

# HVAC Management for JLL

## Digitize HVAC Inventory and Drive New Revenue Faster





Ravti by Building Engines enables JLL to manage HVAC smarter with a complete inventory view of HVAC equipment. This helps you streamline tenant compliance with HVAC service automation that not only reminds tenants for their quarterly service records, but empowers them to keep their HVAC service current.

With this, JLL will receive compliance analytics that helps spot current service challenges and provides a detailed unit-by-unit report containing compliance status, service history and life expectancy of equipment. This is based on ASHRAE scoring that mitigates questions on tenant leases to help drive more revenue faster.

## Benefits of HVAC Management for JLL:

- ✔ **Complete HVAC Inventory.** Centralize and digitize information commonly locked on paper reports and invoices to preserve asset value.
- ✔ **Tenant Compliance Reporting.** Easily summarize all tenant compliance and unit service records, as well as ASHRAE life expectancy scoring.
- ✔ **Compliance Automation.** Eliminate time-consuming follow-ups by automating the service process and providing service options for tenants to be compliant.
- ✔ **Maintain Deal Momentum.** Close more deals faster by keeping deal momentum going when HVAC questions surface by providing complete visibility into the history of the equipment.
- ✔ **Analytics that drive better outcomes.** Maximize HVAC asset value and proactively plan for replacements with complete service history of HVAC records.
- ✔ **Reduce replacement costs.** Procure and replace end of life HVAC units with direct from manufacturer pricing and service expert local to the area.

## The HVAC Management Difference with Building Engines:

-  Full equipment lifecycle of procurement, installation, maintenance, and service are taking place for arguably the largest budget item.
-  Centralized, digital inventory that reduces the effort and time to get tenants to provide proof of service and maintenance on HVAC equipment.
-  Revenue accelerator to keep new leases moving forward with detailed records of service for each tenant unit.
-  Easily showcase tenant compliance of inventory with reporting including ASHRAE based life expectancy scoring.

## Key Features and Capabilities

### Digital Inventory

Complete HVAC inventory of each unit inclusive of make, model, year placed into service, location, pictures, tonnage, and service history teams.

Work Requests HVAC Units Suites Activity Reports Facility Info						
FILTER BY:						
List Systems Suites Map						
(29) Results						
~TAG	QR CODE	MANUFACTURER	TONNAGE	SERIAL NUMBER	MANUFACTURING DATE	ASHRAE REMAINING LIFE %
RTU-01	21089	Trane	10	133813754L	Sep 2008	19%
RTU-02	21090	Carrier	12.5	1911040703	Apr 2011	37%
RTU-03	—	Trane	10	R31104013D	Jul 2000	<5% <span>⚠</span>
RTU-04	—	Trane	10	835100441L	Jul 2008	18%
RTU-05	—	Trane	10	R31103965D	Jul 2000	<5% <span>⚠</span>
RTU-06	—	Trane	7.5	R31103858D	Sep 2014	59%
RTU-07	21084	Trane	7.5	R31103954D	Jul 2000	<5% <span>⚠</span>
RTU-07	21083	Daikin	7.5	1603378392	Feb 2016	69%
RTU-08	—	Trane	10	034404645D	Jul 2000	<5% <span>⚠</span>

Innovation Plaza 123 Main Street Palo Alto, CA 94303						
73°F (Humidity: 47%) <span>ⓘ</span>						
Work Requests HVAC Units Suites Activity Reports Facility Info						
Suites (10)						
SUITE	TENANT	PHONE NUMBER	EMAIL	MAINTENANCE RESPONSIBILITY	INTERVAL	LATEST COMPLIANCE
108	American Banking	555-386-9352	amanda@americanbanking...	Tenant Responsible	Quarterly	Compliant <span>ⓘ</span>
107	Fancy Nails	555-345-0101	fancynails@ravf.com	Tenant Responsible	Quarterly	Non-Compliant <span>ⓘ</span>
100	Great Hair Clips	555-843-3711	doug@greathairclips.com	Tenant Responsible	Quarterly	Compliant <span>ⓘ</span>
105	Import Furnitures	555-532-7005	maintenance@importfurnitu...	Exempt	Quarterly	Exempt <span>ⓘ</span>
109	Paulena's Liquors	555-743-8211	paulena@piliquors.com	Tenant Responsible	Quarterly	Undelivered <span>ⓘ</span>

### Compliance Dashboards

Tenant Compliance Records automation for assuring tenant compliance of proper maintenance as well as means to report on it.

### Vendor Network

Procurement of HVAC equipment and request for HVAC work services workflow at the moment the landlord or tenant requires.

Work Requests HVAC Units Activity Reports Facility Info		
Proposal > 2005 (August 21, 2018) <span>ⓘ</span> <span>Opened</span> <span>PRINT PROPOSAL</span>		
Office — Dual cooling tower replacement		
DESCRIPTION		
Original Request		
TYPE Repair/Replacement	PRICING REQUEST Proposal Price	<b>PROPOSAL SUMMARY</b> ✓ Local Mechanical   Comfort Air <b>\$39,887.00</b> Systems ✓ Manufacturer   BAC <b>\$84,687.00</b> <b>Proposal Total \$124,574.00</b>
FACILITY Office	SUITE Not Provided	
PRE-BID MEETING Yes	BIDS DUE August 24, 2018	
CONTACT NAME Alex	CONTACT NUMBER +18134442577	
DESIRED TIME PERFORMING After Hours (increased rates may apply)	DATE REQUESTED August 21, 2018	
DESCRIPTION Based on the condition of our cooling towers, we are in need of replacing both on a weekend. And, the building can not be without HVAC service Monday thru Friday from 7am to 7pm.	ATTACHED DOCUMENT Not Provided	

Work Requests

HVAC Units

Suites

Activity

Reports

Facility Info

Unit Information

Tag

RTU-01

QR Code

21089

Type

Packaged Rooftop Unit

Manufacturer

Trane

Model #

THC120E30NAA1980C1A1A0  
0180000000000000000000

Serial #

133813754L

Tonnage

10.00

Manufacturing Date

September 2008

Voltage / Phase / Hz

208-230/ 3/ 60

Refrigerant

R-410A

Refrigerant Charge (oz)

204.8 | 204.8

Number of Compressors

2

SEER

N/A

Location

Roof

Suite

100 (Great Hair Clips)

Unit History

Proposals

Work Requests

+ ADD HISTORY

Maintenance

RTU-01

6/1/20

—

#32818

ⓘ

DESCRIPTION

Preventative Maintenance

VENDOR

Ravi Corp

ⓘ This work history also applies to the following unit(s): RTU-02

Edit

Delete

Maintenance

RTU-01

4/28/20

\$425.00

#8431

ⓘ

DESCRIPTION

Replacement filters | visual inspection of condition on HVAC unit, condenser coils, evaporator coil, condensate drain pan, and filter rack

VENDOR

Leaf Mechanical

ⓘ This work history also applies to the following unit(s): RTU-02

### ASHRAE Scoring

Dashboards and reporting on inventory with ASHRAE life expectancy scoring as well as HVAC tenant compliance for their quarterly service obligations.