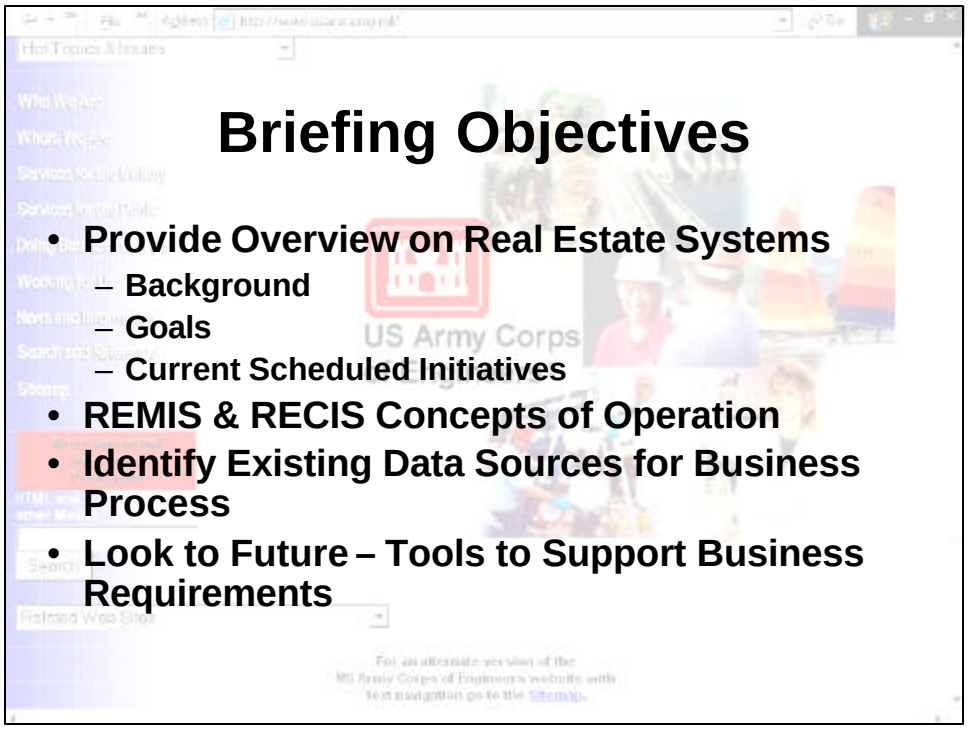
Tools for Asset Management

A Real Estate Perspective

Real Estate & Natural Resources Conference

Kansas City, MS

8-12 April 02



Briefing Objectives

- **Provide Overview on Real Estate Systems**
  - **Background**
  - **Goals**
  - **Current Scheduled Initiatives**
- **REMIS & RECIS Concepts of Operation**
- **Identify Existing Data Sources for Business Process**
- **Look to Future – Tools to Support Business Requirements**

Real Estate Information Systems

System	Purpose	Users
Real Estate Management (REMIS)	✍Identify/Manage Corps Real Estate Holdings (Operational Support) ✍CW Real Property Inventory (Lands, Bldg's, Structures) ✍Records all Real Estate Transactions (Acquisitions/Outgrants/Disposals) ✍Provides Subsidiary Ledger for CFO	✍Districts
Rental Facilities (RFMIS)	✍Identify/Manage Corps Executed Leased Holdings (Op Sp't) ✍Records all Corps/DA/DOD Recruiting Leasing Transactions ✍DOD Recruiting Program System	✍Districts ✍Recruiting Services ✍DOD ✍HQ's (RE/RM/LO) ✍DA
Housing Assistance Program (HAPMIS)	✍Process HAP Applications (Op Sp't) ✍HAP Financial Management (Program/Budget) ✍Identify/Manage HAP Holdings	✍Districts ✍HQ's (RE/RM)
Real Estate Corporate Information (RECIS)	✍Portal to Real Estate Corporate Information (Decision Support) ✍Performance Measurement ✍Policy & Guidance ✍HQ's Reporting Tool for External Agencies (AAA, DOD, DA, GSA)	✍Districts ✍Divisions ✍HQ's (RE/CW/RM/LO/AO/MP)

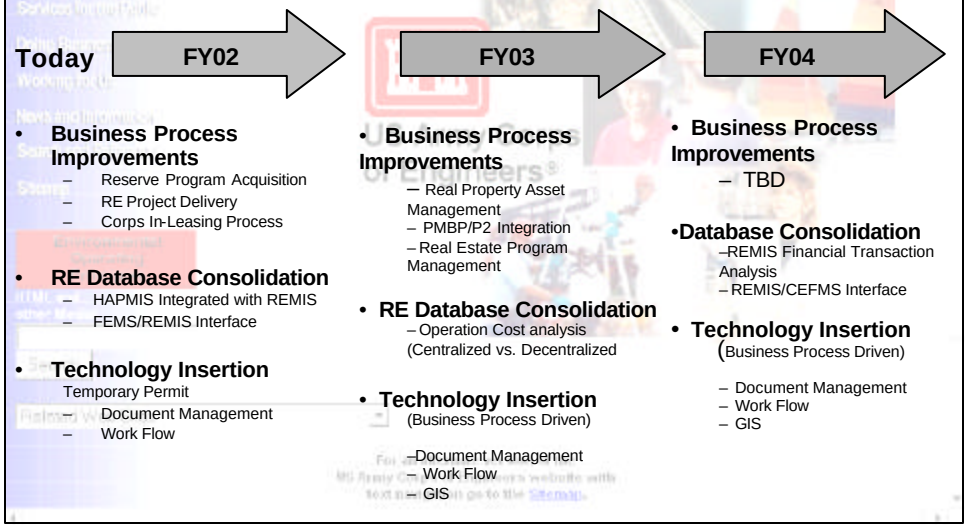
Real Estate Automation - Status Modernization Goals

✍**Business Process Improvements with Technology Insertion**
- •Integrate COT's Applications with Legacy Systems to Leverage Work Force Capabilities
- •Provide Improved Customer Satisfaction for Real Estate Services (Reduce Delivery Time & Costs/Improve Quality)
- •Provide Enterprise tools to support RE mission

✍**RE Database Consolidation**
- •Reduce operational and maintenance costs

✍**Technology Upgrades**
- •Migrate to Web Based Applications
- •Upgrade to Graphical User Interface & Database

Real Estate System - Status Modernization Schedule



Assumptions

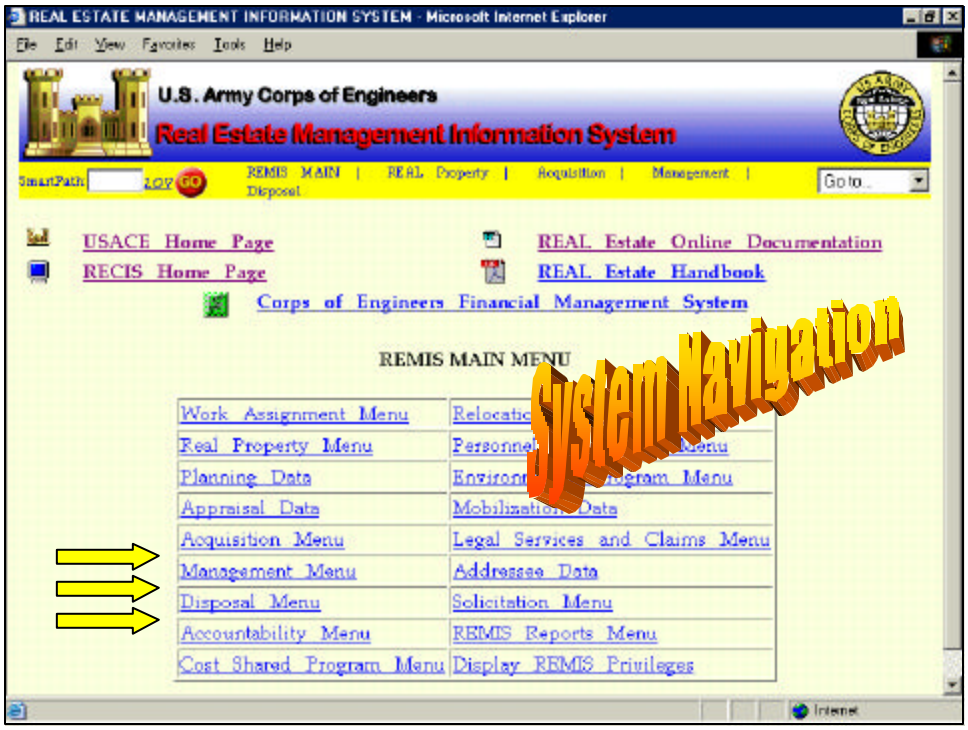
Information Requirements

- **Lease/Permit/License/Easement (Outgrants)**
  - **Commercial Concessions**
  - **Compliance Inspections**
- **Encroachments**
- **Real Property Stewardship**
  - **Accountable Real Property Holder**
  - **Real Property Improvements**
    - **Structures/Buildings**
    - **Additions/Betterments**
  - **Utilization**
- **Disposals**
  - **Real Property**
  - **Marketable Resources**

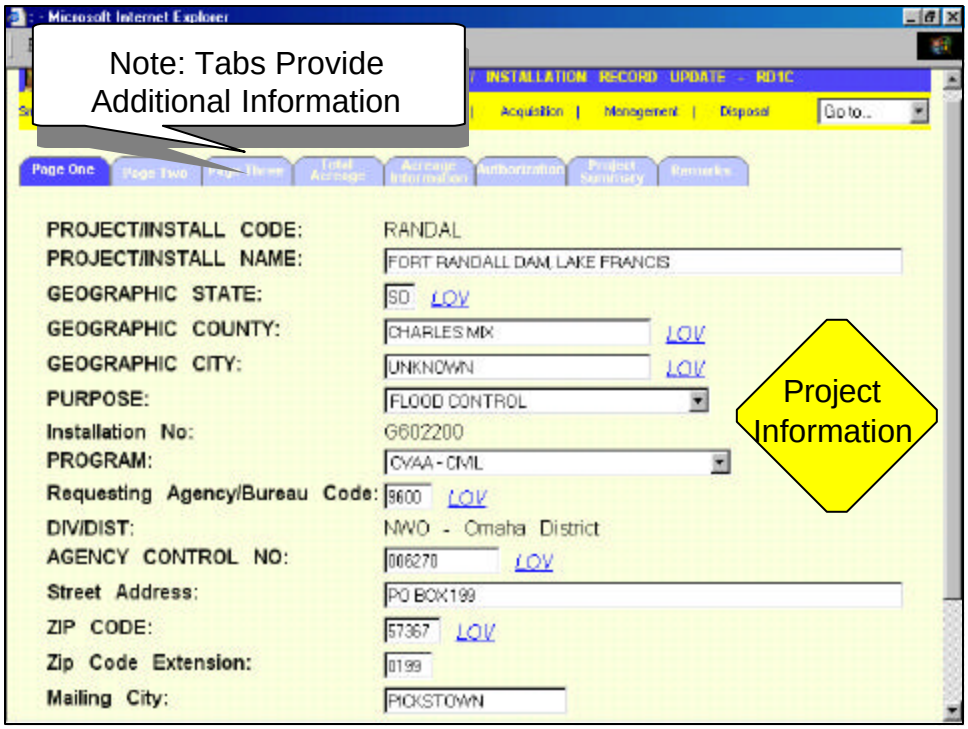
REMIS Application

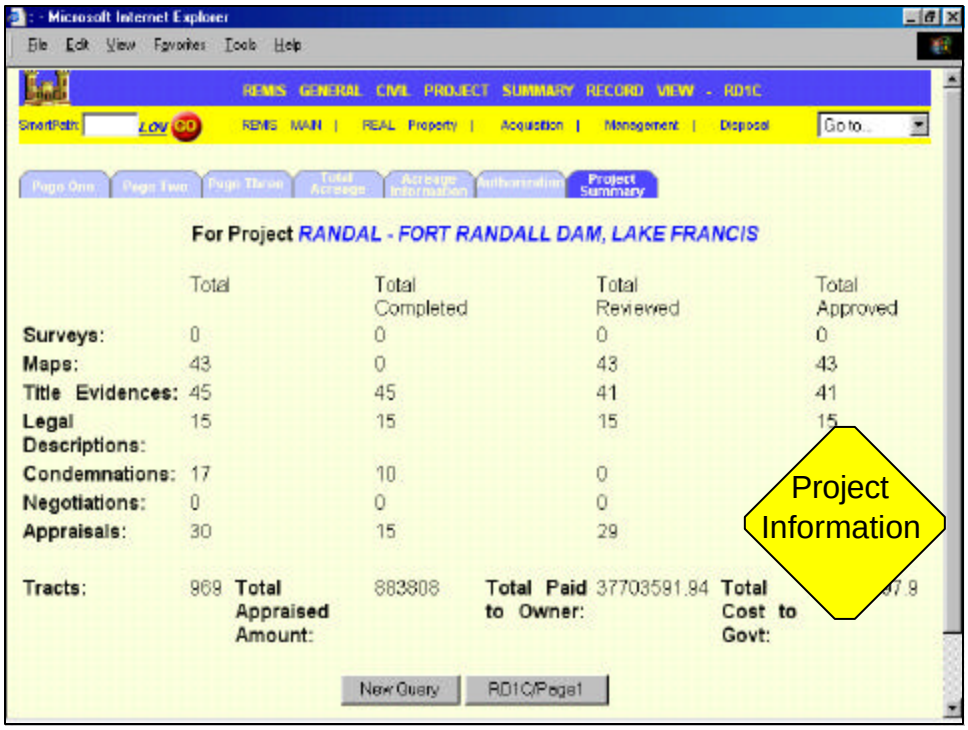
Project Level Information

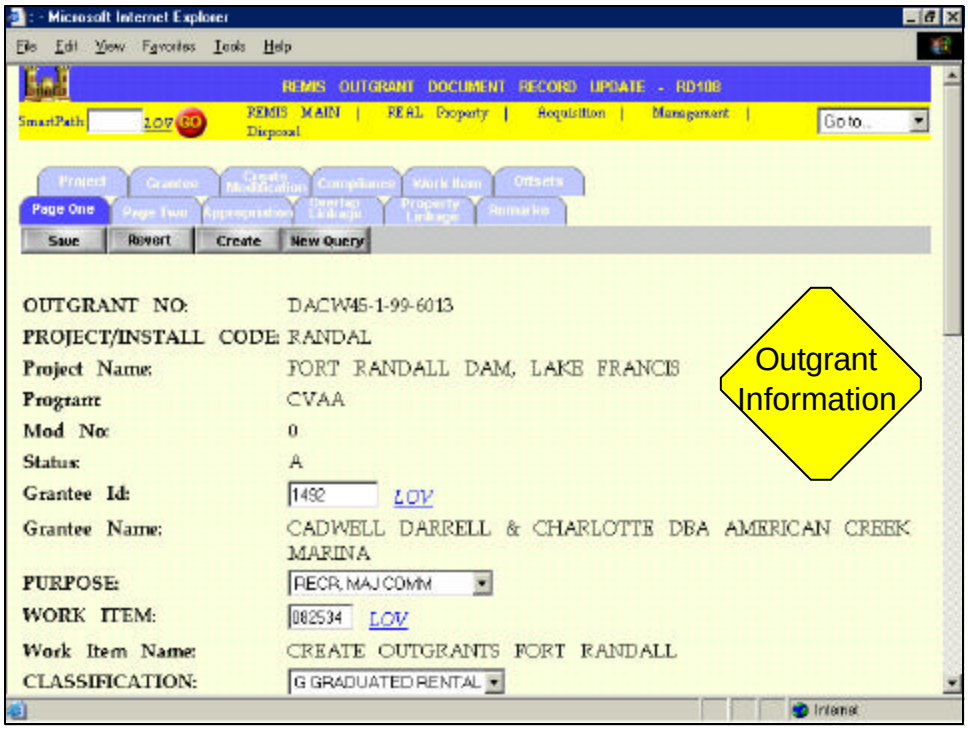
- System Menu/Navigation
- Project Record
- Outgrant
- Compliance Inspection
- Encroachment
- Utilization Inspection
- Real Property Improvement
- Marketable Resource

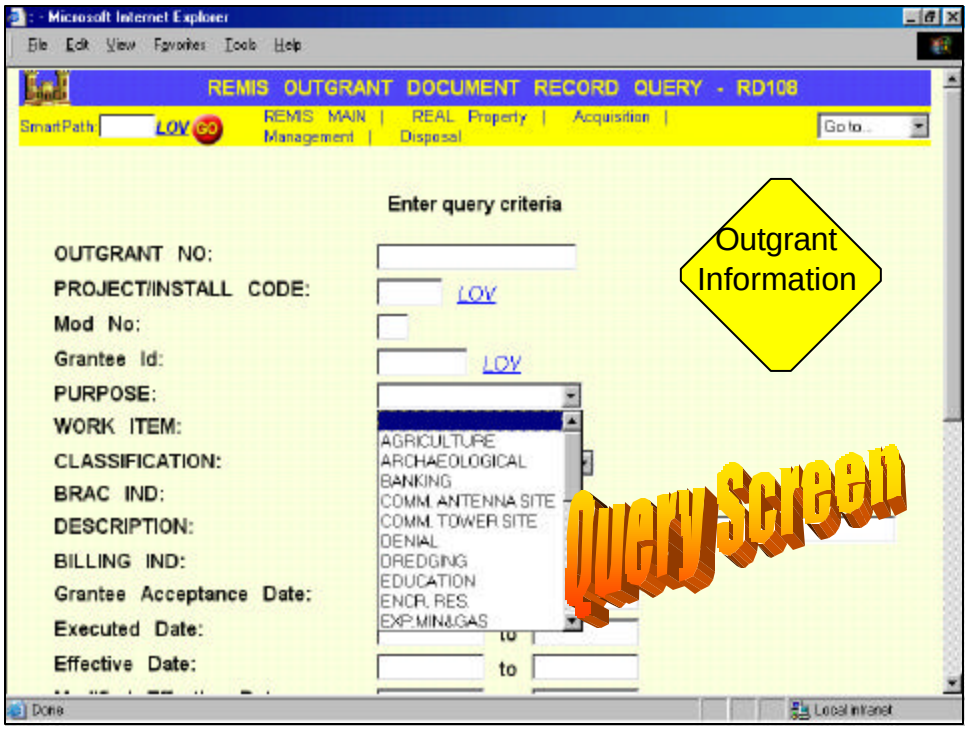


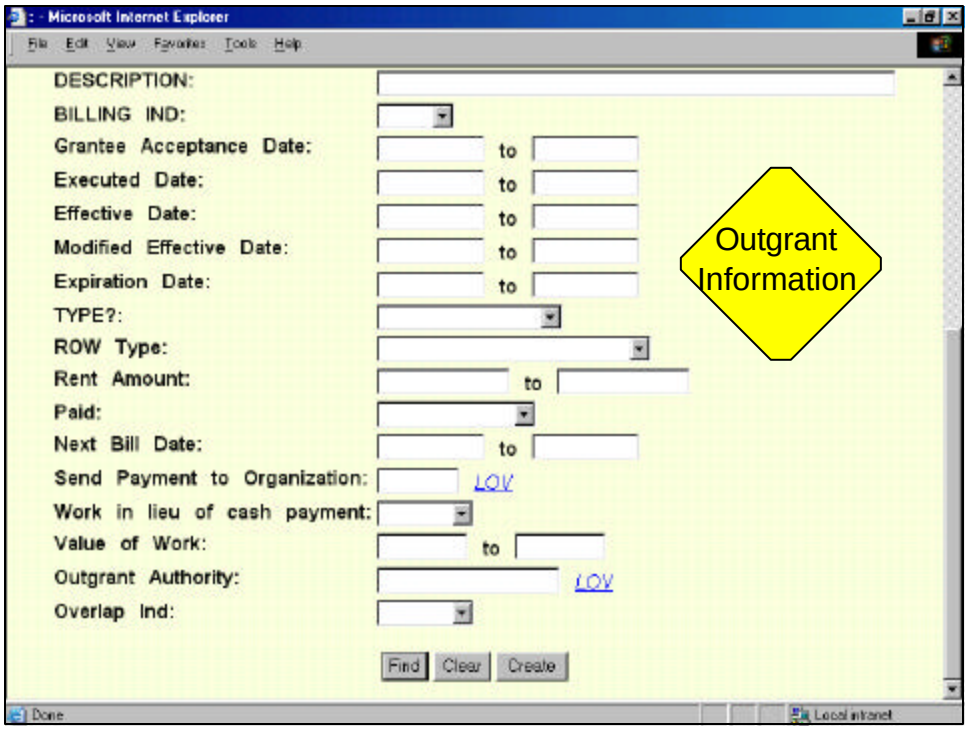
U.S. Army Corps of Engineers
Real Estate Management Information System
REMIS SITE MAP
BUSINESS AREAS – The real estate business areas that relate to the process of planning, acquiring, managing, and disposing of Real Property; and initiating and providing other realty services in support of our customers.
GENERAL – Activities, which REMIS supports, which are not related to a specific Business Function.
RD30 Request Data
RD22 Work Item Data
RV18 Work Item Pare
RD10 Planning Data
RD261 Mobilization Da
RD107 Addressee Dat
System Navigation
REAL PROPERTY – The process of determining ownership, estate, physical and legal description and appraised values of real estate property and interest.
RD1C General Civil Project/Installation Data
[Back to Top]

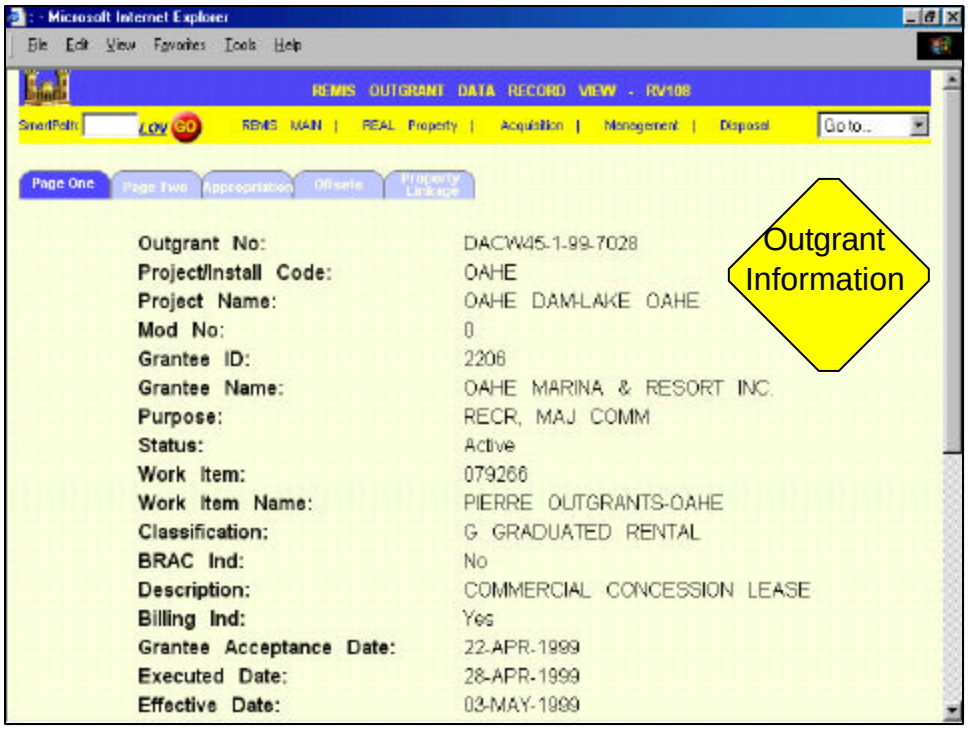

Microsoft Internet Explorer
Note: Tabs Provide Additional Information
INSTALLATION RECORD UPDATE - RD1C
Acquisition | Management | Disposal
Go to...
Page One
PROJECT/INSTALL CODE: RANDAL
PROJECT/INSTALL NAME: FORT RANDALL DAM, LAKE FRANCIS
GEOGRAPHIC STATE: SD LOV
GEOGRAPHIC COUNTY: CHARLES MIX LOV
GEOGRAPHIC CITY: UNKNOWN LOV
PURPOSE: FLOOD CONTROL
Installation No: G602200
PROGRAM: CVAA - CIVIL
Requesting Agency/Bureau Code: 9600 LOV
DIV/DIST: NWO - Omaha District
AGENCY CONTROL NO: 006270 LOV
Street Address: PO BOX199
ZIP CODE: 57367 LOV
Zip Code Extension: 0199
Mailing City: PICKSTOWN
Project Information


Microsoft Internet Explorer
File Edit View Favorites Tools Help
REMIS GENERAL CIVIL PROJECT SUMMARY RECORD VIEW - RD1C
SmartPath: LOV GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Page One
Page Two
Page Three
Total Acreage
Acreage Information
Authorization
Project Summary
For Project RANDAL - FORT RANDALL DAM, LAKE FRANCIS
Total
Total Completed
Total Reviewed
Total Approved
Surveys: 0 0 0 0
Maps: 43 0 43 43
Title Evidences: 45 45 41 41
Legal Descriptions: 15 15 15 15
Condemnations: 17 10 0
Negotiations: 0 0 0
Appraisals: 30 15 29
Tracts: 969 Total Appraised Amount: 883808 Total Paid to Owner: 37703591.94 Total Cost to Govt:
New Query
RD1C/Page1
Project Information

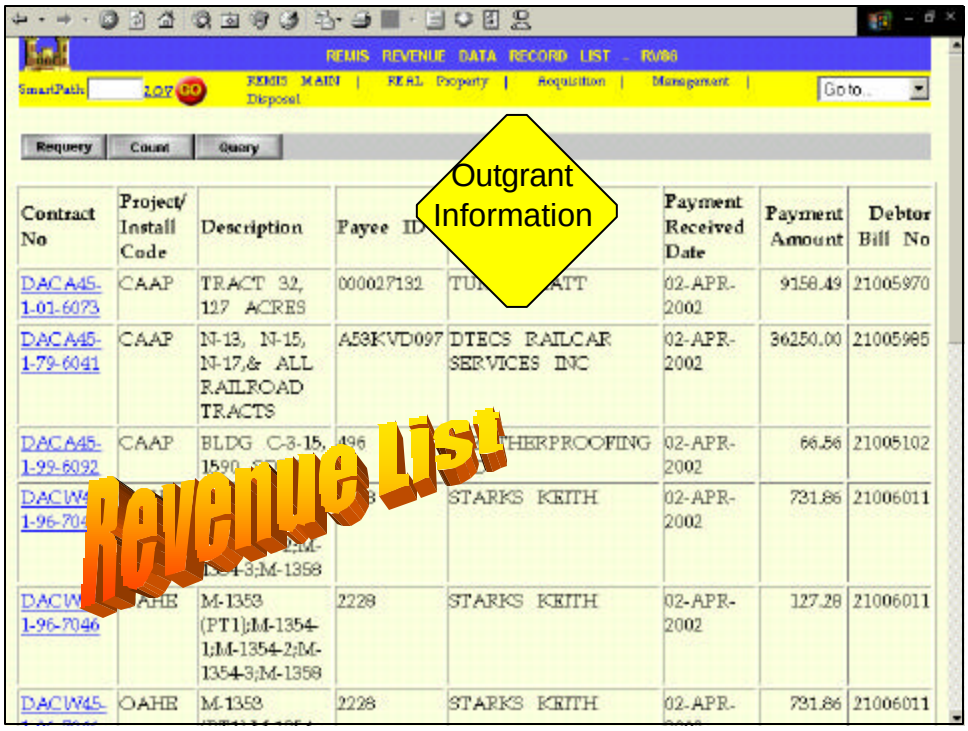

Microsoft Internet Explorer
File Edit View Favorites Tools Help
REMIS OUTGRANT DOCUMENT RECORD UPDATE - RD10B
SmartPath: LOV GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Project
Grantee
Create Modification
Compliance
Work Item
Offsets
Page One
Page Two
Appropriation
Owner(s) Linkage
Property Linkage
Remarks
Save
Revert
Create
New Query
OUTGRANT NO: DACW45-1-99-6013
PROJECT/INSTALL CODE: RANDAL
Project Name: FORT RANDALL DAM, LAKE FRANCIS
Program: CVAA
Mod No: 0
Status: A
Grantee Id: 1492 LOV
Grantee Name: CADWELL DARRELL & CHARLOTTE DBA AMERICAN CREEK MARINA
PURPOSE: RECR, MAJ COMM
WORK ITEM: 082534 LOV
Work Item Name: CREATE OUTGRANTS FORT RANDALL
CLASSIFICATION: G GRADUATED RENTAL
Outgrant Information


Microsoft Internet Explorer
File Edit View Favorites Tools Help
REMIS OUTGRANT DOCUMENT RECORD QUERY - RD108
SmartPath: LOV GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Enter query criteria
OUTGRANT NO:
PROJECT/INSTALL CODE: LOV
Mod No:
Grantee Id: LOV
PURPOSE:
WORK ITEM:
CLASSIFICATION:
BRAC IND:
DESCRIPTION:
BILLING IND:
Grantee Acceptance Date:
Executed Date:
Effective Date:
to
AGRICULTURE
ARCHAEOLOGICAL
BANKING
COMM. ANTENNA SITE
COMM. TOWER SITE
DENIAL
DREDGING
EDUCATION
ENCR. RES.
EXP.MIN&GAS
Outgrant Information
Query Screen
Done
Local intranet

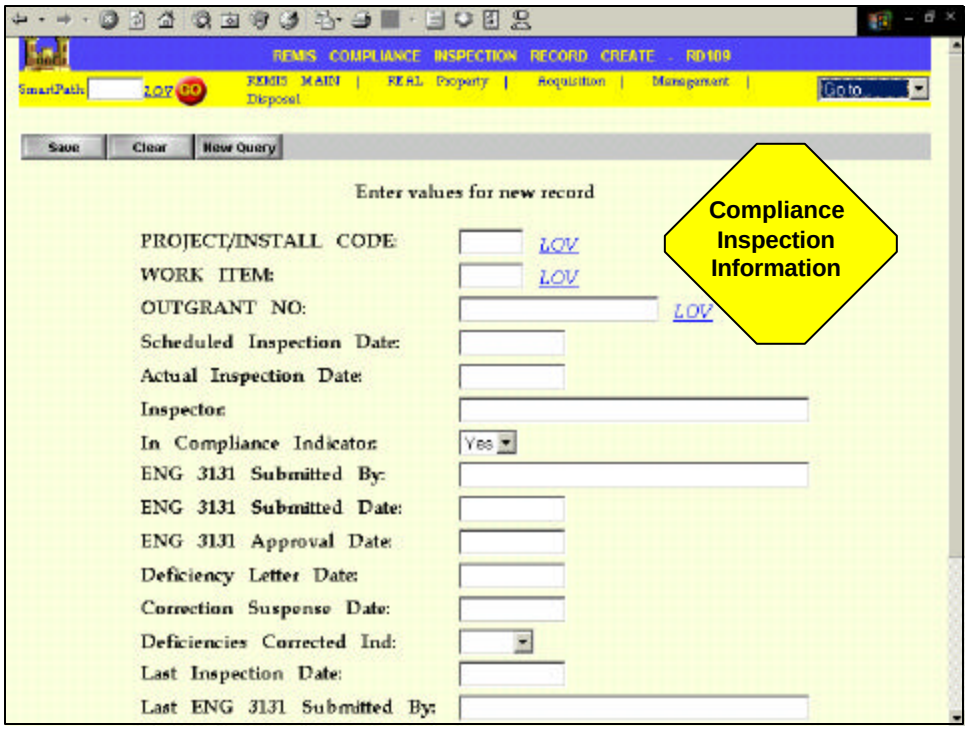

Microsoft Internet Explorer
File Edit View Favorites Tools Help
DESCRIPTION:
BILLING IND:
Grantee Acceptance Date:
Executed Date:
Effective Date:
Modified Effective Date:
Expiration Date:
TYPE?:
ROW Type:
Rent Amount:
Paid:
Next Bill Date:
Send Payment to Organization: LOV
Work in lieu of cash payment:
Value of Work:
Outgrant Authority: LOV
Overlap Ind:
to
Find
Clear
Create
Outgrant Information
Done
Local intranet

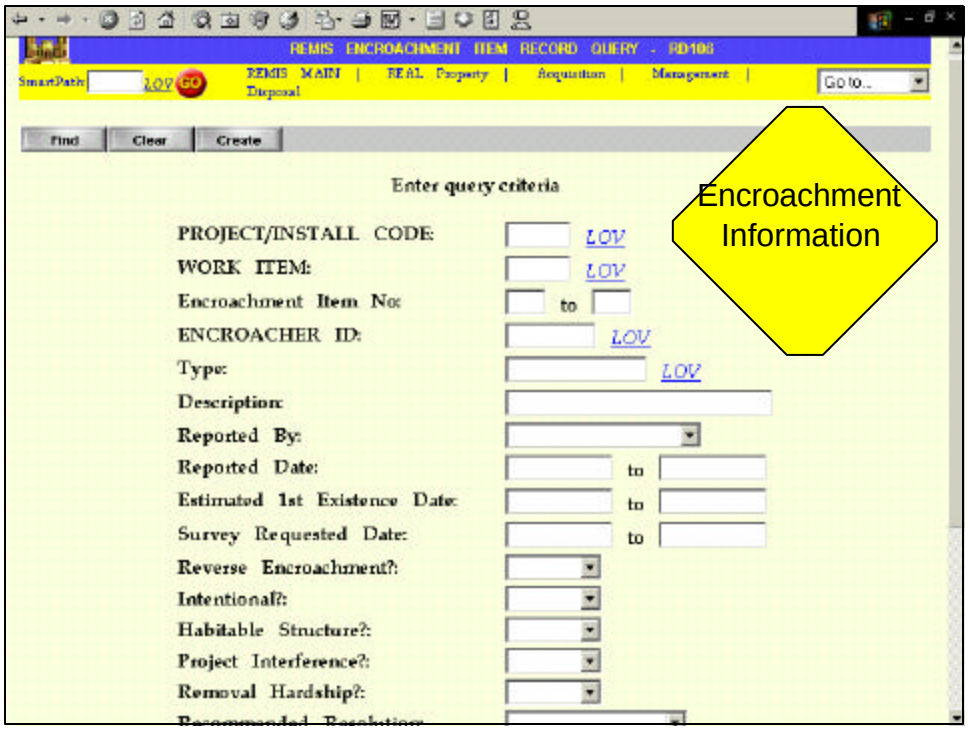

Microsoft Internet Explorer
File Edit View Favorites Tools Help
REMIS OUTGRANT DATA RECORD VIEW - RV108
SmartPath: LOV GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Page One
Page Two
Appropriation
Offsets
Property Linkage
Outgrant No: DACW45-1-99-7028
Project/Install Code: OAHE
Project Name: OAHE DAM-LAKE OAHE
Mod No: 0
Grantee ID: 2206
Grantee Name: OAHE MARINA & RESORT INC
Purpose: RECR, MAJ COMM
Status: Active
Work Item: 079266
Work Item Name: PIERRE OUTGRANTS-OAHE
Classification: G GRADUATED RENTAL
BRAC Ind: No
Description: COMMERCIAL CONCESSION LEASE
Billing Ind: Yes
Grantee Acceptance Date: 22-APR-1999
Executed Date: 28-APR-1999
Effective Date: 03-MAY-1999
Outgrant Information

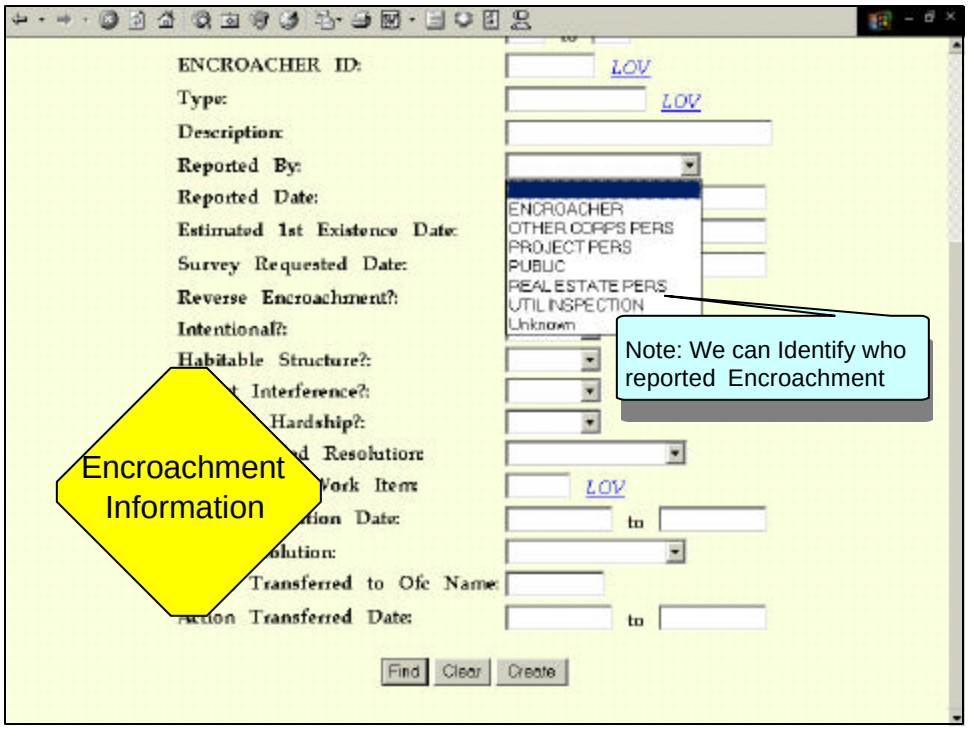
REMIS EXPIRING OUTGRANT RECORD LIST - RV110
SmartPath: LOV GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
First
Last
Requery
Count
Query
Outgrant Information
Expiring List
PROJECT /INSTALL CODE | OUTGRANT NO | MOD NO | Status | Grantee ID | Grantee Name | Purpose | Expirat Date
CAAP | DACA45-1-97-6081 | 0 | A | WZFD84 | MEHL | STORAGE | 30-APR 2002
CAAP | DACA45-1-97-6075 | 0 | | | STORAGE | 30-APR 2002
CAAP | DACA45-1-97-6076 | 0 | | | HOUSE OF LIGHTS INC | STORAGE | 30-APR 2002
CAAP | DACA45-1-97-6086 | 0 | A | WS54X2 | HAWKE JEFF DBA HAWKE'S TRUCKING | STORAGE | 30-APR 2002
CAAP | DACA45-1-97-6082 | 0 | A | 444 | BOYSEN ARTHUR E 'GENE' | STORAGE | 30-APR 2002
CAAP | DACA45-1-99-6096 | 0 | A | ANJL2226D | JOHN GORDIE | STORAGE | 30-APR 2002
CAAP | DACA45-1-99-6119 | 0 | A | AH091NB93 | WERNER TOM | STORAGE | 30-APR 2002
CAAP | DACA45-1- | 0 | A | ARCX7SVH0 | SEARS GARY | STORAGE | 30-APR

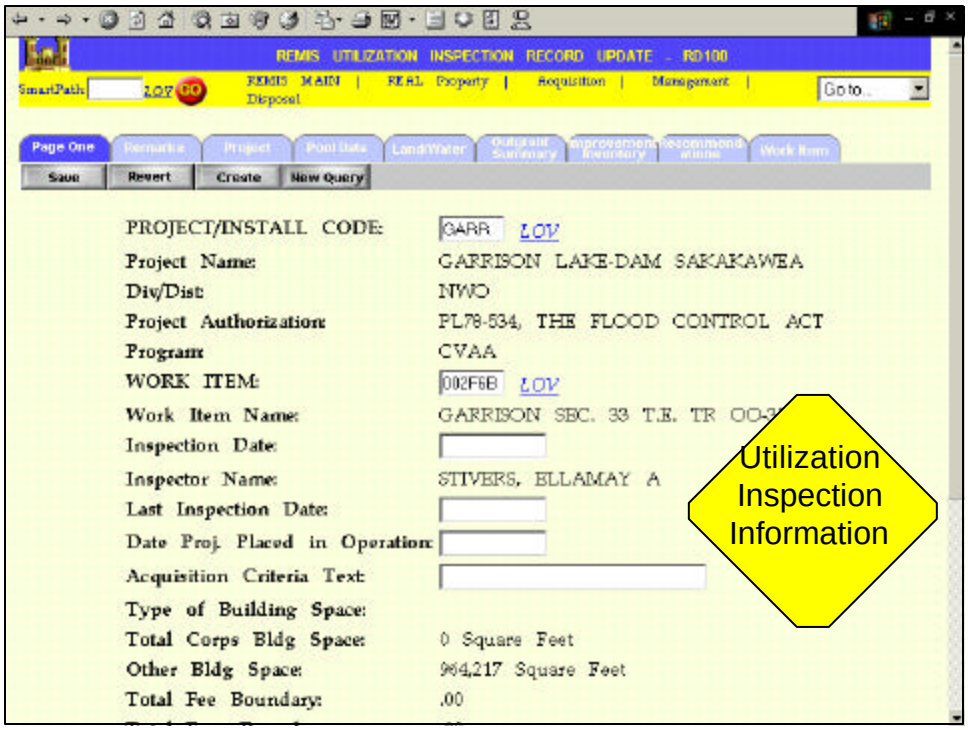


Contract No	Project/ Install Code	Description	Payee ID		Payment Received Date	Payment Amount	Debtor Bill No
DACA45-1-01-6073	CAAP	TRACT 32, 127 ACRES	000027132	TU[illegible]ATT	02-APR-2002	9158.49	21005970
DACA45-1-79-6041	CAAP	N-13, N-15, N-17,& ALL RAILROAD TRACTS	A58KVD097	DTECS RAILCAR SERVICES INC	02-APR-2002	36250.00	21005985
DACA45-1-99-6092	CAAP	BLDG C-3-15, 1590 [illegible]	496	[illegible]HERPROOFING	02-APR-2002	66.56	21005102
DACW[illegible]1-96-704[illegible]	[illegible]	[illegible]M-1354-3;M-1358	[illegible]3	STARKS KEITH	02-APR-2002	731.86	21006011
DACW[illegible]1-96-7046	OAHE	M-1353 (PT1);M-1354-1;M-1354-2;M-1354-3;M-1358	2228	STARKS KEITH	02-APR-2002	127.28	21006011
DACW45-[illegible]	OAHE	M-1353 [illegible]	2228	STARKS KEITH	02-APR-[illegible]	731.86	21006011

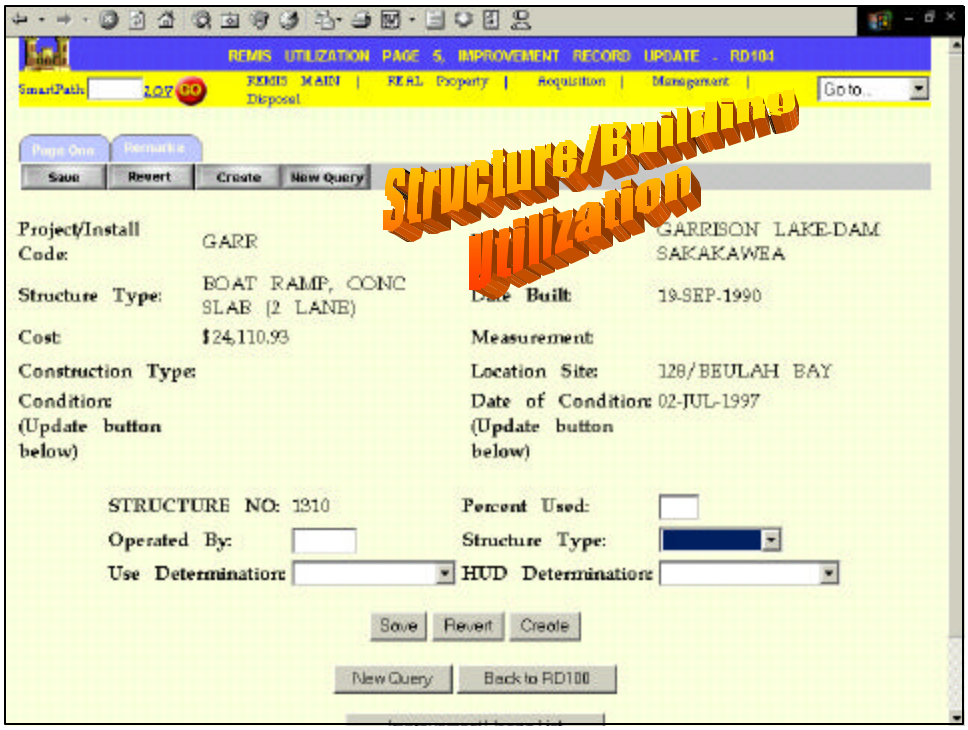


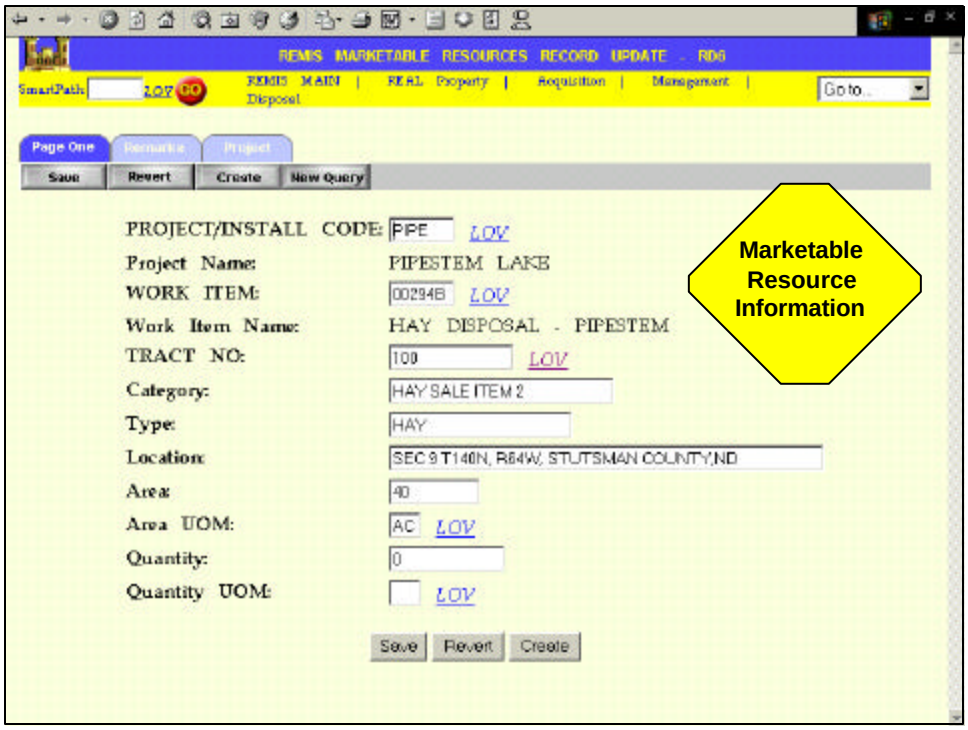

REMIS ENCROACHMENT ITEM RECORD QUERY - RD108
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Find
Clear
Create
Enter query criteria
PROJECT/INSTALL CODE:
WORK ITEM:
Encroachment Item No:
ENCROACHER ID:
Type:
Description:
Reported By:
Reported Date:
Estimated 1st Existence Date:
Survey Requested Date:
Reverse Encroachment?:
Intentional?:
Habitable Structure?:
Project Interference?:
Removal Hardship?:
LOV
to
Encroachment Information


ENCROACHER ID:
Type:
Description:
Reported By:
Reported Date:
Estimated 1st Existence Date:
Survey Requested Date:
Reverse Encroachment?:
Intentional?:
Habitable Structure?:
ENCROACHER
OTHER CORPS PERS
PROJECT PERS
PUBLIC
REAL ESTATE PERS
UTIL INSPECTION
Unknown
Note: We can Identify who reported Encroachment
Encroachment Information
Find
Clear
Create
LOV
to


REMIS UTILIZATION INSPECTION RECORD UPDATE - RD100
SmartPath
LOV
GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Page One
Remarks
Project
Pool Data
Land/Water
Outgrant Summary
Improvement Inventory
Recommendations
Work Item
Save
Revert
Create
New Query
PROJECT/INSTALL CODE: GARR LOV
Project Name: GARRISON LAKE-DAM SAKAKAWEA
Div/Dist: NWO
Project Authorization: PL78-534, THE FLOOD CONTROL ACT
Program: CVAA
WORK ITEM: 002F6B LOV
Work Item Name: GARRISON SEC. 33 T.E. TR OO-3
Inspection Date:
Inspector Name: STIVERS, ELLAMAY A
Last Inspection Date:
Date Proj. Placed in Operation:
Acquisition Criteria Text:
Type of Building Space:
Total Corps Bldg Space: 0 Square Feet
Other Bldg Space: 964,217 Square Feet
Total Fee Boundary: .00
Utilization Inspection Information

REMIS IMPROVEMENT RECORD UPDATE - RD5
SmartPath
LOV
GO
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Page One
Page Two
Property Linkage
Remarks
Cost
Project
Work Item
Component
Betterment
Save
Revert
Create
New Query
PROJECT/INSTALL CODE:
Project LAKE
STRUC
Property BEAR-20835
Betterment: No
Component?: No
Acquiring Work Item: A262KY LOV
Work Item Name: COYOTE CROSSING-PICNIC SHELTER-WOODEN POSTS-SHINGLE ROOF-CON
Structure Type: PICNIC SHELTER-WOODEN POSTS-SHINGLE ROOF
Condition:
Constructed Date: 01-JAN-1985
Inspection Date: 23-SEP-1999
Acquired Date:
RECORD TYPE: 40 OTHER STRUCTURES
Home Land Security
Real Property Improvement Information

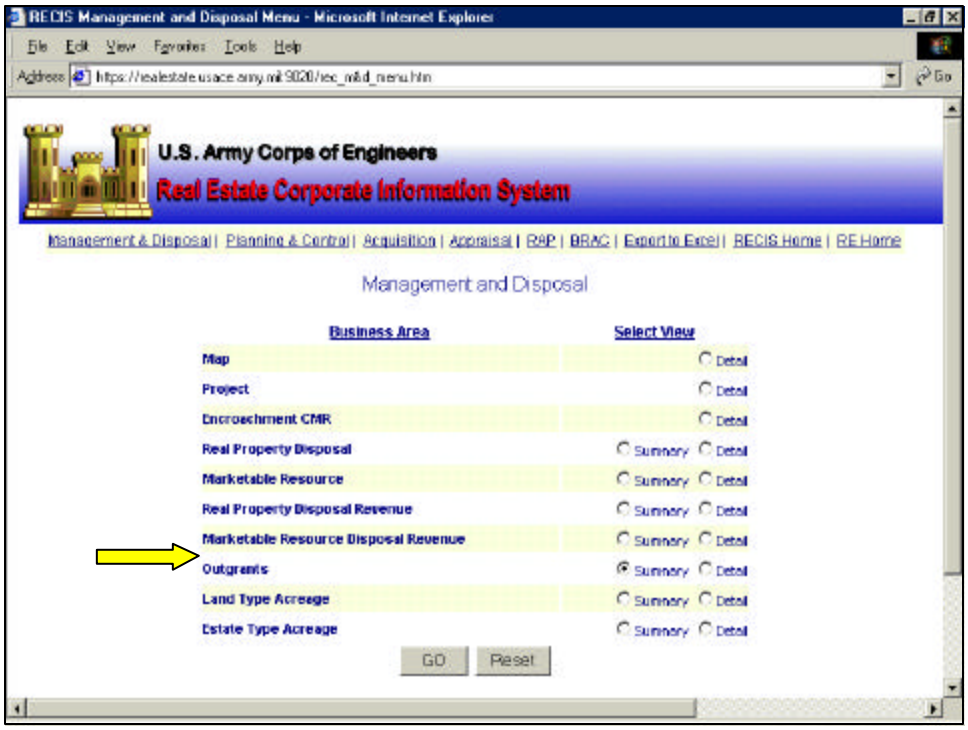

REMIS UTILIZATION PAGE 5, IMPROVEMENT RECORD UPDATE - RD101
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Page One
Remarks
Save
Revert
Create
New Query
Structure/Building Utilization
Project/Install Code: GARR
GARRISON LAKE-DAM SAKAKAWEA
Structure Type: BOAT RAMP, CONC SLAB (2 LANE)
Date Built: 19-SEP-1990
Cost: $24,110.93
Measurement:
Construction Type:
Location Site: 128/BEULAH BAY
Condition: (Update button below)
Date of Condition: 02-JUL-1997 (Update button below)
STRUCTURE NO: 1210
Percent Used:
Operated By:
Structure Type:
Use Determination:
HUD Determination:
Save
Revert
Create
New Query
Back to RD100

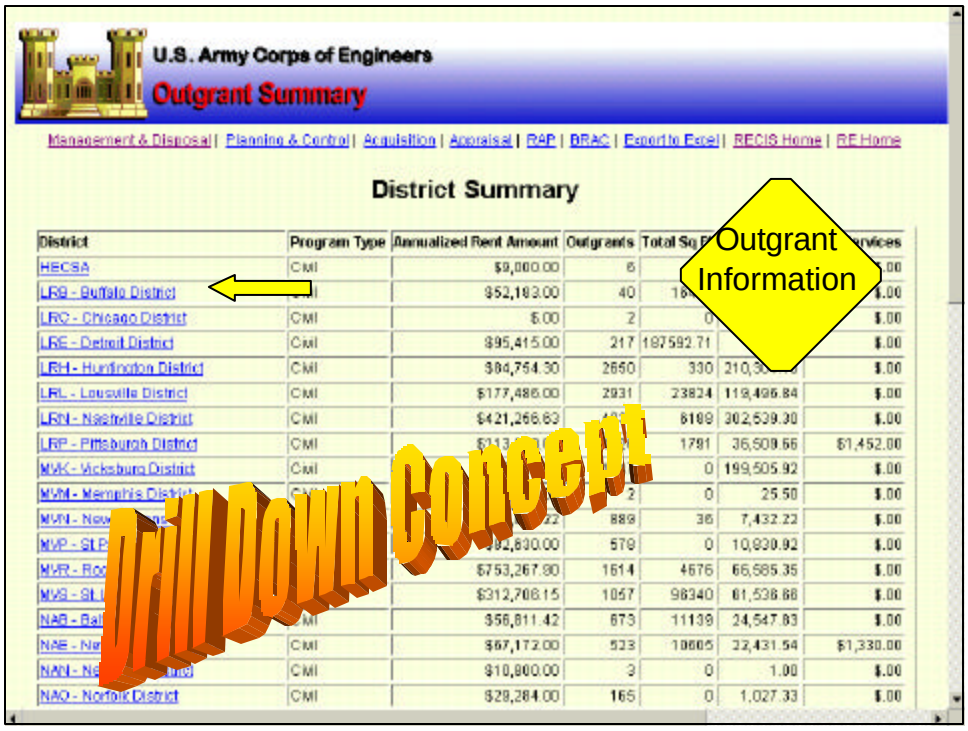

REMIS MARKETABLE RESOURCES RECORD UPDATE - RD6
REMIS MAIN | REAL Property | Acquisition | Management | Disposal
Go to...
Page One
Remarks
Project
Save
Revert
Create
New Query
Marketable Resource Information
PROJECT/INSTALL CODE: PPE LOV
Project Name: PIPESTEM LAKE
WORK ITEM: 00294B LOV
Work Item Name: HAY DISPOSAL - PIPESTEM
TRACT NO: 100 LOV
Category: HAY SALE ITEM 2
Type: HAY
Location: SEC 9 T146N, R64W, STUTSMAN COUNTY,ND
Area: 40
Area UOM: AC LOV
Quantity: 0
Quantity UOM: LOV
Save
Revert
Create

RECIS Application

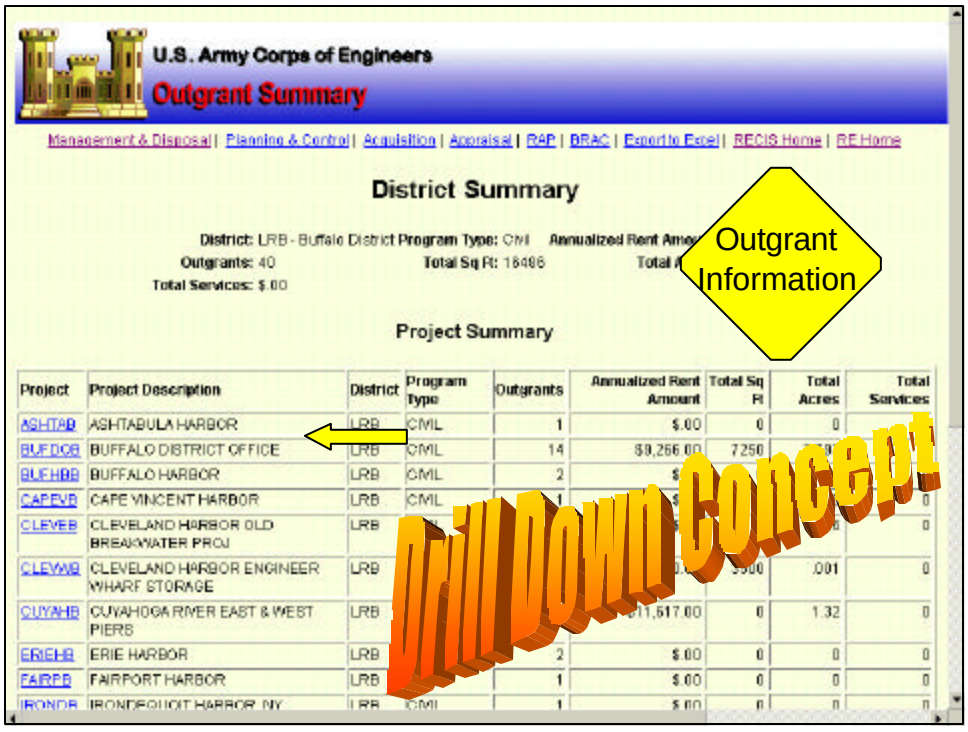
- **Web Based - Intranet Portal**
  - **https://realestate.usace.army.mil:9020/**
  - **Access Multiple Systems (REMIS, CEFMS, RFMIS, USACE Websites,etc.)**
- **Enterprise**
  - **Real Estate Data (Division/District/Project)**
  - **Detailed/Summary**
  - **Snapshot (Updated Monthly)**

U.S. Army Corps of Engineers
Real Estate Corporate Information System
Management & Disposal | Planning & Control | Acquisition | Appraisal | RAP | BRAC | Export to Excel | RECIS Home | RE Home
NEW
Export Data To Excel
What is RECIS?
Release Notes
HQ Only
RECIS Documentation
System Navigation

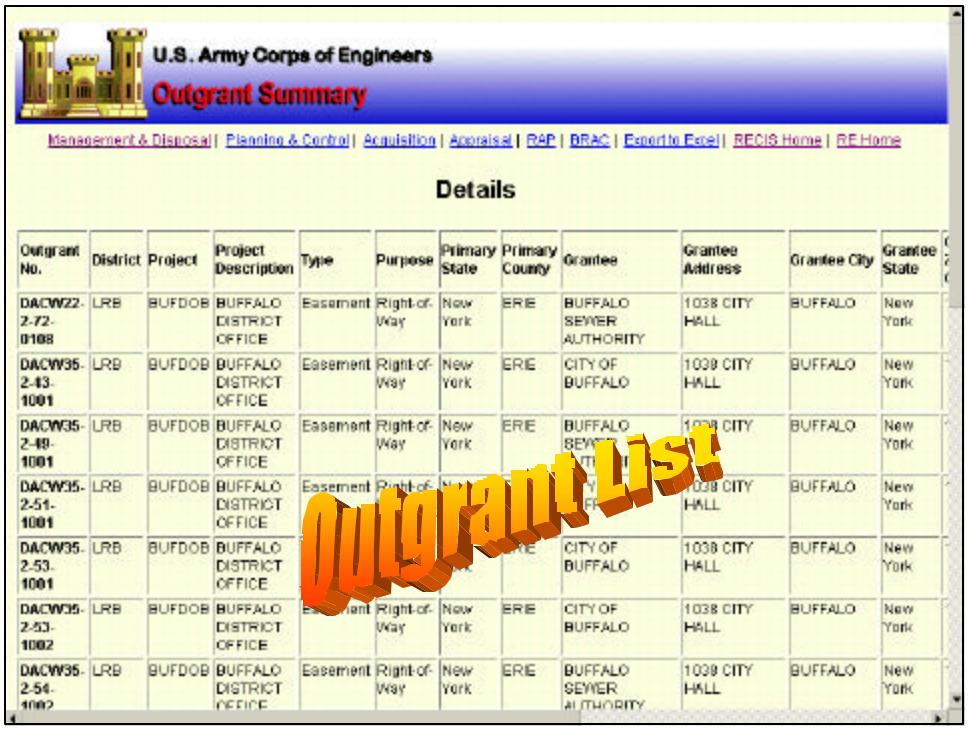

RECIS Management and Disposal Menu - Microsoft Internet Explorer
File Edit View Favorites Tools Help
Address https://realestate.usace.army.mil:9020/rec_m&d_menu.htm
U.S. Army Corps of Engineers
Real Estate Corporate Information System
Management & Disposal | Planning & Control | Acquisition | Appraisal | RAP | BRAC | Export to Excel | RECIS Home | RE Home
Management and Disposal
Business Area
Select View
Map
Project
Encroachment CMR
Real Property Disposal
Marketable Resource
Real Property Disposal Revenue
Marketable Resource Disposal Revenue
Outgrants
Land Type Acreage
Estate Type Acreage
Summary
Detail
GO
Reset

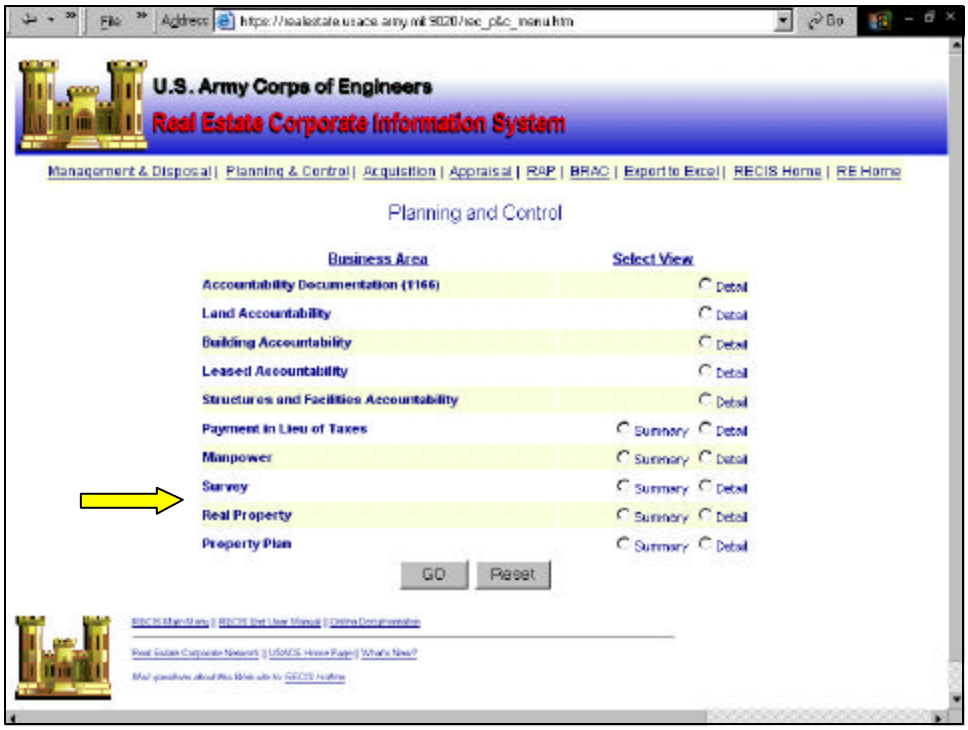


District	Program Type	Annualized Rent Amount	Outgrants	Total Sq Ft	Total Acres	Total Services
HECSA	CWI	$9,000.00	6			$.00
LRB - Buffalo District	CWI	$52,193.00	40	18		$.00
LRC - Chicago District	CWI	$.00	2	0		$.00
LRE - Detroit District	CWI	$95,415.00	217	187592.71		$.00
LRH - Huntington District	CWI	$84,754.30	2650	330	210,3	$.00
LRL - Louisville District	CWI	$177,486.00	2931	23824	119,496.84	$.00
LRN - Nashville District	CWI	$421,266.63		8199	302,539.30	$.00
LRP - Pittsburgh District	CWI	$113		1791	36,509.66	$1,452.00
MVK - Vicksburg District	CWI			0	199,505.92	$.00
MVM - Memphis District	CWI		2	0	25.50	$.00
MVN - New	CWI		22	889	36	7,432.22	$.00
MVP - St P	CWI	$92,830.00	579	0	10,930.92	$.00
MVR - Ro	CWI	$753,267.80	1614	4676	66,585.35	$.00
MVS - St L	CWI	$312,706.15	1057	98340	81,536.88	$.00
NAB - Bal	CWI	$56,811.42	673	11139	24,547.83	$.00
NAE - Ne	CWI	$67,172.00	523	10605	22,431.54	$1,330.00
NAN - Ne	CWI	$10,800.00	3	0	1.00	$.00
NAO - Norfolk District	CWI	$29,284.00	165	0	1,027.33	$.00

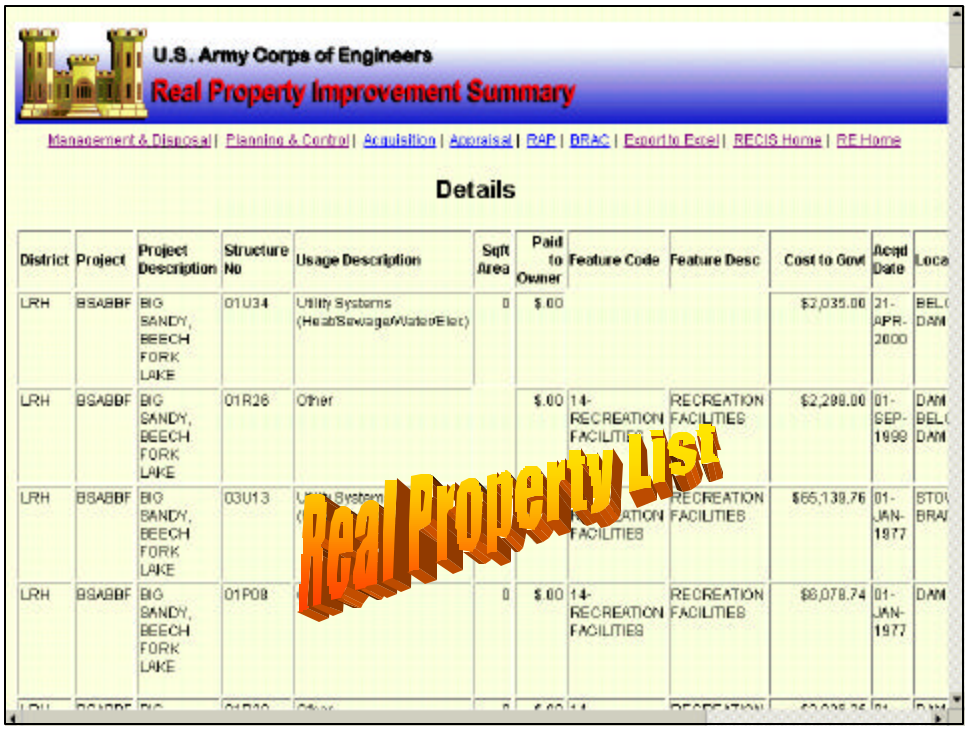


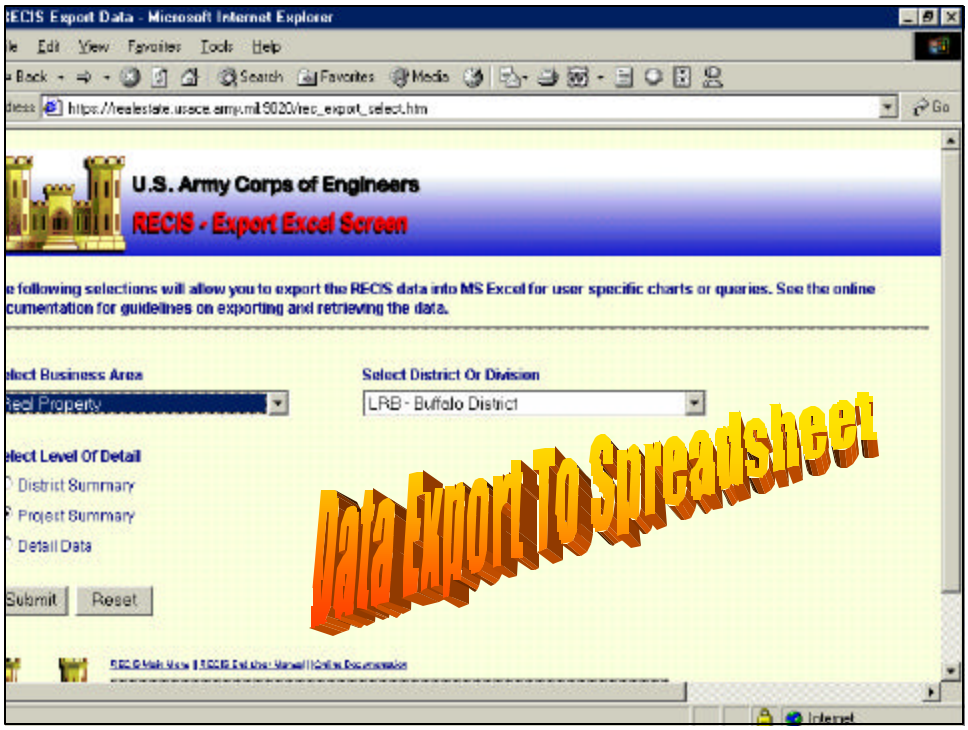
Project	Project Description	District	Program Type	Outgrants	Annualized Rent Amount	Total Sq Ft	Total Acres	Total Services
ASHTAB	ASHTABULA HARBOR	LRB	CWL	1	$.00	0	0	
BUFDOB	BUFFALO DISTRICT OFFICE	LRB	CWL	14	$9,266.00	7250		
BUFHBB	BUFFALO HARBOR	LRB	CWL	2	$			
CAPEVB	CAPE VINCENT HARBOR	LRB	CWL	1	$			0
CLEVEB	CLEVELAND HARBOR OLD BREAKWATER PROJ	LRB						0
CLEVWB	CLEVELAND HARBOR ENGINEER WHARF STORAGE	LRB			$.00	3500	.001	0
CUYAHB	CUYAHOGA RIVER EAST & WEST PIERS	LRB			$11,617.00	0	1.32	0
ERIEHB	ERIE HARBOR	LRB		2	$.00	0	0	0
FAIRPB	FAIRPORT HARBOR	LRB		1	$.00	0	0	0
IRONDB	IRONDEQUOIT HARBOR, NY	LRB	CWL	1	$.00	0	0	0


U.S. Army Corps of Engineers
Outgrant Summary
Management & Disposal | Planning & Control | Acquisition | Appraisal | RAP | BRAC | Export to Excel | RECIS Home | RE Home
Details
Outgrant No. | District | Project | Project Description | Type | Purpose | Primary State | Primary County | Grantee | Grantee Address | Grantee City | Grantee State
DACW22-2-72-0108 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | BUFFALO SEWER AUTHORITY | 1038 CITY HALL | BUFFALO | New York
DACW35-2-43-1001 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | CITY OF BUFFALO | 1038 CITY HALL | BUFFALO | New York
DACW35-2-49-1001 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | BUFFALO | 1038 CITY HALL | BUFFALO | New York
DACW35-2-51-1001 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | CITY OF BUFFALO | 1038 CITY HALL | BUFFALO | New York
DACW35-2-53-1001 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | CITY OF BUFFALO | 1038 CITY HALL | BUFFALO | New York
DACW35-2-53-1002 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | CITY OF BUFFALO | 1038 CITY HALL | BUFFALO | New York
DACW35-2-54-1002 | LRB | BUFDOB | BUFFALO DISTRICT OFFICE | Easement | Right-of-Way | New York | ERIE | BUFFALO SEWER AUTHORITY | 1038 CITY HALL | BUFFALO | New York
Outgrant List


U.S. Army Corps of Engineers
Real Estate Corporate Information System
Management & Disposal | Planning & Control | Acquisition | Appraisal | RAP | BRAC | Export to Excel | RECIS Home | RE Home
Planning and Control
Business Area
Select View
Accountability Documentation (1166) Detail
Land Accountability Detail
Building Accountability Detail
Leased Accountability Detail
Structures and Facilities Accountability Detail
Payment in Lieu of Taxes Summary Detail
Manpower Summary Detail
Survey Summary Detail
Real Property Summary Detail
Property Plan Summary Detail
GO
Reset

U.S. Army Corps of Engineers
Real Property Improvement Summary
Real Property Improvement Information
District Rollups
Project Rollups
Drill Down Concept


U.S. Army Corps of Engineers
Real Property Improvement Summary
Details
Real Property List!

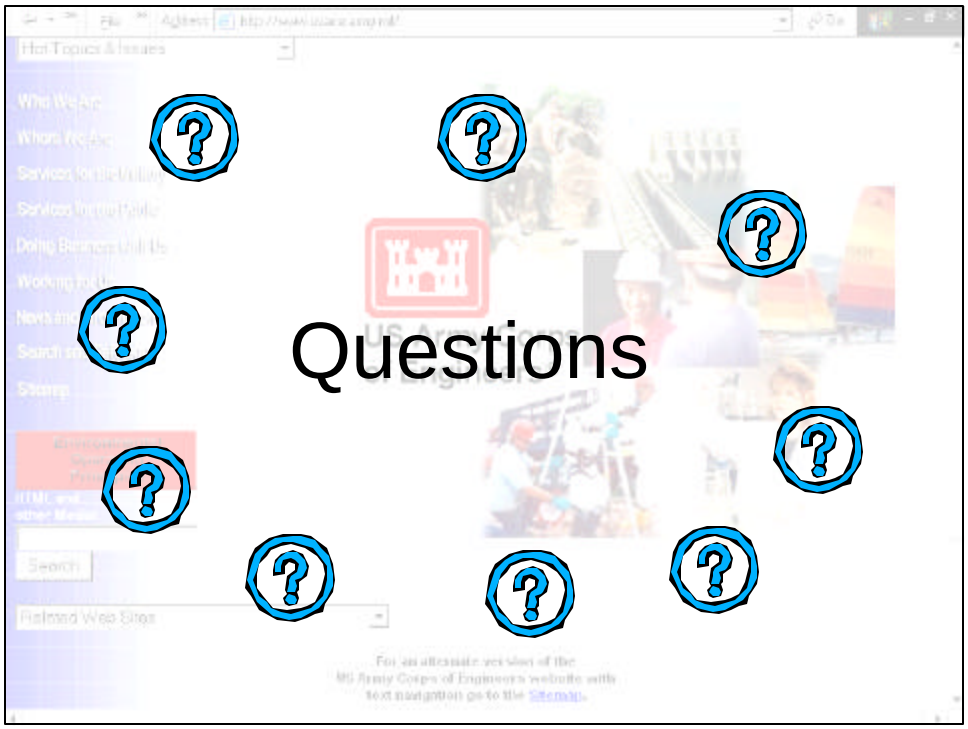


Proposal

- **Establish Working Group**
  - Define Information Requirements
  - Define Application Requirements
  - Define Technology Requirements
  - Define PMBP Requirements
- **Improve Business Process**
  - Utilization Inspections
  - Compliance Inspections
  - Encroachment Identification/Resolution
- **Modify REMIS/RECIS Accordingly**

Contact:

Fred Lombardo (CERE-R-BI)

202-761-7572

E-mail: Frederick.J.Lombardo@usace.army.mil