

**BY ORDER OF THE
SECRETARY OF THE AIR FORCE**

AIR FORCE POLICY DIRECTIVE 32-10

20 JULY 2020



Civil Engineering

INSTALLATIONS AND FACILITIES

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RELEASABILITY: There are no releasability restrictions on this publication.

OPR: SAF/IEE

Certified by: SAF/IE
(Mr. John Henderson)

Supersedes: AFPD 32-10, 4 March 2010

Pages: 7

This Air Force Policy Directive (AFPD) implements Department of Defense (DoD) Instruction (DoDI) 1225.08, *Reserve Component (RC) Facilities Programs and Unit Stationing*; DoD Directive (DoDD) 2010.05, *The North Atlantic Treaty Organization (NATO) Security Investment Program*; DoDI 4150.07, *DoD Pest Management Program*; DoDI 4165.03, *DoD Real Property Categorization*; DoDI 4165.56, *Relocatable Buildings*; DoDD 4510.11, *DoD Transportation Engineering*; DoDD 4270.05, *Military Construction*; DoDD 4270.34, *Host Nation-Funded Construction Programs in the U.S. Pacific Command Area of Responsibility*; DoDI 7700.18, *Commissary Surcharge, Nonappropriated Fund (NAF), and Privately Financed Construction Reporting Procedures*; and DoDI 8130.01, *Installation Geospatial Information and Services (IGI&S)*. It establishes policy for Air Force installations and facilities. This Directive applies to all Air Force organizations and activities, to include all civilian employees and uniformed members of the Regular Air Force, Air National Guard and Air Force Reserve, located on an Air Force installation or facility. Ensure all records generated as a result of processes prescribed in this publication adhere to Air Force Instruction 33-322, *Records Management and Information Governance Program*, and are disposed in accordance with the Air Force Records Disposition Schedule, which is located in the Air Force Records Information Management System. Refer recommended changes and questions about this publication to the office of primary responsibility using the Air Force Form 847, *Recommendation for Change of Publication*; route Air Force Forms 847 from the field through Major Command publications/forms managers.

SUMMARY OF CHANGES

This document has been substantially revised and must be completely reviewed. Major changes include incorporating the impacts of Air Force reorganization for civil engineering activities, updating office symbols, and clarifying roles and responsibilities.

1. Overview. This Policy Directive establishes standards, requirements, policies, and procedures to manage installations and facilities across the Air Force.

2. Policy. The Air Force will:

- 2.1. Employ a systematic, sustainable strategy to asset management for all aspects of installations and infrastructure (both natural and built).
- 2.2. Provide and retain the minimum number of installations and facilities necessary to effectively support Air Force capabilities and personnel.
- 2.3. Ensure installations and facilities retain the natural and built infrastructure necessary for mission assurance, to include resilience against climate-induced, natural, and manmade disasters.
- 2.4. Align construction programs, to include military and host-nation funded programs, with established policies and responsibilities.
- 2.5. Manage installation and facility matters per the following asset management principles:
 - 2.5.1. Ensure asset management decisions are aligned with, and prioritized by, core mission requirements and installation development plans.
 - 2.5.2. Conduct planning based on an evaluation of alternatives that minimizes lifecycle costs and risks of ownership while maximizing long-term benefits to mission accomplishment.
 - 2.5.3. Develop project funding priorities based on a consistent methodology to optimize the timing of investments for maintenance, recapitalization, and modernization.
 - 2.5.4. Maintain full accountability and visibility for asset conditions, use, and performance.
 - 2.5.5. Establish effective internal control structures and measures to address infrastructure investment goals.
 - 2.5.6. Pursue relationships with mission owners to better provide built infrastructure to enable mission capabilities.
 - 2.5.7. Foster informed and transparent decision making processes.
- 2.6. Program no less than 2 percent of plant replacement value for facilities sustainment, recapitalization, modernization and existing mission military construction each year.
- 2.7. Ensure real property programs employ standardized processes with integrated internal controls.

3. Roles and Responsibilities.

3.1. The Assistant Secretary of the Air Force for Installations, Environment and Energy (SAF/IE) will:

3.1.1. Provide direction and oversight for all matters pertaining to the formulation and execution of plans, policies, programs, and positions regarding the installation and facility domains.

3.1.2. Direct and represent Air Force positions on installation and facility matters, to include advocacy for resources, with the Office of the Secretary of Defense, Federal agencies, and Congress.

3.1.3. Determine the general policies and priorities, strategic guidance and direction, and overarching investment strategies for installations and facilities.

3.1.4. Maintain a mission assurance emphasis for facility and enabling system investments, with a focus on both direct and third-party financing mechanisms.

3.1.5. Oversee the acquisition and disposal of real property.

3.1.6. Oversee National Environmental Policy Act implementation as it applies to installation-related decisions.

3.1.7. Ensure installations and facilities receive the energy and water supplies necessary to operate and maintain missions and facilities.

3.2. The Deputy Chief of Staff for Logistics, Engineering and Force Protection (AF/A4) will, with the exception of those responsibilities identified in [paragraph 3.3](#) and [paragraph 3.4](#):

3.2.1. Oversee the programming and execution of installation and facility-related projects, to include military construction.

3.2.2. Formulate specific operational guidance and procedures to implement this policy, per SAF/IE direction.

3.2.3. Ensure civil engineers have the training, resources, and technology needed to operate, maintain, restore, and protect the built and natural infrastructure necessary to support the Air Force mission.

3.2.4. Oversee programming and execution of non-appropriated fund construction programs.

3.2.5. Provide direction, guidance, and oversight to ensure units responsible for assessing real property employ standardized processes.

3.2.6. Approve common levels of service (e.g., minimum standards for installations) proposed by the Air Force Installation and Mission Support Center commander.

3.2.7. Provide direction, guidance, and oversight on the management of Air Force control systems.

3.3. The Chief of the Air Force Reserve (AF/RE) will oversee the programming and execution of installation and facility programs, and the other roles and responsibilities identified in

paragraph 3.2 and **paragraph 3.7** of this Directive for Air Force Reserve installations and facilities..

3.4. The Director, Office of the Director, Air National Guard (NGB/CF), will oversee the programming and execution of installation and facility programs, and the other roles and responsibilities identified in **paragraph 3.2** and **paragraph 3.7** of this Directive for Air National Guard installations and facilities.

3.5. The Deputy Chief of Staff for Manpower, Personnel and Services (AF/A1) will advocate for resources for nonappropriated fund construction programs. AF/A4 oversees programming and execution of those programs.

3.6. Major Command commanders and Direct Report Unit commanders will:

3.6.1. Conduct installation and facility matters through a multifunctional team approach using asset management principles.

3.6.2. Assist SAF/IE, AF/A4, and the Air Force Installation and Mission Support Center with:

3.6.2.1. Development of comprehensive asset management and installation development plans.

3.6.2.2. Implementation of Air Force infrastructure investment strategies.

3.6.2.3. Identification and management of installation and facility lifecycle requirements.

3.6.2.4. Implementation of applicable common levels of service.

3.6.2.5. Assessment, reporting, and maintenance of asset conditions and supporting databases.

3.6.2.6. Development and execution of real property construction, sustainment, restoration, and modernization programs.

3.6.3. Validate, prioritize, and advocate for direct mission-driven infrastructure requirements to inform planning and funding.

3.7. Air Force Installation and Mission Support Center commander will, with the exception of those responsibilities identified in **paragraph 3.3** and **paragraph 3.4**:

3.7.1. Serve as the single intermediate-level organization providing installation and mission support oversight and capabilities to Major Commands and Direct Reporting Units.

3.7.2. Provide budget year management and installation support programming functions.

3.7.3. Provide effective, efficient, and responsive installation and mission support to commanders using consistent, standardized business processes.

3.7.4. Develop comprehensive asset management plans to inform near-term enterprise-wide execution support plans that balance mission with risk.

3.7.5. Manage and execute both real property construction funding and facility sustainment, restoration and modernization funding.

3.7.6. Consult with appropriate tenant organization representatives to address proposed changes to installation business rules, policies, and procedures.

3.7.7. Propose and manage common levels of service, in cooperation with SAF/IE and AF/A4.

3.7.8. Conduct long-term execution planning and resource forecasting to promote Air Force strategic priorities and installation and mission support requirements.

Barbara Barrett
Secretary of the Air Force

Attachment 1

GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION

References

DoDD 2010.05, *The North Atlantic Treaty Organization (NATO) Security Investment Program*, 13 December 2004

DoDD 4270.05, *Military Construction*, 12 February 2005

DoDD 4270.34, *Nation-Funded Construction Programs in the U.S. Pacific Command Area of Responsibility*, 12 January 2005

DoDD 4510.11, *DoD Transportation Engineering*, 23 December 2014

DoDI 1225.08, *Reserve Component (RC) Facilities Programs and Unit Stationing*, 10 May 2016

DoDI 4150.07, *DoD Pest Management Program*, 26 December 2019

DoDI 4165.03, *DoD Real Property Categorization*, 24 August 2012

DoDI 4165.56, *Relocatable Buildings*, 7 January 2013

DoDI 7700.18, *Commissary Surcharge, Nonappropriated Fund (NAF), and Privately Financed Construction Reporting Procedures*, 15 December 2004

DoDI 8130.01, *Installation Geospatial Information and Services (IGI&S)*, 9 April 2015

AFI 33-322, *Records Management and Information Governance Program*, 23 March 2020
National Environmental Policy Act of 1969 (42 USC 4321)

Prescribed Forms

None

Adopted Forms

AF Form 847, *Recommendation for Change of Publication*

Abbreviations and Acronyms

AF/A1—Deputy Chief of Staff for Manpower, Personnel and Services

AF/A4—Deputy Chief of Staff for Logistics, Engineering and Force Protection

AF/RE—Chief of the Air Force Reserve

AFPD—Air Force Policy Directive

DoD—Department of Defense

DoDD—Department of Defense Directive

DoDI—Department of Defense Instruction

NGB/CF—Director, Office of the Director, Air National Guard

SAF/IE—Assistant Secretary of the Air Force for Installations, Environment and Energy

Terms

Asset Management—A structured approach to managing Air Force assets based on business case principles standardizing levels of service and balancing cost, risk, and benefits to maximize the value of assets to the Air Force mission.

Built Infrastructure—All building and permanent installations necessary for the support, redeployment, and military forces operations.

Facility—A real property entity consisting of one or more of the following: a building, a structure, a utility system, pavement, and underlying land.

Installation—A base, camp, post, station, yard, center, or other activity under the jurisdiction of the Secretary of the Air Force or, in the case of an activity in a foreign country, under the operational control of the Secretary of the Air Force. This may include leased space controlled by, or primarily supporting, Air Force activities. An installation may consist of one or more sites, or may be an administrative designation.

Natural Infrastructure—All natural resources (air, water, and land) that the Department of the Air Force operates in or controls.

Real Property—Includes lands, buildings, structures, utilities systems, improvements, and appurtenances thereto. It includes equipment attached to and made part of buildings and structures (such as heating systems) but not movable equipment (such as plant equipment).

Risk—Probability and severity of loss linked to hazards.