COMMERCIAL HVAC & FACILITIES SERVICES

Capability Statement

Your Property, Our Mission.

Jason Schwartz, Principal
(305) 335-6991
jason@airforceteam.com
airforceteam.com

HVAC ◆ DUCTWORK ◆ INDOOR AIR QUALITY ◆ ROOFING ◆ PLUMBING ◆ ELECTRICAL

$40M+	$370K	800+	FL · TX · LA
NATIONAL SALES, ALL FACILITIES PLATFORMS	SAVED FOR ONE CLIENT ON ONE PROJECT	FIVE-STAR REVIEWS	PHYSICAL PRESENCE, NATIONAL COVERAGE

CAPABILITY NARRATIVE

Air Force Team is a family-owned commercial HVAC and facilities-services contractor, established in 2010, delivering fast, reliable, precision-tuned solutions at scale for federal agencies, prime contractors and institutional owners. Multifamily, office and industrial specialists, we self-perform six trades with an **equity mindset**: every line of scope laid out transparently, cost controlled and schedule held — lower cost, more scope, better returns, no change-order surprises.

LEADERSHIP



Jason Schwartz
Owner



Daniela Schwartz
Owner



Dash Hernandez
Commercial



Summer-Rae Tomlinson
Chief of Staff

CORE COMPETENCIES

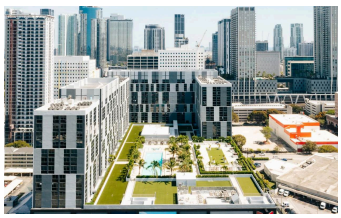
- **HVAC install & replacement** — RTUs, VRF, split systems, chillers
- **Ductwork** — metal, spiral & fiberglass fabrication, install & sealing
- **Indoor air quality** — UV purification, humidity control, testing
- **Duct cleaning** — 1M+ sq ft cleaned
- **Service** — preventive maintenance, repair & 24/7 emergency
- **Electrical** — load calculations, panel, service & transformer upgrades
- **Re-roofing** coordinated with mechanical scope

WHAT SETS US APART

- **Value-added partner** — we scope what the property actually needs, not just what was specified
- **Full electrical load calcs** — the only contractor that ran them
- **Utility & regulatory navigation** — we sequence around utility pipelines so they never gate the schedule
- **Six self-performed trades** — one partner, fewer change orders
- **Manufacturers** — Lennox, Carrier, Trane, Daikin, Goodman/Amana

PAST PERFORMANCE

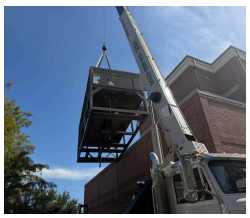
- **Brookfield ($100B+ AUM)** — 300 HVAC replacements, 16 re-roofs, 3 communities; $370K (12%) saved
- **Block 55** — mixed-use HVAC
- **205 Datura, WPB** — corporate office HVAC
- **Bal Harbour Shops & Versace** — luxury retail precision climate control
- **Providence Community Housing** — re-roof & rooftop HVAC
- **School chiller** replacement & **multifamily HVAC modernization**



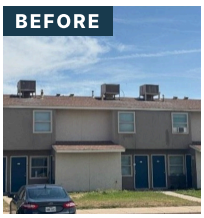
Block 55 — Mixed Use

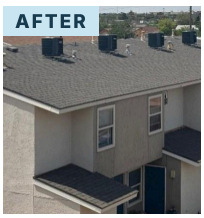


West Palm Beach — Corporate Offices



School Chiller





Multifamily HVAC Modernization

SELECT CLIENTS **Brookfield** Properties · TREDWAY · Straticon · SWERDLOW GROUP · W Services Group · Bal Harbour Shops · VERSACE · PROVIDENCE COMMUNITY HOUSING

> *Air Force is a true value-added partner — they understood the scope and what actually needed to get done, not just what was specified. That saved us enough on HVAC to fund a re-roof and electrical upgrades we hadn't planned for. No surprises, faster schedule — we've already brought them onto several of our near-term projects.*
>
> **David Friedman** · Senior Vice President, Real Estate Investments — Brookfield Asset Management

CASE STUDY · $100B+ AUM INSTITUTIONAL OWNER

$370,000 Saved

for our top institutional client on a single project — lowering cost, maximizing scope, improving returns

300	16	3	12%
HVAC REPLACEMENTS	RE-ROOFS	COMMUNITIES	PROJECT COST SAVINGS

THE CHALLENGE

- Local municipality pressuring the institutional owner to modernize aging AC infrastructure.
- Aged electrical infrastructure with unknown capacity for new high-efficiency units.
- The local utility's independent engineering and buildout pipelines threatened to gate the timeline.

OUR APPROACH

- **Only contractor to run a full electrical load calculation on every property** — confirming the new units could be supported by the existing electrical service.
- Navigated utility and local regulatory constraints, negotiating transformer and service scope directly with apartment-by-apartment power-source detail.
- Sequenced our trades around the utility's pipelines so their timeline never gated ours.

PROJECT COST & SAVINGS DETAIL	AMOUNT
HVAC Systems & Duct Cleaning	$1,910,000
Electrical — Unit Upgrades	$350,000
Community #1 Re-Roofing	$250,000
Estimated Electrical — Building & Transformer Upgrades	$510,000
Estimated Total Project Cost	**$3,020,000**
Actual Electrical — Building Upgrades	$130,000
Actual Electrical — Transformer Upgrades (refund mechanism)	$10,000
Actual Total Project Cost	**$2,650,000**
Total Client Savings (12% of estimated project cost)	**$370,000**

Figures rounded to the nearest $10,000.

OUTCOMES — VALUE BEYOND THE DOLLARS

COST SAVINGS
$370K returned to the owner's budget

ON-TIME DELIVERY
Utility pipelines never gated the schedule

MUNICIPAL FAVOR
Modernization the city was asking for

MORE TARGETS
Brought onto the client's near-term projects

COMPANY DATA

Licensed & Insured · 24/7 Emergency Service · Accepts Government Purchase & Credit Cards

Legal Name: Air Force Team
Business Type: Small Business · Family-Owned · Est. 2010
HQ: 4350 NW 19th Ave, Unit E, Deerfield Beach, FL 33064
Service Area: Miami-Dade · Broward · Palm Beach + nationwide
Bonding / Insurance: Licensed & insured; bonding on request

Primary NAICS: 238220 — Plumbing, Heating & A/C
Add'l NAICS: 238160 · 238210 · 238290 · 561210 · 561790
PSC / FSC: J041 (HVAC Repair) · Z2 (Bldg. Alteration)
SAM.gov UEI / CAGE: Registration in progress
Registrations: SAM.gov · FL · Miami-Dade — in progress

Ready to support your mission — Jason Schwartz, Principal jason@airforceteam.com · (305) 335-6991 · **airforceteam.com**