).	X	
Dental chairs and pedestal units		X
Digital Air Surveillance Radar (DASR); includes site work and supporting infrastructure		X
E-28 Arresting Gear (CCN 14930)	X	
Filing cabinets and portable safes		X
Fitness center extractors and dryers (built-in)	X	
Fixed facilities for radio and meteorological stations (not including equipment)	X	
Fixed navigational aids	X	
Fleet mooring (fixed with ball and chain)		X
Floating fenders	See Note 3	
Floating piers (fixed with piles)	X	
Floating piers or barges used as piers (fixed with chain)		X
Food service equipment (portable)		X
Furnishings, including rugs (integral to building operation)		X
Furniture (such as chairs, tables, desks, beds and partitions)		X
Galley equipment (built in, hard plumbed, example: steam kettle, scullery, grease traps, overhead vent, walk-in room refrigerators and reefers)	X	

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Galley equipment (portable, oven, refrigerator, mixer, stove, pulper system)		X
Hose reel for pure water		X
Hoses, assemblies		X
Hyperbaric chambers		X
Industrial Plant Equipment		X
Integrated navigation and landing system equipment		X
Improved Navy lighterage system equipment		X
Lift system or platform assembly such as dock levelers or garage lifts (built-in)	X	
Magnetic silencing (anchors, structure, pier, etc.)	X	
Magnetic silencing equipment cabling, sensor, console, controls		X
Material handling equipment		X
Medical automated box conveyors (built-in)	X	
Medical equipment	See MILHANDBK 1691	
Medical gas systems (not including removable bottles)	X	
Medical material handling systems (built-in)	X	
Mission equipment (e.g., simulators, trainers)		X
MWR fitness equipment		X
Office machines		X
Offshore mooring facility (mooring dolphin)	X	
Paging systems	X	
Paint sprayers and sprayer systems (built-in, integral part of facility)	X	
Perma-boom (oil spill built into pier during construction)	X	
Personal property (integral to building operation)		X
Photographic equipment (not built-in)		X
Pneumatic tube systems (built-in)	X	
Portable backup power systems		X
Precision Approach Radar; including site work and supporting infrastructure		X
Provision storage units (portable)		X
Public announcement system (portable)		X

Item (Note 1)	Real Property, Installed and Built In Equipment	Personal Property or Collateral Equipment
Radar and other electronic equipment		X
Radio Frequency Identification systems		X
Radio frequency filter	X	
Radio frequency or electromagnetic interference shielding	X	
Ready Service Lockers		X
Refrigeration equipment (built-in)	X	
Refrigerators (not walk-in)		X
Ship support equipment (e.g., brows)		X
Shop equipment		X
Telephones		X
Testing equipment		X
Tools		X
Trainers, training aids and equipment (including simulators)		X
Treatment electronics		X
Vehicle Charging Stations (Electric)	See Note 5	
Vehicle support equipment		X
Voice, video and data equipment		X
Wall clocks		X
Waterfront support equipment		X
Wharf fenders	See Note 3	

Notes

1. See COMNAVFACENGSYSYSCOM portal under “Asset Management” for latest additions and updates to this property classification table. See Chapter 1, subparagraph 2b(7).
2. Fire Protection and Safety Related Systems installed to support Personal Property such as Tension Fabric Structures or portable Aircraft Structures is classified as Personal Property.
3. See fender guidance in Appendix E and Chapter 1, subparagraph 2b(7).
4. See crane guidance in Appendix F and Chapter 1, subparagraph 2b(7).
5. Currently these are not RP or PRIE of any other facility and should not be captured via any CCNs.

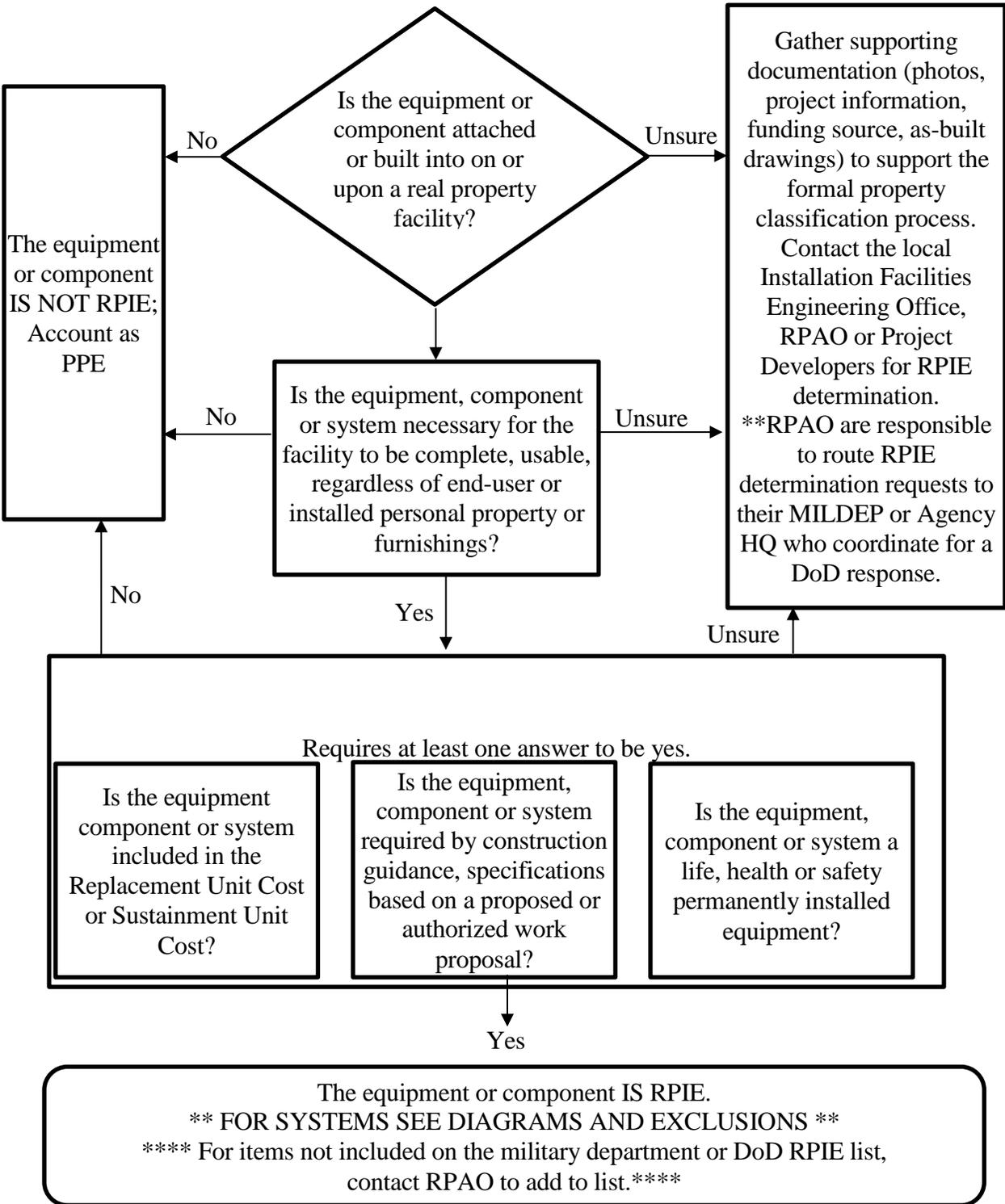


Figure A-1. Real Property Installed Equipment Determination Flow Chart