

## **Real Property Preventive Maintenance Level (PML)**

### **A team assessed...**

... the effectiveness of the PML program using four key assessment areas of program management, policy and guidance, requirements and resources. The management review (operational term Eagle Look) was conducted at the request of Headquarters Pacific Air Forces Inspector General, based on concerns about deficient recurring preventive maintenance. In conjunction with the Office of the Civil Engineer (AF/ILE), the scope was broadened to focus on the preventive maintenance level (PML) of the real property maintenance (RPM) program.

### **The team found...**

... a lack of adequate resources and incomplete requirement identification contributed to a not fully effective real property PML program. The team interviewed more than 580 personnel, including major commands and the ANG, installation wing and support group leadership, civil engineering staff and selected building managers. In addition, 1,001 questionnaires were e-mailed to 77 installations not visited. The team recommended that a requirements-based funding/manpower strategy that links PML resources to life cycle facility requirements be developed and compliance with AFI 32-1001, *Operations Management*, be reemphasized.

### **Look out for...**

... increasing repair and minor construction backlog draining PML resources.

... manning levels, skill levels and deployments hindering PML effectiveness and leading to deferred in-house preventive maintenance.

... available funding was the driver for determining maintenance requirements rather than an assessment of actual needs. Coupled with the limited reporting mechanisms available for all PML requirements, higher headquarter echelons had an incomplete gauge of the extent of the requirement which hindered advocacy at all levels.

Need guidance and management tools to balance your facility investment strategy, track preventive maintenance work execution, educate installation leadership and optimize the use of your data management system? Contact AFCESA/CEOM, Capt Tony Davit, [anthony.davit@afcesa.af.mil](mailto:anthony.davit@afcesa.af.mil), DSN 523-6093.

### **Want to know more?**

Contact Lt Col Greg Tuite, team chief, [gregory.tuite@kafb.saia.af.mil](mailto:gregory.tuite@kafb.saia.af.mil) or DSN 246-1831.