

SUMMARY OF RAM – INFORMATION IS KEY!

The next step in managing your roof assets is RAM. Integrate your portfolio into an automated information system.

Introduction to RAM:

As an upgrade to one of our Extended Service Plan (ESP) options, our RAM information management system takes roofing into the hi-tech information world and provides clients with additional financial planning and budgeting tools that is unprecedented in the world of roofing.

Our RAM system utilizes a proprietary state of the art internet based facility management software program. The software is a user friendly, mature system developed over a 40 year period. It has a historical database of roofing information (over 500 million SF) on a variety of buildings across the United States, Canada, Mexico, Europe, Africa and Asia. It utilizes proven proprietary programs and modules that combine and interact to model, analyze, track and assist in the management of roofing assets for clients.

The building block for the software program is the systematic data collection process. Using a time tested and objective methodology to obtain current roof conditions, we survey (including test cuts) and collect the necessary field survey data from each of your existing roofs. We input this information and develop a specific roof inventory / database for each of your roof areas. The RAM software takes this information and objectively analyzes each roof area. This condition analysis, which is continually refined based on the actual performance of the systems in the historical database, considers quantities, severity, density and the specific combination of defect conditions.

The results..... An objective roof condition analysis which is scientifically and objectively obtained, and calculates the Serviceability Estimate (SE), which indicates the remaining service life of each roof section:

Additional Features of RAM:

- ◆ After determining the Serviceability Estimate for each roof area, the program continues its work and begins a life cycle cost analysis (LCCA). This analysis is based on an optimization process that evaluates every combination of repair strategies in order to determine the best and most cost economical combination to extend the remaining service life of each roof, and to provide the lowest LCCA. Roof replacements are basically selected when the annual costs to maintain the roof exceed the annualized cost of replacement.
- ◆ Once the optimal blend of repair strategies has been determined for the client's roof portfolio, the program has the capability to instantly re-evaluate the decisions based on constrained budgets or using "what-if" scenarios. Utilizing a client's budget restraints, or using "what-if" scenarios, the program will re-analyze the data to determine the best new combination of repair and replacement strategies in order to provide the lowest life cycle cost of each roof area.

- ◆ Our RAM service provides its own uniform survey reports, similar to the reports under our ESP service. However, it also provides a variety of different financial information in graphical format (See sample reports). This information helps to illustrate a roof's financial importance, both now and in the future. This information makes presentations easier to illustrate, with information that is easy to understand and follow.
- ◆ Program has extensive portfolio sorting capabilities that enable clients to sort and view their properties in different ways (example: building types, rentals, owned facilities, etc.). Sorting capabilities also include sorting by different roof types, by different roof sections, etc... This can help allocate resources more effectively.

Sample RAM Reports

Summary Reports

• **Estimated Value (EV):** The projected remaining useful life of the roof—adjusted for the Adjusted Remaining Useful Life (ARUL) based on the roof's condition, RAM depth of penetration, and the existing condition permitted.

• **Roof charts provide distribution of remaining roof service life... in a glance.**

The time is now to make the investment. Reduce your cost of roofing with automaticity of the service and your money, per hour!

**FOR MORE INFORMATION CALL THE JAMES MYERS COMPANY
 (800) 235-4722
 OR VISIT OUR WEBSITE WWW.JAMESMYERSCO.COM - BEAM™**