

FIRM OVERVIEW, SERVICES, AND PORTFOLIO

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ENERGY
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MAINTENANCE

CONSTRUCTION
MANAGEMENT

FACILITIES STAFF

METRICS

MANAGEMENT

OWNER'S REPRESENTATIVE

PERRSM

OUR STORY

Building Solutions is a project leader, process manager and technical advisor for real estate and facility development programs, building assessments and facility problem-solving. We give commercial real estate owners, educational institutions and municipalities a road map for maximizing the value of their real estate, from pre-acquisition due diligence and facility and energy auditing, to sustainability and operations improvement programs.

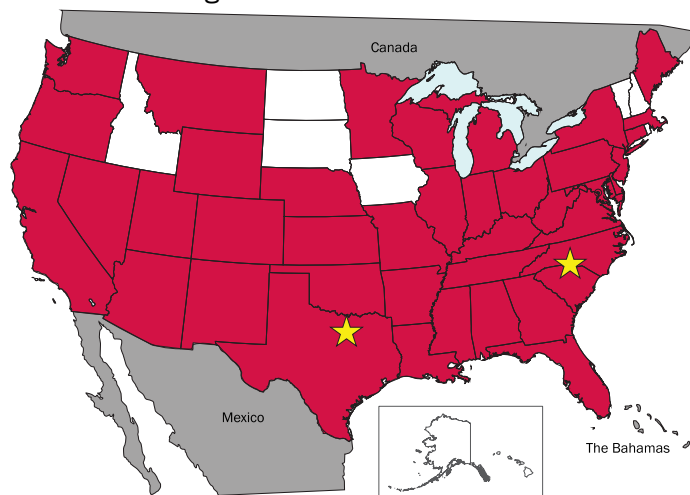
We also implement the plans, as project and program managers. Our experience and deep technical expertise and our reputation for attention to detail and customer service, make us the preferred choice for clients throughout the United States.

Since 1990, Building Solutions has been merging the understanding of the business of real estate ownership with technical expertise; we bring special value to our many long-term client relationships. This client loyalty is built on our distinct ability to reduce risk and increase return on real estate investments. Commercial and institutional real estate owners engage Building Solutions as advisors for development, condition assessment, construction and facility operations. Our clients tell us that we are distinguished by our advanced technical expertise and meticulous attention to detail. They know that every Building Solutions team includes someone who has been a professional real estate operator or developer and the typical Building Solutions team includes a specialist for every major building system.

With an owner's perspective, we deliver:

- Project leadership for real estate development and construction initiatives, which includes serving as the owner's representative or project manager.
- Property condition assessments for potential acquisition of real estate assets.
- Sustainability consulting to enhance energy efficiency and improve building performance, often through commissioning; also, assisting with LEED certification.
- Facility management support through facility audits and capital replacement forecasting, to establish priorities and implement improvements that optimize operations.

The Building Solutions team has a borderless reach serving clients in over 40 states in the continental United States as well as Canada, Mexico, and the Commonwealth of The Bahamas. We are culturally bound to protecting our client's interests. No wonder Building Solutions is the trusted name in the markets we serve.



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Facility Audits

At regular intervals, more organizations are thoroughly assessing the condition of their physical plant—often their largest single asset. Most facility managers are busy with today’s tasks and cannot complete such a study in a timely and objective manner. A Facility Audit arms the manager with a tool to prepare more accurate operating budgets, guide fundraising, direct long-range planning and positively influence their accrediting bodies and “customers.” A Facility Audit, like a Property Condition Assessment, covers all building systems from HVAC and electrical, to roofs and finished walls. The Building Solutions Facility Audit report is tailored to be a maintenance guide and a capital planning tool, to be updated in a deliberate program, and the data resides in a powerful web-based environment for maximum flexibility and allowing broad information sharing.

CMMS Implementation

School and university clients findings from their facility audits is delivered in a software tool of the client’s choosing. We offer the flexibility of working with the software that best suits the client’s needs, past practices, internal administrative support, and experience. The most basic platform is provided in a Microsoft Excel workbook, but we are familiar with cloud-based applications such as Dude Solutions’ Capital Forecast Direct. Our industry experience and knowledge of the client’s campus equip us to provide effective implementation support and training.

Facility Operations Reviews

Facility Audits report “what” and Facility Operations Reviews report “how”—how the facility is being operated and managed and in what ways it measures up to best practices in the profession. This adjunct service to the audit is conducted following a standardized format, to permit benchmarking and covers topics such as organizational structure, work management, training and development, tools and equipment, policies and procedures. It is conducted by consultants with facilities management experience.

Master Planning Management

We orchestrate the planner selection, schedule and organize the service delivery by the selected firm and provide the program budgets for the plan options. As construction experts, we offer input to the phasing plan. On behalf of the owner, we obtain the necessary site information and facilitate communications among parties that enable a well-informed final plan. On some assignments, we also provide programming information to the planner that includes an education-functional adequacy study, which supplements the condition assessment that is normally part of the facility audit.

Construction

As an owner’s representative with extensive construction experience, Building Solutions manages the entire building process or supplements your own team with available skilled manpower. As project managers, we establish teamwork and direct the activities of the architects and consultants on the client’s behalf. We may even be called upon to select the design team. In either event, we are the client’s principal source of cost management, scheduling, and constructability review. We help our client keep the project on-track, affordable, and synchronized with the stated goals.

As a construction manager, Building Solutions serves as the technical eyes and ears of the client, from managing budgets and administering contracts to assuring quality of construction and fair pricing. Whether we are on-site/full-time or periodically checking on the project in a cursory role, Building Solutions guarantees that it will add value.

Troubleshooting and Remediation

Some building repairs are not routine. On specialized projects, such as building re-roofing, chilled water plant replacements, curtainwall restorations, or parking garage repairs, Building Solutions can deliver specialized design and project management expertise. On those major projects that your on-site personnel cannot manage along with their daily duties, we provide the experience, knowledge, technical expertise, and familiarity with manufacturers that's needed. Our value will be realized in better price competition, greater efficiency, reduced disruption of your facility, and warranty protections that sometimes are only available on professionally specified and supervised work. You can continue to focus on serving building occupants and rely on us as your project partner.

Preventative Maintenance Planning

Building Solutions is an ideal source of advice and planning of daily maintenance including formal preventative maintenance programs. Our staff includes facilities operations professionals, who deal with real world, every-day problems on behalf of our clients. They command the backing of a team of experts from every imaginable technical discipline. The combined practical experience and realistic perspective is brought to every assignment whether we are advising on maintenance staffing, training, evaluating, or installing a CMMS (computerized maintenance management systems).

Property Condition Assessments

Building Solutions offers technical investigations with a pragmatic and transaction-savvy perspective. Some assignments are merely conforming to ASTM standards, but most projects for equity stakeholders will include a detailed analysis of all building systems, using specialized experts. These studies usually include detailed condition evaluation of structural frames, roofing, building envelope and parking garage maintenance, HVAC, electrical, plumbing, fire protection, vertical transportation and code/life safety compliance. Some assignments also include review of handicap accessibility, environmental risk, zoning reviews, and development potential.

REACH
NATIONAL

Trinity Christian Academy | Addison, TX

TCA is a conservative multi-denominational Christian school founded in the late 1960s and is one of the largest Christian schools in the United States. The campus consists of 14 buildings, comprising almost 400,000 sf.

TCA has been a client of Building Solutions since 2006 starting with a Security Audit followed by repeated assessment and project management assignments. The school recently joined the exclusive High Performance Program organized by Building Solutions.

The most recent campus facility audit covered site conditions, code compliance, elevators, interiors, and special focus on mechanical and electrical systems. Building Solutions originally introduced CF Direct to the School and our work included populating the CF Direct database with the audit findings.



Benchmark School | Media, PA

Benchmark is located in Media, PA on a 23-acre campus. It consists of a 20,000 Volume Library, Curriculum Library, 420 Seat Performing Arts Center, Music and Art Rooms, Science Labs, Gymnasium, Heated Outdoor Pool, Playing Fields, Playground, and Confidence Ropes & Zip Wire Course. With an enrollment of 161, the school focuses on bright children ages 6 to 14 who learn differently or have yet to reach their academic potential.

Benchmark School engaged Building Solutions to evaluate the condition and functionality factors of the campus facilities. Objectives included determining needs for renewal or replacement of building and infrastructure subsystems and guiding the analysis of good decision options for the renovation or modernization of capital project planning for the next 10 years. The team discovered a few elements that required immediate attention by the School including the Lower School roof replacement and an active leak in the Upper School's IT room.



Nardin Academy | Buffalo, NY

Nardin Academy was founded in 1857 as the first Catholic Academy and free school in Buffalo, NY by the Daughters of the Heart of Mary. The Academy has two campuses and enrolls over 900 students.

Nardin Academy has three buildings totaling 195,000 sf (main campus, mansion, and residence). The main campus is four stories, 173,000 sf, and was originally constructed in 1890 with recent renovations/additions in 2009. The Montessori Mansion and DHM residence are both two stories and were built in 1920.



The school engaged Building Solutions to conduct a thorough assessment of its facilities to determine long-term resource needs associated with their preservation and continued support of the institution's mission. In addition to informing the master plan, this study has enabled new staff leadership to focus on maintenance targets of high value, extending asset lives, and improving ongoing performance with data driven decision making.

Town School for Boys | San Francisco, CA

Town School for Boys (TSB) is an independent, all boys' day school for Grades K-8 founded in 1939. Their 75-year old campus is comprised of 5 total buildings built between 1952 and 2014. The buildings have been renovated to interconnect, allowing the interior and exterior finishes to correlate from each building. The urban campus has been resourceful in provided outside recreational spaces for the students including a rooftop athletic field, a rooftop garden, and rooftop playgrounds for multiple age groups.



The School authorized Building Solutions to evaluate the existing facility and systems and prepare a written preventative maintenance program. The team suggested remedial work to address safety concerns or items that may have an expedient return on investment. The school's zoning requirements mandated exterior upgrades to occur before 2020, Building Solutions worked with the school to phase the required upgrades and other deficiencies in a way in which capital resources were not overburdened. A schedule was prepared recommending work and was based on the understanding of the School's priorities, regulatory requirements, and the impact of operations and finance of deferring action.

Lakeland Christian School | Lakeland, FL

Lakeland Christian School is the oldest and largest private K4-12 school in West Central Florida with more than 1,000 students. Founded in 1954, the recently expanded 27-acre campus contains 18 structures with a gross building area of 150,000 square feet.



Building Solutions was engaged to conduct the School's first facility audit in order to contribute to their Strategic Plan and Campus Master Planning efforts. With this assignment, Lakeland Christian School became Building Solutions' 100th independent school client.

The concluded audit report highlighted elements of need that allowed leadership to address and prioritize campus needs based on urgency and financial capability over the next 15 years.

Pillar Commercial

Trinity Towers

Size: 635,000 SF; 20-story; 8-story parking garage

Location: Dallas, TX

Type: Office and Retail

Strategically located major near-downtown office complex, built in 1983 with 20 elevators on a 6.79 acre site

Frontier Equity, a division of Holt Lunsford

The Addison

Size: 219,000 SF; 11-story

Location: Dallas, TX

Type: Office

Multi-tenant office building constructed in 1981 with 56 surface & 815 covered spaces in 3-level parking deck on a 7.386 acre tract adjacent to a major suburban office park

View Pointe Towers

Size: Two 4-story buildings; late 70's/early 80's

Location: Plano, TX

Type: Office

Previous consultant performed an ASTM based condition assessment, which left several unanswered questions that were resolved by our study.

Granite Properties

High Point Tower

Size: 119,834 SF; 5-story; 2-story parking garage

Location: Greenwood Village, CO

Type: Commercial

Experienced investor filling out a regional portfolio with a mid-sized office building, constructed in 1998

AnchorPointe

One Community Church

Size: 65,000 SF

Location: Lewisville, TX

Type: Commercial Building

A church purchased this modified grocery store from another church, which had converted the retail space to classrooms and administrative space

Lennox Capital Partners, LP

The Heights at CityView

Size: ±21.29 acres

Location: Fort Worth, TX

Type: Multi-family

Multi-family property consisting of 26 two- and three-story buildings, housing 344 residential units; built in 1999

HPI

San Antonio Light Industrial Portfolio

Size: 1,000,000 SF

Location: San Antonio, TX

Type: Class B industrial buildings

Eleven (11) Class B office-warehouse buildings in three separate parks

City of Mesquite

Heritage Plaza

Size: 5,000 SF

Location: Mesquite, TX

Type: Single-story, multi-use facility built in 1966

The City purchased this downtown building to house the Convention and Visitors Bureau

Alcuin School | Dallas, TX

Alcuin School's new World Languages and Fine Arts Building was the first building in Alcuin's 2015 campus master plan. The new 16,000 sf facility replaces an outdated facility scheduled to be razed with the new one constructed on the existing site. This two-story building includes learning environments, music classroom, art classrooms, art studio, art gallery, and general storage. Enforced with CMU block (reinforced concrete), two internal classrooms serve as a refuge area for occupants during severe weather.



Building Solutions has been the project manager for the master plan and subsequent projects, most recently this building and the recently completed West Campus Building. We have advised the board on selection of the design team and contractors and managed all planning and preconstruction activities as well as construction. Budget control and use of low-maintenance materials and details has been a major program requirement. Sustaining positive relationships with adjacent property owners is especially important in this neighborhood setting. All new projects on the campus are required to achieve LEED Silver Certification.

St. Andrew's Sewanee School | Sewanee, TN

St. Andrew's-Sewanee School (SAS) is a co-ed, Episcopal, boarding and day, college preparatory school currently serving 250-300 students in grades 6-12.

SAS sought guidance from Building Solutions in developing a Campus Master Plan to support their 25-year vision. Building Solutions was hired to organize and orchestrate the selection of the master planner and to manage the master planning process. In this capacity, we participated in charrettes, assisted in phasing methodology, and provided conceptual cost estimates; all of which influenced building design and fundraising strategy.



Head of School, Karl Sjolund stated, "Building Solutions has served as our advocate, making sure we are asking the right questions and getting the right answers." SAS utilized information provided in the facility audit report (completed by Building Solutions) which assisted mapping the long-term facilities and capital needs to support the school's mission. This proved to be a valuable tool for their Master Plan by providing critical information about the existing buildings to substantiate master planning decisions. The assessment identified buildings for remodel or replacement and listed defects which, if addressed, would prolong the lives of buildings that may not be replaced for several years.

Pine Crest School | Fort Lauderdale, FL

Pine Crest School, a prestigious independent preparatory school with a major campus in both Ft. Lauderdale and Boca Raton, Florida retained Building Solutions to perform a complete facility audit of all components and building systems at both locations in 2013. Subsequent to the facility audit, Building Solutions was retained to perform construction project management on five concurrent projects at the Ft. Lauderdale Campus.



NATIONAL REACH

The projects included a new boathouse expansion for the nationally recognized rowing team, a chilled-water HVAC conversion to the grade school music classrooms, mechanical renovations to the auditorium, chilled-water conversion for the pre-primary classrooms, and a new state of the art television studio. Services provided included the management of design and engineering services, coordinating three separate prime contractors, and value-added design and construction guidance. As project managers on this complex, diverse assignment, Building Solutions ensured that all projects were completed within the stringent time frame and well within the school's budget.

St. Andrew Kim Catholic Church | Irving, TX

Building Solutions was hired to provide project management services for their new 34,000 Sf building on their new property. The project involved a 600 seat sanctuary, a 70 seat chapel, religious education classrooms, fellowship hall, kitchen, administrative offices, related support facilities and site work.



The Church presented a challenging budget to accommodate their design goals. The Building Solutions team helped solve initial architect scheduling and budget issues with the addition of an architect of record and an extensive value engineering process. We

guided the Church through the selection process with a list of prequalified general contractors and provided additional assistance with the contract negotiation between the Diocese, the lender and the contractor. The project was completed within the Church's desired timeframe and below budget.

Northridge Presbyterian Church | Dallas, TX

This client initially engaged Building Solutions to perform limited building assessments to inform a master planning effort impacting most portions of its aging physical plant. As high priority building systems were investigated and reported and subsequent master planning decisions were made, our role transitioned to providing cost guidance relative to major planning scenarios.



The planner and Building Solutions have defined options, along with their costs, and developed phasing approaches to test feasibility of each option. The team has implemented the project and is nearing completion, which will entail major renovations and addition of approximately 20,000 square feet of new space.

Factory Six03 | Dallas, TX

Located in the West End district of Dallas, West End Marketplace was a hopping night spot in the 1980's. After ten years of sitting empty, Granite Properties purchased the 7-story, 237,000 SF building for renovation and to house office, retail, and restaurant spaces and below grade parking. The property was renamed and rebranded as Factory Six03.



Buildings Solutions' Project Management team worked closely with the client providing pre-construction monitoring and guidance of contractor mobilization, demolition, and abatement services as

construction managers.

Franz Klammer Lodge | Telluride, CO

Located in a glacially carved valley surrounded by the San Juan Mountains of Southwest Colorado, Franz Klammer Lodge is a premium residency with 63 total units.

Amstar, the equity partner on the project at the time foreclosed on its non-performing development partner and engaged Building Solutions to restart the project and bring to successful completion. The project was in the middle of its Phase 3 development at the time we were engaged and a portion of the structural frame had been constructed along with winter weather hampering progress.

At stake was over \$3MM in lost income due to the project being behind schedule and the timing peculiarities associated with international brokerage and sales. 28 of the 34 units had a hard deadline that had to be met. Building Solutions completed the entire project and received a permanent certificate of occupancy. All 34 units were ready for sales closings sixteen (16) days ahead of schedule.

The Clift Hotel | San Francisco, CA

Located in the famous Union Square neighborhood, the seventeen story, historically significant hotel was an ultra high-end renovation project in the highly detailed approach typical of Ian Schrager Hotels. Hard construction cost was \$30 million and the total development approached \$60 million.

Building Solutions provided construction payment certification, contract administration, and construction inspection services to the lender and loan services provider, Midland Loan Services of Kansas City, Missouri.

La Centerra at Cinco Ranch | Houston, TX

La Centerra at Cinco Ranch is a multi-purpose property in a town-center style development providing luxury housing over single story retail spaces at street level. Facility is located 30 minutes west of Downtown Houston in Katy, a growing suburb and bedroom community. Site features included 34-acre mixed use site, 15+ restaurants, and 90,000 RSF Class A office space above retail space.

Building Solutions was engaged as the owner representative for the equity partner, Amstar Group Ltd. Working with the local development partner, Vista Equities, we managed the first phase of design and construction process by overseeing the project's progress and protecting the equity's interests. Our involvement included project meetings, site visitation, regular communication to the client, budget, schedule, and other quality control monitoring.



Getting a building permit isn't always easy. Even experienced owners, architects, and contractors find it challenging to assemble documents that are ancillary to the design and construction, but must be provided to city officials, nonetheless.

Building Solutions has identified some of these common permitting requirements, especially ones that require special certifications, third party status, or are just a nuisance to the project team. Because we fill in these document "gaps" on a routine basis, we are efficient and economical. Since we're not working on the more important tasks of finalizing construction documents or mobilizing construction, we relieve the project team of this as a possible distraction and source of delay.

Building Solutions has over 25 years experience merging our technical expertise with an understanding of the business of real estate ownership and development. We appreciate that time is of the essence in delivering these services and therein lies our value.

Allow our team of experts to assist you in meeting that last requirement or filing that final document.

Asbestos Services

- Pre-demolition surveys
- Abatement specifications
- Air monitoring and project management
- O & M programs
- OSHA asbestos awareness
- AHERA compliance
- Other asbestos surveys
- Level One environmental site assessment

Building Solutions staff has the following licenses and certifications that are relevant to these services:

- AIA
- CSI
- EFP
- IES
- LEED AP (O+M, BD+C)
- LEED Green Associate
- IPMVP, ISO 50001
- Energy Audits Instrumentation
- ICC Commercial Energy Inspector
- ICC Commercial Energy Plans Examiner
- Dallas Green Building Provider

Sustainability Services

- LEED facilitation and administration
- Commissioning
- Dallas Green Building code
- Energy modeling
- Energy Star certifications

COMcheck Services

- Commercial Energy Code Compliance
- Plan verification including envelope, HVAC, water heating, and lighting
- ICC certified plan examination
- ICC certified construction inspection

St. Stephen's Episcopal School | Austin, TX

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St. Andrews- Sewanee School | Sewanee, TN

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Good Shepherd Episcopal School | Dallas, TX

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Casady School | Oklahoma City, OK

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Woodward Academy | College Park, GA

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REFERENCES
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Frances Xavier Warde School | Chicago, IL

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Touchstone Regent Care | Multiple Locations, TX

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LENDERS

The following financial institutions have relied on our property condition assessments:

- | | |
|--------------------------|-------------------------|
| AIG | GE Capital |
| American Bank | Goldman Sachs |
| Bank Midwest | Heller Financial |
| Bank of America | JP Morgan/Chase |
| Bank of America (Dallas) | Legacy Bank Texas |
| Bank of Hawaii | Lehman Brothers |
| Bank of Texas | Metropolitan Life |
| Beal Bank | Midland Loan Processing |
| Cargill | Nationwide Insurance |
| Comerica Bank | Northmark Capital |
| Compass Bank | Societe General |
| E.M. Warburg Pincus | Textron Financial |
| First Boston | Wells Fargo |
| First Gibraltar Savings | |

Anchor Pointe
AmREIT
Amstar Group, Ltd.
Apollo Real Estate Advisors
Archon Group
Arnold & Associates
Avex Group
Behringer Harvard
Bradford Companies
C-III Capital Partners
Capital Realty Services, Inc.
CBRE
Champion Partners
Circa Hotel Group
City Realty Group
CMD Realty Investments, Inc.
CMD Properties
Codina Partners
Cushman & Wakefield of Texas
CWL Realty, LLC
Duggan Realty Advisors, LLC
Dunsiane Capital Partners, Ltd.
ECOM Real Estate Management
Essex Capital
Excel Group
Fairfield Development
Faison-Stone
Falcon Real Estate Investment Company
Fausett & Associates
First Capital Partners, Inc.
Forge Realty Partners
Frontier Equity/Holt Lunsford
Gaedeke Landers
Gault & Company
Gleeson Realty Advisors
Granite Properties, Inc.
Greenfield Partners
Grubb & Ellis Realty Advisors
Hall-Capital
Harrison, French & Associates
Henry S. Miller
Ian Schragger Hotels
TIG (The Industrial Group)
J. E. Robert Companies
Jackson-Shaw
JMS Capital
LaSalle Group
Lexford Realty Advisors
Lincor Properties of Texas
Lively Realty
Means-Knaus Partners, LP
Merit Texas Properties, Inc.
Midland Loan Services
Mile High Property Services, Inc.
Mindlin Companies
MJ Properties
North American Ltd.
Moser Realty
Mullen Companies
New Valley Realty
Olympus Real Estate Group
Pacific Retail Trust
Parkwood Development
Parmenter Realty Advisors
Pillar Commercial, LLC
PO'B Montgomery & Company
Presidio Investments, Ltd.
Proman International
Pyramid Project Management, LLC
Quilling Sealander
Rasar Real Estate
Real Capital Solutions
Sammon Enterprises, Inc.
Serofim Realty Advisors
Sheridan Group
Southwest Property Trust, Inc.
SPI Hospitality, LLC
TLC Realty Advisors
TPMC Realty Corporation
Trammell Crow Company
Transwestern Commercial Services
Travis Holdings Company
Triad Properties
Trinity Interests
Twist Realty
United Commercial Management
United Commercial Realty
United Dominion Realty Trust
Valley Oak Investments, LP
Vertical Construction Management
Walker & Doepfner
Wells Fargo Corporate Properties
Westbrook Management Company
Westwood Financial Corporation
Wind Realty Partners
Woodlands Operation Company