



J.M.WALLER®
ASSOCIATES, INC.

MANAGING THE VISION® | ENVIRONMENTAL | FACILITIES | LOGISTICS



ASSET MANAGEMENT

J. M. Waller Associates, Inc. (JMWA®) offers a full range of asset management services organized to support existing business operations, engineering and maintenance activities. We provide total asset management from property acquisition through planned disposal. These services are provided by JMWA asset management professionals with in-depth experience managing federal facility portfolios. Our professionals have extensive experience in world-wide facilities operation, maintenance and management practices that optimize asset management programs, increase facility reliability and extend useful life while reducing life cycle costs.

JMWA ASSET MANAGEMENT SUPPORT

Knowledge is power

When it comes to asset management, knowledge truly is power. Do you know your facilities' conditions and are you maximizing your space to its best capability? Organizations can make better facility management decisions if they have a timely, accurate picture of each asset's condition, use patterns and future operations and maintenance requirements. JMWA professionals examine each facility and its uses, assess current and future demands and develop models that illustrate the resources and upgrades necessary to keep the buildings up-to-date. Based on this analysis, our project teams develop sophisticated yet easy-to-use decision support tools for long term asset planning and management, day-to-day operations and unforeseen needs such as emergency repairs.

In a world of constrained budgets, managers must balance today's investment with tomorrow's return to ensure facilities continue to cost-effectively meet the needs of the organization.

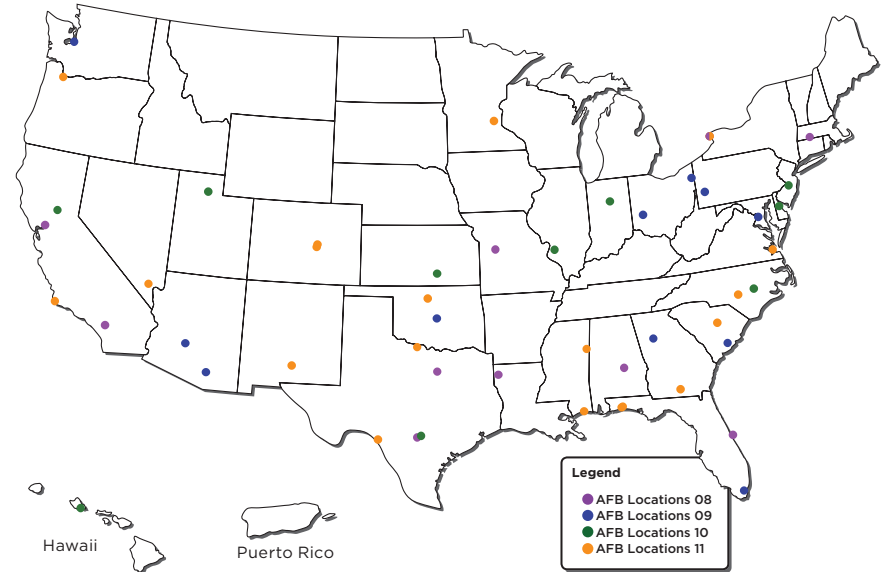
We offer customized packages to meet your asset and budget needs because we understand that organizations sometimes lack the budget and personnel to fully address the needs of every building. Our services help you quantify capital renewal needs of facility systems and develop long-term capital budgets to accommodate those needs.



By assessing current equipment infrastructure, JMWA Asset Management Specialists can rapidly determine deficiencies and offer solutions.

SCOPE OF WORK

Current Project Locations



JMWA has project locations at 51 Air Force Reserve Command installations

Asset Management Services Offered

As part of our Facility Operation Capability and Utilization Study (FOCUS), JMWA is performing on-site facility condition assessments and total space utilization studies at 51 Air Force Reserve Command (AFRC) installations encompassing over 14 million square feet of occupied space. Facilities assessed include operational facilities such as aircraft hangars, maintenance shops, squadron operations and life support facilities. JMWA also assesses support facilities such as repair shops, dining halls/cafeterias, office and administrative facilities, training and educational facilities, and recreational facilities.

- Facility Condition Assessments (FCA)
- Facility Utilization Surveys (FUS)
- Cost Estimating
- Planning & Programming
- FOCUS
- Geographic Information Systems (GIS)
- Computer Aided Drafting & Design (CADD)
- Asset Management Database Programming
- Facilities Information Management System (FIMS)

SCOPE OF WORK



JMWA conducts facility utilization surveys with the utmost precision, ensuring that all requirements are met for re-stationing actions, renovations and use changes.

Facility Utilization Survey (FUS)

An FUS is a physical inventory of the utilization of a facility or group of facilities on an installation. Each facility is individually surveyed, with notations taken of the users, uses, and quantities of space occupied. JMWA utilizes FUSs to:

- Evaluate the effects of Base Realignment and Closure and Total Force Integration initiatives.
- Perform an onsite walk-thru survey of each facility to measure and document the actual space occupied by every functional area within each facility.
- Determine shortfalls and/or excesses per functional area against the total authorized space.
- Provide a complete set of electronic GIS files of each AFRC facility assessed including square footage of each room and labeled with unit designation.

SCOPE OF WORK

Facility Condition Assessment (FCA)

An FCA is an important tool for collecting, assembling and reporting the current condition of buildings. This information allows decision makers to quickly comprehend the project scope and more easily determine the planning process and budgeting requirements.

- Perform on-site evaluation of all AFRC facilities and facility space in accordance with all applicable standards including Air Force Standards, Uniform Building Code for commercial buildings, National Electric Code, National Plumbing Code and American Society of Heating, Refrigeration and Air conditioning Equipment standards.
- Perform an onsite assessment of AFRC facilities to determine the quality of the work and support area environments, to include HVAC effectiveness and efficiency, lighting adequacy, Americans with Disabilities Act compliance and anti-terrorism/force protection requirements adherence.
- Document all findings using digital photos, GPS and handheld devices to gather and record information in order to clearly represent and describe any identified deficiencies.
- Provide a complete list of all identified deficiencies including determining the severity/prioritization of the deficiency and the cost estimate for correcting the deficiency.

| 1. COMPONENT | 2. DATE (YYYYMMDD) | 3. REPORT CONTROL SYMBOL |
|--------------|--------------------|--------------------------|
| AFRC | 20080721 | DDA19A1916 |

| 1. INSTALLATION AND LOCATION | 4. PROJECT TITLE |
|------------------------------|---|
| AFRC, AF, FLORIDA | RENOVATE 520 ASTS ADMINISTRATIVE FACILITY BUILDING 1368 |

| 5. PROGRAM ELEMENT | 6. CATEGORY CODE | 7. PROJECT NUMBER | 8. PROJECT COST (\$K) |
|--------------------|------------------|-------------------|-----------------------|
| 5078 | 171-400 | 554051104 | 852.524 |

| 5. COST ESTIMATES | | | | |
|--|-----|------|------------|---------|
| ITEM | QTY | UNIT | UNIT PRICE | AMOUNT |
| REMOVE 16 A.S.T.S. ADMINISTRATIVE FACILITY (BLDG) 1368 | 1 | EA | 174,200 | 174,200 |
| Interior Construction | 1 | EA | 8,500 | 8,500 |
| Plumbing | 1 | EA | 4,244 | 4,244 |
| Electric and Lighting | 1 | EA | 30,000 | 30,000 |
| Remove exterior light fixture | 1 | EA | 500 | 500 |
| Remove and repair sidewalk | 45 | LF | 200.00 | 9,000 |
| Total Project Cost | | | | 216,444 |
| Contingency (10%) | | | | 21,644 |
| Total Project Cost | | | | 238,088 |

| Summary Detail Report | | | |
|-----------------------|-----------|-----------|------------------|
| | Labor | Equipment | Total |
| 1 | \$0.379 | \$0 | \$00.379 |
| 2 | \$43,364 | \$19 | \$43,383 |
| 3 | \$10,047 | \$0 | \$10,047 |
| 4 | \$65,223 | \$0 | \$65,223 |
| 5 | \$152,529 | \$0 | \$152,529 |
| 6 | \$46,077 | \$4,308 | \$50,385 |
| 7 | \$358,205 | \$4,387 | \$362,592 |
| Total | | | \$738,006 |

16. Description of Proposed Work: Work consists of replacing flooring, base paint, windows, ceiling tiles, light fixtures, painting walls, upgrading restrooms, and replacing the HVAC system. Exterior work consists of replacing light fixture, power washing, repairing, and resurfacing exterior installed floor system (EIFS), raising the grade at the southeast corner of the building and repairing the air bridge. Installation to complete an open office concept. This project is scheduled for comprehensive interior design (CID).

17. Requirements: 0335 SF. Alternative: 0 SF. Subcontract: 0335 SF.

18. PROJECT: Renovate the interior of the 520 ASTS facility to create an open office configuration, repair the exterior, and raise the grade of the ground around the ASTS Administrative facility, Building 1368.

19. REQUIREMENTS: A facility that is appropriate to work in is needed to meet mission needs and requirements.

20. CONTRACT/AGREEMENT: Existing building has 0335 SF used as secondary office. Building has no major repair or renovation projects since 1999. The building interior shows signs of major wear and tear on the flooring, walls and ceiling. The pavement under the air bridge is not providing the needed support for the interior office equipment. The HVAC system continues to cause maintenance problems and is beyond its useful life. The exterior EIFS is dirty and the paint has faded. An exterior light is missing and needs to be replaced. The grade around the southeast corner of the building needs to be raised and the air bridge repaired to improve drainage from the foundation.

21. CONTRACT/AGREEMENT: Rating will continue to deteriorate causing major repairs in the future. The building presents an unprofessional appearance and the pavement will be ineffective for making office changes. There will continue to be issues due to poor construction.

22. ADDITIONAL: A decision was made at the Programming Meeting to renovate the entire facility due to its age and number of deficiencies identified during the FOCUS assessment conducted 10 - 14 March 2008. This project is candidate for comprehensive interior design (CID). Cost estimates for facility renovations were developed using DCA/Army Civil Engineering Center (PAC) 2007 construction program methodology. Current Method: A. Historical record. B. Level 2 renovation model was applied to this project. POC: Staff Sgt. Craig Ramsey, 520 RDV/CVCC, USN 854-1193, Date: 20080721

SCOPE OF WORK

Planning and Programming

JMWA asset management professionals provide complete turnkey planning and programming solutions to our clients. Based on the specific needs of your project, we offer a wide range of planning and programming solutions such as:

- Develop proposed projects and propose corrective actions required to address the space and condition deficiencies observed.
- Analyze data, develop and present findings of the FUS and FCA.
- Develop construction programming documents (DD Forms 1391) including scope of repair/upgrades and cost estimates with justification for the upgrade method.
- Provide cost estimates are being created using R.S. Means Costworks® Software and Parametric Cost Estimating System™ (PACES)
- Incorporate all recommendations and documentation into a coordinated short and long-range plan for each AFRC installation.
- Develop a custom-built non-proprietary asset management database that collects FUS and FCA data, generates real property reports and provides metric analysis.



SCOPE OF WORK



Regardless of the size of your facility or scope of your project, JMWA ensures all aspects are considered in the final planning and programming phase.

Planning and Programming Continued

JMWA's specialized expertise in asset management is empowering the Air Force Reserve Command to:

- Prioritize deferred maintenance backlog with confidence
- Plan short and long term capital outlays for major building systems or component replacements with maximum return on investment
- Identify space shortages/overages to optimize functional use
- Make informed decisions to improve functional efficiency and mission effectiveness

For our successful efforts, JMWA has received numerous national awards, including:

- #51 on ENR's 2010 Top 100 CM-For-Fee Firms List
- #57 on ZweigWhite's 2010 Hot Firm List
- 2010 District of Columbia Small Business Person of the Year Award
- 2010 Society for Marketing Professional Services National Marketing Communications Award: Newsletter Internal
- 2009 Air Force Design Merit Award for Lackland AFB, TX, Recruit Housing and Training Master Plan
- 2009 SAME Industry Award to a Small Business in Support of DoD Programs
- 2009 AEGIS Award Recipient
- 2008 Department of Veterans Affairs Enterprising Veteran of the Year Award
- 2007 Department of Defense Service Disabled Veteran Owned Small Business Achievement Award
- 2007 Science Applications International Company (SAIC) Small Business of the Year Award

For more information about JMWA's Asset Management, or any of our other Environmental, Facilities or Logistics lines of business, visit us at www.jmwaller.com or contact one of our offices below.

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