



## BUILDING ENVELOPE MANAGEMENT PROGRAM MENU OF SERVICES

Dry Zone® is a customized Building Envelope Management Program that ensures you are deriving the most value and performance from your investments, minimizing the future costs of repairs and postponing the costly expense of facade and roof replacements.



### The Dry Zone Database

- The online database software provides building envelope system information and work order management for the Dry Zone family of services
- Customizable summary reports providing facility history, work order documentation, and budgeting forecasts
- Real-time, 24-hour online access to facility management information



### Inspection and Assessment Services

- Conditional assessments of all building envelope systems including roof, walls, windows, and doors
- Detailed information provided through photographs, drawings, written technical reports, and summary tables
- Solution recommendations organized by repairs, replacements, and preventive maintenance options with long- and short-term budgets presented for capital and maintenance planning



### Leak Response Services

- Email reporting system alerts Garland/DBS, Inc. and authorized contractors of leaks
- Emergency leak response within 24 hours or less; non-emergency response within 48 hours
- Competitive labor and material rates
- Before and after pictures with work order report documented in the Dry Zone database
- Recommendations for improved performance provided when frequent leaks occur



### Preventive Maintenance Services

- Pre-planned housekeeping and maintenance services organized around customer priorities and budget requirements
- Competitive labor and material rates
- Before and after pictures with work order report documented on the Dry Zone database



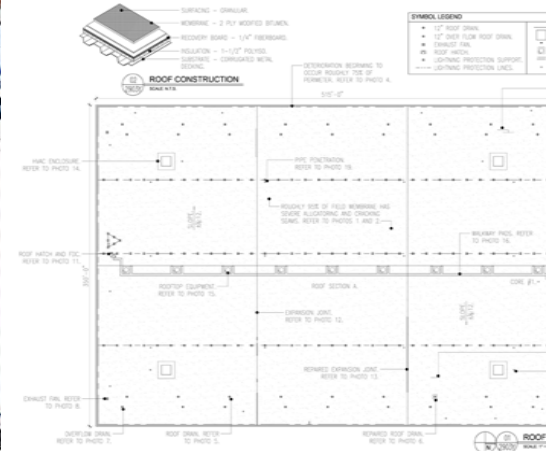
### Storm Preparedness Service

- Roofs are verified to be storm ready condition to minimize damage should disaster occur
- Performance expectations are established at pre-negotiated rates for disaster response
- Quality roofing contractors are assigned for first response when disaster strikes

For more information, please see our specific literature for each service listed above.



| Date       | Type       | Status      | Description                           | Completion |
|------------|------------|-------------|---------------------------------------|------------|
| 10/15/2017 | Inspection | Completed   | Roof Inspection - North Wing          | 10/15/2017 |
| 10/15/2017 | Repair     | In Progress | Replace Damaged Membrane - North Wing | 10/15/2017 |
| 10/15/2017 | Inspection | Completed   | Roof Inspection - South Wing          | 10/15/2017 |
| 10/15/2017 | Repair     | In Progress | Replace Damaged Membrane - South Wing | 10/15/2017 |
| 10/15/2017 | Inspection | Completed   | Roof Inspection - East Wing           | 10/15/2017 |
| 10/15/2017 | Repair     | In Progress | Replace Damaged Membrane - East Wing  | 10/15/2017 |
| 10/15/2017 | Inspection | Completed   | Roof Inspection - West Wing           | 10/15/2017 |
| 10/15/2017 | Repair     | In Progress | Replace Damaged Membrane - West Wing  | 10/15/2017 |



## KEY BENEFITS

- Manages capital project and maintenance expenditures
- Decreases management and administrative costs
- Increases the useful life of roof and building envelope systems through better planning and situational awareness of current conditions
- Dry Zone is customizable to your specific needs
- Comprehensive online reporting
- Quick reference photo reports provide visual confirmation of conditions
- Provides history and current work logs in a real-time accessible database



**Garland/DBS, Inc.**  
 3800 East 91st Street  
 Cleveland, OH 44105  
 Phone: 866-327-0306  
 Email: [dbs@garlandind.com](mailto:dbs@garlandind.com)  
[www.dbsgarland.com](http://www.dbsgarland.com)



Certified Installer for Installation Services on The Garland Company's GSA Schedule.