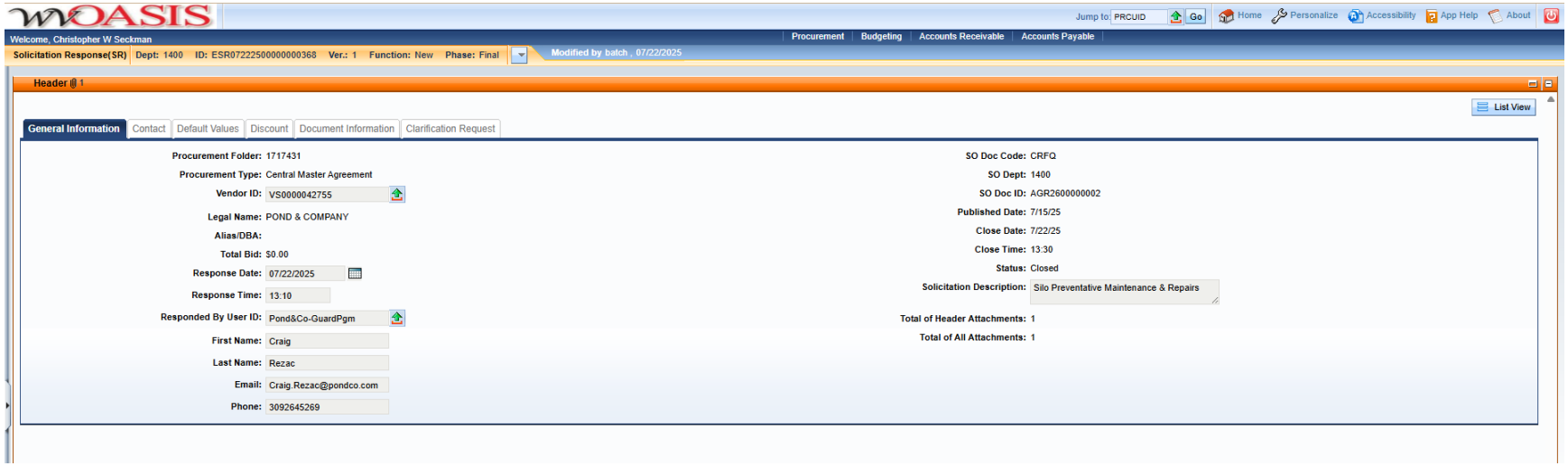
The following documentation is an electronically-submitted vendor response to an advertised solicitation from the *West Virginia Purchasing Bulletin* within the Vendor Self-Service portal at ***wvOASIS.gov***. As part of the State of West Virginia's procurement process, and to maintain the transparency of the bid-opening process, this documentation submitted online is publicly posted by the West Virginia Purchasing Division at ***WVPurchasing.gov*** with any other vendor responses to this solicitation submitted to the Purchasing Division in hard copy format.


WVOASIS
Jump to PRCUID Go
Home Personalize Accessibility App Help About
Welcome, Christopher W Seckman
Procurement Budgeting Accounts Receivable Accounts Payable
Solicitation Response(SR) Dept: 1400 ID: ESR07222500000000368 Ver.: 1 Function: New Phase: Final
Modified by batch , 07/22/2025
Header @ 1
List View
General Information
Contact
Default Values
Discount
Document Information
Clarification Request
Procurement Folder: 1717431
Procurement Type: Central Master Agreement
Vendor ID: VS0000042755
Legal Name: POND & COMPANY
Alias/DBA:
Total Bid: $0.00
Response Date: 07/22/2025
Response Time: 13:10
Responded By User ID: Pond&Co-GuardPgm
First Name: Craig
Last Name: Rezac
Email: Craig.Rezac@pondco.com
Phone: 3092645269
SO Doc Code: CRFQ
SO Dept: 1400
SO Doc ID: AGR2600000002
Published Date: 7/15/25
Close Date: 7/22/25
Close Time: 13:30
Status: Closed
Solicitation Description: Silo Preventative Maintenance & Repairs
Total of Header Attachments: 1
Total of All Attachments: 1

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Solicitation Response

Proc Folder:	1717431
Solicitation Description:	Silo Preventative Maintenance & Repairs
Proc Type:	Central Master Agreement

Solicitation Closes	Solicitation Response	Version
2025-07-22 13:30	SR 1400 ESR07222500000000368	1

VENDOR

VS0000042755
POND & COMPANY

Solicitation Number: CRFQ 1400 AGR2600000002

Total Bid: 0 **Response Date:** 2025-07-22 **Response Time:** 13:10:07

Comments: This is a response to State of West Virginia Centralized Expression of Interest Architect/Engr Proc Folder: 1733931.

FOR INFORMATION CONTACT THE BUYER
Larry D McDonnell
304-558-2063
larry.d.mcdonnell@wv.gov

Vendor
Signature X **FEIN#** **DATE**

All offers subject to all terms and conditions contained in this solicitation

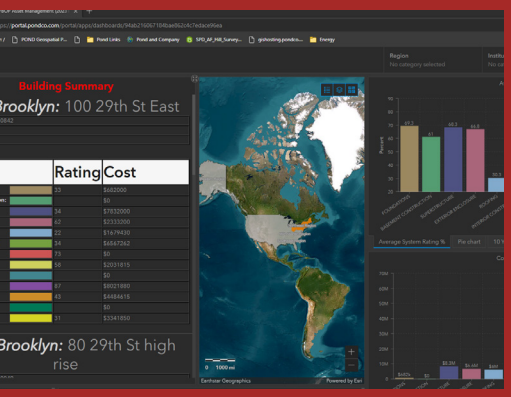
Line	Comm Ln Desc	Qty	Unit Issue	Unit Price	Ln Total Or Contract Amount
1	Silo Preventative Maintenance & Repairs	1.00000	EA	0.000000	0.00

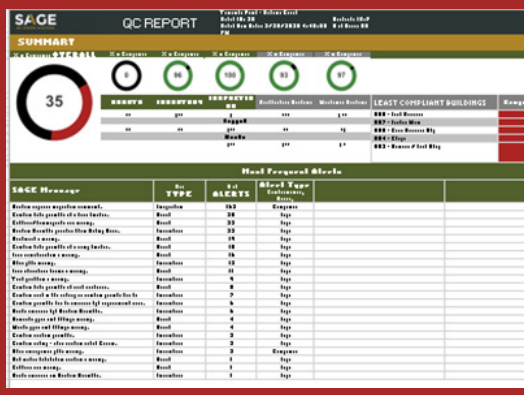
Comm Code	Manufacturer	Specification	Model #
78131501			

Commodity Line Comments: Bid unit price and delivery days not required at this time per solicitation documents; specific instructions to omit "price" or "fee" with Vendor's EOI response.
Submitting Pond & Company response to State of West Virginia Centralized Expression of Interest Architect/Engr Proc Folder: 1733931 to provide professional engineering services for the BUILDER Sustainment Management System Implementation, including Site Assessments & Facility Inspections, for facilities throughout WV, per the Instructions to Vendors Submitting Bids for EXPRESSION OF INTEREST CEOI ADJ26*01, BUILDER Sustainment Management System-Site Assessments & Facility Inspections Phase 3 (2025).

Extended Description:

See attached documentation for further details.





Statement of Qualifications

EOI | BUILDER Site Assessments & Facility Inspections 2025

State of West Virginia | Solicitation # CEOI 0603 ADJ2600000001

JULY 22, 2025

POND

Table of Contents

3500 Parkway Lane, Suite 500
Peachtree Corners, GA 30092
T: 678.336.7740

22 July 2025

Mr. David H Pauline
Department of Administration | Purchasing Division
2019 Washington St E
Charleston, WV 25305
david.h.pauline@wv.gov

Re: Statement of Qualifications | WVARNG BUILDER Site Assessments & Facility Inspections 2025 | CEOI 0603 ADJ2600000001

Dear Mr. Pauline:

Pond is pleased to submit our qualifications for BUILDER Site Assessments & Facility Inspections services for the West Virginia Army National Guard. We bring our core values and commitment for exceptional customer service to this contract along with a core team of 75 BUILDER SMS subject matter experts backed by a diverse team of over 900 architects, engineers and facility survey leaders to provide the services your project requires. To this project, we bring:

- **Our Commitment to the West Virginia Army National Guard Program:** There is no substitute for passionate, knowledgeable and skilled people. We have built a Team for this project of proven BUILDER SMS FCA experts, architects, and engineers with experience serving the Army National Guard for similar initiatives. The Pond team has completed over 500 NGB projects, including multiple BUILDER SMS projects in the past 36 years which encompasses over 220,000,000 SF of assessments and $1.65 billion in construction value. Locally, we have successfully partnered with the West Virginia Guard on eight completed projects including BUILDER SMS and other facility assessments. This experience ensures an outcome tailored to the WVARNG that requires no learning curve, while enhancing mission readiness and reducing risk of project execution.
- **Our Commitment to Quality:** High-quality, technically sound analyses and documents are the best way to avoid change orders and additional costs. We utilize our extensive experience and use of the latest plan modeling software to give us the advantage of a fully collaborative BUILDER SMS planning process, where we are able to resolve conflicts as the project progresses and correct issues immediately. Before any submittal leaves our office, it is reviewed by Senior Technical Staff. Moreover, before a project is finalized it will have been through a multi-discipline review by senior level BUILDER SMS FCA and ARNG subject matter experts to review the project from beginning to end and ensure it is technically sound and executable. This dedication to quality ensures a fully auditable, programmable and executable product, ensuring mission-readiness and maximizing your return on investment.
- **Knowledge of the BUILDER Site Assessment & Facility Inspection Process:** The Pond team has first-hand knowledge of the BUILDER SMS FCA process through highly successful execution of multiple studies for DoD totaling over 220,000,000 GSF, including statewide BUILDER SMS Assessments for WVARNG, as well as BUILDER SMS Assessments for LAARNG, SCARNG at McEntire JNGB, FLARNG, and multiple other state ARNGs. Pond is an active BUILDER SMS partner to the ARNG, providing niche service subject matter expertise in the development of BUILDER SMS based on our knowledge of the initiative and ARNG requirements.

Pond has enjoyed the opportunity to work with the National Guard for many years. We have proven that you can rely on our team to guide you through the most challenging projects. With our location, experience and dedication to the NGB BUILDER SMS process we truly believe that our team is the best choice for this project.

We look forward to the opportunity to present our qualifications to you in person!

Sincerely,

Pond

Sam Briuglio, GISP
Senior Vice President
briuglios@pondco.com | 504.913.0249

Architects
Engineers
Planners
Constructors

Department of Administration
Purchasing Division
2019 Washington Street East
Post Office Box 50130
Charleston, WV 25305-0130

State of West Virginia
Centralized Expression of Interest
Architect/Engr

Proc Folder:	1733931		**Reason for Modification:**
Doc Description:	EOI- BUILDER Site Assessments & Facility Inspections 2025		
Proc Type:	Central Purchase Order		
Date Issued	**Solicitation Closes**	**Solicitation No**	**Version**
2025-07-07	2025-07-22 13:30	CEOI 0603 ADJ2600000001	1

BID RECEIVING LOCATION

BID CLERK
DEPARTMENT OF ADMINISTRATION
PURCHASING DIVISION
2019 WASHINGTON ST E
CHARLESTON WV 25305
US

VENDOR

Vendor Customer Code: VS0000042755
Vendor Name : Pond & Company
Address : Pond & Company
Street : 3500 Parkway Lane, Suite 500
City : Peachtree Corners
State : GA **Country :** USA **Zip :** 30092
Principal Contact : Sam Briuglio, GISP, SVP
Vendor Contact Phone: 504.913.0249 **Extension:** N/A

FOR INFORMATION CONTACT THE BUYER
David H Pauline
304-558-0067
david.h.pauline@wv.gov

Vendor Signature X  **FEIN#** 58-1639128 **DATE** 7/21/2025

All offers subject to all terms and conditions contained in this solicitation

ADDITIONAL INFORMATION

The West Virginia Purchasing Division, for the agency, the West Virginia Army National Guard, Construction and Facilities Management Office, is soliciting Expressions of Interest from qualified firms to provide professional engineering services for the BUILDER Sustainment Management System Implementation for Phase 3 (2025), including Site Assessments & Facility Inspections, for facilities throughout WV, per the attached documentation.

INVOICE TO	SHIP TO
ADJUTANT GENERALS OFFICE 1707 COONSKIN DR CHARLESTON WV 25311 US	ADJUTANT GENERALS OFFICE 1707 COONSKIN DR CHARLESTON WV 25311 US

Line	Comm Ln Desc	Qty	Unit Issue
1	EOI- BUILDER Site Assessments & Facility Inspections 2025		

Comm Code	Manufacturer	Specification	Model #
81101508			

Extended Description:

Provide professional engineering services for the BUILDER Sustainment Management System Implementation, including Site Assessments & Facility Inspections, for facilities throughout WV, per the attached documentation.

SCHEDULE OF EVENTS

Line	Event	Event Date

Section I. Qualifications, Experience, and Past Performance

POND

SECTION I. QUALIFICATIONS, EXPERIENCE, AND PAST PERFORMANCE

POND TEAM ADVANTAGE

BUILDER SMS Assessment Subject Matter Expertise The Pond Team has demonstrated experience completing **BUILDER™ SMS assessments** for multiple DoD agencies, including the **Army National Guard**, Army, Navy, Air Force, and Air National Guard. Our team includes a deep bench of architects and engineers ready to support this contract. We have experienced **BUILDER™ SMS assessment teams** that have been working in **BUILDER™ SMS** since mandated by the DoD. Our team hastaken the time to **know the BUILDER™ SMS process intimately** and will access the database set to assess and display the condition and results using the **latest BUILDER™ SMS techniques**. Pond, working with DIGON Systems, is on the leading edge of applying other technologies to BUILDER™ SMS, including **user-customizable Power BI dashboards**, allowing for **easier consumption of BUILDER™ SMS data**, and **enabling key stakeholders to immediately visualize the benefits of BUILDER™ SMS** as an assessment tool.

In-Depth Knowledge of WVARNG Facility Conditions Statewide **Over the past 7 years we have successfully executed three task orders for BUILDER™ SMS with WVARNG totaling 3,678,640 GSF at 26 sites throughout the state**. This established relationship, knowledge of WVARNG facilities and infrastructure, and technical expertise helps to eliminate the learning curve for this project, ultimately minimizing risk to the government. From this analysis, Pond brings in-depth knowledge of WVARNG's portfolio of sites, existing facility plans, facility conditions, facility personnel, and utilities infrastructure.

Cutting Edge Approach to BUILDER SMS Data Collection Analysis and Dissemination: Pond is a leader in the development and implementation of new technologies for data collection, analysis and dissemination. In addition to our use of the FLOW interface for BUILDER SMS data collection, we have **implemented Power BI and a series of ESRI-based technologies to enhance analysis and visualization of BUILDER SMS outputs, as well as links between BUILDER data and data from real property systems such as PRIDE and ePRISMS.**

Pond's BUILDER SMS expertise combined with our knowledge of WVARNG facilities ensures the WVARNG receives high quality data that produces auditable and actionable recommendations for future programming requirements.

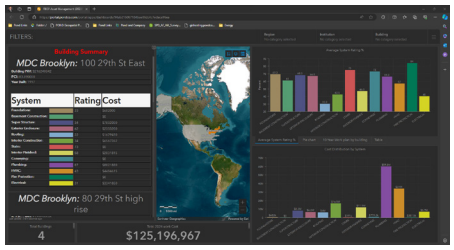
POND | Project Management, Quality Assurance, BUILDER SMS Assessments (Architectural, Mechanical, Electrical, Fire Protection, Structural, and Civil Engineering)

- Pond brings a 60-year history of managing facility assessment, including BUILDER SMS Facility Condition Assessments, planning and design projects.
- Over the last 7 years, Pond has completed BUILDER Site Assessments and Sustainment at 26 ARNG sites across West Virginia.
- Experts in application of the UNIFORMAT II Classification System.
- Over the last 34 years, Pond has continuously worked with National Guard at both the Federal and State levels, ensuring familiarity with facility types and mission requirements.
- In the last five years alone, Pond has performed BUILDER SMS assessments for over 1,150 ARNG facilities and has assessed over 220M SF of facilities worldwide.

DIGON SYSTEMS | BUILDER SMS Subject Matter Expertise (SME)

- Founded in 2008, DIGON is a small business 100% dedicated to the BUILDER community.
- Brings unmatched technical expertise, having served as BUILDER SME on 200M SF of facilities.
- Eight year working relationship with Pond, serving as a subconsultant on 16 BUILDER™ SMS assessment projects, of which nine projects for the Army National Guard.
- Teamed with Pond for two previous task orders of WVARNG BUILDER Site Assessments and Facility Inspections, which included 26 ARNG sites across West Virginia.
- DIGON holds a Cooperative Research and Development Agreement and is an authorized provider for BUILDER with CERL.
- Trained thousands of users in-person and with their self-paced online training program, developed a data-entry app to increase the walk rate and accuracy of assessment teams, created the only tool that lets BUILDER talk to any CMMS, reviewed over 3M BUILDER sections for data quality issues, and host the annual BUILDER Summit conference in San Antonio, TX.

POND'S ESTABLISHED BUILDER SMS PROGRAM

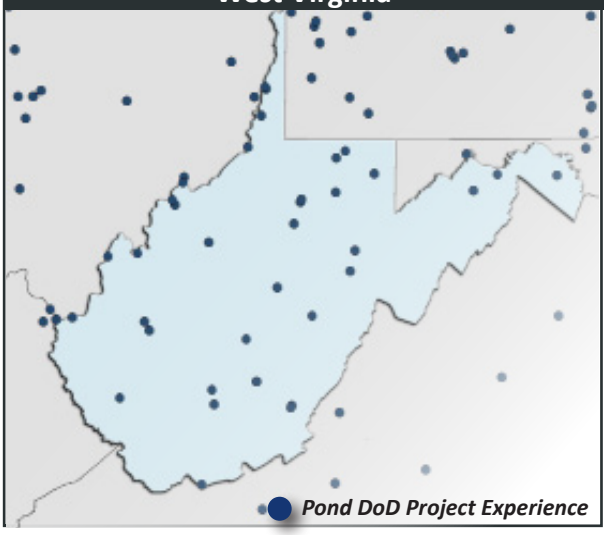


Pond has demonstrated experience completing **BUILDER™ SMS assessments** for multiple DoD agencies including Army National Guard, Army, Navy, Air Force, and Air National Guard. Our team includes a deep bench of **75 personnel including BUILDER™ SMS SMEs, architects and engineers** ready to support this contract with one of the **most experienced BUILDER™ SMS assessment teams since BUILDER™ SMS was mandated for facilities assessments**. Our team members have completed **facility condition assessments for over 220,000,000 SF of DoD facilities** through CONUS and OCONUS, taking the time to **know the BUILDER™ SMS software intimately**, and will implement this experience to assess all relevant facility components, run analysis, develop a prioritized project list for facility lifecycle improvements and **train WVARNG personnel on the BUILDER™ SMS process**. Pond is on the leading edge of applying other technologies to **BUILDER™ SMS** such as GIS-based, **user-customizable Power BI dashboards,** graphics, and other methods, allowing for data-driven decisions, and enabling key stakeholders to immediately visualize the benefits of **BUILDER™ SMS** as an assessment tool.

Army National Guard: Our team has captured existing building information and entered building materials, system types, and quantities into BUILDER™ SMS using the direct assessment method for 13 different building systems for over 8,400,000 SF of ARNG facilities. The results of our assessments were then used to support justification for planning Sustainment, Restoration, and Modernization (SRM) projects.

In addition, we have held multiple **training sessions for ARNG personnel, ensuring that they are able to carry BUILDER™ SMS best practices forward.** Specific to this proposed task order, Pond has direct **experience performing BUILDER™ SMS surveys for WVARNG and creating user-customized Power BI dashboards** to enable data-driven decisions for **WVARNG facilities throughout the state. Over the past 7 years we have successfully executed four task orders for BUILDER™ SMS with WVARNG totaling 3,678,640 GSF at 26 sites throughout the state. This established relationship, knowledge of WVARNG facilities and infrastructure, and technical expertise helps to eliminate the learning curve for this project, ultimately minimizing risk to the government.**

Pond DoD Project Experience Across West Virginia



Relevant Experience Utilizing BUILDER™ SMS

The Pond Team has conducted millions of square feet of BUILDER™ SMS assessments across multiple DoD agencies. The following table provides a quick snapshot of Pond's BUILDER experience

CLIENT	YR WORK PERFORMED	# OF EMPLOYEES	PRODUCTION RATE (SF/DAY)	# OF SITES	# OF BLDGS ASSESSED	TOTAL SF ASSESSED
West Virginia Army National Guard	2025	6	66,403	11	12	796,841 SF
West Virginia Army National Guard	2023	6	75,000	10	45	735,038 SF
West Virginia Army National Guard	2021	8	75,000	11	38	736,761 SF
West Virginia Army National Guard	2018	8	56,000	7	77	1,410,000 SF
Louisiana Army National Guard	2022	12	75,000	50	635	2,147,342 SF
Red River Army Depot, TX and Holston Army Ammunition Plant, TN	2022	12	100,000	2	229	4,574,946 SF
Louisiana Army National Guard	2020	8	75,000	3	151	687,214 SF
South Carolina Army National Guard	2019	8	27,618	1	19	552,372 SF
JB San Antonio, Fort Sam Houston	2016	8	110,000	1	1	330,000 SF
Georgia Army National Guard	2013	6	63,400	21	95	1,327,000 SF

POND TEAM'S KEY PERSONNEL FOR THE BUILDER SITE ASSESSMENTS & FACILITY INSPECTIONS

Pond's Team, led by Project Manager, Kermit Lewis, GISP, specializes in providing technical services for site assessment and facility inspection projects utilizing the BUILDER™ SMS application to support future planning, programming, design and construction activities, and has completed over 220,000,000 GSF of relevant deliverables. As detailed in the staff introductions and detailed resumes, Kermit and Pond's seasoned team of architects and engineers possess the necessary professional qualifications and relevant DoD project experience, including BUILDER™ site assessments and facility inspections, mechanical and architectural studies and investigations of real property assets to ensure a successful execution.

PROGRAM PRINCIPAL
Sam Briuglio, GISP

QA/QC MANAGER
Paul Schowalter

PROJECT MANAGEMENT
Project Manager
(Primary Point of Contact)
Kermit Lewis, GISP ★

PROJECT IMPLEMENTATION & DATA VALIDATION
BUILDER SME/Information Manager
Paul Schowalter ★

POND FIELD ASSESSMENT TEAM

Mechanical Engineer
Jennifer Naizer, PE, LEED AP ★
Alexandra Yankey, PE

Architect
Lorraine White, AIA, LEED AP ★
Chad Saleeby, RA, LEED AP BD+C
Tarshelda Chisley

Structural Engineer
Chris Jenkins, PE, LEED AP BD+C ★
Donald Gentry, PE, SE

Electrical Engineer
Tom Higgins PE, RCDD, LEED AP ★
Joe Stitt, PE, LEED AP

Fire Protection Engineer
Brandon Hofstead, FPE ★
Dan Brace, FPE

Site/Infrastructure Engineer
Tanya Norman, PE ★
Kevin Hendrix, PE

Bold Type ★ = Qualifications provided on the subsequent pages, followed by detailed resumes.

DEDICATED NGB TEAM WITH ARNG BUILDER SMS EXPERTISE

Under 2 consecutive nationwide IDIQs and state IDIQs in West Virginia, South Carolina, Texas, Georgia, Florida and Louisiana, Pond has completed over 500 NGB projects in the past 36 years, totaling over $1.65B in construction value. In just the last four years, ***Pond has completed 7 ARNG BUILDER™ Site Assessments and Facility Inspections, 5 Installation Energy & Water Plans with ASHRAE Level II Audits, and 5 regional plans for Army National Guard clients****. This in-depth experience ensures* ***expertise in utilizing the most current version of the*** **BUILDER™** ***SMS application****, as well as qualifies our team as a* **current BUILDER™ SMS trainer** *for our ARNG clients.*

PRIMARY POINT OF CONTACT

Kermit Lewis, GISP, LSP | Project Manager | Primary Point of Contact

- 29 years of asset management experience working for DoD agencies including Army and Air Force, with a specialization in ARNG BUILDER™ SMS Implementation and training.
- Specializes in providing technical management for Facility Inspection projects and BUILDER™ implementation to support future planning, programming, design and construction activities, and has managed over 200,000,000 GSF of relevant deliverables.
- Extensive experience leading site assessments and facility inspections for the ARNG, including tWVARNG utilizing the most current version of the BUILDER™ SMS application.

Paul Schowalter | Information Manager

- 39 years of architectural design, facility condition assessment, and project management experience for a variety of clients throughout the US.
- Worked as a sub to Pond on eight BUILDER™ SMS assessment projects, of which five projects for the Army National Guard, including multiple WVARNG BUILDER™ SMS Implementation covering facilities statewide.
- Expertise utilizing the most current version of the BUILDER™ SMS application.

Jennifer Naizer, PE, LEED AP BD+C | Mechanical Engineer

- 12 years of large-scale facility condition assessment (BUILDER™ SMS) and mechanical design experience on projects for DoD, federal and state clients,
- Extensive NGB experience providing the design and assessment for 40+ Army and Air National Guard projects.

Lorraine White, AIA, NCARB, LEED AP BD+C | Architect

- 21 years of design, planning, and facility inspection (BUILDER™ SMS) experience.
- Performed site inspections and facility assessments for WVARNG, SCARNG, and other DOD clients nationwide. Adept at performing existing facility assessments, space planning, code reviews (UFC, NFPA 101, IBC, and ADA) and programming.

Chris Jenkins, PE, LEED AP BD+C | Structural Engineer

- 29 years of experience providing project management and structural engineering design and facility assessments (BUILDER™ SMS) for DoD projects.
- 20 years experience working on 145 NGB projects, including WVARNG BUILDER Assessments, ensures familiarity with mission requirements and local site conditions.

Tom Higgins, PE, RCDD, LEED AP | Electrical Engineer

- 17 years of electrical engineering analysis and design experience on DoD projects ranging from BUILDER™ SMS and FCAs to vertical facilities to aircraft maintenance hangars.
- Specializes in code compliance (NFPA, IBC, Local), as well as delivering designs that comply with ANG ETL 15-01, ANSI/TIA-EIA-942 & 606, UFC 3-580-01, and UFC 4-141-04.

Brandon Hofstead, FPE | Fire Protection Engineer

- 17 years of experience providing fire protection systems design, BUILDER™ SMS assessments, means of egress analysis, accessibility oversight, acceptance/ maintenance testing, and code equivalency documentation.
- Provided fire suppression and alarm design for 95 NGB projects.

Tanya Norman, PE, GPCP | Site/Infrastructure Engineer

- 20 years of site/civil design and site assessment (BUILDER™ SMS) experience, including 16 years of executing projects at DoD installations
- Specializations include site layout with respect to AT/FP requirements; pavement design using PCASE software; storm drainage design; utility and grading plan preparation.

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
KERMIT LEWIS, GISP	Project Manager	29	9

15. FIRM NAME AND LOCATION *(City and State)*

Pond – Metairie, LA

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
MS, Geography: University of New Orleans, 2002; BA, Geography: Grambling State University, 1995	Geographic Information Systems Professional (GISP): LA #91123

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 29 years of **Asset Management** experience working for the DoD including Army National Guard, USAF, and Army clients at the Installation and Major Command level, as well as state, local government, and agency clients.
- Specializes in providing technical management for **Facility Condition Assessment** (**FCA)** projects and **BUILDER SMS** implementation to support **future planning, programming**, **design and construction activities**, and has managed over 220,000,000 GSF of relevant deliverables.
- Excels in leading and managing the development of large-scale **Facility Condition Assessment** (**FCA**) projects utilizing the **most current version of the BUILDER SMS application**.
- Extensive experience with Army, National Guard, and Air Force survey and development, field data collection techniques for **BUILDER** and **FCA** development, ePRISMS, data conversion and analysis, space utilization dataset (SUDs) development/management, space file geolocation and GPS data accuracy validation, and application programming experience.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 2 (2024), Statewide, WV	PROFESSIONAL SERVICES 2025	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Project Manager – Kermit led Phase 2 (2024) of the **BUILDER SMS for the** West Virginia **Army National Guard**, which included **facility condition assessments of 12 facilities totaling 796,841 SF across 11 locations**. A team of highly qualified, experienced engineers and architects collected inventory and provided direct condition-ratings of building systems and components in the field using customized, tablet-based FLOW software, the assessors. Kermit is managing development of a user-customizable Power BI dashboard that will enable the WVARNG to make data-driven decisions. *Fee: $302,799*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 2, Statewide, WV	PROFESSIONAL SERVICES 2023	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Project Manager – Kermit led Phase 2 of the **BUILDER SMS for the Army National Guard facilities** in West Virginia, which included **facility condition assessments of 45 facilities totaling 735,038 SF across 10 locations**. A team of highly qualified and experienced engineers and architects collected inventory and provided direct condition-ratings of building systems and components in the field using customized, tablet-based FLOW software, the assessors. *Fee: $279,314*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 2, Statewide, WV	PROFESSIONAL SERVICES 2021	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Project Manager – Kermit led Phase 1, Task Order 2 of the **BUILDER SMS for the Army National Guard facilities** in West Virginia, which included **facility condition assessments of 38 facilities totaling 736,761 SF across 11 locations**. Over the three (3) one-week site visits, a team of engineers (electrical, fire protection, HVAC, plumbing and structural) and architects performed inventory and condition-rating of building systems and components with the results input into BUILDER. *Fee: $249,500*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phase 2, Various Locations, Statewide	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Project Manager – Kermit led Phase 2 of **BUILDER SMS Implementation** for the Louisiana National Guard, which included **151 buildings totaling 687,214 SF**. Kermit was able to reduce travel cost, increase client interaction, and provide on-site technical support and training. This project was an opportunity for Pond to work with people from our state's communities to improve the National Guard facilities in our state. The team's performance led directly to Pond being awarded the subsequent BUILDER contract phases 3 and 4. *Fee: $243,960*

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phases 3 & 4, Various Locations, Statewide	PROFESSIONAL SERVICES 2022	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Project Manager – Project Manager – Kermit led Phase 3 & 4 of **BUILDER SMS Implementation** for the Louisiana National Guard, which included 584 buildings totaling 2,147,342 SF spread across 53 sites throughout Louisiana. Kermit was able to reduce travel costs, increase client interaction, and provide on-site technical support and training. *Fee: $810,697*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
PAUL SCHOWALTER	BUILDER SME / Information Manager	39	10

15. FIRM NAME AND LOCATION *(City and State)*

Digon Systems – Fort Collins, CO

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BA, Architecture, Urban Design Emphasis, 1985	

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 39 years of architectural design, facility condition assessments (BUILDER SMS), and project management experience for a variety of clients throughout the US.
- Worked as a **sub to Pond on fifteen BUILDER SMS assessment projects, of which eight projects for the Army, NGB, including the WVARNG BUILDER Site Assessments and Facility Inspections at 27 sites across the state.**
- Extreme attention to detail and ability to shepherd projects to completion ensures seamless **BUILDER SMS.**
- Expertise utilizing the **most current version of the BUILDER SMS application**.
- Paul has trained thousands of users in-person and through Digon's self-paced online training program, developed a data-entry app to increase the walk rate and accuracy of assessment teams, created the only tool that lets BUILDER talk to any CMMS, reviewed over 3M BUILDER sections for data quality issues, and host the annual BUILDER Summit conference in San Antonio, Texas.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER Site Assessments and Facility Inspections, Phase 2 (2024), Statewide, WV	PROFESSIONAL SERVICES: 2025	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

BUILDER SME/Information Manager – Paul is providing Quality Control **using the SAGE Quality Control Support tool** for Phase 2 (2024) of the **BUILDER SMS for the West Virginia Army National Guard**, which includes **facility condition assessments of 12 facilities totaling 796,841 SF across 11 installations**. Paul reviews the results of data inventory and condition-rating of building systems and components, prior to the results being input into BUILDER. He will conduct a two-day training session fo the WVARNG facility managers, and provide oversight in the development of the **user-customizable Power BI Dashboard**. *Fee: $302,799*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 2, Statewide, WV	PROFESSIONAL SERVICES: 2021	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

BUILDER SME/Information Manager – Paul provided Quality Control for Phase 1, TO 2 of the **BUILDER SMS for the WVARNG**, which included **facility condition assessments of 38 facilities totaling 736,761 SF across 11 installations**. Prior to the results being input into BUILDER, Paul reviews data inventory and condition-rating of building systems and components. *Fee: $249,500*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 1, Statewide, WV	PROFESSIONAL SERVICES: 2018	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

BUILDER SME/Information Manager – Paul worked as a subconsultant to Pond to successfully implemented the first phase of the **BUILDER SMS** for West Virginia Army National Guard (WVARNG) facilities, which included site assessments and facility inspections of 77 facilities, totaling 1.41 million SF across seven installations. Paul provided initial technical training to the team of architects and engineers, as well as provided quality control throughout the project. He reviewd the results of data inventory and condition-rating of 13 building systems and components, prior to the results being input into BUILDER SMS. *Fee: $455,335*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phase 2, Various Locations, Statewide, LA	PROFESSIONAL SERVICES: 2020	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

BUILDER SME/Information Manager – Working as a subconsultant to Pond, Paul provided training to field teams and quality assurance for Phase 2 of **BUILDER SMS Implementation** for the Louisiana National Guard, which included **three sites and 151 buildings totaling 687,214 SF**. DIGON gave a 3-hour BUILDER SMS Technical Briefing to all stakeholders after the In-brief. The Technical Briefing covered all aspects of assessing and rating facilities using BRED and uploading the data into BUILDER for Quality Checks. In addition, Paul provided general consulting and QA/QC services for the project. Paul's technical guidance ensure a seamless execution, which resulted in Pond being awarded the subsequent BUILDER contract phases 3 and 4. *Fee: $243,960*

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phases 3 & 4, Various Locations, Statewide, LA	PROFESSIONAL SERVICES: 2022	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

BUILDER SME/Information Manager – Paul performed Quality Control reviews for Phase 3 & 4 of **BUILDER SMS Implementation** for the Louisiana National Guard, which included 584 buildings totaling 2,147,342 SF spread across 53 sites throughout Louisiana. Paul also provided on-site technical support and training to LAARNG stakeholders. *Fee: $810,697*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
JENNIFER NAIZER, PE, LEED AP BD+C	Mechanical Engineer	12	12

15. FIRM NAME AND LOCATION *(City and State)*

Pond – Peachtree Corners, GA

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BS, Mechanical Engineering, 2013	Professional Engineer (Mechanical): GA #042854, SC #38299, IL #62.072653, FL #88124; NCEES #042854; LEED AP BD+C #10840733

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 12 years of mechanical design and large-scale facility **inspections and site assessments (BUILDER SMS)**, on projects for DoD, federal, state, and municipal clients.
- Responsible for carrying out mechanical facility assessment walk-throughs and data collection at over 30 DoD sites.
- Professional Awards: 2017, Pond Employee of the Year; 2015, Pond Project Customer Service Award
- Supports DoD clients with expertise in Life Cycle Cost Analysis, High Performance Sustainable Building requirements, and Utility Monitoring and Control Systems.
- Expertise and proven track record integrating DoD UFC 1-200-02, 3-401-01, 3-410-01, 4-010-01, 4-010-05; State Building Codes; ANG ETL 15-01-04, ARNG DG 415-1, ARNG DG 415-5.
- Specializes in the utilization of BUILDER SMS, Trane Trace 700, Revit 2020, Carrier HAP v5.11, and Carrier Economic Analysis v3.01

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 1, Statewide, WV	PROFESSIONAL SERVICES 2018	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Mechanical Engineer – Jennifer provided BUILDER site assessments and facility inspections rating the condition of the HVAC and plumbing systems for 77 facilities, totaling 1.41 million SF across seven installations. The results of the condition-ratings were uploaded into **BUILDER**. *Fee: $455,335*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
South Carolina Army National Guard | Installation Energy and Water Plan (IEWP), Statewide, SC	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Mechanical Engineer – Jennifer provided mechanical engineering support for the SCARNG IEWP. He performed **facility condition assessments and ASHRAE Level II Audits performed on 72 facilities throughout South Carolina deemed critical to the SCARNG mission** – including McCrady Training Center, McEntire Joint National Guard Base, Pine Ridge Joint Operations Center/ Emergency Management Division HQ, Columbia/TAG Complex, Greenville Joint Readiness Center and Army Aviation Support Facility, 7 Facility Maintenance Shops, and 26 Readiness Centers. Jennifer interviewed stakeholders and facility managers, as well as analyzed data collected during site visits to establish baseline metrics and trends in E&W consumption. Jennifer used data from the site visits to run ASHRAE Level II energy audits and recommend energy conservation measures. *Fee: $560,965*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Florida Army National Guard | Installation Energy and Water Plan (IEWP), Statewide, FL	PROFESSIONAL SERVICES 2022	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Mechanical Engineer – Jennifer provided mechanical engineering support for two IEWPs for the FLARNG: one IEWP for the state's critical readiness center locations and another IEWP for critical facilities at Camp Blanding Joint Training Center (CBJTC). She performed **facility condition assessments and ASHRAE Level II Audits performed on 56 facilities throughout Florida deemed critical to the FLARNG mission.** These site visits, during which Jennifer interviewed stakeholders and facility managers, were crucial to understanding and verifying facility and infrastructure conditions and capacities. Data from the ASHRAE Audits was utilized to model facility energy usage and to make recommendations for energy and water reduction measures. *Fee: $504,559*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phases 3 & 4, Various Locations, Statewide, LA	PROFESSIONAL SERVICES 2022	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Mechanical Engineer – Jennifer provided mechanical and plumbing system assessments for Phase 3 & 4 of **BUILDER SMS Implementation** for the Louisiana National Guard, which included 584 buildings totaling 2,147,342 SF spread across 53 sites throughout Louisiana. The assessment team of engineers and architects performed inventory and condition-rating of building systems and components and input the results into BUILDER. *Fee: $810,697*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
LORRAINE WHITE, AIA, LEED AP, NCARB	Architect	21	21

15. FIRM NAME AND LOCATION *(City and State)*

Pond – Columbia, SC

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BA, Architecture: University of Notre Dame, 2003	American Institute of Architects (AIA) #38547832, Registered Architect (RA) SC #9392, Leadership in Energy and Environmental Design (LEED AP) #10095226/ SC, National Council of Architectural Board (NCARB) #83886

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 21 years of **architectural design, planning, programming, and facility condition assessments (BUILDER SMS) experience**
- In the past five years, Lorraine provided architectural design and BUILDER SMS assessments for 18 NGB task orders with construction values ranging from $17K to $8.4M
- Extensive BIM Training includes REVIT for Architectural Design, REVIT, AutoCAD, and VR Walkthru Technology
- Extensive experience leading design and **planning charrettes** for various project types including **BUILDER SMS, ADPs, IDPs, Airfield Studies, Sustainability Plans, Requirements Analyses, AT/FP analysis and other products under UFC 2-100-01**
- Skilled at working with complex clients to reach successful project completion and highly adept at performing existing **facility assessments, space planning, code reviews** (UFC, NFPA 101, IBC, and ADA), **programming**, conceptual designs, as well as CSI specifications

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 1, Statewide, WV	2018	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Architect – Lorraine provided BUILDER site assessments and facility inspections rating the condition of the architectural systems and components for 77 facilities, totaling 1.41 million SF across seven installations. The results of the condition-ratings were uploaded into **BUILDER SMS**. *Fee: $455,335*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
South Carolina Army National Guard | BUILDER Sustainment Management System Implementation, McEntire Joint National Guard Base, Eastover, SC	2019	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Architect – Lorraine was part of the seven-person team, comprised of architects and mechanical, electrical and structural engineers, that performed on-site assessments of nineteen (19) facilities totaling 552,372 SF at McEntire Joint National Guard Base. During four (4) one-week site visits, this team rated each facility's condition in the following areas: Foundations, Basement Construction, Superstructure, Exterior Enclosures, Roofing, Interior Construction, Stairs, Interior Finishes, Conveying Systems, Plumbing, HVAC System/Components, Fire Protection, Electrical, Specialty Equipment. *Fee: $298,350*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Reconstitute Defenders Initiative Strategic Master Plan, 37th Training Wing, Joint Base San Antonio, Lackland AFB, TX	2020	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Architect – Lorraine provided architectural design and analysis for development of planning actions to ensure that all components of the **capital improvement plan** were fully implementable. Provided expertise to support execution of **planning charrettes**, **facility assessments**, and transition planning for **Strategic Master Plan** (**SMP**). Assisted in development of project layouts, high quality graphics, and course of action development for the sub-component of the RDI SMP. *Fee: $ 1,301,516*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD	2019	N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Architect – Lorraine provided architectural support for **facility improvements analysis and programming** at APG. The effort included a full-breadth **facility condition assessment**, **facility space utilization survey**, **full building systems analysis**, building **code compliance analysis**, and **programming analysis** and recommendations for renovation of 170,000 SF of mission-unique facility space. Lorraine conducted architectural systems investigations and stakeholder interviews at (3) buildings totaling 183,494 SF to determine remaining useful life and compliance with codes and standards. Lorraine led the development of programming concept illustrations of the facility using Revit software to encourage visualization of the potential updated facility. *Fee: $339,583*

e.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION *(If Applicable)*
SCARNG | Sumter Armory Drill Hall Roof Replacement, Sumter, SC	2018	2019
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Architect – Lorraine managed the demolition and roof design for the 6,655 SF Sumter Armory Drill Hall, as well as the kitchen and the adjacent hallway. The tectum decking and bulb tees remained, but the design revised the edge to provide for exterior roof gutters and downspouts and features new roof flashings, roof insulation and an SBS Modified Bituminous Membrane Roofing "Hybrid". The existing roof drains were removed at the roof line, and the old roof leaders abandoned in-place. *Cost: $163,500*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
CHRIS JENKINS, PE, SE, LEED AP BD+C	Structural Engineer	29	20

15. FIRM NAME AND LOCATION *(City and State)*
Pond – Peachtree Corners, GA

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
MS, Structural Engineering: Auburn University, 1994; BS, Civil Engineering: Auburn University, 1992	Professional Engineer (PE) Structural: GA #25486, AK #10305, FL #76436, PR #18541, TX #115371; LEED AP BD+C #10066448

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 29 years of experience providing project management and structural engineering for DoD projects, including vertical facilities, administrative, support, and aircraft maintenance, **BUILDER SMS and facility condition assessments.**
- For the last 16 years, his work has been primarily focused on Army, Navy, and Air Force projects. Chris currently manages special projects and serves as a client liaison to federal clients worldwide.
- **SME in BUILDER SMS and FCAs**
- Training: Structural Analysis Design Software, AT/FP, Progressive Collapse Design, BIM, DrChecks, SpecsIntact
- Member: SAME, American Council of Engineering Companies

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 1, Statewide, WV	PROFESSIONAL SERVICES: 2018	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Structural Engineer – Pond successfully implemented the first phase of the **BUILDER SMS** for West Virginia Army National Guard (WVARNG) facilities, which included FCAs of 77 facilities, totaling 1.41 million SF across seven installations. Chris provided structural engineering assessments, and along with the rest of the FCA team, that built inventory and provided condition-ratings of building systems and components in FLOW, which contains the BUILDER Remote Entry Database (BRED). The results were uploaded into BUILDER. *Fee: $455,335*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phase 2, Various Locations, Statewide	PROFESSIONAL SERVICES: 2020	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Structural Engineer – Chris provided structural **on-site assessments of 151 facilities at three ARNG installations** located across the state. During three weeklong site visits, Chris and the assessment team rated each facility's condition in the following areas: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC, fire protection, electrical, and specialty equipment. *Fee: $243,960*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
IMCOM, ePRISMS Assessment, Fort Leavenworth, KS, Fort Riley, KS, Detroit Arsenal, MI, Fort Jackson, SC, Fort Huachuca, AZ, Redstone Arsenal, AL	PROFESSIONAL SERVICES: 2017	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Structural Engineer – Chris oversaw the execution of assessment services for the structural elements of IMCOM Installation facilities totaling over 67,000,000 GSF at Fort Leavenworth, KS, Fort Riley, KS, Detroit Arsenal, MI, Fort Jackson, SC, Fort Huachuca, AZ, and Redstone Arsenal, AL. Chris oversaw the structural discipline specific work for the property Inventory data to ensure the data could be used as a precursor for developing BUILDER database management services and identifying potential issues with the Real Property data for development of future corrective actions. *Fee: $6.35M*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD	PROFESSIONAL SERVICES: 2019	CONSTRUCTION *(If Applicable)*: N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Structural Engineer – Chris provided structural engineering oversight for this integrated, multi-task project that required working with Army Futures Command / CCDC for RDT&E facility improvements analysis and programming at APG. The effort included a full-breadth **facility condition assessment**, **facility space utilization survey**, **full building systems analysis**, **building code compliance analysis**, **Life, Health and Safety Analysis**, and **programming analysis** and recommendations for mission-unique facility space**.** Chris oversaw the structural systems investigations and stakeholder interviews at (3) buildings totaling 183,494 SF at CCDC CBC to determine remaining useful life and **compliance with codes** and standards. Based on the determination that renovation of the facility was the most viable option for the mission, Chris oversaw the development of the structural design criteria working with the mission users to develop the scale of renovation and ensuring interior and exterior renovations adhered to modern building codes and construction standards to provide personnel with quality work environments. *Fee: $339,583*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT
(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
TOM HIGGINS, PE, RCDD, LEED AP	Electrical Engineer	17	10

15. FIRM NAME AND LOCATION *(City and State)*

Pond – Peachtree Corners, GA

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BS, Electrical Engineering Technology: Southern Polytechnic State University, 2007	Professional Engineer (Electrical): GA #PE040534, AZ #66561, PA #16837, NJ #24GE05721800, DE #26385, ME #PE16993; LEED Accredited Professional; Registered Communications Distribution Designer #348504

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- **16 years of electrical engineering analysis design experience during which he has worked on a variety of DoD projects ranging from BUILDER SMS and FCAs** to vertical facilities to aircraft maintenance hangars, to cyber security facilities
- Over last eight years, he has completed 50+ DoD/Federal projects, and specializes in underground overhead distribution systems, lighting, grounding, control systems, emergency power security (e.g., access control, intrusion detection, CCTV), and design of copper and optical fiber
- Specializes in **code compliance (NFPA, IBC, Local),** as well as delivering designs that meet the requirements of ANG ETL 15-01, ANSI/TIA-EIA-942 & 606, UFC 3-580-01, UFC 4-141-04, and UFC 4-010-06
- Designed cabling infrastructure to support Unclassified Internet Protocol Router Network (NIPR), Secret Internet Protocol Router Network (SIPR), Joint Worldwide Intelligence Communications System Network (JWICS), and other user required secure network cabling systems

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 1, Statewide, WV	PROFESSIONAL SERVICES 2018	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Electrical Engineer – Tom provided on-site assessment rating the condition of the electrical systems. The results of the condition-ratings were uploaded into **BUILDER**. Under this task order, Pond successfully implemented the first phase of the BUILDER SMS for WVARNG facilities, which included FCAs of 77 facilities, totaling 1.41 million SF across seven installations. *Fee: $455,335*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Reconstitute Defenders Initiative Strategic Master Plan, 37th Training Wing, Joint Base San Antonio, Lackland AFB, TX	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Electrical Engineer- Tom oversaw the electrical efforts for the Reconstitute Defenders Initiative project which was a comprehensive planning approach to transforming the Security Forces Academy to better sustain and train the 38,000 Airmen across 120 installations worldwide and to ensure there are sufficient facilities to complete their training mission. **Working closely with the users over several on-site visits** allowed for an in-depth understanding of the nature of their training operations and provided the USAF with a **long-term, executable implementation program**. *Fee: $1,301,516*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Fort Sill Installation Energy and Water Plan, Lawton, OK	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Electrical Engineer – Tom oversaw all electrical engineering efforts for the Fort Sill IEWP. **In developing the baseline analysis, the team utilized USACE Energy Manager applications, which tracks E&W to understand utility usage patterns and to identify inefficient facilities and individual sites and regions with outsized usage profiles.** This ensured critical facilities and their associated E&W systems could be identified and prioritized for investment. Tom **assessed the condition and capacity** of the existing on-post electrical grid and worked with the planning team to develop project recommendations to improve the resiliency and reliability of the existing system. *Fee: $249,821*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD	PROFESSIONAL SERVICES 2019	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Electrical Engineer – Tom provided **electrical analysis** as part of a dynamic team of planners, architects and engineers, to perform a comprehensive **Facility Condition Assessment (FCA) and develop courses of action** to remedy the facility's deficiencies, in support of the Edgewood Chemical and Biological Center / Combat Capabilities Development Command Chemical Biological Center (ECBC/CCDC CBC) mission. Tom oversaw stakeholder interviews and electrical, telecommunications, security and fire protection systems **investigations to determine remaining useful life and compliance with codes and standards**. *Fee: $339,583*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
BRANDON HOFSTEAD, FPE	Fire Protection Engineer	17	10

15. FIRM NAME AND LOCATION *(City and State)*

Pond – Peachtree Corners, GA

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
MS, Fire Protection Engineering, University of Maryland 2012; BS, Mechanical Engineering, Clarkson University, 2007	Professional Fire Protection Engineer (FPE): AL #36948-E, GA #037581, FL #83797, SC #35884, NC #048541, RI #11852, VA #0402056389, MD #36581, PA #085971, TX #131692, OK #30969, NY #101155, CA #FP2038, NM #25589, AR #19019, TN #122803, IL #062-071833, CT #34215; National Council of Examiners for Engineering and Surveyors (NCEES) #13-858-72

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 17 years of experience providing **facility condition assessments (BUILDER SMS)**, fire protection systems design, means of egress analysis, accessibility oversight, acceptance/ maintenance testing, and code equivalency documentation. Provided fire suppression and alarm design for 95 NGB projects.
- Specializes in evacuation plans, building code plan review, shop drawing reviews, fire protection scheme design.
- Building/fire codes expertise, including ANG ETL 01-1-1, UFC 3-600-01, NFPA NFC, ICC, ETL 98-8, ETL 02-15, UFC 3-600-1.
- Experienced in designing and testing all types of FP/LS systems including sprinkler, AFFF, HI-EX, fire alarm & detection, mass notification, halon 1301, clean agents, life safety, fire pumps, water tanks and standpipes.
- Affiliations: Society of Fire Protection Engineers (SFPE); NFPA; ICC; Presentations: SFPE Carolina Chapter, *"Building Code Requirements of Means of Egress"* – 4/2016.
- Training includes REVIT for Mechanical Design, AutoCAD, VR Walkthru Technology, BUILDER SMS.

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Louisiana Army National Guard | BUILDER SMS Implementation, Phase 2, Various Locations, Statewide	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Fire Protection Engineer – Brandon provided fire protection assessments of the **151 facilities** at three ARNG installations located across the state. Using customized, tablet-based FLOW software, he performed the fire protection assessments onsite and took photographs relating to each building's condition. In the office, Brandon and the team loaded the data into BUILDER SMS database and performed quality control using the **BUILDER SMS Quality Reports** before submitting the data to the client. Once completed, this assessment establishes ranked, baseline data on existing building conditions. *Fee: $243,960*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD	PROFESSIONAL SERVICES 2019	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Fire Protection Engineer - Brandon assessed all fire protections systems throughout Building E3330 to ensure code compliance with applicable NFPA, IBC and UFC standards. The evaluation included fire suppression, fire alarm systems, and means of egress. With all systems receiving poor or deficient condition ratings, Brandon recommended the following upgrades: consolidated whole-building fire suppression system; new addressable fire alarm/mass notification system (per UFC 3-600-01); and clear signage for fire department connections. *Fee: $339,583*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
SCANG | Repair Security Forces Facility & Construct CATS/CATM Facility, 169 FW, McEntire JNGB, Eastover, SC	PROFESSIONAL SERVICES 2019	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Fire Protection Engineer - Brandon led the fire protection design for the reconfiguration of existing Security Forces Facility to meet the mission requirements of the Base Defense Operations Center (BDOC), as well as 3,00 SF addition for the new CATM/CATS facility. The NFPA 101 compliant design consists of a new automatic wet pipe fire sprinkler protection system with a new Siamese wall mounted FDC. To comply with UFC 3-600-01, Section 9-3.3.2, the existing 4" underground fire protection Service Lateral will be abandoned in place and replaced with a new 6" Service Lateral with its 6" flanged spigot service entrance location located in Mechanical Room 125. The existing facility and addition will be equipped with an addressable fire detection/alarm and mass notification system with manual pull box stations, smoke detectors, duct detectors, strobes, speaker/strobes. *Cost: $4.2M*

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Reconstitute Defenders Initiative Strategic Master Plan, 37th Training Wing, Joint Base San Antonio, Lackland AFB, TX	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Fire Protection Engineer - Brandon assessed all fire protections systems for the **FUS**/**FCA** portion of this many-faceted project in support of the USAF at JBSA. The **FCA/FUS** was conducted for all Security Forces Academy facilities by a team of engineers, architectural specialists, and planners. All buildings were analyzed with building occupants and users to evaluate the functional adequacy of each facility. Facility records were updated in the **BUILDER SMS** and the **Real Property system** of record. The end goal was to evaluate each building's current and near-term future use to assess **code compliance** and maximum utility to support the assigned mission. *Fee: $1,301,516*

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM
TANYA NORMAN, PE	Site/Infrastructure Engineer	20	18

15. FIRM NAME AND LOCATION *(City and State)*

Pond – Peachtree Corners, GA

16. EDUCATION (DEGREE AND SPECIALIZATION)	17. CURRENT PROFESSIONAL REGISTRATION *(STATE AND DISCIPLINE)*
BS, Civil Engineering: Southern Polytechnic State University, 2004	Professional Engineer (Civil) GA #038055/GA; Georgia Soil and Water Conservation Commission, Level II Certified Design Professional and Level IB Certified Inspector GA #58386

18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.)

- 20 years of **site/civil design and analysis, BUILDER SMS assessments** including 18 years of executing DoD projects Specializations include site layout with respect to **AT/FP requirements**; pavement design using PCASE software; storm drainage design; utility and grading plan preparation; stormwater management and water quality BMPs design, including hydrologic and hydraulic studies; sanitary sewer design; floodplain studies; erosion and sediment control design; and wetlands encroachment coordination
- Expertise in analysis and design of entry control facilities in **compliance with UFCs**, SDDCTEA Pamphlet 55-15, DoD Anti-Ram Vehicle Barrier List, and applicable codes
- Experience calculating response times for various threat scenarios, designing passive barriers, selecting active vehicle barriers, and designing roadway geometry with safety and pedestrian access considerations
- Extensive AOR experience ensures familiarity with codes and regulations

19. RELEVANT PROJECTS

a.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
West Virginia Army National Guard | BUILDER SMS Implementation, Phase 1, Task Order 1, Statewide, WV	PROFESSIONAL SERVICES 2018	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Site/Infrastructure Engineer – Tanya led civil design and coordinated with others on the multidisciplinary design team for the assessment of condition-ratings of building systems and components in FLOW, which contains the **BUILDER Remote Entry Database (BRED)**. The results were uploaded into BUILDER. The **FCAs consisted of 77 facilities, totaling 1.41M SF across seven installations** and included following building systems: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying, plumbing, HVAC, fire protection, and electrical. *Fee: $455,335*

b.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD	PROFESSIONAL SERVICES 2019	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Site/Infrastructure Engineer- Tanya provided **site analysis of storm sewer, water distribution, sanitary sewer, fixed site features, parking and roadways for this comprehensive Facility Condition Assessment (FCA)**. Tanya developed civil site plans working with users. The FCA effort integrated the existing conditions analysis with the ability to address the issues identified and provided programming documentation to pursue funding to completely renovate / redevelop the facility. *Fee: $339,583*

c.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
Reconstitute Defenders Initiative Strategic Master Plan, 37th Training Wing, Joint Base San Antonio, Lackland AFB, TX	PROFESSIONAL SERVICES 2020	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Site/Infrastructure Engineer- Tanya provided technical oversight and reviews for the **civil/traffic analysis**, **planning**, and preliminary design components for the **Planning Charrette Report** and **User Requirements Document** deliverables for the redevelopment of (6) entry control facilities. This integrated, multi-faceted project also included **Facilities Assessments**, **space use and facility requirements calculations**, **Master Plan Development**, and **Programming Documentation**. The **Strategic Master Plan** provides a roadmap for a multi-year phased facility and infrastructure development and revitalization. Fee: $1,301,516

d.

(1) TITLE AND LOCATION *(City and State)*	(2) YEAR COMPLETED	
PCRs/DD1391s & Area Development Plan for Laughlin Air Force Base, TX	PROFESSIONAL SERVICES 2021	CONSTRUCTION *(If Applicable)* N/A
(3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE	[X] Check if project performed with current firm	

Site/Infrastructure Engineer- Tanya provided c**ivil engineering analysis and design in support of developing (3) PCR/C2R** and an **ADP/DDP** for the renovation of Buildings 320/328, Addition/Alteration to Building 241, and a Flightline ADP/DDP. Responsibilities included validation of **Utility Infrastructure and capacities**, and subsequently development of a **site analysis package** to ensure the vetted feasibility of facility siting. *Fee: $354,278*

EXPERIENCE AND PAST PERFORMANCE ON SIMILAR PROJECTS

To demonstrate our relevant experience executing **BUILDER™ site assessments and facility inspections,** the Pond Team has selected 10 previous projects. These projects showcase our experience working with military clients and at Army National Guard facilities, including WVARNG locations throughout the state, partnering with outside team members, delivering large-scale facility inspections using the **BUILDER™ SMS application**. The matrix below lists these projects and identifies experience with the project deliverables identified in the SOW.

POND TEAM

PROJECT EXPERIENCE RELEVANT TO WVARNG GOALS & OBJECTIVES

Project Title & Location	*Client*	Populated building asset life-cycle system inventory of components into latest version of BUILDER SMS	Performed baseline visual inspections of building components using BUILDER methodology	Conduct site assessments at ARNG locations around the state	Deliverables provided on schedule	Created user-customizable Power BI dashboard
1. WVARNG | BUILDER Sustainment Management System Implementation, Phase I, Task Order 1 Statewide, WV	West Virginia Army National Guard	■	■	■	■	
2. WVARNG | BUILDER Sustainment Management System Implementation, Phase 1, Task Order 2, Statewide, WV	West Virginia Army National Guard	■	■	■	■	
3. WVARNG | BUILDER SMS Site Assessments & Facility Inspections, Phase 2, McEntire JNGB, Eastover, SC	West Virginia Army National Guard	■	■	■	■	
4. WVARNG | BUILDER Site Assessments & Facility Inspections, Phase 2 (2024), Statewide, WV	West Virginia Army National Guard	■	■	■	■	■
5. LAARNG | BUILDER Sustainment Management System Implementation, Phase 2, Statewide, LA	Louisiana Army National Guard	■	■	■	■	
6. LAARNG | BUILDER Sustainment Management System Implementation, Phases 3 & 4, Statewide, LA	Louisiana Army National Guard	■	■	■	■	
7. BUILDER SMS for Army Materiel Command, Red River Army Depot, TX and Holston Army Ammunition Plant, TN	USACE, Huntsville Center	■	■		■	
8. Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD	USACE, Huntsville Center	■	■		■	
9. FBOP Facility Condition Assessments, Nationwide	Federal Bureau of Prisons	■	■	■	■	■
10. South Carolina Army National Guard | Installation Energy and Water Plan (IEWP), Statewide, SC	South Carolina Army National Guard		■	■	■	

Project #1

West Virginia Army National Guard | BUILDER Sustainment Management System Implementation, Phase 1, Task Order 1, Statewide, WV

CLIENT REFERENCE

Matthew Corcoran, Project Manager, WV ARNG – USPFO-WV | 304.473.5016 | matthew.d.corcoran.mil@mail.mil

PROJECT DESCRIPTION

This project demonstrates Pond's capabilities to perform site inspections and facility inspections utilizing BUILDER SMS for Army National Guard facilities spread across the state.

Under this task order, Pond successfully implemented the first phase of the BUILDER SMS for WVARNG facilities, which included site assessments and facility inspections of 77 facilities, totaling 1.41 million SF across seven locations. The Pond team included structural, mechanical, electrical, and fire protection engineers and two architects that built inventory and provided condition-ratings of building systems and components in FLOW, which contains the BUILDER Remote Entry Database (BRED). The results were uploaded into BUILDER SMS.

The assessments were performed on the following building systems: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying, plumbing, HVAC, fire protection, and electrical. The WVARNG does not have special equipment in their facilities. Therefore, they excluded special equipment from the scope of work. Pond's deliverables consisted of the following:

- QC 05I – Section Details with Inspection Report
- BUILDER 10 Year Work Plan for each site (digital and hardcopy)
- Real Property Discrepancy List
- BUILDER Lessons Learned Report
- Data Upload Memorandum
- Transmittal Letter

Prior to the **BUILDER SMS assessment,** Pond scheduled coordination calls with project stakeholders at each site. The Assessment Team used the coordination calls to discuss the **BUILDER SMS** assessment schedule, coordinate full access to the facilities and request building drawings, base maps, and other supporting information. In addition, Pond provided

Onsite, Pond met with local points of contact (POCs), including maintenance staff and individual facility managers. Each onsite visit started with a safety minute and a discussion with the facilities manager and the maintenance team to learn about facility issues, deferred maintenance, and recent renovations. At the conclusion of the meeting, the team did an onsite B**UILDER SMS assessment of the 13 buildings systems** required by the Army and the National Guard Bureau. The assessments included entering the **Inventory, Sectioning** the components and systems, quantifying the building materials, taking photos, and providing **onsite ratings.** At the conclusion of each

PROJECT COSTS & DATES
Cost (Fee): $455,335
Size: 1,410,000 SF
Period of Performance: 09/2017 – 09/2018

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessment Project for the Army National Guard**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Most current version of BUILDER SMS Application**
• **Work Package Development**

assessment, the Team met with the facility managers to review the findings and safety hazards identified during the BUILDER SMS assessment.

The team delivered a Trip Report after each trip that provided a list of facilities assessed, the total square footage, and updated POC information for each facility. The Trip Report also provided an executive level summary of the overall condition of each site.

Pond provided many deliverables over the course of this project including a **Project Management Plan, Work Action Plan, a Monthly Execution Schedule, Data Entry and Report Generation and Facility Condition Assessment Reports for each site.**

Based on the outcome of this **BUILDER SMS Implementation**, the WVARNG received a fully a**uditable and executable set of work items** to keep them mission-ready today and in the future, with a baseline that controls future maintenance costs.

PAST PERFORMANCE

(CPARS) - Quality: Exceptional | Schedule: Exceptional | Cost Control: Exceptional | Management: Exceptional

"Overall Exceptional performance no known issues, I would recommend them for any A-E Requirement."

– Matthew Corcoran, Contract Officer, USPFO-WV

Project #2

West Virginia Army National Guard | BUILDER Sustainment Management System Implementation, Phase 1, Task Order 2, Statewide, WV

CLIENT REFERENCE

CPT Joshua Marcum, Project Manager, WV ARNG – USPFO-WV | 304.561.6582 | joshua.m.marcum2.mil@mail.mil

PROJECT DESCRIPTION

Pond successfully implemented the second phase of the BUILDER SMS for the ARNG facilities in West Virginia, which included facility condition assessments of 38 facilities totaling 736,761 SF across eleven installations. The assessments were executed by a team of engineers (electrical, fire protection, HVAC, plumbing and structural) and architects performing inventory and condition-rating of building systems and components with the results input into BUILDER.

During three (3) one-week site visits, the team rated each facility's condition in the following areas: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC system/ components, fire protection, electrical, and specialty equipment.

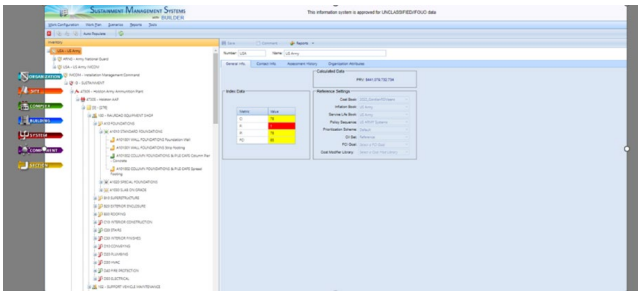
Pond realized the importance of completing this project on-time as the WVARNG BUILDER assessment started in July of 2020 at the height of the COVID-19 pandemic. Pond's safety team developed a comprehensive safety process to minimize the team's exposure to COVID-19.

Using customized, tablet-based FLOW software, the assessors performed the assessments onsite and took photographs relating to each building's condition. In the office the team loaded the data into BUILDER SMS database and performed quality control using the BUILDER SMS Quality Reports before submitting the data to the client.

Once completed, this assessment ranked baseline data on existing building conditions. WVARNG is using this user-friendly, interactive database as a long-range planning tool to prioritize building repairs, pursue Federal/State Sustainment, Restoration, Modernization (SRM) funding, and update condition rankings as repairs occur.

PROJECT COSTS & DATES
Cost (Fee): $249,500
Size: 736,761 SF
Period of Performance: 09/2019 – 07/2021

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessment Project for the Army National Guard**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Facility Condition Assessments**
• **Utilized the most current version of BUILDER SMS Application**
• **Work Package Development**
• **Design Using AT/FP, IBC, and UFCs**



PAST PERFORMANCE

(CPARS) - Quality: Very Good | Schedule: Very Good | Cost Control: Satisfactory| Management: Very Good

"Overall professional contractor to do business with, competent and professional in all areas, Met and exceeded all expectations of the Statement of Work."

– Matthew Corcoran, Contract Officer, USPFO-WV

Project #3

West Virginia Army National Guard | BUILDER SMS Sustainment Site Assessments & Facility Inspections, Phase 2, Statewide, WV

CLIENT REFERENCE

Edward Clark, ISR/BUILDER Manager | 304.561.6587

PROJECT DESCRIPTION

Pond successfully implemented the first phase of WVARNG BUILDER™ SMS Sustainment Assessments for facilities throughout West Virginia, which included facility condition assessments for forty-five facilities totaling 735,038 SF across ten sites. A team of highly qualified and experienced engineers (electrical, fire protection, HVAC, plumbing and structural) and architects collected inventory and provided direct condition-ratings of building systems and components in the field using customized, tablet-based FLOW software, the assessors.

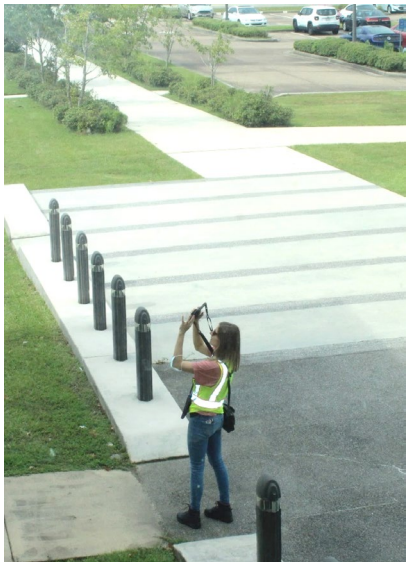
During two (3) one-week site visits, the team rated each facility's condition in the following areas: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC system/ components, fire protection, electrical, and specialty equipment. Pond realized that there were advantages for the WVARNG in updating outdated BUILDER data before the system switches to the Enterprise Sustainment Management System (ESMS). The team used this opportunity to update existing equipment categories and component subtypes with the newest information from the BUILDER Cost Catalog.

In the office, the team validated the data and performed quality control using the BUILDER SMS Quality Reports before submitting the data to the client. Once completed, this assessment reset the lifecycle curve for existing building conditions.

During the Debrief, Pond worked in BUILDER SMS to show the WVARNG Facility Management team the BUILDER updates and provided a data a review of the reports used to review and analyze data for long-range planning and to prioritize building repairs, pursue Federal/State Sustainment, Restoration, Modernization (SRM) funding, and update condition rankings as repairs occur.

PROJECT COSTS & DATES
Cost (Fee): $279,314
Size: 735,038 SF
Period of Performance: 8/1/2023 -7/31/2024

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessment Project utilizing BUILDER SMS for DoD facilities**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Facility Condition Assessments**



Building Number	Building Name	A10 FOUNDATIONS	B10 SUPERSTRUCTURE	B20 EXTERIOR ENCLOSURE	B30 ROOFING	C10 INTERIOR CONSTRUCTION	C30 INTERIOR FINISHES	D20 PLUMBING	D30 HVAC	D40 FIRE PROTECTION	D50 ELECTRICAL
1	ABBEVILLE-RC - HQ HHC 2-156/DET 1 E 199	79	61	55	24	62	51	46	37	85	72
2	MAINTENANCE BLDG	87	87	70	36	55	38		76		72
21	FMS #10 MAINTENANCE SHOP	79	90	80	31	77	83	60	56		54
25	SECTIONAL STORAGE BLDG	79	81	56	65	47	86				65
26	FMS#10 HAZ MAT STORAGE SHED	87	81		86			94			
28	FMS #10 WASHRACK	86	85	85	85						
29	FMS#10 HAZ MAT BLDG (OLD)		98	70	78	37	87			31	
3	FMS#10 TIRE STORAGE BLDG	87	87	70	51		38				80
6	TRAINING / CLASSROOM	98	87	70	86	84	72	88	85		75
7	HHC 2/156TH FLAM MAT BLDG (SGL)		98	71	83		90			31	

Project #4

West Virginia Army National Guard | BUILDER Site Asssessments & Facility Inspections, Phase 2 (2024), Statewide, WV

CLIENT REFERENCE

Edward F. Clark, ISR/BUILDER Manager, CFMO | 304.741.1900 | edward.f.clark48.nfg@army.mil

PROJECT DESCRIPTION

Pond is continuing to successfully implement the second phase of the BUILDER™ SMS for the ARNG facilities in West Virginia, which includes facility condition assessments of 12 facilities totaling 796,841 SF at 11 ARNG locations located across the state. The assessments were executed by a team of engineers (electrical, fire protection, HVAC, plumbing and structural) and architects performing inventory and condition-rating of building systems and components with the results input into BUILDER.

The team rated each facility's condition in the following areas: exterior enclosure, foundations, basement construction, superstructure, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC system/components, fire protection, electrical, and specialty equipment.

Using customized, tablet-based FLOW software, the assessors performed the assessments onsite and took photographs relating to each building's condition. In the office the team loaded the data into BUILDER™ SMS database and performed quality control using the BUILDER™ SMS Quality Reports before submitting the data to DIGON Systems for an independent review. Once completed, this assessment created baseline data on existing building conditions.

As an added benefit to the West Virginia Army National Guard (WVARNG), Pond is developing a **customizable Power BI dashboard designed to enhance analysis of BUILDER™ data**, support data-driven decision-making, and monitor key performance indicators as work items are completed. The dashboard is scalable and can be transitioned and expanded as BUILDER™ is integrated into the Enterprise Sustainment Management System (ESMS). WVARNG can use this user-friendly, interactive database as a long-range planning tool to prioritize building repairs, pursue Federal/State Sustainment, Restoration, Modernization (SRM) funding, and update condition rankings as repairs occur.

The initial phase focuses on creating a tool capable of analyzing facility data using metrics such as Building Condition Index (BCI), Facility Condition Index (FCI), work item cost, category codes, and other relevant indicators. Once complete, the dashboard's framework will provide a foundation for future integration with additional systems, such as PRIDE and ePRISMS, enabling a more comprehensive view of facility performance and investment planning.

As a subconsultant to Pond, DIGON Systems is providing quality control support using the **SAGE Quality Control Support Tool.** This customized tool is specifically designed to ensure that data complies with both BUILDER™ and NGB Business Rules. SAGE identifies the precise location of data inconsistencies and delivers a comprehensive overview of the overall health of BUILDER™ datasets. By streamlining the quality assurance process, SAGE significantly reduces the time required for data validation and generates an audit trail that demonstrates compliance with NGB guidelines.

PROJECT COSTS & DATES
Cost (Fee): $302,799.58
Size: 796,841 SF
Period of Performance: 10/2024 – 08/2025

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Facility Inspections and Site Assessment Project for the Army National Guard Statewide**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Facility Condition Assessments**
• **Most current version of BUILDER SMS Application**
• **Work Package Development**
• **Created user-customizable Power BI Dashboard**

In addition to quality control, DIGON is facilitating a two-day training session for the West Virginia Army National Guard (WVARNG) focused on work planning, budgeting, and prioritization. The training is intended to equip WVARNG personnel with the tools and knowledge needed to make informed decisions, effectively communicate those decisions within the BUILDER™ platform, and maximize the return on their facility investment.

Project #5

Louisiana Army National Guard | BUILDER Sustainment Management System Implementation, Phase 2, Statewide, LA

CLIENT REFERENCE

Lt Col Steven Belford, Project Manager, LAARNG – USPFO-LA | 318.290.5281 | steven.belford@la.gov

PROJECT DESCRIPTION

The Louisiana Army National Guard (LAARNG) awarded Pond Phase 2 of the BUILDER SMS Implementation. Pond deployed 2- six-person teams, comprised of architects and mechanical, electrical, and structural engineers, to perform on-site assessments of 151 facilities totaling 687,214 SF at three ARNG locations located across the state.

Prior to the **BUILDER SMS assessment,** Pond coordinated with LAARNG staff to schedule the BUILDER SMS Assessments. The Assessment Team worked with the Construction Facilities Management Office (CFMO) to schedule the BUILDER SMS assessment at each site, coordinate full access to the facilities and gather facility drawings, base maps, and other supporting information.

The Assessment Team completed the **onsite BUILDER SMS assessments** in three (3) one-week site trips. Using customized, tablet-based FLOW software, we populated the building asset **life-cycle system inventory of components into the latest version of BUILDER™ SMS.** Using FLOW we provided baseline visual inspections of building components and inventoried the components using BUILDER™ methodology. The assessors provided onsite ratings and took photographs to document the conditions for the following systems: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC, fire protection, electrical, and specialty equipment. After the assessments, the team loaded the data into BUILDER SMS and performed quality control using the BUILDER SMS Quality Reports.

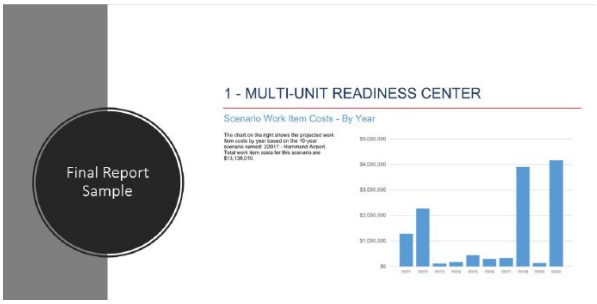
These site assessments and facility inspections established rank and provided baseline data on existing building conditions, which allowed the LAARNG to use this user-friendly, interactive database as a long-range planning tool to prioritize building repairs, pursue Federal/ State Sustainment, Restoration, Modernization funding, and update condition rankings as repairs occur.

The project deliverables included a Kickoff Conference Call, Project Management Plan, Calibration Plan, QC plan, a Real Property Discrepancy List, Monthly Execution Schedule, QC Report, BUILDER Lessons Learned Report, Information Upload Report, Inventory and Inspection Information, a Final BUILDER Upload Memo and a Final Location Report.

Utilizing staff in local offices, Pond reduced travel cost, increased client interaction, and provided on-site technical support and training. This project was an opportunity for Pond to work with LAARNG facility managers and users to improve the National Guard facilities in our state. Our successful performance led to the LAARNG awarding Pond the subsequent BUILDER SMS contract for Phases 3 & 4.

PROJECT COSTS & DATES
Cost (Fee): $243,960
Size: 687,214 SF
Period of Performance: 10/2019 – 10/2020

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Facility Inspections and Site Assessment Project for the Army National Guard Statewide**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Facility Condition Assessments**
• **Most current version of BUILDER SMS Application**
• **Work Package Development**



Project #6

Louisiana Army National Guard | BUILDER Sustainment Management System Implementation, Phases 3 & 4, Statewide, LA

CLIENT REFERENCE

Captain Brittley Caldwell Project Manager, LAARNG – USPFO-LA | 318.290.5085 |Brittley.A.Caldwell.mil@mail.mil

PROJECT DESCRIPTION

The Louisiana Army National Guard awarded Pond Phases 3 and 4 of the BUILDER SMS Implementation. Pond deployed (2) six-person teams, comprised of architects and mechanical, electrical, and structural engineers, to perform on-site assessments of 635 facilities totaling 2,147,342 SF at 53 ARNG installations located across the state.

Pond worked with the CFMO to schedule the **BUILDER SMS assessment** at each site, coordinate full access to the facilities and gather facility drawings, base maps, and other supporting information. The coordination included risk management measures to mitigate the potential for the spread of COVID-19 and the coordination of facility assessment support after a major hurricane.

Each onsite visit started with a safety minute and a discussion with the facilities manager and the maintenance team to learn about facility issues, deferred maintenance, and recent renovations. At the conclusion of the meeting, the team did an **onsite BUILDER SMS assessment of the 13 buildings systems** required by the Army and the National Guard Bureau. The assessments included entering the **Inventory, Sectioning** the components and systems, quantifying the building materials, taking photos, and providing **onsite ratings.** At the conclusion of each assessment, the Team met with the facility managers to review the findings and **safety hazards** identified during the **BUILDER SMS assessment.** Over multiple one-week site visits, the assessment team rated each facility's condition in the following areas: foundations, basement construction, superstructure, exterior enclosure, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC, fire protection, electrical, and specialty equipment. Using customized, tablet-based FLOW software, the team performed the assessments onsite and took photographs relating to each building's condition.

The project deliverables included:

- Accident Prevention Plan
- Project Management Plan
- Calibration Plan
- QC plan / QC Report
- Real Property Discrepancy List
- Monthly Execution Schedule
- BUILDER Lessons Learned Report
- Information Upload Report / Inventory and Inspection Reports
- Final BUILDER Upload Memo / Final Location Report

After the assessment, the team loaded the data into **BUILDER SMS** and performed quality control using the **BUILDER SMS** Quality Reports before submitting the data to the client. Once completed, the assessment team conducted an onsite data review and work planning charrette with LAARNG. The contract included support efforts after the charrette to train ARNG personnel.

Through our extensive experience, Pond reduced travel cost, increased client interaction, and provided on-site technical support and training. Pond started this project at the height of the COVID-19 pandemic.

PROJECT COSTS & DATES
Cost (Fee): $810,697
Size: 2,147,342SF
Period of Performance: 06/2020 – 04/2022
RELEVANCE & KEY HIGHLIGHTS
• **Multi-Facility Inspections and Site Assessment Project for the Army National Guard Statewide**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Most current version of BUILDER SMS Application**
• **Work Package Development**
• **Provided BUILDER SMS Training to ARNG Users**

Project #7

Facility Condition Assessments (BUILDER SMS) for Army Materiel Command, Red River Army Depot, TX and Holston Army Ammunition Plant, TN

CLIENT REFERENCE

Matthew Harris, Project Manager, USACE - Huntsville Center| 256.541.9164 | matthew.m.harris@usace.army.mil

PROJECT DESCRIPTION

Demonstrates Pond experience executing large-scale facility condition assessments utilizing BUILDER SMS. Pond deployed a 2-six-person teams, comprised of architects and mechanical, electrical and structural engineers, to perform on-site assessments of 595 facilities totaling 4,574,946 SF at 2 Army Materiel Installations located in Eastern Texas and Eastern Tennessee.

Pond successfully implemented the **BUILDER Sustainment Management System** for the Army Materiel Command at the Red River Army Depot, TX and the Holston Army Ammunition Plant, TN which included facility condition assessments for **597 facilities** totaling **4,574,946 SF** across two installations. Pond worked on an expedited schedule due to the COVID-19 pandemic. The team consisted of electrical, fire protection, mechanical, and structural engineers, and architects.

While on site, the Pond Team completed the inventory, sectioning and direct condition ratings using customized, tablet-based FLOW software. The assessors input data and photographs relating to each building's condition into BRED onsite and uploaded the file into **BUILDER SMS** daily. Once the **site assessments and facility inspections** were complete the team conducted an onsite data review and work planning charrette for each site. This session included hands-on exercises to teach the facility engineers how to maintain the **BUILDER data.**

During 12 one-week site visits, the team assessed conditions in the following areas, creating a total of 10,000 line-items: foundations, basement construction, superstructure, exterior enclosures, roofing, interior construction, stairs, interior finishes, conveying systems, plumbing, HVAC system/components, fire protection, electrical, specialty equipment.

The final deliverables included an **Installation Facility Condition Assessment Report** that provided a Building Condition Index, System Condition Index, Data Analysis Report, and a Real Property Discrepancy List. Pond's **BUILDER SMEs** lead a three-day Data Review and Work Planning Charrette with each Installation and provided 30 days of Reach Back Support

PROJECT COSTS & DATES
Cost (Fee): $1,984,694
Size: 4,574,946 SF
Period of Performance: 09/2020 – 05/2022

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessment Project utilizing BUILDER SMS for DoD facilities**
• **Completed Within Past 5 Years**
• **Site Assessments**
• **Facility Inspections**
• **Utilized the most current version of BUILDER SMS Application**
• **Work Package Development**
• **To measure the success of the project USACE validated 30% of the data collected and 100% of the data input. The validation process found that the data was highly accurate and IMCOM adopted the drawings as the official drawings of record.**
• **Pond delivered and IMCOM accepted 100% of the data on the first delivery program.**

Project #8

Facility Condition Assessment, US Army Combat Capabilities Development Command Chemical Biological Center, Aberdeen Proving Ground, Edgewood, MD,

CLIENT REFERENCE

Michael Braddock, Project Manager, USACE - Huntsville Center| 256.895.1656 | Michael.W.Braddock@usace.army.mil

PROJECT DESCRIPTION

This highly unique project is illustrative of the Pond Team's ability to see the possibilities for a facility that may not initially be readily apparent. This project evaluated a very large, unique 1940s-era facility set that was in poor condition, with asbestos and other potential contaminants – and using a Facilities Condition Assessment methodology, prioritized items for renovation, replacement, and addition / alteration.

Pond provided a dynamic team of planners, architects, engineers, and analysts to perform a comprehensive Facility Condition Assessment (FCA) in support of the Edgewood Chemical and Biological Center / Combat Capabilities Development Command Chemical Biological Center (ECBC/CCDC CBC) mission. The mission requires a facility to accommodate administrative space, secure space, and laboratory space for the research, development, testing and evaluation (RDT&E) of chemical and biological systems for the Army and other agencies. Aside from the multitude of notable deficiencies on the exterior of the outdated building shell, facility materials were analyzed and determined to host environmentally-hazardous construction materials and minimal life safety systems. The FCA effort integrated the existing conditions analysis with the ability to address the issues identified and provided programming documentation to pursue funding to completely renovate / redevelop the facility. The Pond Team also developed DD Form 1391 front-page elements, to include a full parametric cost estimate, and DD 1391 Tab C with an economic alternatives analysis.

The FCA determined that a large-scale renovation of the facility was justified and provided qualitative and quantitative considerations for the path forward. This perspective creates an innovative approach to the typical master planning theories by establishing where the legacy facility currently stands and what needs to occur to create the objective facility the mission requires. Based on a full parametric cost estimate, facility renovation would cost approximately $53M – and per the RPLANS Plant Replacement Value (PRV) calculations, a facility replacement is anticipated to cost $87M, resulting in a renovation vs. replacement value of 60.8% of the PRV; the team conducted a cost-benefit analysis to determine that renovation was the right answer. Additionally, the team determined that renovation would allow for 170,000 GSF of usable space to be categorized as mission needs dictated, which would allow an additional 380 personnel to occupy the facility.

Based on the determination that renovation of the facility was the most viable option for the mission, architectural floor plans, civil site plans, and structural design criteria were developed working with the mission users to develop the scale of renovation. Interior and exterior facility renovations must adhere to modern building codes and construction standards to provide personnel with quality work environments. At the same time, it was determined that the facility should maintain its historical art-deco architectural design. With the information provided by the APG Installation Design Guide, the project team was able to create exterior and interior renderings and floor plans of the facility in its objective state.

PROJECT COSTS & DATES
Cost (Fee): $1,984,694
Size: 4,574,946 SF
Period of Performance: 09/2020 – 05/2022

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessment Project utilizing BUILDER SMS for DoD facilities**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Facility Condition Assessments**
• **Following the FUS and FCA, developed a Facility Optimization Analysis to maximize building utility and efficiency, while re-allocating space to ensure Building Code Compliance and Historical Integrity**
• **Completed 3 months ahead of scheduled POP.**

PAST PERFORMANCE

(CPARS) -Quality: Very Good | Schedule: Very Good | Cost Control: N/A | Management: Very Good

"The high-quality planning products provided the government with exceptional tools for effective decision-making."

—Brandon Lee, Supervisory Contracting Specialist, Huntsville COE

Project #9

FBOP Facility Condition Assessments, Nationwide

CLIENT REFERENCE

Marie Ferritto, COR, Federal Bureau of Prisons | 703.727.3918 | mferritto@bop.gov

PROJECT DESCRIPTION

Pond, working as a subconsultant to North Arrow (NAI), was awarded three consecutive task order contracts from the Federal Bureau of Prisons (FBOP) to perform nationwide BUILDER™ SMS Facility Conditions Assessments of all building components, including architectural, electrical, mechanical, structural, plumbing, fire protection, and civil/site. The deliverables include a comprehensive Sustainment Management System Implementation Report for 36 Federal Correctional Institutions, totaling 25,253,423 GSF.

This project was executed in three distinct phases. Phase 1 focused on establishing the data collection format, defining reporting requirements, and enabling the Pond/NAI team to gain a comprehensive understanding of the client's needs to deliver the highest quality product. Once a standardized approach was agreed upon, Phases 2 and 3 were implemented on an accelerated timeline.

Pond deployed three inspection teams, each assigned to a site and led by a designated Field Data Manager. To ensure consistency across all teams, personnel underwent targeted training aligned with FBOP Business Rules, and a mandatory team calibration was conducted at each site.

The team performed baseline visual inspections of every building at each institution, developed work action plans, and created monthly execution schedules. Responsibilities also included data analysis, data entry, and comprehensive site assessments. Upon return to the office, all documentation and photographs were uploaded into BUILDER™ SMS, with detailed inventories created for all facility systems and components. The data was then evaluated using a modified version of the BUILDER™ SMS methodology, tailored to meet the FBOP Facility Condition Assessment Business Rules. The work items identified through this process were used in the development of 10-, 15-, and 20-year work plans, offering detailed recommendations for component-level repair and replacement activities. These plans support both current-year strategic facility planning and long-term investment decision-making.

To support strategic planning efforts, Pond developed a comprehensive dashboard known as the Capital Planning Tool. The tool was initially created using Microsoft Excel and subsequently transformed into an interactive Power BI dashboard. This enhanced visualization platform significantly improved the analysis of complex and extensive datasets, offering the client an immersive web-based experience where users can filter and view metrics based on their specific criteria.

The dashboard leverages data from the BUILDER™ SMS platform, including Condition Indexes (FCI, BCI), prioritized work items, and project selection aligned with FBOP business rules within a secure, online, FEDRAMP compliant environment. Key features of the customizable dashboard include:

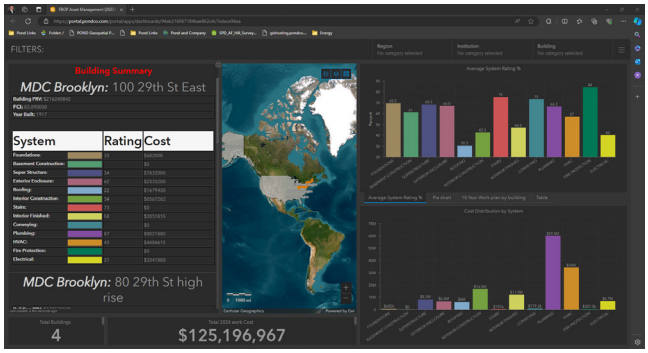
- **Integrated BUILDER™ Data:** Displays system-generated ratings, comments, building condition indices,CATCODES.
- **FBOP-Specific Metrics:** Includes key indicators for repairs and replacements, FBOP methodologies for building status assessment, and interactive slicers to analyze data by site, region, or nationwide.

PROJECT COSTS & DATES
Cost (Fee): $10,900,453
Size: 25,253,423 GSF
Period of Performance: 09/2023 – 09/2025 (Ongoing)

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessment Project utilizing BUILDER SMS for DoD facilities**
• **Completed Within Past 5 Years**
• **Real Property Inventory**
• **Facility Condition Assessments**
• **Created user-customizable Power BI Dashboard**

- **Real Property System Integration:** Provides direct links to the FBOP Real Property System, enabling users to search for properties using identification numbers.
- **CMMS Connectivity:** Features customized FBOP Computerized Maintenance Management System (CMMS), allowing users to search for specific components by building, room, or floor.
- **Centralized Access:** The dashboard serves as a centralized hub for accessing long-range master plans, Condition Assessment reports, and data analysis tools.
- **Enterprise-Wide Availability:** The tool is shareable across all FBOP sites, supporting consistent budgeting, scheduling, and execution of work items.

This integrated planning solution enhances data-driven decision-making, promotes operational efficiency, and ensures alignment with FBOP's long-term facility management strategies.



Project #10

South Carolina Army National Guard Installation Energy and Water Plan (IEWP), Statewide, SC

CLIENT REFERENCE

Mr. John Hanson, Energy Manager, TAG-FMO | 803.299.4282 | HansonJ@tag.scmd.state.sc.us

PROJECT DESCRIPTION

This project demonstrates Pond's experience working with the South Carolina Army National Guard to develop a statewide IEWP for 101 facilities deemed critical to the State mission. The Pond team conducted ASHRAE Level II Audits for 72 of the identified facilities. Through this analysis, Pond brings in-depth knowledge of the facility conditions, an intimate understanding of the annual energy performance of the facility, as well as established relationships facility coordinators throughout the state.

Pond began working with the South Carolina Army National Guard in 2020 to develop an IEWP and complete ASHRAE Level II Audits for 101 facilities deemed critical to the State mission. Driven by DoD and federal guidance, Army Energy and Water (E&W) goals, and goals formulated specifically for SCARNG by plan stakeholders; the IEWP provides a comprehensive roadmap towards achieving E&W security, resilience, readiness, and mission assurance over the next 5 years.

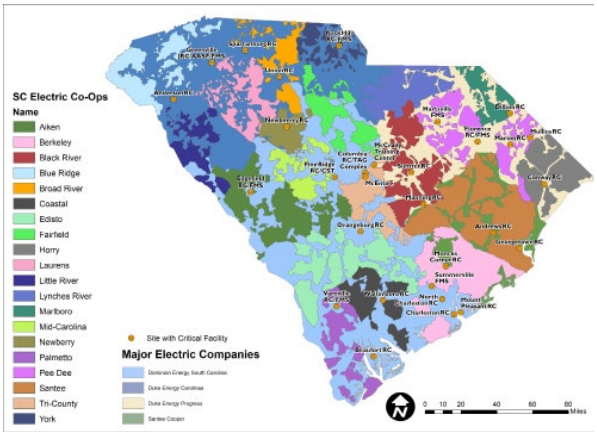
A four-step approach – including Goals and Scoping, Baselining, Risk and Opportunity Assessment, Solution Generation, and Implementation – provided the framework for the planning process. Included in the plan are detailed assessments of critical facilities and assets, including: McCrady Training Center, McEntire Joint National Guard Base, Pine Ridge Joint Operations Center/ Emergency Management Division HQ, Columbia/TAG Complex, Greenville Joint Readiness Center and Army Aviation Support Facility, 7 Facility Maintenance Shops, and 26 Readiness Centers.

Pond worked with SCARNG to compile energy and water usage data for entry into their soon-to-be-acquired Energy Manager Tool. Data collected during site visits was analyzed to establish baseline metrics and trends in E&W consumption. Pond Engineers used data from the site visits to run ASHRAE Level II energy audits and recommend energy conservation measures.

Pond Planners engaged stakeholders through virtual and in-person workshops and phone interviews to assess hazards and identify deficiencies and Installation Status Report – Mission Critical measures. A list of potential solutions was presented in a matrix where each solution can be weighed based on its ability to meet specific criteria. An implementation strategy was provided, and funding sources were identified. The SCARNG IEWP functions as a living document that can continue to be utilized for future E&W planning

PROJECT COSTS & DATES
Cost (Fee): $560,965
Size: 2,098,062 SF
Period of Performance: 09/2020 – 07/2021

RELEVANCE & KEY HIGHLIGHTS
• **Multi-Site, Multi-Facility Condition Assessments & ASHRAE Level II Audits for South Carolina Army National Guard facilities statewide**
• **Completed Within Past 5 Years**
• **On-site field verification of facility and infrastructure conditions/capacity**
• **Site Assessments and Facility Inspections**



ADDITIONAL SITE ASSESSMENT AND FACILITY INSPECTION EXPERIENCE

FACILITY CONDITION ASSESSMENTS, RECONSTITUTE DEFENDERS INITIATIVE STRATEGIC MASTER PLAN JOINT BASE SAN ANTONIO, LACKLAND AFB, TX

Pond created a cradle-to-grave Strategic Master Plan (SMP) in support of planning and programming efforts for the USAF Security Forces Academy (SFA), which is geographically distributed over three installations of Joint Base San Antonio. The Reconstitute Defenders Initiative (RDI) was a comprehensive planning approach to transform the SFA– the largest USAF enlisted career field – to better train and sustain the 38,000 Airmen across the 120 worldwide installations. The project included a multi-phased approach with Programming Documentation, Master Planning, **Facility Assessments**, and Real Property Systems of Record.

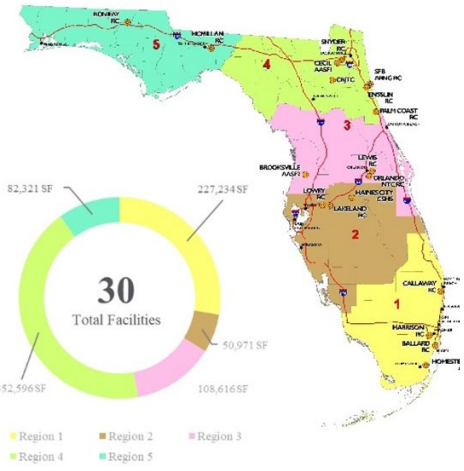
Facility Condition Assessments were conducted for 145 facilities and 9 infrastructure assets. The structure, foundation and building systems were evaluated, including plumbing, electrical, HVAC, and fire protection. Additionally, all buildings were considered with building occupants and users to evaluate the functional adequacy of each facility. **Facility records were updated in the BUILDER SMS.** The end goal was to evaluate each building's current and near-term future use to assess code compliance and maximize utility to support the assigned mission.

ARMY NATIONAL GUARD FACILITY ASSESSMENT
MARYLAND ARMY NATIONAL GUARD, CAMP FRETTERD, MD

The project consisted of a feasibility study, conceptual design and master planning services for the Camp Fretterd Military Reservation (CFMR) project for the Maryland Army National Guard. The feasibility study aimed to gather, identify, and document all pertinent project information to define the design and construction parameters of the initial relocation/beddown project for the 5th Regiment Armory of the MDARNG and to begin the preparation for a 2040 Master Plan.

Pond was responsible for the research and review of all related project documents including but not limited to; existing published data, record documents, geotechnical reports, traffic study, master plans, environmental documents, topographical data and site investigations. Pond completed detailed **facility condition assessments** for 14 buildings, totaling over 200,000 SF. Some of the buildings were historic in nature. The building systems were analyzed and recommendations for repair or replacements were made. The facility assessments laid the groundwork for future renovations.

INSTALLATION ENERGY AND WATER PLAN (IEWP),
FLORIDA ARMY NATIONAL GUARD, STATEWIDE



Pond completed two IEWPs for the Florida Army National Guard (FLARNG): one IEWP for the state's critical readiness center locations and another IEWP for critical facilities at Camp Blanding Joint Training Center (CBJTC).

These IEWPs aim to provide a roadmap for achieving increased security, resilience, readiness, and mission assurance for critical FLARNG facilities. The planning process and resulting roadmap adhere to and follow Army, DoD, and NGB guidance and requirements. The IEWP provides goals, strategies, tasks, timeline, and responsible parties for the next 5 years of energy and water (E&W) management at CBJTC and at critical armory sites for the FLARNG.

The FLARNG maintains 111 units in 54 readiness center locations across the state. Altogether, the total footprint for FLARNG readiness centers is approximately 1.5M SF not including its presence at CBJTC. As part of the IEWP requirements analysis, Pond's team performed **facility condition assessments and ASHRAE Level II Audits performed on 56 facilities** throughout Florida deemed critical to the FLARNG mission. These site visits, during which the Pond team interviewed stakeholders and facility managers, were crucial to understanding and verifying facility and infrastructure conditions and capacities. Data from the ASHRAE Audits was utilized to model facility energy usage and to make recommendations for energy and water reduction measures.

ADDITIONAL SITE ASSESSMENT AND FACILITY INSPECTION EXPERIENCE

LEVEL II ENERGY AUDITS
GEORGIA ARMY NATIONAL GUARD, STATEWIDE

Pond provided **facility auditing services for 95 GAARNG facilities totaling 1,327,000 SF** throughout the State of Georgia. Pond's architects and engineers **conducted detailed energy and water assessments of the identified facilities and their associated systems and reviewed all available utility information**.

The audit services consisted of investigating and identifying Energy Conservation Opportunities (ECOs), and developing applicable ECOs into Energy Conservation Measures (ECMs) on each facility in the following areas: renewable energy projects, mechanical, electrical, building envelopes and water conservation projects. Pond also calculated the building's Energy Usage Intensity (EUI) for each facility visited. Additionally, ECMs were summarized with their associated life cycle costs and their Savings to Investment Ratio (SIR) into one consolidated report. The established ECMs are organized and categorized in the following:

- Retro-commissioning
- Steam & Condensate Systems
- Boiler Plant Modifications
- Heating, Ventilating & Air Conditioning
- Weatherization
- Lighting Systems
- Energy Recovery Systems
- Electrical Energy Systems
- Renewable Energy Systems
- Facility Energy Improvements
- Water Conservation

MEDICAL EDUCATION TRAINING CAMPUS (METC) DORM ASSESSMENTS
JOINT BASE SAN ANTONIO, TX

Pond provided a Planning Charrette and **Facility Condition Assessments (FCAs)** for the JBSA METC Dorms. Pond's FCA team of architects and engineers performed the assessments for five METC (Type) Dorms/AIT Barracks (1,200-person facilities each; 330,000 SF assessed). Our project team reviewed design documents, and **conducted facility assessment using FLOW and uploaded assessment information into BUILDER SMS**. Our team obtained all documentation required for site assessment including past job/work orders; facility assessments; DHA assessments; maintenance inspections reports; and other Army and Navy assessments on other DoD comparable facilities.

FACILITY ANALYSIS AND SPACE PLAN ASSESSMENTS
KENTUCKY ARMY NATIONAL GUARD, STATEWIDE

Pond provided space analysis services for the Kentucky Army National Guard to assist with determining the manpower, physical size/utilization, and equipment currently located at each facility. The project scope included on **site assessments/surveys** of 21 installations encompassing 49 buildings totaling 600,000 SF of space. Pond's report compared the actual facility size, unit stationing, and support equipment to National Guard Standards of Need to determine any excess or deficit for each location.

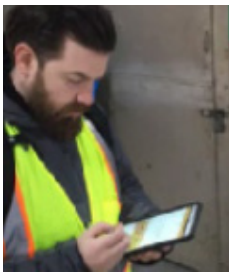
ROOF DECK STRUCTURAL FACILITY ASSESSMENTS
ROBINS AIR FORCE BASE, WARNER ROBINS, GA

Pond provided **facility assessment** services, including non-destructive visual structural assessments of roof decking for 394 facilities totaling 4,408,735 SF at Robins AFB. The intent of the assessment was to survey the existing interior roof structural framing members, connections, and decking components and to provide a direct condition rating for immediate or future repair recommendations.

Direct condition ratings were based on standard ratings assigned by **BUILDER SMS** and professional judgment regarding the overall building condition, also accounting for characteristic distresses of each structural system as a proportion of the total building structure. All noted deficiencies, along with **BUILDER data,** were compiled into one consolidated report.

ADDITIONAL SITE ASSESSMENT AND FACILITY INSPECTION EXPERIENCE

BUILDER SMS IMPLEMENTATION,
SOUTH CAROLINA ARMY NATIONAL GUARD, MCENTIRE JNGB, SC



Pond deployed a seven-person team, comprised of architects and mechanical, electrical and structural engineers, to perform on-site assessments of 19 facilities totaling 552,372 SF at McEntire JNGB. During four (4) one-week site visits, this team rated each facility's condition for 14 building systems. Using customized, tablet-based FLOW software, each assessor input field data and photographs that was then imported into BUILDER SMS database. Once completed, this assessment established ranked, baseline data on existing building conditions.

FACILITY CONDITION ASSESSMENTS, RECONSTITUTE DEFENDERS INITIATIVE STRATEGIC MASTER PLAN JOINT BASE SAN ANTONIO, LACKLAND AFB, TX

Pond created a cradle-to-grave Strategic Master Plan (SMP) in support of planning and programming efforts for the USAF Security Forces Academy (SFA), which is geographically distributed over three installations of Joint Base San Antonio. The project included a multi-phased approach with Programming Documentation, Master Planning, **Facility Assessments**, and Real Property Systems of Record.

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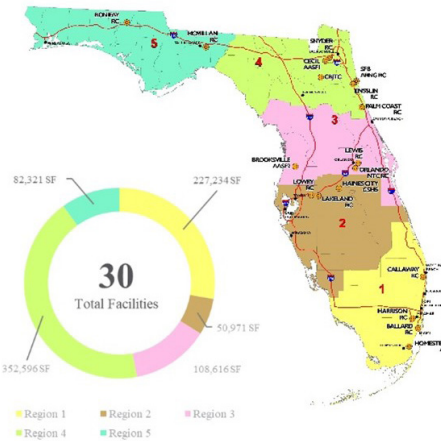
INSTALLATION ENERGY AND WATER PLAN (IEWP),
FLORIDA ARMY NATIONAL GUARD, STATEWIDE



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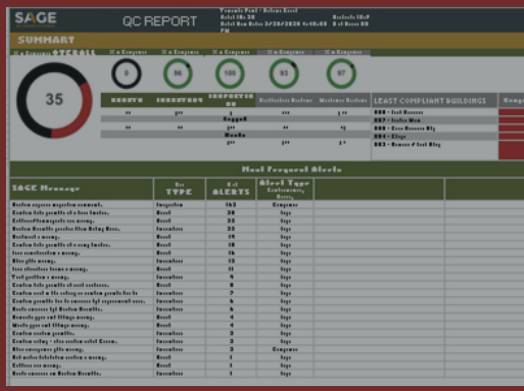


Section II. Approach / Methodology for Meeting Goals and Objectives

POND

SECTION II. APPROACH / METHODOLOGY FOR MEETING GOALS AND OBJECTIVES

WVARNG STATEWIDE FACILITY CONDITION ASSESSMENTS (BUILDER SMS) PROJECT APPROACH

Pond's proposed execution strategy plan is developed in accordance with *Army BUILDER SMS Inventory and Assessment Implementation Guide* and based on our vast prior experience providing the Army National Guard with technical assistance to physically complete inventory and condition assessments of real property.

1. INTRODUCTION

This Project Execution Strategy Plan (ESP) outlines the work details for West Virginia Army National Guard (WVARNG) Facility Condition Assessments utilizing BUILDER™ Sustainment Management System (SMS). Pond will provide WVARNG technical assistance to utilize the BUILDER™ SMS application to physically inventory and assess the condition of real property buildings.

2. EXECUTION STRATEGY PLAN

2.1 OVERVIEW

Pre-site visit efforts include obtaining and correlating existing building drawings; accessing the latest version of BUILDER™ / BUILDER™ Remote Entry Database (BRED) training; calibrating data collection devices; reviewing and updating field procedures; creating contingency plans for access and execution challenges; and communicating with all stakeholders to ensure consistency across the Assessment Team.

The Facility Condition Assessment (FCA) Team will consist of structural; architectural; Heating, Ventilating and Air Conditioning (HVAC); plumbing; fire protection; and electrical Subject Matter Experts (SMEs) with the architectural effort further divided into two teams – one for exterior building systems and one for interior systems. Each discipline within the FCA Team will communicate their progress, coordinate any assistance needed, and report safety issues throughout the effort. Team members will alert the site Point of Contact (POC) if any significant issues arise.

Daily assessments begin with a safety minute followed by a briefing to the FCA team of the previous days' progress, facility communication, health and safety issues, challenges, schedule changes, and lessons learned. The Project Manager (PM) will confirm building access and escorts for subsequent days' assessments to ensure continuity and consistent progress. Every assessment will have a contingency plan to minimize the effects of interruptions to the schedule due to situational issues related to facility access, keys, and escorts or dynamic issues due to conflicting priorities.

The FCA Team will convene at the end of each day to review completed assessments, components, and systems and to make note of the missing systems in each facility. The PM will create a record of safety hazards, access issues, and action items for the next day's briefing with the site POC.

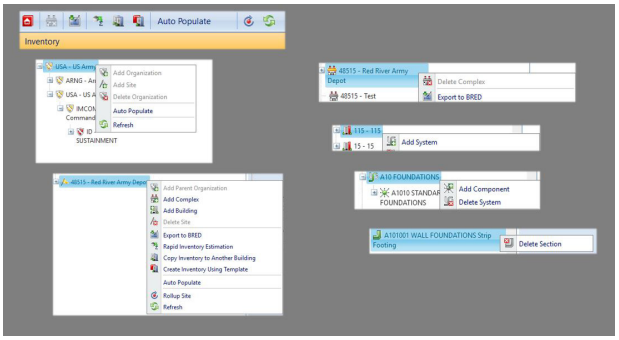
Upon returning to the office, the FCA Team will perform Quality Control (QC), compile supporting information, upload the BRED files, and integrate lessons learned from previous assessments into the planning for future assessments.

The Pond Team includes DIGON Systems, a company that is dedicated to streamlining BUILDERTM processes and designing reports that analyses BUILDER™ data. The Team will develop a customizable Power BI dashboard that integrates BUILDER, PRIDE, and ePRISMs to enable data driven decision making.

2.2 DATA COLLECTION, ASSESSMENT, AND ANALYSIS

2.2.1 INVENTORY

Establishing a solid BUILDER™ inventory is the foundation of the FCA process. If a facility has already been assessed by WVARNG in the past and the BRED files are considered completely inventoried, Pond will update the existing inventory and add those sections that may have been missed in the previous assessment. This is part of the BUILDER™ Sustainment Process.



If a facility has not previously been assessed by WVARNG, the FCA Team will populate the BRED files by creating an *Inventory* of all components and systems within the facility. This is a part of the BUILDER™ Implementation Process. The Assessors create an *Inventory* by *Sectioning* the data into related parts.

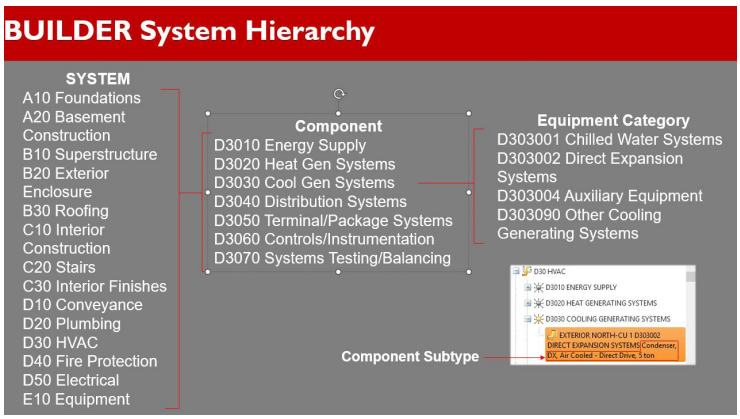
A *Section* is an individual piece of equipment, a group of similar pieces of equipment, or building components such as doors and walls. Assessors create *Sections* to make a building *Inventory* and categorize each component and system in the building using the UNIFORMAT II Classification System. The FCA Team will validate facility count, square footage totals, and perform a Direct Rating Inspection on each facility on the building list provided by WVARNG.

Assessors will verify that all rooms are accessible before starting the inventory process. The FCA Team will use the traditional Direct Rating Inspection method for all facilities and utilize tablets with cameras and laser range finders to inventory, quantify, and rate facilities onsite.

2.2.2 SYSTEM CLASSIFICATION

The assessment will include the following major building systems:

- A10 - Foundations
- A20 - Basement Construction
- B10 - Superstructure
- B20 - Exterior Enclosures
- B30 - Roofing
- C10 - Interior Construction
- C20 - Stairs
- C30 - Interior Finishes
- D10 - Conveying
- D20 - Plumbing
- D30 - HVAC
- D40 - Fire Protection
- D50 - Electrical
- E10 through E109090 - Other Specialized Fixed and Moveable Equipment valued at $250,000 or greater



2.2.3 DATA GUIDANCE AND QUALIFICATIONS

2.2.3.1 To identify and document HVAC equipment with Class II controlled compounds (e.g., hydrochlorofluorocarbons [HCFCs] or R-22 refrigerant), the highest assessment rating assigned to a piece of equipment containing these substances shall be no greater than **Amber+**, with an *Assessment Comment* that describes the substance.

If the equipment is in worse condition than **Amber+**, the assessor will adjust the rating accordingly, and provide an *Assessment Comment* stating the reason for the lower assessment rating as well as noting the presence of a Class II controlled compound.

2.2.3.2 Assessors shall incorporate user interviews, work order histories, and/or other WVARNG approved sources when determining the condition of a component *Section*, (i.e., not rating a piece of equipment **Green** simply because the paint looks good). Supplemental information related to the assessment provided shall be provided in the BUILDER™ *Assessment Comment*.

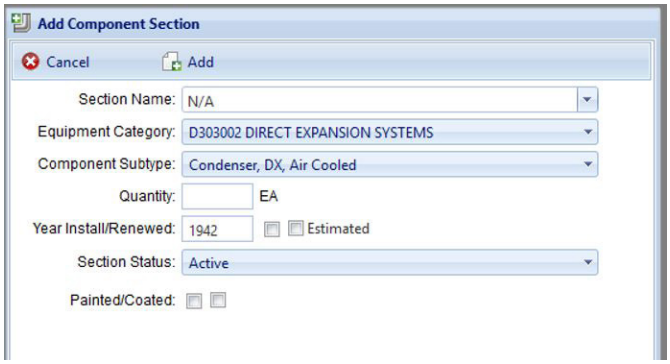
2.2.3.3 Before the project begins, FCA Team members will meet to discuss rating methodology to ensure that everyone has a comprehensive understanding of the requirements. To accomplish this, the team will cross check and compare results from different assessment teams for buildings where ratings have been completed. This standard practice shall be documented in the team's QC Plan to ensure that each discipline sees and rates deficiencies in a consistent manner and with the same result. The documented results of these cross checks can be provided to the Government upon request.

2.2.3.4 The Architecture and Engineering SMEs will provide the Construction Engineering Research Laboratory (CERL) BUILDER™ Support Team with a list compiling all missing systems in each building which require deletion from the BUILDER™ Database. The FCA Team will write a building-level comment to document each building's missing systems.

2.2.4 BUILDING TEMPLATES

When an *Inventory* is collected for a given floor in the facility with nearly identical construction and layout as subsequent floors, it can and will be copied for use as the basis for those subsequent floors. Similarly, for nearly identical buildings, the first building inventoried can and will be used as a template from which additional facilities will be assessed. Assessors will walk through subsequent facilities to verify that each building's *Inventory* is accurate, quantify the building systems, and provide a direct rating.

2.2.5 SECTIONING



Sectioning is a term used to describe how *Sections* are divided or combined when entering them into BUILDER™. For example, if all sinks on the third floor are the same type and were installed in the same year, they would be combined into one *Section*.

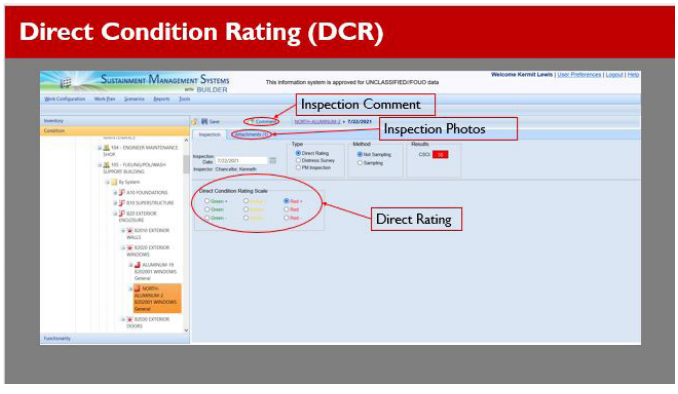
Condition will not be used to determine *sectioning*. For example, if the hallway lighting fixtures on the fourth floor are in good condition except for one light, a separate *Section* of lighting will not be created for that one light. Rather, the condition of the one degraded fixture will be factored into the overall condition of the *Section*.

The FCA Team will coordinate and clearly define *sectioning* requirements with WVARNG Site POCs prior to conducting field work. All Assessors will use facility naming conventions consistent with the *Army BUILDER™ SMS Inventory and Assessment Implementation Guide*.

2.2.5.1 SECTION NAMES *Section Names* will be used to help the next assessor locate that *Section* in the future. However, not all *Sections* require a *Section Name* to be added. For example, if there is only one type of roof and it was all installed in the same year, the default *Section Name* of "N/A" is acceptable because there would be no confusion of what the *Section* is or where it was located.

Conversely, if the carpeting in the building was installed in 2013, but the carpeting in the dorm rooms was replaced in 2015, *Section Names* should be used to differentiate the two *Sections*. Using the two different years as the *Section Names* would be redundant because the years have already been entered in the "Year" field. Using the word "Carpet" would also be redundant. Recommended *Section Names* would include locations, such as "Hallways" and "Dorms" so that future assessors would know where to look for those *Sections*.

2.2.6 RATING METHODS



Once the *Inventory* is entered, the *Sections* are ready for Direct Rating Assessments. The Assessors use the Direct Rating Inspection method, supplemented with the specific 23 BUILDER™ distresses and their definitions, when the rating is lower than a **Green Minus**.

The Assessors defer to the BUILDER™ Age-Based Rating method for components which are not visible. Most building system components can be observed up close or with binoculars and can be assessed using the Direct Rating methods. However, some building components cannot be seen, e.g. A10 - Foundations, B10 - Superstructure, and D20 - Plumbing. The Assessors will include a comment in the *Inventory Section* when an Age-Based Assessment is used.

3. HARDWARE AND SOFTWARE

BUILDER™ data will be inventoried and assessed on tablets using FLOW™, DIGON System's proprietary data assessment application. DIGON Systems will export BRED files from BUILDER™ and import them into FLOW. The Assessors will receive their assessment assignment(s) via email and synchronize their tablets to access the building *Sections*.

At the end of each day, the Assessors will edit the daily assessment and synchronize the BRED files for importing into BUILDER™. Multiple quality checks are performed throughout the process, by the in-house QC staff once the data is synchronized to BUILDER™.

4. PHOTOGRAPHS

The Statement of Work (SOW) requires photographs of *Sections* with ratings below **Green Minus** (i.e., all **Amber** and **Red**). All photographs will be provided for Operations Security (OPSEC) review.

5. COMMENTS

Comments describe or clarify a condition or explain the thought process of the Assessor. BUILDER™ SMS Guidelines require a comment for distresses that are **Amber** or **Red**. In addition, the guidelines require the assignment of a specific stress from the 23 BUILDER™ distresses to characterize the defect.

6. SAMPLING

Sampling is the ability to assess only a portion of a *Section* and apply that condition to the entirety of that *Section*. It is helpful when portions of a *Section* are not accessible, or when identical *Sections* are repeated numerous times. With 600 identical rooms, an opportunity exists to sample certain *Sections*, such as toilets, sinks, interior walls, and floor and ceiling finishes. BUILDER™ Guidelines require a *Sample* to be at least 10% of the *Section* for statistical validity.

All *Samples* are named based on location for identification purposes. *Sample* names are descriptive (e.g., "Room 101," "NW Entrance Door," "Wall between Door 201 and Door 203," etc.). The Assessors use a consistent naming convention to help future assessors find the same *Section* and location easily.

7. WORK PLAN CONFIGURATION

BUILDER™ uses enterprise-level settings to determine current and future work requirements. These settings are adjusted to meet organizational needs. If CERL does not establish the enterprise-level settings prior to the assessment, the Assessment Team will assist WVARNG in determining the work plan configuration settings by incorporating existing settings or creating and testing new settings. The PM will instruct the FCA Teams on the settings and their significance.

8. FACILITY CONDITION ASSESSMENT

The processes for the pre-assessment, assessment, and post-assessment are active throughout the project. Pre-assessment efforts include obtaining and correlating existing building drawings; team training on BUILDER™/BRED, data collection devices, and field procedures; contingency planning for access and execution challenges; and communication and consistency across teams and consultants.

During the assessment the FCA Team has daily progress meetings to address communication, health and safety, track progress, challenges encountered, schedule changes, equipment problems, and lessons learned. The Team will monitor and confirm building access and escorts for subsequent day's assessments to assure continuity and progress to the highest degree possible. We recognize that access, keys, and escort availability are situational and dynamic issues due to conflicting priorities/communications. Disruptions will occur and contingency plans are in place to minimize delays.

During the assessments the team will focus on structural; architectural; HVAC, plumbing, and fire protection; and electrical. The architectural effort is split between exterior building systems and interior systems. The disciplines will communicate with each other during the assessments regarding progress, coordination/need for assistance, and safety issues.

At the end of each day the FCA Team will upload assessments from BRED to BUILDER™ daily. In the office, Assessors perform a final QC process, compile supporting information, and assemble the final reports. The PM will integrate lessons learned into the planning for the next visit.

8.1 SITE COORDINATION NEEDS

1. Request building drawings and available facility/equipment info. Coordinate with installation POC and attendees.
2. Coordinate with site POC regarding access requirements.
3. Review of finalized building list with WVARNG project POC.

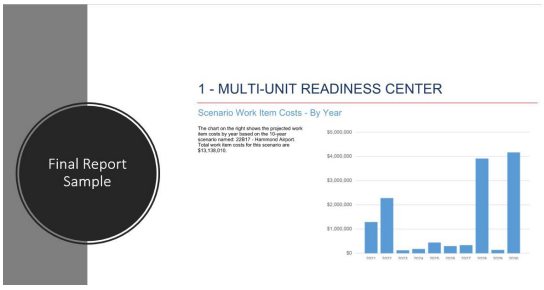
8.2 PRE-SITE VISIT TASKS

1. Create organizational tools to facilitate field work, including:
   a. A focused master building list for tracking progress, referencing available drawings, etc
   b. Labeled manila folders for each building (and each product line) to organize and facilitate data collection, notes, instructions, BUILDER™ reports, etc.
   c. A "quick-reference" list of all key contacts and phone numbers.
2. Develop detailed field procedures in the form of flowcharts, templates, and checklists.
3. Develop detailed QC procedures.
4. Train FCA Team on BUILDER™/BRED, data collection equipment, field procedures, expectations, and QC.
5. Develop site specific Health and Safety Plans.
6. Review existing drawings to familiarize the Team with buildings, systems, and components.
7. Coordinate with site POC to finalize the site visit schedule, escorts, and any restricted access requirements.
8. Anticipate challenges and establish a contingency plan.

8.3 DURING SITE VISIT TASKS

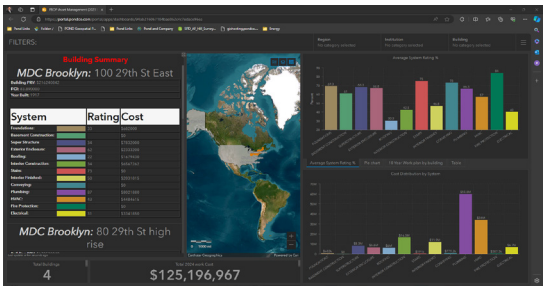
1. Arrive early to become familiar with site layout; meet with facility coordinators, SMEs , etc.; conduct last minute refresher training; obtain recently found drawings; address last minute access coordination issues, etc.
2. Plan and attend an In-Brief Meeting.
3. Conduct a daily Health and Safety minute.
4. Conduct data collection and input.
5. Upload collected data daily from BRED.
6. Print QC reports and review them daily.
7. Redline data defects and identify omissions for the Team. Stage building folders for "CORRECTIONS REQUIRED."
8. Upload collected data to BUILDER™ after QC corrections are made/backchecked.
9. Brief the Team daily to report progress, challenges, schedule changes, equipment problems, lessons learned, support to/from other product lines, etc.
10. Confirm building assessments, escorts, and access for the next day's buildings.
11. Monitor photo collection and management process.

8.4 POST SITE VISIT TASKS



1. Perform QC on full data set, mapping toward final report.
2. Upload to BUILDER™ data that changed due to the follow-on QC effort.
3. Perform focused QC on photos for correct naming, linkage to specific components and/or deficiencies.
4. Perform focused QC on FCA corrective actions (>$20k): scope, photos, cost estimate.
5. Compile draft report in manageable segments for review.
6. Assemble complete report for final review (hardcopy). Correct and backcheck mistakes.
7. Print client hardcopy QC for completeness, appearance, and consistency with established standards.
8. Document "Lessons Learned."
9. Perform BUILDER™ SMS training with WVARNG personnel to ensure their understanding of the product.

9. CUSTOMIZEABLE POWER BI DASHBOARD



Pond has extensive experience developing dashboards to analyze complex data sets that drive decision-making, including the implementation of Power BI and ESRI technologies for data dissemination and best management practices, and we are among the first to accomplish this groundbreaking service. To build a customizable dashboard for the WVARNG, the business intelligence software Microsoft Power BI will be leveraged for dashboard creation. Data linkage between BUILDER, PRIDE and ePRISMs datasets will be accomplished by leveraging the Real Property Unique ID (RPUID). Data to feed the reports will be accomplished with Application Programming Interface (API) or raw data export Comma Separated Value (CSV).

The report writer is already deeply connected with these three data sets and common usage patterns. The team will collaborate closely with WVARNG to refine the dashboard over several rounds to develop a completely customized interface that can sit on the WVARNG server for your independent use. It is understood that display refinements are a continual and collaborative process. In addition to the development of our interfaces and data links, our team provides training to the end-user client to ensure your ability to use and manage the tool independent of us in the future, if necessary.

10. DELIVERABLES/SUBMITTAL SCHEDULE

DELIVERABLES	WVARNG COPIES	SCHEDULE
Minutes of Kick-off Conference Call	1 each	7 business days following the call
Draft Project Management Plan (Task 4.0b)	1 each	28 business days prior to the Kick-Off Meeting
Minutes of Each Site Kick-Off Meeting	1 each	3 business days following the meeting
Draft Work Action Plan (4.7.a)	1 each	14 days prior to start of site orientation meetings
WVARNG Review		14 calendar days after receipt of Draft Work Plan
Calibration Plan (Task 4.7.i)	1 each	28 calendar days after WVARNG Review and approval of Work Action Plan
WVARNG Review		14 calendar days after receipt of Calibration Plan
Draft QC Plan (Task 4.7.d)	1 each	14 days prior to Kick-Off Meeting(s)
WVARNG Review		14 calendar days after receipt of Draft QC Plan
PRIDE Discrepancy List (Task 4.7.f)	1 each	21 calendar days after field work completion of each installation
Monthly Execution Schedule (Task 4.7.c)	1 each	Due on the 1st of each month
QC Report (Task 4.7.e)	1 each	5 calendar days after field work completion of each site
BUILDER™ Lessons Learned (Task 4.7.o)	1 each	21 calendar days after field work completion of each site
Data Upload Memo (Task 4.7.m), Draft BUILDER™ SMS Database (Task 4.2.a) Inventory and Inspection Information (Task 4.2 and 4.3), and Draft Location Report (Task 4.7.k)	1 each	30 calendar days after field work completion of each site
WVARNG Power BI Dashboard Review		60 days after the first week of data collection ends
Power BI Dashboard Review (WVARNG)		10 business days
Power BI Dashboard Review		Every 30 calendars until complete
Final Data Upload Memo (Task 4.7.m), Final BUILDER™ SMS Database (Task 4.2.a) Inventory and Inspection Information (Task 4.2 and 4.3), and Final Location Report (Task 4.7.1)	1 each	7 calendar days after receipt of WVARNG review comments for Draft BUILDER SMS Database

11. CALIBRATION AND QUALITY CONTROL PLAN

The Pond BUILDER™ Team will work with BUILDER™ SMEs to prepare for FCAs at WVARNG. The training included surveying facilities and loading the data into BUILDER™ using consistent processes and language. The Team will generate reports in BUILDER™ and reviewed the documents for consistency in the terminology used to describe stressors and ensured that the rating standards and stressors were used correctly. After the review, the Team will assess a different facility to verify the calibration.

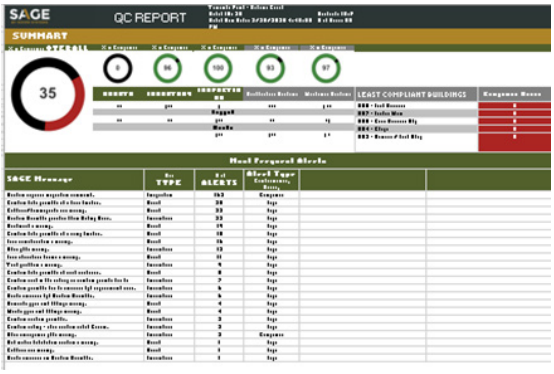
Pond uses one Team per site for consistency and a third-party SME validates the facilities assessed to ensure consistency and alignment with project requirements.

The calibration buildings selected should be:

1. Between approximately 15,000 and 25,000 square feet
2. Non-secure (i.e., allow electronics and the taking of photos)
3. Reflective of the most common types of facilities found on the site (e.g., administrative, laboratory, workshop, warehouse, etc.)
4. Pond will work with the WVARNG POC to ensure that the calibration facility has most of the applicable American Society of Testing and Materials (ASTM) UNIFORMAT II systems. The Assessment Team will NOT select large storage buildings, since they may not have fire protection and HVAC.
5. Such that multiple teams are provided assess simultaneously (i.e., not housing, barracks, command buildings)
6. Of average condition - NOT the worst quality buildings on site
7. Documented with floor plan drawings available to the Assessors

At the beginning of the assessments, the Team will assess several facilities that are reflective of the most common facilities. An independent SME will review these assessments using the Final 9 Facility System Quick View Report, the Quality Control 5, and Quality Control 6 Reports. These reports provide information about the facility systems, section details and inspection details. The SME will provide guidance and document inconsistencies. The PM documents the feedback received from the SME in the lessons learned and report these back during the In-brief.

12. QUALITY MANAGEMENT



The Pond Team is committed to providing high quality products and services to WVARNG in accordance with the SOW. Pond process brings all deliverables through stringent Quality Assurance / Quality Control (QA/QC) procedures, in accordance with contract requirements. **The Team will follow the QA/QC Plan detailed in *Section III. Project Management, Quality and Cost Control Plans* of the proposal.**

The Team will use SAGE, an automated QA platform that is programmed to ensure that the BUILDER data meets **NGB guidelines. This tool is a significant differentiator.**

13. DATA REVIEW & WORK PLANNING CHARRETTE

13.1 Within fourteen (14) calendar days of the Draft FCA Report delivery, the Pond will lead a three (3) business days Data Review & Work Planning Charrettes with the WVARNG personnel.

13.2 Pond will provide the charrette agenda and other presentation materials to the WVARNG seven (7) business days prior to performance of the Data Review and Work Planning Charrettes.

13.3 The Data Review WVARNG technical personnel who will conduct on-site BUILDER™ assessments at some point in the future (i.e., for those buildings not covered in the NGB Business Rules). **Pond will provide written and hands-on instruction to the WVARNG technical staff demonstrating how to use the WVARNG BUILDER Power BI Dashboard**. The Training Team will discuss and demonstrate how to view, analyze, and update the dashboard. This is hands-on training which will ensure that the participants have a thorough understanding of the dashboard.

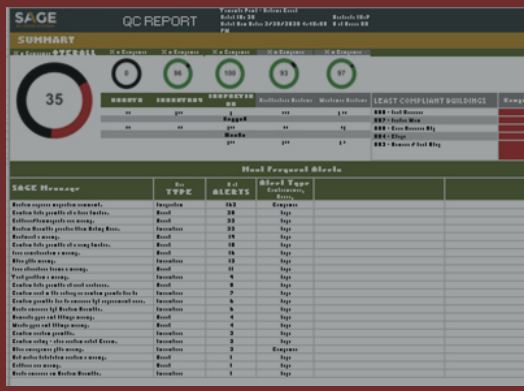
13.4 The WVARNG will decide the location of the Data Review & Work Planning Charrettes.

13.5 Pond will provide copies of all pertinent BUILDER™ reports, work plans, and presentations generated over the course of the Charrette within three (3) business days following the Charrette.







Section III. Project Management, Quality Cost Control, and Schedule Plans

SECTION III. PROJECT MANAGEMENT, QUALITY, COST CONTROL, AND SCHEDULE PLANS

PROJECT MANAGEMENT

Pond has an established project management procedures and methods for successful BUILDER™ assessments. The Pond team understands that only the contracting officer is empowered to award, agree to or sign any contract (including delivery orders) or contract modification or in any way to obligate the payment of money by the Government. The contracting officer is responsible for all contractual agreements, commitments or modifications that involve price, quantity, quality, delivery schedules or other terms and conditions. If the Pond team needs to make adjustment to the contract or delivery orders the Pond team can either work directly with the contracting officer or through the contracting officer's representative.

Weekly Teleconference: A weekly teleconference will be held with project stakeholders to discuss the upcoming site schedule, potential issues, data review, and other topics relevant to the performance of the contract.

Daily Meetings:

Beginning of day. Each day will begin with a brief, full-team meeting to confirm the day's schedule required escorts and/or Facility Manager coordination, safety minute, unfinished business, and client questions or feedback.

End of day. At the end of each day a full-team meeting will be held to discuss the day's progress, challenges and successes, lessons learned, and plans and schedule for tomorrow's work.

Site Coordination: The PM will facilitate Task Order execution with the facility coordinators. Site coordination is critical to prevent delays due to lack of access to facilities.

It is Pond's responsibility to coordinate with the site Facility Managers and Building Managers for their actual work schedule. Pond will take all precautions available to minimize disruptions to functions during performance under this Task Order.

Pond will maintain an adequate workforce for the uninterrupted performance of all tasks defined within this SOW when the Government facility is not closed for the above reasons.

POND BUILDER SITE ASSESSMENTS AND FACILITY INSPECTION METHODS

Our project teams utilize BRED and FLOW programs for data collection and quality control. BRED was created by the same creators of BUILDER™ SMS. However, Pond has improved upon the BRED platform, titled FLOW, a tablet-based field assessment application integrated with BUILDER™ and designed to allow users to operate more efficiently.

The Pond team of architects, engineers, and planners is trained, experienced, and proficient in the use of both platforms. Below is a list of benefits obtained using our enhanced program, FLOW.

Field Assessment Efficiency: Increases the walk-rate of the assessor in the field, allowing more square footage to be covered.

- Photos can be instantly added to the database, eliminating complicated photo-linking procedures.
- Comments can be added by voice recognition.
- Touch screen icons are optimized for all users. No need to retrain BUILDER™ users.

Data Quality: Ensures accurate, consistent data, and reduces errors in several ways.

- Real-time feedback prompts the user to fix issues as they occur.
- Custom-programmed quality checks specific to each project or contract.
- Internal and private, ensuring top-quality data before uploading to BUILDER™.
- Framework for integration with any existing Computerized Maintenance Management System (CMMS).

Workflow: Provides a consistent, logical process that is designed for real-world field work.

- Assessors can be assigned to specific systems and buildings.
- Every assessor's progress and data status is reported and available.
- Designed the way field assessors work.
- While assessors are in the field, team leaders can review and approve assessment data or send comments.

QUALITY MANAGEMENT

The team is committed to providing high quality products and services to the Government IAW SOW. All contract deliverables will be processed through Pond Quality Assurance / Quality Control (QA/QC) procedures, IAW contract requirements. The execution team will follow the QA/QC Plan described below to ensure that all submittals meet Government expectations, and are compliant with the SOW and all applicable standards and criteria.

QUALITY ASSURANCE - Quality Assurance (QA) establishes the protocols to be followed to prevent mistakes and errors. The following QA guidelines are in place:

- Assign highly trained, well-qualified staff with appropriate technical qualifications.
- Begin coordination with stakeholders at least 30 days in advance of on-site visits.
- Provide informational memo, flyers, agendas, or other materials for distribution to maximize stakeholder participation.
- During data collection visits, document site and facility conditions or provide examples of project related information.
- Follow the prepared data collection agenda.
- Follow BUILDER™ guidelines to ensure a standardized process and set of products.
- Compile and organize notes and photographs immediately following an on-site event to prevent loss of information.
- Utilize report and BUILDER™ templates and follow data standards.
- Utilize submittal checklists to ensure all SOW requirements have been met.
- Perform periodic plan / approach, records, and project file audits to ensure conformance.
- Implement corrective actions to re-establish conformance and mitigate any impacts.
- Identify continuous improvement in technical approach.
- Properly train all personnel in gov't data control techniques and requirements per SOW (e.g. AT/FP, Security, and OPSEC).

QUALITY CONTROL - Quality Control (QC) procedures assess the products to identify errors and consequent steps of resolution. One week prior to submitting work products to the Government, the team will perform necessary reviews to examine technical quality, standards/criteria compliance, and overall completeness of each scheduled document submittal. The following items will be checked during the review process for all preliminary and final deliverables:

- BUILDER™ QC Checks
- Spelling, grammar, syntax
- Content corresponds to data collection
- Compliance with SOW, meeting notes, WVARNG comments,
- Technical review back-check
- SAGE Quality Assurance Reports

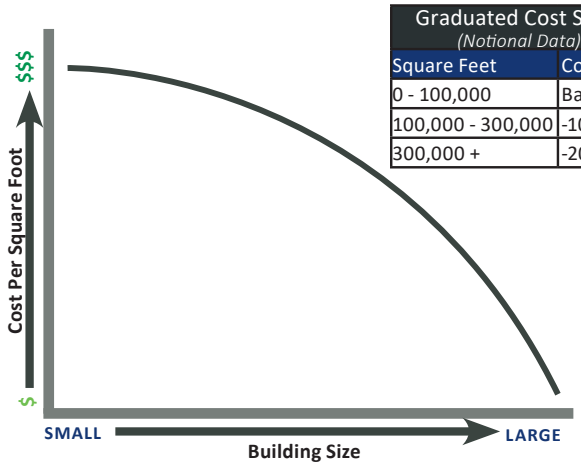
All documents will be reviewed by the following Assessment Team members:

- Senior Engineers
- Senior Project Manager
- WVARNG Quality Control Personnel

Assessors will verify that all rooms are accessible before starting the inventory process. The Team will use the traditional Direct Rating Inspection method, utilizing tablets with cameras and laser range finders to inventory, quantify, and rate facilities onsite.

COST CONTROL

The cost of inspection, inventorying and uploading data will be developed as a blended rate based on the square footage and complexity of the facility inventory. Since all buildings have the same BUILDER™ SMS Uniformat system types, we have found that the building size dictates how long an assessment team would need to complete the assessment more than the complexity of the systems (although both would factor into the development of the proposed assessment cost). Pond's extensive experience in BUILDER™ SMS ensures that we can manage our cost control without fail. We have asked for a cost modification on a single BUILDER™ SMS to date based on our price per GSF method. The following representative chart shows how an increase in building square footage reduces the cost per square foot that would be proposed.



Graduated Cost Scale
(Notional Data)

Square Feet	Cost
0 - 100,000	Base Price
100,000 - 300,000	-10%
300,000 +	-20%

SCHEDULE MANAGEMENT

At Pond, we recognize and are committed to meeting the deadlines and time constraints of your project. The project schedule is one of our best management tools when executing statewide FCAs utilizing BUILDER™ SMS. We view BUILDER™ SMS schedules not as a hindrance, but simply as a management tool for seamless project execution.

Schedules are living documents that adapt to a project's changing demands. Pond is experienced and adept in adjusting quickly to changing schedules and in assisting owners with options to fulfill critical path goals. Our direct knowledge of and extensive experience performing statewide ARNG FCAs utilizing BUILDER™ SMS ensures our ability to develop an achievable project schedule that keeps WVARNG's initiative on track and minimizes risk to project execution.

POND'S PROVEN SCHEDULE MANAGEMENT PROCESS

The Project Manager will develop a schedule for this project. This schedule will be integrated into the master schedule that the Program Manager maintains to use for planning and resource management purposes. In consultation with the PM, field team and BUILDER™ SMS analysts, they address the requirements of multiple, concurrent task orders at different locations. Our experience managing task orders with accelerated or compressed schedules enables us to effectively plan priorities and streamline processes to meet tight delivery schedules. These procedures include the following:

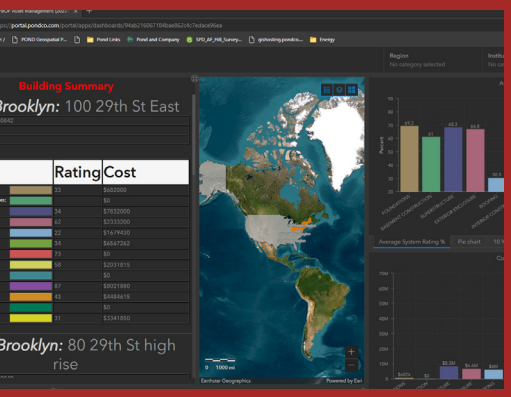
- Development of schedule milestones.
- Identification of critical path activities.
- Weekly tracking of staff availability based on different assignments.
- Weekly review by PMs of schedule completions versus milestones.
- Routine status meetings to confirm team members are performing on schedule and identify corrective actions.
- Monthly projections of staffing needs.

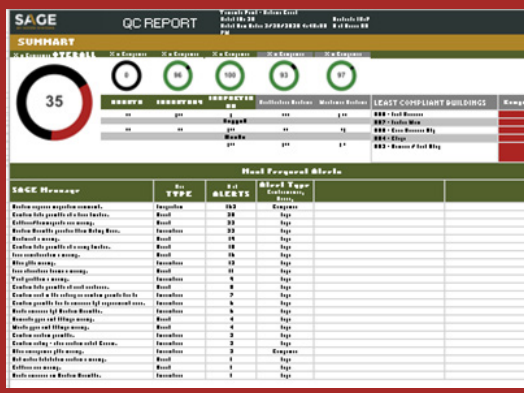
Maintaining project schedules is a critical part of the project execution process. Our Project Managers are trained to use the tools, such as Microsoft Project, OneNote, Neforma and web-based project management applications to maintain the integrity of the schedule throughout. If there is concern about maintaining the schedule, these tools are designed to alert the senior staff, up to the Project Manager that an issue needs to be addressed. Additionally, our Program Manager holds a weekly meeting with the Project Management team specifically to ensure the integrity of the schedule throughout the project. During these meetings either a Project Manager can identify a specific issue, or a Program Manager can identify a project issue through strategic questions that can negatively affect schedule if it goes unchecked. The Program Manager will assign resources to address any scheduling shortfalls. It is all part of our overlapping "trust but verify" Project Management system.

BUILDER SMS BEST PRACTICES TO DRIVE SCHEDULE EFFICIENCIES

Pond's subconsultant, DIGON Systems, created FLOW, a tablet-based field assessment application, which has been successfully implemented on two statewide WVARNG BUILDER™ SMS projects. FLOW is integrated with BUILDER™ and built with the assessor in mind to maximize field assessment efficiency. The following features ultimately increase the walk-rate of the Pond assessors in the field, allowing more square footage to be covered.

- Photos can be instantly added to the database, eliminating complicated photo-linking procedures
- Comments can be added by voice recognition
- Touch screen icons are optimized for all users. No need to retrain BUILDER™ users
- Activity Log Metrics - Device activity of completed Systems, Synchronizations, Sections modified/created/deleted
- Inspection Comment Generator – Select the 23 distresses form a drop-down menu and increase productivity
- Flexible Building List – assessors can create smaller projects within the building list
- Dynamic Age Based Comments - Customize and automatically generate inventory comments per the Army Guide
- Pin and Copy Sections - Lookup frequently occurring sections during inspections and duplicate any to populate your tablet inventory rapidly
- Effective Navigation Sidebar - View Building down to Section in one glance and locate what you need in one tap
- Seamless Resync - Managers review details in the Sync Log that show who synced and when, and if/when data has been pushed to BUILDER™





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