



# The Logistician

September 2025

## Galveston Updates HVAC

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*Crew members at the Galveston District building begin unloading parts to the new HVAC system for the district's server room. (Courtesy photo.)*

USACE Logistics Activity

The Logistician

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### **Q&A with Travis Byrd, Galveston District Logistics Manager**

The Galveston Logistics Management Office and facility contractor recently replaced the old Liebert air conditioning unit in the district server room. This \$260K Project was identified during the Builder Team Inspection and budgeted for Fiscal Year 2025. Due to recent failures of the old unit and its lack of energy efficiency, it was critical that this asset be replaced as soon as possible to keep the servers cool and operational. By

replacing this 28-year-old unit with a new unit, it will help to keep the Galveston District operational for years to come.

1. Can you describe the circumstances that led to the decision to replace the air conditioning unit in the District Server Room? What specific failures were experienced with the old unit? The Builder Team from Fort Worth District had previously identified this asset as needing replaced initially in 2019, during a Builder Building Inspection. This air conditioning unit is vital to maintaining a good



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operating temperature in the server room of about 70 degrees to keep the District Servers from failing. The old unit was not energy efficient, and we had recent issues with compressors and fuses failing, both of which, were hard to find and expensive due to the age of the asset.

2. This project was identified during a Builder Team Inspection and budgeted for in

FY25. Could you elaborate on the role of the Builder Team Inspection in identifying this need, and how the budgeting process unfolded? BUILDER is a software application for building asset lifecycle management. The primary focus of BUILDER is work plan development. BUILDER stores real property building information and more detailed system inventory is modeled

and/or collected which identifies building components and their key life-cycle attributes such as the age, material and capacity. Inspections are then performed on the various components to determine an objective and repeatable Condition Index (CI) measure, which relates the general physical health of the asset. The new asset and work was agreed to by the District Board of Directors and budgeted for through the Galveston Logistics Office at approximately \$255,000.00.

3. What were the potential risks to the Galveston District's operations if the old air conditioning unit had continued to fail? How critical is maintaining a stable temperature for the servers? The District Servers produce a lot of heat and are vital to the District Operations. To lose the servers would severely limit the District's capabilities.

4. The new unit is described as more 'energy efficient.' Can you quantify the expected energy savings resulting from this upgrade? What impact will this have on the District's operating costs? Compared to legacy models, this unit can offer 20–30% reduction in annual energy consumption in partial load environments. Estimated Operating Cost Reduction for a 10-ton (35 kW) unit operating ~3,000 hours/year: Legacy unit @ 1.2 kW/ton: ≈ 36,000 kWh/year; New unit @ 0.9 kW/ton (25% improvement): ≈ 27,000 kWh/year. This provides a



**Contractors set the coils into the Liebert AC unit during assembly. (Courtesy photo.)**

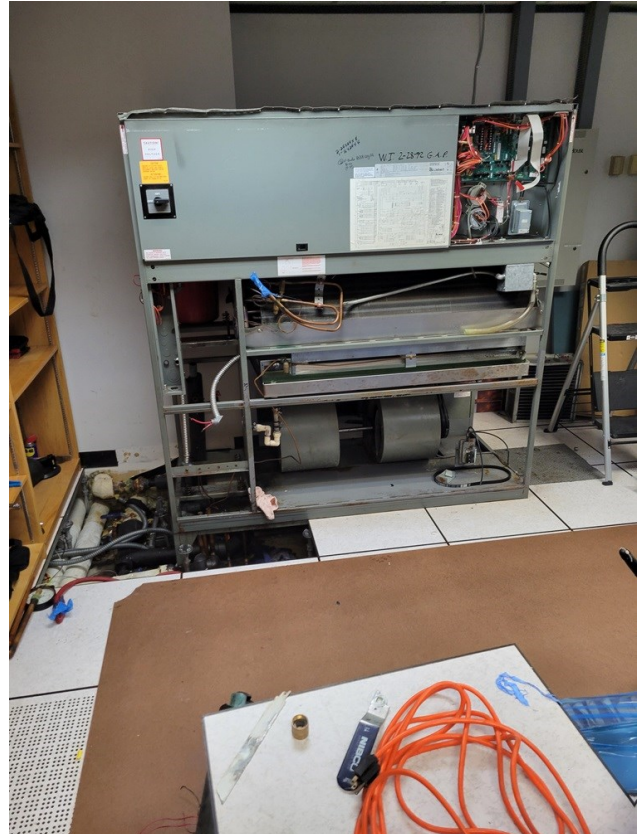
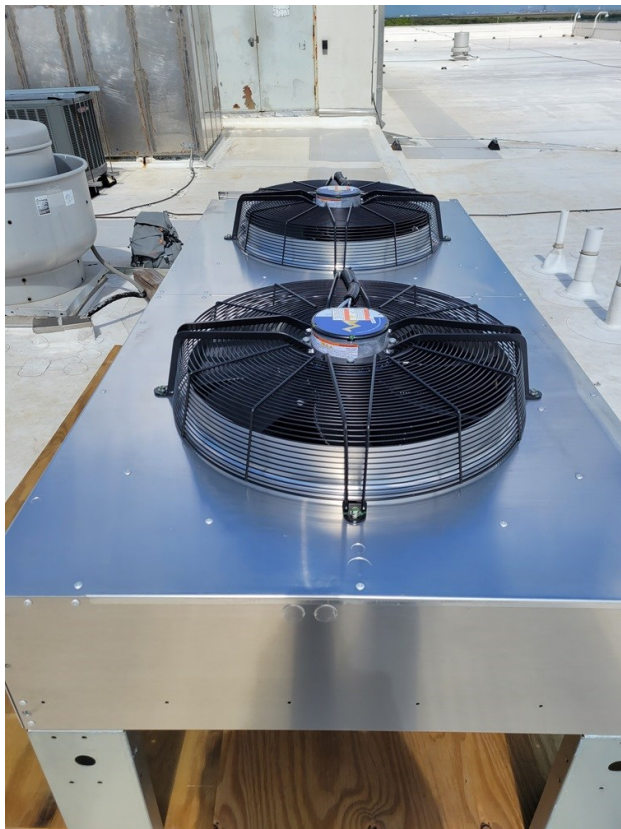
savings: ~9,000 kWh/year per unit or at \$0.10/kWh: ≈ \$900/ year per unit in energy savings.

5. Looking ahead, how will this new air conditioning unit contribute to the long-term reliability and operational readiness of the Galveston District? What maintenance plans are in place to ensure its longevity? Integrated diagnostics and alarm reporting allow for proactive response to issues. Consistent temperature and humidity control ensures optimal conditions for mission-critical spaces like server rooms or operations centers. The Impact on Operational Readiness includes fewer breakdowns due to improved component design and smarter controls; reliable environmental

conditions for equipment and personnel, reducing risk of downtime; and the modular design allows for easier component replacement, limiting system disruptions during servicing. To ensure longevity and peak performance, the following preventive maintenance strategies are recommended and will be performed on the new unit: Monthly Inspections; Routine Maintenance Schedule Quarterly inspections; Semi-annual Inspections; and Annual Inspections.

6. What lessons learned would you share with other districts who may be facing a similar evolution in the future? Assess your assets and keep an eye on assets that need constant repair outside of the normal

preventative maintenance. Once it is determined that the asset needs to be replaced, get approval from your Board of Directors and start doing the ground work for budgeting and contracting. After you have approval, look at everything when budgeting to include how you will get the old asset out of the building and the new asset in the building. You want to keep modifications to a minimum. If the asset is critical, work with your Chain of Command to ensure that if any of the work will impact the workforce (For Example: changing out an AC Unit or Chiller in the middle of summer) that this is addressed.



*The exterior and interior elements of the new units during installation. (Courtesy photo.)*



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# Facilities Maintenance Division Visits Memphis District

Dedric Pitts and Randy Wilson of the Facilities Management Division (FMD) recently visited Memphis District (MVM) headquarters to review asset information with MVM facilities personnel to accurately account and care for USACE-owned assets at the district. Asset verification ensures that the information contained in the Facilities and Equipment Management (FEM) system is up-to-date and correct. Once assets are entered, asset operations and maintenance costs can be entered and tracked in FEM, improving facilities budgeting and planning activities.

“Accurate asset data provides support for risk assessments, life cycle management, budget priorities, and the tracking of maintenance and operations actions and expenditures,” said Wilson. “Ensuring that accurate asset data was collected allows for the correct preventative maintenance tasks to be identified and performed on the correct intervals, which ensures the maximum life of an asset.”

Inaccurate data leads to the following:

- Incorrect preventative maintenance being performed.
- Incorrect replacement year and cost.
- Incorrect risk assessment information.

Thorough and accurate data brings efficiency and cost savings to the districts by ensuring maximum life cycles can be achieved through proactive measures. Identifying potential problems early before



*Randy Wilson (right) and Theron Hall (middle), currently supporting Memphis District, discuss Facilities and Equipment Management in coordination with Alonzo Thompson (left), the General Services Administration Building Manager. (Courtesy photo.)*

they turn into major problems, reducing the likelihood of needing urgent and expensive repairs.

“In the case of Memphis, we found 10 assets that were not having any preventative maintenance being performed,” Wilson said. “Not performing preventative maintenance or not performing the correct preventative maintenance directly affect the assets performance, repairs and life cycle. The Emergency Management (EM) office area was already having issues with their cooling and six units in their area were not being maintained.”

Ultimately, these reviews lead to a cost savings through forward thinking addressing issues and planning well ahead

so that costs can be predicted and managed in a conservative way.

“Having all the Corps-owned assets in FEM correctly allows for accurate budgeting and proper preventative maintenance,” said Wilson. “FEM will track what type of preventative maintenance is required for each task and when it is required down to the day of the month. FEM will track any downtime due to failure and all repair cost. Using the information in FEM provides the framework for making maintenance decisions along with when to replace an asset.”

This site visit allowed FMD and the MVM Logistics Office to identify gaps in the system so they could be addressed now and set MVM up



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for success in the future.

“The district did not have a complete list of what they owned,” he said. “Accurate asset information was not collected when the assets were installed, nor was the correct preventative maintenance schedule setup for 10 assets when installed. To address the issues, we met with the GSA Building Manager, GSA’s contractor, and the logistics acting facility specialist, talking with the customer, including the Memphis District EM Chief, and by checking the nameplate on each asset. After returning to the office, manufacturer’s maintenance manuals were obtained for nine of the assets. From there, maintenance requirements and timeframes were established in FEM and once the district is setup and issued Reimbursable Work Authorization (RWA) a first start date for preventative maintenance can be set.”

Ensuring that information is accurate and current in the FEM system across the enterprise allows efficiency and cost savings not only at the district level, but across the enterprise. It’s an ongoing effort at every level to make sure our facilities’ statuses are tracked and monitored so that leadership can make data driven decisions.

“Ensuring ongoing accuracy of assets for any District involves making updates to the asset information in FEM,” he said. “As assets are removed or replaced, FEM should be updated to capture those changes to accurately capture operations and maintenance costs.”

Wilson emphasized the importance of ongoing reviews of facility assets and the FEM



***Theron Hall, left, who is currently supporting the Memphis District, discusses facility concerns with Randy Wilson. (Courtesy photo.)***

system, while noting that there are multiple programs to check that information is updated and support is available from FMD to help districts ensure they are current and properly tracking their assets.

“Asset verification is an ongoing responsibility at the local facility management level; however, verification is also performed during Command Logistics Review Program

(CLRP) inspections as well,” Wilson said. “The Facility Management Division provides reach back support to the districts’ logistics management offices for assistance with all things facility related.”



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# From the Directorate of Logistics: Meet COL O'Hara



## ***G4 Director of Logistics***

### ***US Army Corps of Engineers***

We are pleased to welcome COL Michael R. O'Hara to the team as a seasoned leader in defense strategy, logistics, and acquisitions. With over two decades of experience supporting national security at the highest levels, he brings a proven record of managing complex operations, leading diverse teams, and delivering results across joint, interagency, and multinational environments.

COL O'Hara joins us from the Pentagon, where he served as a Senior Advisor to the Joint Staff and OSD-Policy. In this role, he led major initiatives in global force management and domestic preparedness, securing critical technology to counter threats such as fentanyl trafficking and aerial incursions. He collaborated closely with public and private sector partners and represented DoD at

national and international forums.

Over the course of his career, COL O'Hara has held a range of senior leadership positions, including Branch Chief of Training Support for the Army National Guard and Commander of the 2nd Battalion, 106th Regiment (RTI). He has overseen annual budgets exceeding \$180 million, led logistics operations supporting over 336,000 personnel, and managed equipment and assets valued in the hundreds of millions.

His operational background includes deployments to Iraq and Kuwait, where he directed logistics and movement operations for hundreds of thousands of coalition forces. His stateside leadership in training, maintenance, budgeting, and environmental compliance has consistently exceeded Army standards.

COL O'Hara holds a Master of Science in National Security Strategy from the National War College and a Master of Arts in Procurement and Acquisitions Management from Webster University. We are excited to have him on board and confident he will make an immediate impact.



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# SPOTLIGHT ON:

## Enabling Excellence

**From Kenneth E. Bourns, Mississippi Valley Division (MVD)/ Regional Logistics Office (RLO), Logistics Management Specialist**

This month's highlight for the Mississippi Valley Division (MVD) shines bright on Brian Pirtle for providing superb service & support over the past 12 years as a District Logistics Manager, Temporary Regional Logistics Manager, and Regional Logistics Planner. This article acknowledges the many great things that Pirtle brought to the team in the name of ensuring compliance, increasing efficiency, fostering teamwork, willingness to always tell the story of the many great things the MVD Log Team is doing, and improving customer support throughout the division's footprint.

Pirtle will soon transition to the St. Louis District Emergency Management (EM) Office. To assist in a smoother transition to the next chapter of his federal service career, Pirtle offered assistance to the EM Office for the past two months. This has allowed him to learn emergency management job tasks that included ensuring dozens of laptops and cell phones received the latest software updates and are ready to issue at a moment's notice; organizing critical equipment storage areas; inventorying and reordering USACE Clothing and Personnel Protective Equipment (PPE); devising templates for deployment coins and award certificates; gaining an understanding of the deployment process and mission tracking procedures; devising a consolidated listing of passport agents within a 100-mile radius of St. Louis; and putting together 30 back packs consisting of critical tools, PPE, and supplies for Flood Fight Teams (see photo insert). Lastly, he volunteered to attend the EM101 Training held this past month in



Winchester, Virginia, that provided him basic knowledge of USACE Emergency Management Operations.

Although Pirtle's steadfast efforts will be missed in the MVD logistics arena, it goes without saying that he'll continue to excel and do great things for the division as a member of the St. Louis District EM Team.



# Sustainment Division Conducts Staff Assist Visit at ERDC

From 10 – 18 June 2025, a USACE Logistics Activity Sustainment Division (SD) team conducted a Staff Assistance Visit (SAV) to the Engineer Research and Development Center (ERDC) Logistics Readiness Center in Vicksburg, Mississippi. The visit focused on strengthening ERDC's property accountability operations through targeted support, collaborative assessment, and on-site mentoring. The team delivered one-on-one coaching while evaluating key compliance areas such as asset visibility, records management, and procedural execution. This approach provided real-time, hands-on guidance that directly supported ERDC's logistics mission.

"The team focused on asset visibility, records management, procedural execution, Government Furnished Property (GFP) oversight, inventory management, property book reconciliation, and regulatory compliance, said Cel Amaral, Accountable Property Officer. "Special attention was given to resolving systemic documentation gaps, improving receipt and activation processes for pending assets, and aligning operations with Command Supply Discipline Program (CSDP) standards."

SD combined a variety of training methods to help facilitate learning and ensure concepts were understood by the ERDC team. This approach stands to have a lasting impact on the longevity of the impact at the center.

"The approach combined

structured evaluation with on-the-spot coaching," Amaral said.

"The assessment team delivered one-on-one mentoring to ERDC personnel while simultaneously reviewing operational compliance and process execution. This real-time guidance allowed immediate correction of identified deficiencies, reinforced best practices, and provided tailored solutions. The dual method ensured that findings were not just reported but actively addressed during the visit, accelerating corrective action and building staff competency."

The visit covered a wide variety of topics, but a well-planned implementation ensured that each topic was covered thoroughly.

"ERDC's use of a published cyclic inventory schedule ensured consistent monthly property reviews, avoiding bottlenecks common in

annual 100% inventories," he said. "Active scanning protocols during asset transfers minimized the risk of delinquent inventories and improved real-time visibility. Records management improvements included transitioning noncompliant hard copies into a compliant digital archive in accordance with ARIMS. Together, these practices increased accuracy in property tracking, improved audit readiness, and reduced the likelihood of accountability lapses."

Quality sustainment practices are only successful if an organization's leadership is supportive. ERDC's leadership was very forward leaning during the visit, making the assist visit even more impactful.

"ERDC leadership, particularly Mr. Darwin Burke and Ms. Kelly Larson, ensured open access to records, facilitated



*Carl James, Disposition Services at ERDC. (Courtesy photo.)*



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direct coordination with responsible personnel, and promptly responded to requests for information,” Amaral said. “Their engagement allowed the team to rapidly verify asset locations, identify systemic gaps such as missing activation records, and initiate immediate process changes – such as scheduling reconciliations and reorganizing filing systems – during the visit itself.”

The sheer amount of property reviewed and the history of sustainment support was addressed during the visit to make sure ERDC was set up for success moving forward.

“Key legacy data issues included over 15,800 items valued at \$69.5M in ‘Received but Not Activated’ status dating back to 2020, duplicate asset records across GCSS-Army and PPM, and historical misuse of C13 transactions,” said Amaral. “Corrective actions underway include RNA item reconciliation and activation; Digital filing

reorganization; Removal of outdated user roles. These measures aim to eliminate backlog discrepancies and restore data integrity within 90 days of the SAV.”

Ensuring the property items can be fully functional leads to great efficiency within the center and ultimately leads to cost savings.

“In practical terms, ‘activating high-value assets’ means formally integrating over \$69.5M worth of received but unrecorded equipment into ERDC’s official property book, making them available for operational use and ensuring they are visible in accountability systems,” he said. “These assets range from specialized research equipment to facility support items. Activation not only enables their immediate deployment but also ensures they are maintained, tracked, and auditable under USACE accountability standards.”

Accountability is at the

heart of all that SD does, and this site assistance visit enhances the center’s ability to properly account for the items in their records, reducing loss and costs. This will support ERDC in delivering projects on schedule and within budget.

“Full audit readiness ensures ERDC can demonstrate complete, accurate, and compliant property records during inspections or financial audits, protecting USACE from findings that could lead to funding restrictions or operational delays,” Amaral said. “Long-term, it strengthens organizational credibility, safeguards resources, improves operational responsiveness, and supports mission execution by ensuring assets are always visible, serviceable, and accounted for.”

Just because the SAV is over doesn’t mean the work stops. Both SD and ERDC will continue to work together to meet the goals of the plan they have created.

“Follow-up actions include completing all corrective action timelines, instituting quarterly job -specific training for the Logistics Support Team, conducting monthly PR&C reviews, finalizing GFP hand receipts and contract reconciliations, and continuing inventory scanning discipline,” he said. “ERDC leadership will also maintain direct coordination with USACE Logistics Activity to monitor compliance, update processes, and ensure that gains in property accountability are preserved and expanded.”





# California Wildfire Support Continues

*During the Southern California Wildfire event, our LPRT team provided outstanding logistics support by executing RSO&I operations, coordinating transportation, and addressing responder lodging and rental challenges. Most importantly, they maintained strict property accountability, a vital element in upholding operational integrity.*

*By delivering exceptional logistics support during emergency response efforts, the LPRT demonstrated its strong commitment to exceeding expectations.*

*Pictured: ULA LPRT team members, L -R: Karlton Gandy, SWL, Sabrina Spears, SAD, Jules Yankep, NAN. (Courtesy photo.)*

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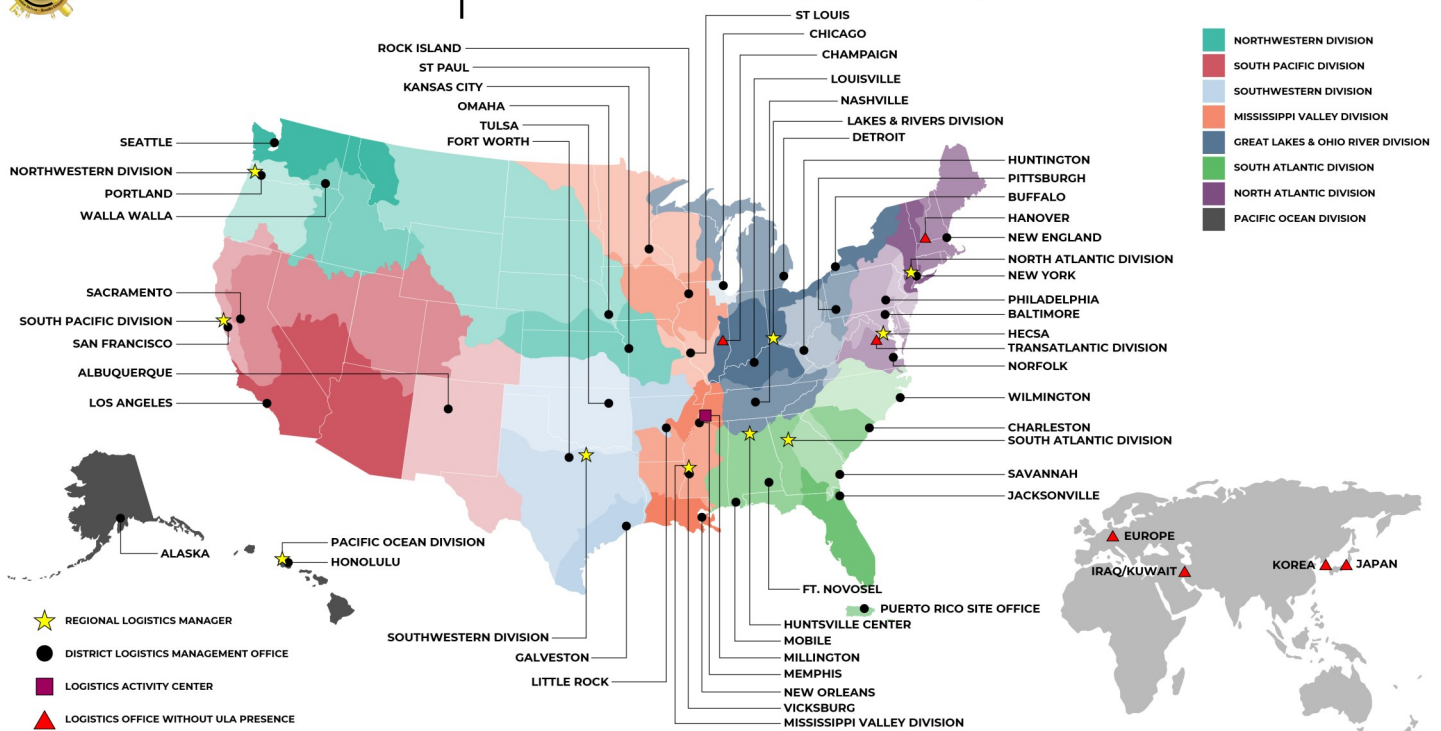


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