



# Operations Lifecycle Management (OLM) Solutions

## Overview:

This internet-based cloud-computing solution was developed to assist organizations with the management of their long-term lifecycle costs of their owned or occupied buildings.

## Facilities Inspections:

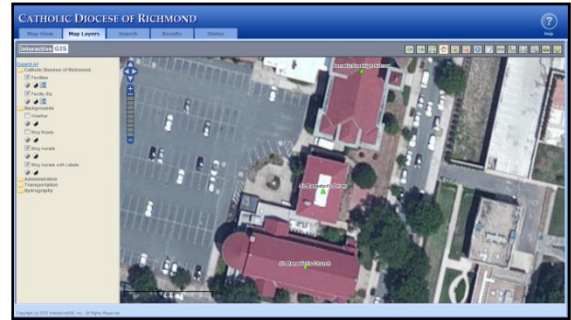
The inspection of buildings and grounds where scores are given on the basic condition of the building and grounds based on a checklist of over 101 checkpoints across 9 major categories.

- Manages facility information and data associated with physical assets in an easy to use online Geographic Information System (GIS) based system
- Scores condition based on industry standard best practices or defined company standard
- Includes detailed inspection reports across multiple system categories, including scores, status, condition notes and photos
- Supports due diligence of prospective assets for mergers and acquisition consideration
- Manages information on all leased and owned properties

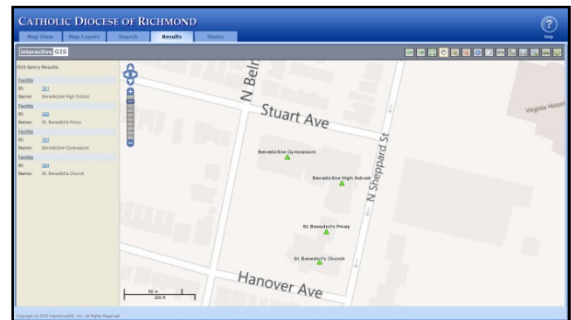
## Facilities Reports:

The reports of the condition of the buildings that form the basis for prioritizing repairs based on severity, priority, and category as well as reserve report projections and Capital Expenditure budget projections.

- Provides an automated punch list of defects based on inspection reports as well as estimates for remediation
- Integrates Cost Escalation Tradeoff Analysis (CETA) for deferred maintenance impact
- Prioritizes defects and repairs and then assigns them to either near term maintenance budgets or long-term Capital Expenditure (CapX) budgets
- Develops a multi-year CapX strategy on 5, 7, 10, 15, 20 and 30 year cycles
- Provides a trade-off analysis for maintenance and CapX budgets against priorities across entire asset portfolio
- Manages property portfolio condition and maintenance records needed to stratify federal audit and reporting requirements, where applicable
- Includes potential savings on furniture, fixtures and equipment (FF&E) through G3 consolidated buying, installation and management
- Built-in decision support system for managing costs and revenues on per employee, per square foot, per facility or system wide basis
- Manages land value, improvements, taxes, business income, expenses and costs



Aerial Photographs of Buildings and Grounds



Easy-to-use Web-based InteractiveGIS System

Category / Sub-Category / Item	Score	Status	Condition	Links
1.0 Building Exterior	8.0	Acceptable		
1.1 Foundation and Elements	8.0	Acceptable		
1.1.1 Deck 1 Deck with partial treatment and attic space	8.0	Acceptable		
1.2 Chalking and Foliage	8.0	Acceptable		
1.2.1 no evidence of water with the brick and mortar at time of inspection	8.0	Acceptable		
1.3 Guttering and Windows	8.0	Acceptable		
1.3.1 Insulation cavity and trim. Sills show evidence of and the need for painting	4.0	Needs att.		
1.3.2 no evidence of water with the brick and mortar at time of inspection in allowing infiltration of water, wind and debris	7.0	Needs att.		
1.4 Roofing	3.0	Needs att.		
1.4.1 No flat roof with curb flat section in need of repair. Sills show partial water infiltration. Flat roof appears to be in working condition	3.0	Needs att.		
1.4.2 Clear gutter systems show evidence of water damage	3.0	Needs att.		
1.4.3 no damaged gutter appears to be missing at parking lot elevation leading to runoff at recessed panels around structure and foot traffic	3.0	Needs att.		
1.5 Customer Ratings	8.0	Acceptable		
1.5.1 no deficiencies noted at time of inspection	8.0	Acceptable		
2.0 Landscaping	8.0	Acceptable		
2.1 Lawn Maintenance and Care	8.0	Acceptable		
2.1.1 no deficiencies noted at time of inspection	8.0	Acceptable		
2.2 Irrigation System and Schedulers	8.0	Acceptable		
2.2.1 no	8.0	Acceptable		
2.3 Tree Trimming and Pruning	7.0	Needs att.		
2.3.1 Large trees have no evidence of need for proper distance from structure	7.0	Needs att.		
2.4 Check or Replace in Landscaping	7.0	Needs att.		
2.4.1 large trees noted in various yards at rear elevation of structure	7.0	Needs att.		
2.6 Roofing, Gutters and Downspouts	8.0	Acceptable		
2.6.1 Checks on Damage	8.0	Acceptable		
2.6.1.1 asphalt and trim work in good condition	8.0	Acceptable		
2.6.1.2 no deficiencies noted at time of inspection	8.0	Acceptable		
2.6.2 Trimming or Replacing Trees	8.0	Acceptable		

Comprehensive Annual Inspection Reports

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Web-Based Portal for Tracking Repair Status



# Operations Lifecycle Management (OLM) Solutions

## Benefits:

### Chief Operating Officer and Facilities Manager

- On-line platform can be accessed from any web browser
- Online document repository for leases, warranties, tax documents, etc.
- Detailed inspections provide history of property condition
- Track savings in utilities and changes in taxes
- Track repair costs for chronic problems and defects
- Coordinated repairs at multiple locations can save up to 10%
- Photo archive provides proof that repairs were done right
- Savings from repair of chronic problems saves in long run
- Evaluate staffing levels and make recommendations
- Built-in decision support system for managing costs and revenues on per employee, per square foot, or system wide basis

### Chief Financial Officer and Chief Executive Officer

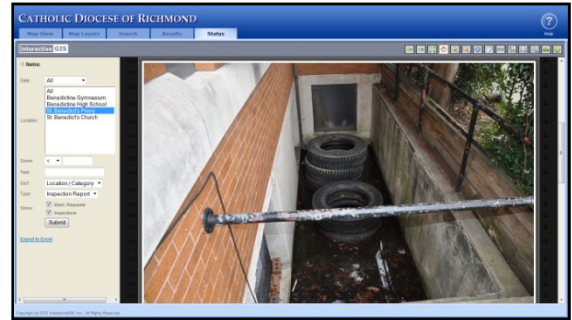
- Easy to afford cost per sq. ft. cost model
- On-line means no servers, software or IT staff to buy
- Due diligence inspection before property acquisition
- Manage CapX on 5, 7, 10, 15, 20 and 30 year cycles
- Manage reserve requirement based on defects and costs
- Provides a trade-off analysis for maintenance and CapX budgets against priorities across entire asset portfolio
- Save up to 40% on Furniture, Fixtures and Equipment (FF&E) due to consolidated buying, installation and management
- Manages land value, improvements, taxes, business income, expenses and costs
- Easy access to utility info shows savings due to repairs
- Detailed property conditions allow adjusted depreciation
- Save up to 10% on repairs with G3 personnel
- Save up to 10% on CapX budgets overall
- Save up to 10% on deferred repairs by priority by severity

### Chief Information Officer and System Administrators

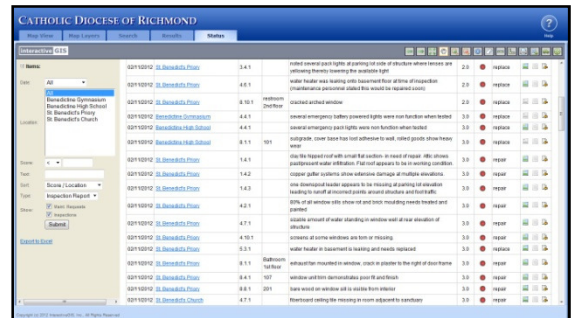
- Print Engineer-grade, scaled maps from a web browser
- On-line means no servers, software or IT staff to buy
- Fully customizable industry standard GIS solution
- No licensing fees for software with cloud-based service
- Nearly endless search and query combinations
- Input info directly into the maps by drawing on screen
- Tiered security system with partitioned user access to data
- Export data in a wide range of standard GIS formats
- System updated automatically for all users
- Supports Android, iPad and iPhone mobile platforms

### G3 Systems, Inc.:

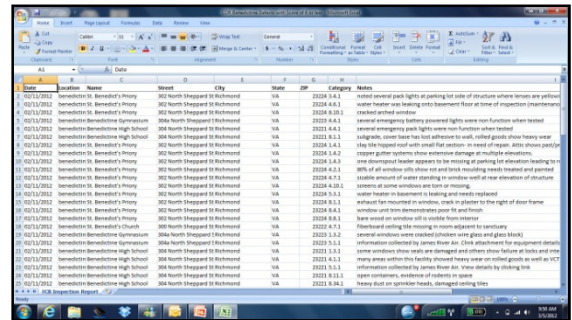
Helping you unlock the value of your operation lifecycle data.  
 "Quality at the Point of Service"



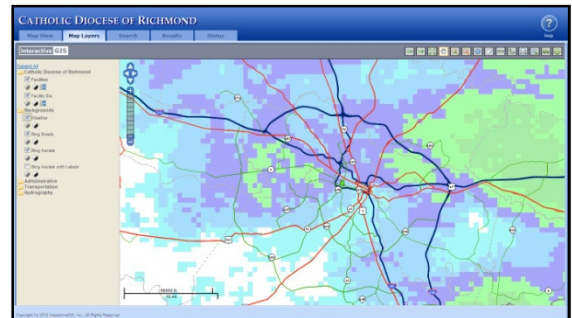
Document Repository and Defect Photo Archive



Prioritization Reports by Defect Severity



Export Reports to Microsoft Excel



Integrated Weather Radar to Predict Damage

### For More Information Contact:

Gordon G. Miller III, (804) 852-8999  
 gordon@g3.com