

**Exhibit B**

**COLOR CODED SITE PLAN**

**EXCLUSIVE ARNG AREAS (I.E. MILITARY PARKING)-----GREEN**

**EXCLUSIVE USAR AREAS (I.E. MILITARY PARKING)-----YELLOW**

**EXCLUSIVE USMCR AREAS (I.E. MILITARY PARKING)-----ORANGE**

**EXCLUSIVE NAVY AREAS (I.E. MILITARY PARKING)-----GREY**

**EXLUSIVE ACTIVE ARMY AREAS (I.E. MILITARY PARKING)-RED**

**EXCLUSIVE AIR N.G. (I.E. MILITARY PARKING)-----BLUE**

**Other outside areas used by all components shall be considered joint-use and the support formulas from the exclusive square feet shown in Appendix D will apply to these areas.**

**Any other outside area used by more than one component but not by all components shall have its own unique support formula based on a rationale assessment of its use and shall be so indicated in Appendix D.**

## Exhibit C

### Definitions

#### 1. Facilities Operations

Includes utilities, fire protection, and all municipal services. This specifically includes the following:

- a. All utilities (including distribution) except communications.
- b. Fire prevention and protection services.
- c. Refuse handling and disposal except for hazardous materials.
- d. Pest and weed control.
- e. Landscape management to include grass mowing, fertilization, herbicide application, soil stabilization, and erosion control.
- f. Snow removal.
- g. Custodial services provided by personnel or by contract. This includes cleaning materials, supplies, janitorial equipment including its repair, supervision and training of the work force, and supervision and inspection of the work force or contract.
- h. Real property rental agreements.
- i. Related contract administration.
- j. Engineering and public works management.

k. Management of Direct Digital Control (DDC) or energy management systems.

## 2. Construction

The erection, installation, or assembly of a new facility; the relocation of a facility; the complete replacement of an existing facility; or the addition, expansion, alteration, or conversion (to a new type use) of an existing facility. This includes installed building equipment and related site preparation, excavation, filling and landscaping or other land improvements. It also includes increases in component of facilities for functional reasons when a facility is not being repaired and the components are not required to meet current standards, and it includes the extension of utilities to areas not previously served. Construction is an activity that may be a part of either the restoration or modernization program.

## 3. Environmental Compliance Costs

Costs related permits, studies, or other items of an environmental nature that are required for continued operations of the AFRC. When related to the entire AFRC and all components, these costs will be share in accordance with standard support formulas. If related to a single Component or less than all assigned Components then costs will be paid from appropriate fund sources by the appropriate Component or by the involved Components with a newly established formula.

#### 4. Fire Prevention & Protection

Includes routine inspection and testing of fire protection equipment and fire protection systems. This includes procurement and installation of fire extinguishers in new buildings and their replacement in existing buildings. Also includes monitoring of and inspection of building fire alarm and sprinkler systems.

#### 5. Maintenance

The work required to preserve and maintain a piece of real property or a real property facility in such condition that it may be effectively used for its designated functional purpose. It includes work done to sustain existing components (such as renewal of disposable fillers, painting, caulking, refastening loose siding, and sealing asphalt pavement) and cyclic work done to prevent damage which would be more costly than to prevent. Maintenance is an activity that is part of the sustainment program.

#### 6. Modernization

The construction of new or alteration of existing facilities solely to implement new or higher standards (including regulatory changes), to accommodate new functions (or to replace building components that typically last more than 50 years (such as foundations and structural members). Modernization is a program, and as such must be distinguished from the activities that make it up: repair and construction.

## 7. Municipal Services

Municipal services as related to real property, including custodial services, pest control, solid waste operation, snow and ice removal, street sweeping, and grounds maintenance.

## 8. Operational Costs—Real property

Costs of materials, services, and any other items that is required in the daily operation of the AFRC facility. These costs include municipal services, utilities, repair, maintenance, and certain environmental compliance items.

## 9. Operational Costs—Other

Costs of materials, services, and other items that is required in the daily operation of the AFRC but not related to real property. These costs include office supplies, training materials, exclusive office equipment, security, items related to exclusive military equipment, postage, and communications.

## 10. Personal Property (Fixed)

Capital equipment and other equipment of a movable nature that has been fixed in place or attached to real property, but which may be severed or removed from buildings without destroying the usefulness of the facilities.

## 11. Personal Property (Moveable)

Equipment that is movable and not affixed as an integral part of the facility.

## 12. Real Property

A separate and individual building, structure, utility system, or other real property improvement identifiable with a category code from DA Pam 415-28. Supporting elements for structures, such as sidewalks, fire hydrants, gasoline and diesel fuel dispensing systems, flammable materials buildings, roads, fencing, and hard stand, are all separate facilities.

## 13. Repair

The restoration of a piece of real property or a real property facility to such condition that it may effectively be used for its designated functional purpose. Repair may be to overhaul, reprocess, or replace deteriorated component parts or materials. It may also include the relocation or reconfiguration of land and building components and utility systems and the upgrade of the same to current building and other codes. Repair is an activity that may be a part of the sustainment, restoration, or modernization programs.

## 14. Restoration

Repair and replacement work to restore facilities damaged by lack of sustainment, excessive age, natural disaster, fire, accident, or other causes. It reduces the backlog of facilities rated C-3 and C-4 on the Installation Status Report.

Restoration may be to overhaul, reprocess, or replace deteriorated component parts or materials to current industry standards. Restoration is also the relocation or

reconfiguration of land and building components and utility systems and the upgrade of the same to current building and other codes. Restoration is a program, and as such must be distinguished from the activities that make it up: repair and construction.

#### 15. Security Expenses

This item of expense include security guards, Intrusion Detection Systems (IDS) and associated monitoring, and any other special security barriers or systems but does not include standard fencing and security lighting.

#### 16. Sustainment

Maintenance and repair activities necessary to keep an inventory of facilities in good working order. It includes regularly scheduled adjustments and inspections, preventive maintenance tasks, and emergency response and service calls for minor repairs. It also includes major repairs or replacement of facility components (usually accomplished by contract) that are expected to occur periodically through the life cycle of facilities. This work includes regular roof replacement, refinishing of wall surfaces, repairing and replacement of heating and cooling systems, replacing tile and carpeting, and similar types of work. It does not include landscaping, mowing, soil stabilization, and similar activities, which are municipal services. The activities of maintenance and repair make up the program sustainment.

## 17. Utilities

A service or commodity necessary to keep a facility operational. Examples include; electricity, natural gas, domestic water, sewage disposal, heating oil, and propane.

## Exhibit D

### SHARED COST FORMULAS

AFRC Space Worksheet used to calculate % splits

(Example Extract)

	EXCLUSIVE			COMMON	GSF
Facility Net Area	USAR	ARNG	USMCR		
Room # 101 Assembly Hall				6,300	
Room # 102 Office	225				
Room # 103 Office	225				
Room # 104 Office	225				
Many Other Individual Rooms	:	:	:	:	
	:	:	:	:	
	:	:	:	:	
Totals	24,000	22,000	14,000	36,000	126,720
	40.00%	36.70%	23.30%		

#### **BUILDING:**

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Total USAR Exclusive Net Space (SF)/Total Net Exclusive Space (SF)    x 100 = %

24,000 SF/60,000 SF x 100 = 40.00%

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Total ARNG Exclusive Net Space (SF)/Total Net Exclusive Space (SF)    x 100 = %

22,000 SF/60,000 SF x 100 = 36.70%

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Total USMCR Exclusive Net Space(SF)/Total Net Exclusive Space (SF)    x 100 = %

14,000 SF/60,000 SF x 100 = 23.30%

## Exhibit D (Cont't)

### SITE:

- a. Use building formula on previous page if all services use the site item, i.e., POV parking, sidewalks, lawn, flagpole, landscaping, other commonly used site items. (Indicate formula and items supported)
- b. Provide new site support formula for site items that are used by more than one service but not all services, i.e., fuel dispensing system used by the ARNG, USAR, Marines but not the Navy. This formula could be based on a prorated share of vehicles using fuel or gallons of fuel consumed, or any other equitable rationale division of cost. Other examples might be loading ramp, wash platform, or any other site item not used by all components but used by more than one. (Indicate formula and items supported)

**Exhibit E**

**ESTIMATE OF AFRC SHARED OPERATIONAL COSTS---FY ( )  
(PER EXHIBIT D % SPLITS)**

<u>ITEM</u>	<u>USAR</u>	<u>ARNG</u>	<u>USMC</u>	<u>TOTAL</u>
1. Real Property R & M	\$40,000	\$ 0	\$ 0	\$40,000
1. Electricity	14,000	12,845	8,155	35,000
2. Natural Gas	24,000	22,020	13,980	60,000
3. Water & Sewer	2,400	2,202	1,398	6,000
4. Refuse Disposal	1,600	1,468	932	4,000
5. Fire Protection	800	734	466	2,000
6. Lawn/landscaping	1,200	1,101	699	3,000
7. Janitorial/Custodial Emp.	24,000	22,020	13,980	60,000
8. Janitorial Supplies/Equip.	1,600	1,468	932	4,000
9. Pest Control	240	220	140	600
10. Toiletries (Tissue Paper, Paper Towels, Hand Soap)	400	367	233	1,000
11. Snow Removal	400	367	233	1,000
12. Security (IDS Monitoring)	600	550	350	1,500
13. Administrative Bookkeeping	600	550	350	1,500
14. EPA Air Permit (Boiler)	800	734	466	2,000
<b>TOTALS</b>	<b>\$112,640</b>	<b>\$ 66,646</b>	<b>\$42,314</b>	<b>\$221,600</b>