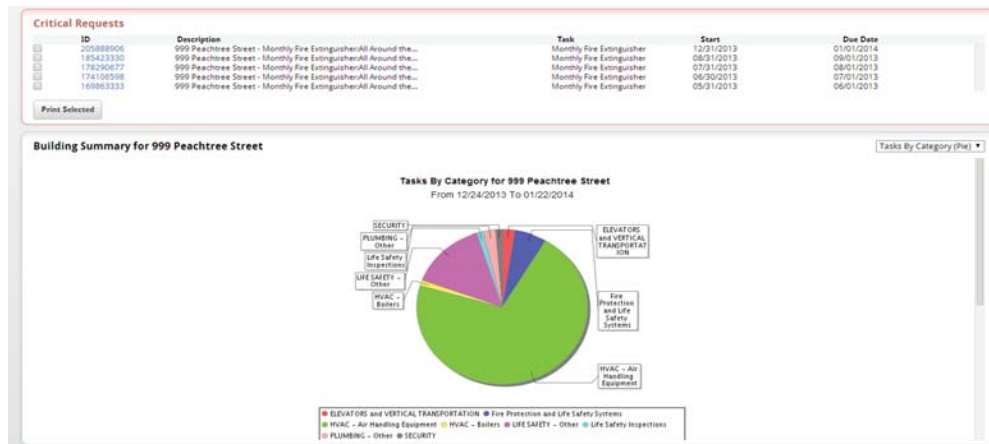




Preventive Maintenance

A comprehensive Preventive Maintenance Program is essential to extending the useful life of equipment and reducing near-term capital expenses. Additionally, a utilized PM program will help ensure the safety of tenants and staff, avoid costly emergency situations and outages, and reduce associated energy costs. An effective PM program and system will give you the tools needed to assure that 80% or more of maintenance activities are planned and scheduled at least one week in advance - indicating that the organization has moved from a reactive (and costly!) culture to a proactive one. This can only be achieved with the automation and visibility provided by web and mobile property management technology.



Building Engines Preventive Maintenance makes it simple to schedule and dispatch equipment maintenance tasks, track service and repairs throughout the maintenance cycle, and more accurately forecast equipment failures and expenses. Immediate and clear notifications are delivered to your team through Building Engines' industry leading iPhone, iPad, Android and Blackberry App, BE-Mobile, making it easy to prioritize PM tasks in relation to time-sensitive service requests from tenants.

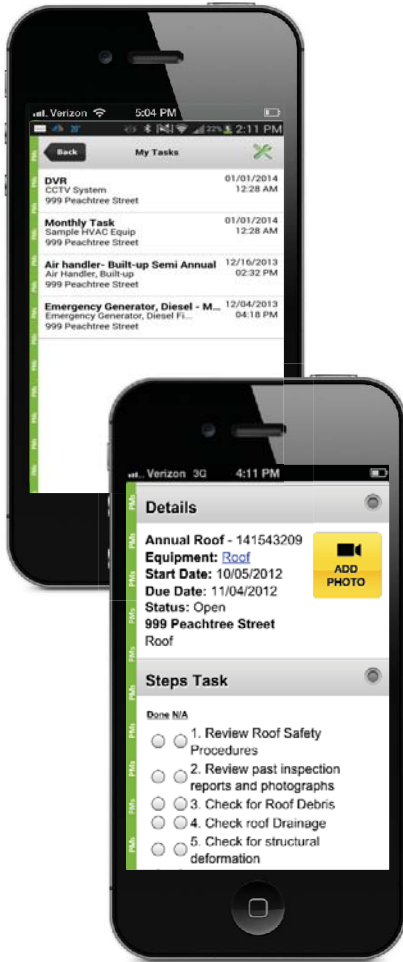
Establish a PM Program

- ▶ Easy set-up and standardization with General Services Administration (GSA) Guides that are pre-populated with industry standard maintenance tasks
- ▶ Schedule and dispatch maintenance and repairs and track tasks from inception to completion
- ▶ Gain real-time visibility into every issue and clearly communicate standard vs. critical PM tasks
- ▶ Easily add labor, materials, and task completion steps
- ▶ Attach any media (PDF, Word Doc, Excel, photo, video, etc.) to maintenance or equipment records to help support task-related activities



Preventive Maintenance

Manage Maintenance on-the-go with BE-Mobile



- ▶ Create or complete maintenance tasks from any mobile device or platform
- ▶ Work offline and in areas of little or no service
- ▶ Utilize smart phone features such as attaching photos to tasks and viewing related videos
- ▶ Initiate work orders while performing scheduled maintenance
- ▶ BE-Mobile Inspections module also seamlessly connects to PM equipment records
- ▶ With simple inventory tracking, set automatic re-order alerts when supplies are low, reducing work order "on hold" time
- ▶ Easily create purchase orders in app - just select materials to order, indicate quantity, and the "expected cost" will update to reflect the total (unit cost and taxability may be overridden). Then print the purchase order to deliver to the vendor.

Preventive Maintenance is \$ntelligent Maintenance
 According to a study by Jones Lang LaSalle, an organization that implements and adheres to a structured preventive maintenance program will experience a 545% return over time.

- Determining the Economic Value of Preventive Maintenance, Jones Lang LaSalle

Take Action!

- ▶ Automate escalations, notifications and task creation
- ▶ Easily spot equipment problems and trends
- ▶ Download branded inspection reports to share with management and clients or for more granular visibility - including equipment summaries, completion summaries, inventory reports, warranty expirations and more

| PM Completion Summary for 999 Peachtree Street | | | | | | | | | |
|--|---------------|-----------|---------------|-----------------|----------------|------------------|--------------------|--------------------|----------------------|
| This Year | | | | | | | | | |
| Building Preventive Maintenance Summary | | | | | | | | | |
| Building Name | All PM's | Open PM's | Past Due PM's | Total Open PM's | Completed PM's | % PM's Completed | PM Hours Scheduled | PM Hours Completed | PM Hours Outstanding |
| 999 Peachtree Street | 72 | 2 | 70 | 72 | 0 | 0% | 179.75 | 0 | 179.75 |
| Employee Preventive Maintenance Summary | | | | | | | | | |
| Employee Name | Assigned PM's | Open PM's | Past Due PM's | Total Open PM's | Completed PM's | % PM's Completed | PM Hours Scheduled | PM Hours Completed | PM Hours Outstanding |
| Janet Bradley | 2 | 0 | 2 | 2 | 0 | 0% | 8 | 0 | 8 |
| Kyle Malson | 18 | 0 | 18 | 18 | 0 | 0% | 0 | 0 | 0 |
| Metropolitan Fire Suppression | 5 | 0 | 5 | 5 | 0 | 0% | 111 | 0 | 111 |
| Randy Hammer | 2 | 0 | 2 | 2 | 0 | 0% | 16 | 0 | 16 |
| Steve Williams | 24 | 2 | 22 | 24 | 0 | 0% | 23.5 | 0 | 23.5 |
| Tom Cavanaugh | 3 | 0 | 3 | 3 | 0 | 0% | 0 | 0 | 0 |
| Unassigned | 9 | 0 | 9 | 9 | 0 | 0% | 12.25 | 0 | 12.25 |
| Wendy Kishsky | 8 | 0 | 8 | 8 | 0 | 0% | 8 | 0 | 8 |