# Tab 2 – Products/Pricing

For non-education customers, after selecting the appropriate Module Package in Tab 5, pricing will be based on total square footage of managed building space. The Annual Subscription fees noted below are based on 1M square feet of assets under management.

| FAMIS 360 MAINTENANCE BUNDLE *(Non-Education)* | LIST PRICE | PRICING METRIC[1] | OMNIA DISCOUNT | OMNIA SELL PRICE[2] |
|---|---|---|---|---|
| *FM-Lite* | $15,000 | Square foot | 13% | $13,050 |
| *FM-Office* | $17,000 | Square foot | 13% | $14,790 |
| *FM-Finance* | $25,000 | Square foot | 13% | $21,750 |
| *FM-Premium* | $28,900 | Square foot | 13% | $25,143 |
| *Space Management (standalone)* | $30,000 | Square foot | 13% | $26,100 |

For Education customers, after selecting the appropriate Module Package in Tab 5, pricing will be based on the type of school and number of students as reported in the National Center for Educational Statistics (nces.gov).

| FAMIS 360 MAINTENANCE BUNDLE *(Education)*[3] | FM-Lite *(OMNIA price per student)* | FM-Office *(OMNIA price per student)* | FM-Finance *(OMNIA price per student)* | FM-Premium *(OMNIA price per student)* | Space Mgmt (standalone) *(OMNIA price per student)* |
|---|---|---|---|---|---|
| *Associates / K-12* | $1.305 | $2.3751 | $2.61 | $3.393 | $2.175 |
| *Public Masters / Bachelors* | $1.74 | $3.1668 | $3.48 | $4.524 | $2.61 |
| *Public Doctoral / Research* | $2.175 | $3.9585 | $4.35 | $5.655 | $2.8275 |
| *Private Masters / Bachelors* | $2.61 | $4.785 | $5.22 | $6.96 | $3.045 |
| *Private Doctoral / Research* | $3.915 | $6.3249 | $6.96 | $9.048 | $4.785 |

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[1] Pricing metric will include items such as square footage. Each, square foot, quantity, etc.
[2] The Annual Subscription floor price for any FAMIS 360 customer is $5,000.
[3] Additional discount scale available for student count greater than 9,000

**NOTES:**

For all entities eligible to purchase under this Agreement, Accruent provides the ability to license the software based upon the square footage of the buildings and structures that are managed. This approach, unless listed otherwise, provides unlimited user access to products/modules referenced herein.

The Cloud-based products/modules are provided as a Software as a Service (SaaS) model. Pricing is provided on a Square Foot basis by product/module at the costs above for unlimited users/site licensing unless otherwise noted.

Annual Support, updates, upgrades, and all system management (hosting) is provided as part of the Software as a Service annual fee.

Maximum increase in subscription fees for subsequent years is capped at 7% with a 5-year non-cancelable renewal commitment.

| SERVICES | LIST LABOR RATE | PRICING METRIC5 | OMNIA DISCOUNT | OMNIA SELL PRICE |
|---|---|---|---|---|
| *Software Implementation* | | Per hour | 13% | |
| *Professional Services PM (FAMIS)* | $235 | Per hour | 13% | $205 |
| *Hosting* | Included | | | |
| *Ongoing Support / Maintenance* | Included | | | |
| *Patch, Upgrade, & Update Deployment* | Included | | | |
| *Disaster Recovery* | Included | | | |

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## EMS Pricing

The EMS Base product allows for Event Planning and Tracking, support Service Orders, Pricing and Billing. EMS also helps you understand your full room utilization across your organization. We provide different packages depending on your preference.

| Product Name | EMS Workplace | EMS Workplace Base | EMS Campus Connect | EMS Campus | EMS Enterprise Base |
|---|---|---|---|---|---|
| *Vertical* | Corporate/Government | Corporate/Government | K-12 and Higher Ed | K-12 and Higher Ed | K-12 and Higher Ed |
| *Product Key Word* | Event Scheduling Room and Resource Scheduling Office Hoteling | Event Scheduling Room and Resource Scheduling Office Hoteling | Academic Scheduling Event Management Room and Resource Scheduling | Academic Scheduling Event Management Room and Resource Scheduling | Event Management Room and Resource Scheduling |
| *Brief Description* | Designed to meet the needs of our Corporate clients looking to maximize efficiency in Space Utilization, calendar integration, Hoteling or platform services out of the box. | Designed to meet the needs of our smaller corporate clients just looking to start planning events or are beginning the journey of room utilization and have only basic needs for scheduling. | Designed for our robust Campus Client who is looking to track full room utilization across campus, optimize course scheduling and integrate with the SIS solution and other Campus software. | Designed to go campus-wide for Event scheduling and tracking Room utilization, but the campus still has another solution to optimize courses and other Academic activities. | Designed for our education institutions that want to start scheduling events and tracking room utilization of non-classroom space, starting in one department and then expanding. |
| *Package Pricing* | Package starts at $20,000 with variable pricing based on the amount of spaces schedule and modules required | Package starts at $12,000 with variable pricing based on the number of spaces scheduled and modules required | Package starts at $20,000 and varies based on the enrollment of the institution and modules required | Package starts at $15,000 and varies based on the enrollment of the institution and modules required | Package starts at $10,000 and increases based on the modules required |
| *OMNIA Discount* | 13% off final package pricing | 13% off final package pricing | 13% off final package pricing | 13% off final package pricing | 13% off final package pricing |

## Lucernex Pricing

Step 1 – Determine Modules: The first step in pricing Lucernex is to determine the modules that are needed to provide the business value that is sought.

a. RE Contracts: administer your leases more efficiently and gain greater insight into lease realities, while also ensuring compliance with the newest Lease Accounting standards.

    i. Lease Administration: establish a single source of truth for lease information to ensure your organization is both compliant and protected per the stipulations of the lease.

    ii. Rent Accounting: account for rent in compliance with FASB/IFRS standards.

b. Equipment Contracts: establish a single source of truth for equipment contracts and account for rent in compliance with FASB/IFRS standards.

c. Markets & Sites: streamline and consolidate the process by which a potential site is evaluated and selected, decreasing the time to an informed decision.

d. Projects: streamline and consolidate the process by which a new location is stood up, decreasing the time to project completion and occupancy with the associated savings

e. Capital Projects: streamline and consolidate the process by which major projects are completed on locations that are already in operation, reducing operational interruption time and controlling for project cost.

Step 2 – Determine Add-Ons: The next step is to determine any add-ons that are needed with the Lucernex application. Examples include:

a. Additional storage: for many clients, a key value prop is a single source of truth for facility-related documents. If you are a large organization, the 100GB of storage included with their license may be insufficient.

b. DataMart: Increased ease of reporting by allowing for flexible report building that circumvents the complexity of building reports that cross DB tables.

c. Google Maps: support GIS pinning at the portfolio and entity level. Gain visual insight into the geographic distribution of the portfolio.

d. Web Spreadsheets: The excel model allows companies to utilize pre-existing excel files, often created, and refined over many years, that perform critical business functions like generating construction estimates, creating proformas for new site / renewal analysis decisions, etc.

e. Unique Train environment: A dedicated environment for testing processes, integrations, etc. Having a dedicated environment means your organization controls when to ingest releases into Train. This environment can be licensed per year or per 6 months.

Step 3 – Determine Pricing Metric: Lucernex can be priced based on facility count or lease (contract) count, depending on the functionality required. Determine which makes sense for your organization based on the modules selected.

Step 4 – Determine Pricing for your Organization: Leverage your Accruent team to enter the information above through the Lucernex pricing calculator, where an OMNIA discount will be applied against any modules/add-ons selected.

Sample Pricing – *pricing may vary per organization based on the functionality required. Please consider the following representative and work with your Accruent team to generate a more accurate quote.*

| Product | 50 Leases | 50 Facilities | 100 Leases | 100 Facilities |
|---|---|---|---|---|
| *Lx Contracts* | $10,625 | $12,500 | $12,750 | $15,000 |
| *Lx Projects* | N/A | $8,000 | N/A | $10,000 |
| *Lx Capital Projects* | N/A | $5,000 | N/A | $6,000 |
| *Lx Web Spreadsheets* | $2,400 | $2,400 | $3,000 | $3,000 |
| *Lx Google Maps* | $800 | $800 | $1,000 | $1,000 |
| *Total* | $13,825 | $28,700 | $16,750 | $35,000 |
| *OMNIA Discounted Price (13%)* | $12,028 | $24,969 | $14,573 | $30,450 |

## Meridian Pricing

Accruent's Meridian Engineering Document Management Software (EDMS) can be added to a FAMIS implementation.  EDMS provides a single source of truth for building and equipment documentation. Combining your building/equipment documentation with work orders can improve ticket times, speed to repair, and reduce costly change orders for future construction projects. This documentation can be CAD or PDF based and will be integrated with your FAMIS software for complete ease of use.

| | Minimum Quantity | Annual Subscription List Price | OMNIA Discount off List | OMNIA Net Price |
|---|---|---|---|---|
| Meridian Cloud Business Subscription | 20 | $1800/user | 13% | $1566.00/user |
| Meridian Cloud Business User Pass | 30 | $120/user | 13% | $104.40/user |
| Meridian Cloud Business NFP Subscription | 8 | $900/user | 13% | $783.00/user |
| Meridian Cloud Business NFP User Pass | 8 | $60/user | 13% | $52.20/user |

Note: NFP – Not for Production subscriptions are for situations where a customer needs a test environment for checking out new releases and changes in their configuration.

Please contact a Meridian Account Executive for assistance with license configuration and pricing for Professional Services required to implement the solution. Additional discounts may apply for license counts over 50/users as well as multi-year terms.

## vx Observe Pricing

IoT integration pricing provides multiple levels of management based upon the needs of each client. The scope of the effort required to support the needs of most customers is able to be tied to the size of the structure that is being managed and therefore the pricing structure has been setup based upon the level of management desired and the total managed square feet of building space.

| | MONITORING<br>* HVAC<br>* Lighting<br>* Sensors | MONITOR and PREDICT | MONITOR, PREDICT, and CONTROL | Any Other Category plus Energy Monitoring (available) |
|---|---|---|---|---|
| List Price per SF/yr | $0.01125 | $0.02025 | $0.02475 | Requires Scoping |
| OMNIA Discount | 10% | 10% | 10% | 10% |
| OMNIA Price per SF/yr | $0.010125 | $0.018225 | $0.022275 | Requires Scoping |

Sample OMNIA pricing subscription per year for each of the categories

| Size of Portfolio (Total Gross Square Feet) | Option 1 - Monitor | Option 2 - Monitor & Predict | Option 3 – Monitor, Predict and Control |
|---|---|---|---|
| 500,000 | $5,062.50 | $9,112.50 | $11,137.50 |
| 1,000,000 | $10,125.00 | $18,225.00 | $22,275.00 |
| 1,500,000 | $15,187.50 | $27,337.50 | $33,412.50 |

**Include an electronic copy of the catalog from which discount, or fixed price, is calculated.**

This is not applicable as Accruent provides Software as a Service.

**Is pricing available for all products and services?**

Yes.

**Provide pricing for warranties on all products and services.**

Included.

**Describe any return and restocking fees.**

n/a

**Describe any additional discounts or rebates available. Additional discounts or rebates may be offered for large quantity orders, single ship to location, growth, annual spend, guaranteed quantity, etc.**

See footnotes in product pricing tables.

**Describe how customers verify they are receiving Contract pricing.**

In our proposals, we specifically state that the pricing provided is based upon the OMNIA Partners contract and in most cases our pricing is set up to show the Omnia Partners discount they are receiving. In the past if they have any questions, we will walk them through the tables in our agreement.

**Describe payment methods offered.**

We accept checks, ACH/EFT, and WIRE. We accept credit cards for invoices under $20,000. We do not accept American Express.

**Propose the frequency of updates to the Offeror's pricing structure. Describe any proposed indices to guide price adjustments. If offering a catalog contract with discounts by category, while changes in individual pricing may change, the category discounts should not change over the term of the Contract.**

Our pricing will be valid for 3 years. Any new product will be added on and priced accordingly.

**Describe how future product introductions will be priced and align with Contract pricing proposed.**

Based on functionality our products will be priced either as a percentage of the base module or by square foot. This replicates the same structure we have submitted and used successfully the last 5 years and maintains the same level of discount.

**Provide any additional information relevant to this section.**

None.

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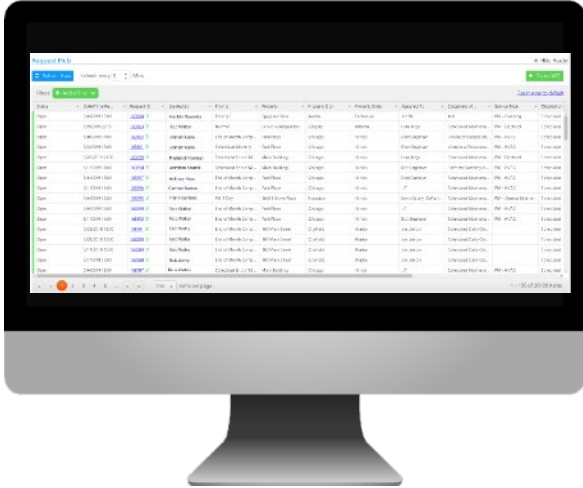
## Increase Operational Efficiency with FAMIS 360

### Facility Management Software

Because the costs associated with workplace asset management consume over 30 percent of your non-payroll expenses, many organizations are recognizing the strategic role that facilities management can play. Without a fully integrated system of record for real estate and facilities, data crucial to reducing costs and driving profitability from various locations can be lost, mismanaged, or overlooked. In addition to aligning real estate strategy with organization strategy, FAMIS 360 allows you to manage property and asset maintenance, while reducing your costs and improving operational efficiency.

### Facilities and Maintenance

With our cloud-based solution, you can improve operational efficiencies by automating work orders and maintenance activities; managing work order completion, assignment, service levels, labor hours, and costs; and allowing tenants/occupants to create and manage their own requests, including viewing the status of existing requests. Licensed users can create scheduled recurring work requests for preventive maintenance or other scheduled activity using a library of tasks. From there, users can conveniently tie work orders to purchasing for full lifecycle tracking of expenses and work effort.

## Cut your maintenance costs by up to **35%**

| **Increase efficiency** | **Manage key milestones** | **Enable collaboration** | **Access remotely** |
|---|---|---|---|
| to reduce overall costs | to stay on top of tasks | to prevent mistakes | with our mobile app |

### Including FAMIS 360 with Asset Management

Combining FAMIS 360 with Accruent's powerful Asset Management tools unlocks additional resources to manage your assets. Assess your facility conditions by managing and prioritizing all aspects of future repairs, including identification, prioritization, planning, funding, and resolution. Track and associate critical documents such as contracts and certificates of insurance directly to assets. Real-time reporting helps you easily identify issues and take corrective action. The graphical reporting platform allows work to be analyzed by type, geographic region, and responsibility, giving you a bigger picture view for a complete analysis. Additionally, users can securely manage vendor interactions and information allowing secure access to work orders, assets, and properties, while providing real-time views of vendor activities.

## 1. Administrative System

**Power user with full access from single log-in**

The Subscription provides for unlimited users with access rights set by the customer. Single Sign-on integration is available to any authentication system that supports SAML 2.0 standards.

**Web access to administration**

As a true Cloud solution, all functionality in FAMIS 360 is accessible from any device with a standard browser and access to the internet.

**Multi-level security**

FAMIS 360 utilizes role-based security as defined by your system administrator. Unlimited security roles may be defined that provide different levels of access to each licensed module.

**User functional permission level displayed**

The user functional permission level is only displayed to administrative users on the user security setup screen.

**Provides help text and error messages**

Comprehensive online help is available for all screens and descriptive error messages are displayed when any function cannot be completed due to a missing or incorrect entry.

**Permits multimedia file attachments (word files, graphic images, audio or video clips) to records as work orders**

Attachments are available for work orders as well as master file entities.


## 2. Asset System

**Assets can be searched and filtered by location, category, asset ID, asset name, manufacturer, make, model, etc.**

The asset FIND screen provides over 20 standard filters for locating assets.

**Provide a list of values for asset classification**

FAMIS 360 supports unlimited asset classification values that can be provided out-of-the-box or defined by the system administrator. Each asset classification can have its own set of unlimited user-defined attributes.

**Instant display of all assets, locations, classifications**

The FIND asset screen provides an instant display of Asset Name, Asset Number, Manufacturer, Location and Asset Classification.

**Standard equipment templates**

FAMIS 360 supports unlimited asset classification values that can be provided out-of-the-box or defined by the system administrator. Each asset classification can have its own set of unlimited user-defined attributes.

**Allows warranty tracking**

Warranty tracking on each asset includes Warranty Contract #, Effective Date, Expiration Date, Expiration Contact/Phone, Warranty Vendor, and Warranty PO#

**Lists outstanding jobs by equipment, asset class, location**

The FIND Work Request screen provides over 30 standard search filters including Equipment ID, Asset Class and Location.

**Lifetime labor and material costs per equipment, asset classification and location**

All maintenance costs are captured for all work requests and may be rolled up within Accruent Analytics by Equipment ID, Asset Class, Location, or any other attribute on the Work Request table.

**Tracks historic total of maintenance costs per asset**

All maintenance costs are captured for all work requests and accessible for the life of the asset and the life of your subscription to FAMIS 360. Those costs may be rolled up within Accruent Analytics by Equipment ID, Asset Class, Location, or any other attribute on the Work Request table for any selected time period.

## 3. Work Order Management

### Database of employees along with labor rate information

Unlimited employees records can be loaded into FAMIS 360 and kept in synch using our restful API library. Each employee record may have standard rates for regular, overtime and double-time. In addition, labor rates may vary for each employee by associated crew.

### Database of vendors

Unlimited vendor records can be loaded into FAMIS 360 and kept in synch using our restful API library.

### Ability to capture labor hours, contract costs and material costs for each work order

All maintenance costs are captured for all work requests and may be rolled up within Accruent Analytics by Equipment ID, Asset Class, Location, or any other attribute on the Work Request table.

### Records equipment downtime

Equipment downtime can be calculated in Accruent Analytics using the request open to request close time stamps or using the time lapse between any two user-defined status codes.

**Charge multiple wage rates**

Each employee record may have standard rates for regular, overtime and double-time. In addition, labor rates may vary for each employee by associated crew.

**Request dates and completion dates**

Each work request has dates for initial request, acknowledgment, completion and close as well as any user-defined status change.

**Estimated and actual hours**

Estimated and actual hours can be captured on each work request as well as estimated and actual dollars for labor, material, purchases and misc costs.

**Labor and material transactions for each work order**

Actual labor, material, purchases and misc cost transactions are able to be captured for each work request.

**Work order tracking fields such as trade, work category, work type, problem, cost center project, status, priority, etc.**

The famis 360 work requests provide a wide array of standard fields including crew/trade, work activity type, request type, request sub-type, cost center, associated parent or project id, user-defined status codes and priority.

**User-definable tracking fields**

By work request type and sub-type, work order forms provide a display platform for unlimited user-defined fields that are carried for the life of the work request and may also be accessed in accruent analytics.

**Easy interface to check work order status based on the users' permissions**

The my requests and FIND Requests screens provide easy access to work order status inquiries.

**Search capacity on work order number or description key**

The FIND Work Request screen provides over 30 standard search filters including Work Order #, Work Description, Equipment ID, Asset Class and Location.

**System includes preventative maintenance and inventory modules that are fully integrates, as well as a connection to the facility scheduling module**

FAMIS 360 Maintenance Management includes Self-Service Requests, Reactive Work Orders, Preventive Maintenance Work Orders, Parent/Child Projects, and Facility Projects with full integrated access to Inventory Control and Schedules.

**Automatic computation of work costs using labor rates in employee system**

Labor costs are automatically calculated based upon the prevailing labor rate for the employee based upon either their standard labor rate or the rate associated to the crew/trade assigned to the work request.

**The work order management system will integrate with the school site request and asset management system**

Famis 360 includes a full restful api library to enable easy integration to legacy applications.

**Track tool usage against work orders**

Tool usage can be tracked by checking in/out from a tool inventory location, posting via misc costs or by utilizing the optional tool reservations module.

**Tracks required permitting**

Permitting efforts can be tracked through attachments or by child work orders associated to any request. The inspections module can also provide user-defined permit checklists that can be associated to any procedure, work type or work sub-type.

**Re-open closed work orders**

Closed work orders can be re-opened with proper security rights.


## 4. Material Management

**Manage inventory items by category types: mechanical, custodial, tools and other**

FAMIS 360 Advanced Inventory Control provides unlimited user-defined part categories and separate physical or virtual warehouses for Central Stores, Crew Stock, Tools and any other inventory need.

**Tracks all inventory transactions, including issues, receipts, returns, adjustments, orders**

Advanced Inventory Control tracks all inventory transactions together with a running total of Weighted Average Cost and Quantity on Hand in all stocking locations.

**Allows inventory to be issued work order**

Inventory can be issued directly from the work order screen for quick-pick warehouses and through Shopping Cart functionality for managed warehouses.

**Tracks detailed information on inventory items, including unit of issue, on contract, supplier, fixed cost, tag number for tools, and backorder quality**

Inventory part records contain standard descriptive fields as well as standard or weighted average cost, quantity on hand, reserved and on-order with replenishment parameters to assist with automatic re-order.

**Allows inventory items to be stored and tracked in multiple pools and by categories including aisle, bin number and reorder points**

Inventory parts can be tracked in physical or virtual stocking locations with a full bin location system for each warehouse. Replenishment parameters include quantity on hand, quantity reserved, quantity on order, safety stock, re-order point, economic order quantity and lead time.

**Integrates with the work order and preventative maintenance system**

Inventory control is fully integrated with all types of work requests.

**List of units of measure**

Famis 360 supports unlimited user-defined units of measure with the ability to have separate stocking/issue unit of measure as well as purchasing units of measure and conversion factors for each supply vendor for each part.

## 5. Technology Work Management

**Staff originates work order requests for IT problems**

FAMIS 360 supports self-service request entry for all types of work requests. IT work requests can be categorized separately for routing and reporting purposes.

**Status of work orders can be continually monitored by staff**

The My Requests, FIND Requests and Request Hub pages provide quick visibility to all work orders, their status and general or detailed information.

**System routes requests to proper technician using configurable work flow**

Configurable request routing is available by work type, work sub-type, location, priority and time of day.

**The work order management provides for tracking of labor and parts for each incident**

Actual labor, material, purchases and misc cost transactions are able to be captured for each work request.

**Warranty of technology items are continually monitored**

Warranty on any item can be continually monitored by tickler reports using Accruent Analytics or by user-defined dashboards.

## 6. Preventative Maintenance

**Schedule PM by elapsed days**

Preventive Work Orders can be scheduled by fixed date or days since last completion as well as generated by the failure of an inspection.

### Schedule PM by calendar date

Preventive Work Orders can be scheduled by fixed date or days since last completion as well as generated by the failure of an inspection.

### Schedule PM by usage

Preventive Work Orders can be scheduled by fixed date or days since last completion as well as generated by the failure of an inspection or triggered by a usage/reading inspection.

### View labor, material and tool cost for anticipated tasks

Actual and Estimated costs can be entered and tracked on all work order types.

### Tracks all scheduled maintenance

Automatic recurring schedules can be setup for any type of work request type and sub-type.

### Creates recurring maintenance schedules on a daily, weekly, monthly or annual basis

Automatic recurring schedules can be setup for any type of work request type and sub-type with daily, weekly, monthly, yearly or seasonal recurrence patterns.

### Stores schedule templates for quick creation of frequently used schedule

Existing schedules can be cloned for similar assets using the Quick Schedule feature.

### Tracks equipment information, including manufacturer, model and serial numbers, in and out service dates and warranty

Standard Asset data fields include: Asset Name, Asset Number, Serial Number, Asset Class, Asset Rank, Manufacturer, Model Number, In-Service Date, Vendor, Asset Status, Barcode Number, Asset Type, Asset Keyword, Asset Description, Safety Comments, Building/Floor/Space, Assigned Employee, Latitude, Longitude, Altitude, Warranty Contract Number, Warranty Effective and Expiration Date, Expiration Contact and Phone, Warranty Vendor, Warranty PO Number, Maintenance Contract Number, Maintenance Vendor, Contract Expiration, Purchase Date, Purchase Amount, Cost Center, PO Number, Estimated Life (yrs/hrs), Annual Runtime, Capital Repair Cost, Estimated Replacement Cost, Life Expectancy Date, as well as unlimited UDFs by asset class.

### Automatically generates PM work orders through an integration with work order system

The Preventive Maintenance work orders are a fully integrated capability within FAMIS 360 Maintenance Management. Using the included Schedules module, any type of work request can be put into a recurring schedule.

### Displays upcoming scheduled work in a calendar format for resource scheduling

The Workloading screen provides both a Calendar view and a daily view of all Work Order Activity Groups or any individual activity group such as Scheduled Work.

## 7. Budget Management

**Allows district to establish budget code format**

FAMIS 360 provides a fully configurable account code structure with the ability to import account segment values in from the legacy ERP system using the API Library.

**Permits flexible budget terms and budget periods**

Budget information can be imported into the Accruent Analytics reporting environment and modeled with standard FAMIS 360 cost data using an Optional Author Pro license.

**Provides for flexible budget hierarchies**

FAMIS 360 provides a fully configurable account code structure with the ability to import account segment values in from the legacy ERP system using the API Library.

**Analysis is provided for costs vs. budget per budget period and year-to-date**

Budget information can be imported into the Accruent Analytics reporting environment and modeled with standard FAMIS 360 cost data using an Optional Author Pro license.

Accruent Analytics provides the ability to create user-defined reports and dashboards that can compare actual operational costs to imported budgets for any user-defined period.

**Facilitates the creation of long-range capital plans and budget plans**

Accruent Analytics provides the ability to view different operational cost elements and create user-defined calculations to predict future costs.

**Manages capital projects and expenditures related to deferred maintenance, deficiencies and corrections**

FAMIS 360 Projects provides the ability to track multi-discipline project with full cost and task visibility. The ability to support major Capital Projects is also available through the optional Accruent Lucernex Project Management application.

## 8. Reports Generation

| Summary or detailed reports | |
|---|---|
| Work category | Requests have a three-tier hierarchy of Activity Group, Request Type, and Request Sub-type. With Accruent Analytics, all Work Order information can be rolled up at any one of these levels as well as by any other Work Request attribute. |
| Location | Location information has a multi-tier hierarchy of Region, Building, Floor, Space, and Sub-Space. With Accruent Analytics, all Work Order information can be rolled up at any one of these levels as well as by any other Work Request attribute. |
| Budget | With simple accounting all work requests can be associated to a single budget code. With complex accounting, work requests can have charges allocated to multiple budget codes by percentage. With accruent analytics, all work order |

| | information can be rolled up at any one of these budget account levels as well as by any other work request attribute. |
|---|---|
| Employee | Accruent Analytics provides the ability to create reports or dashboards by Requesting Employee or by Assigned to Employee |
| Cost by work category | Requests have a three-tier hierarchy of Activity Group, Request Type, and Request Sub-type and FAMIS 360 provides the ability to capture all cost types on every work request.<br>With Accruent Analytics, all Work Order information can be rolled up at any one of these levels as well as by any other Work Request attribute. |
| Transactions on work category | With Accruent Analytics the number of transactions by Activity Group/Work Category, Request type and/or Request Sub-type are provided as for both standard and ad-hoc reports and dashboards. |
| Outstanding work | Both Standard and ad-hoc reports provide the ability to track all requests by the user-defined status code. |
| Workloads and assignments | Workloading reports show the number of hours by Trade or by Assigned technician using the estimated hours that may be entered on each work request. |
| Status of work | Both Standard and ad-hoc reports provide the ability to track all requests by the user-defined status code. An out-of-the-box dashboard shows the number of requests that have been received each month and the quantity that are still in each user-defined status. |
| **Standard Inventory Reports** | |
| Issued inventory | Reports are available in Excel or in Accruent Analytics for all inventory issue transactions over any user-defined period of time. |
| Returned inventory | Reports are available in Excel or in Accruent Analytics for all inventory return transactions over any user-defined period of time. |
| Supplier reports | Purchasing detail provides a wide variety of metrics to report on using either Excel/Standard reports or Accruent Analytics including the ability to report on total dollars by supplier, average dollars per purchase as well as lead time compliance and number of returns by supplier. |
| **Standard Preventative Maintenance Reports** | |
| Projected parts and supplies reports | Accruent Analytics provides the necessary data to visualize the parts that have been historically used for any request type/sub-type combination and to use that information to project inventory needs for upcoming work. |
| Estimated PM labor reports | Standard workloading reports provide the ability to show labor needs for any period of time into the future using the automatic scheduled work functionality and associated estimated hours by task. |
| Forecasting labor report | Standard workloading reports provide the ability to show labor needs for any period of time into the future using the automatic scheduled work functionality and associated estimated hours by task. |

| | |
|---|---|
| Corrective vs. preventative maintenance report | Comparative reports by Activity Group provide the ability to compare request count, labor hours and total cost by the different user-defined groups as well as the detailed request types within each group. |
| **Standard Facility Scheduling Reports** | |
| Location | EMS standard reports provide quick visibility on utilization for any reservable location or resource. |
| Organization | EMS standard reports provide quick visibility on past and future requests by organization. |
| Schedules | EMS provides both summary and detail activity reports for any user-defined period of time related to any reservable location or resource. |
| Budget | EMS detail and summary reports can be created by Requestor Budget code. |
| Invoices | Billing summary and detail reports are available directly out of EMS |
| Reminders | Tickler reports for upcoming events and associated requested services can be created directly from EMS |
| **Standard Utility Reports** | |
| Cost per Square foot | Cost per Square foot calculations are available using either the manually entered gross square feet at the building level or the Roll-up gross square foot values that are automatically available when using FAMIS 360 Space Management. |
| Use by building comparison | Accruent Analytics enables comparison of consumption and cost data using the building and/or departments that are associated to the Meter-Site level in the Utility Management hierarchy. |
| Cost by building comparison | Accruent Analytics enables comparison of consumption and cost data using the building and/or departments that are associated to the Meter-Site level in the Utility Management hierarchy. |
| Use/square foot by building | Consumption per Square foot calculations are available using either the manually entered gross square feet at the building level or the Roll-up gross square foot values that are automatically available when using FAMIS 360 Space Management. |
| Cost/square foot by building | Cost per Square foot calculations are available using either the manually entered gross square feet at the building level or the Roll-up gross square foot values that are automatically available when using FAMIS 360 Space Management. |
| Energy savings report | Energy Savings and Cost/Usage trend reports are available in Accruent Analytics using the historical cost and consumption values by meter site for any user-defined period of time. |
| Load factor report | The load factor report is not currently a standard report in Accruent Analytics but can be created as an ad-hoc report using the available data and user-defined calculations. |

## 9. Utility Tracking System

**Ability to manage all utilities including electric, gas, water, sewer, fuel oil, propane, trash, waste, telephone and other utilities**

FAMIS 360 Utility Management can be configured to track consumption, cost and cost allocation for any utilities where usage and cost can be ascertained in some manner.

FAMIS 360's Utility Management module allows users to manage electrical, gas, heating and other utility systems while providing insight into consumption patterns and allowing utility costs to be allocated to appropriate accounts. FAMIS 360 currently tracks:

- Utility Status
- Utility System Status
- Meter Reading Estimate Codes
- Customer Types
- Meter Site Status

- Meter Site Types
- Meter Site Groups
- Meter Sites
- Billing Allocation Rules
- Physical Meters

**Tracks essential account, vendor building and user information**

FAMIS 360 Utility Management provides the ability to allocate costs to user-supplied account codes based upon percentage, customer type and optional markup. Meter Sites may be associated to partial buildings, entire buildings or multiple buildings. Costs are distributed from a user-defined meter site based upon either a utility rate and associated consumption or a percentage of vendor invoice based upon the prorated percent of total consumption in the utility system.

**Tracks basic utility billing determinants on monthly bills for each account and/or meter including billing periods, billing period consumption, billing period cost and average period unit cost. Bills are to be tracked by month, year and building**

FAMIS 360 Utility Management tracks cost and consumption on a monthly basis for each meter site location within any defined utility. Analytics reporting provides the ability to visualize consumption and cost trends for any comparative period of time.

**Ability to track user-defined data such as hours of use, number of occupants, etc.**

User-defined fields can be created to capture additional metrics at the system or utility level. FAMIS 360 Space Management can also be used to provide occupant and square footage information for all supported buildings.

**Provides use and cost budget function for monthly and annual budget analysis**

Accruent Analytics provides monthly and annual usage and cost trend dashboards and reports for any user-defined time period.

**Customizable user-defined advanced utility bill determinants including power factor, time-of-use, taxes, service charges and deregulated bill determinants**

Additional user-defined metrics can be captured for each billing period at the Utility System level. These monthly statistics support unlimited user-defined values grouped into intelligent categories for quick access.

**Performs current versus baseline comparisons including application of weather normalization for more accurate comparison of utility data from year to year. Weather normalization is performed by matching daily weather degree-days with actual billing periods of utility bills, Degree data is automatically uploaded into Utility Direct from the National Weather Service on a monthly basis**

Partial. FAMIS 360 supports the collection of daily weather data with API's provided to enable a programmed interface to the National Weather Service on any user-defined time period.

Normalization reporting can be created with user-defined reports or dashboards in Accruent Analytics using a combination of utility consumption and cost detail together with year over year comparison of degree day data.

**Easily exports data to any spreadsheet format**

All Accruent Analytics reports can be output in HTML, PDF, Excel, CSV or XML formats.

**Provides virtual and sub-meter tracking. Sub-meter tracking will support the internal chargeback processes**

FAMIS 360 Utility Management supports an unlimited multi-level meter hierarchy as well as virtual meters for any partially metered systems. All meter sites can be configured to allocate costs to their supported buildings/departments/customers.

**Utility bill validity checking with multiple parameter analysis**

Accruent Analytics can be used to define reports that compare month-to-month and year-to-year usage and cost trends to spot any potential billing irregularities.

## 10. Facility Scheduling System

**Multiple routing rules for event approval**

Accruent's room and resource scheduling software, EMS, allows you to define multiple workflows for event approvals, allowing you to support different types of requests, multiple layers of approval, and enforce booking rules surrounding the requests. For instance, some users may have direct access to a space to reserve without approval, while booking with certain parameters. Other users may have to go through an approval process for the same space.

**Automatically routes usage request requests to approval managers**

EMS will automatically route the usage request to the correct approval manager, and also provides built-in notifications to ensure that those managers are aware of the new incoming request.

**Database of areas available for after hour usage**

The EMS Web App, a web-based application, allows users the ability to access available spaces 24/7. Within the EMS system you are able to define building hours, and then decide if there are any restrictions surrounding the booking of space for afterhours usage.

### Handle events with multiple dates with repeating patterns as well as random series of events

EMS provides a tiered architecture, allowing you to have one reservation with multiple bookings underneath it. This allows you to have an event with multiple dates or multiple rooms all under the same reservation making it easy to see all the event details in one place. This also allows you to cancel a single (or multiple) booking or occurrence without needing to create a new reservation. EMS supports both recurring/repeating patterns, as well as random, ad hoc series of events.

### Tracks facility usage costs and automatically generates invoices

You are able to define multiple pricing plans and rates schedules within the EMS system, which can then be automatically applied to the correct group/contact based on their group type. This makes it easy to track facility and resources usage, and then also be able to generate invoices directly from the system with the click of a button. Not only does EMS allow you to generate invoices directly from the system you are also able to track payments and deposits, as well as generate multiple reports related to billing and invoicing.

### Enables event requesters to check facility availability and submit usage requests online

EMS has multiple access points to allow users to search for and book space including the EMS Web App, a web-based application and EMS Direct Spaces, a native mobile app for Android and iOS devices. Both of these access points allow users to easily search for and request or reserve spaces online. The EMS Web App also has a mobile version should users not want to use a native app on their device. EMS also offers other access points such as the EMS Outlook, EMS for G-Suite, EMS Kiosk, and EMS Room Sign App.

### Displays scheduled events on calendar

The EMS Web App has a calendar built-in to the application, allowing you to control which events will be displayed on it. EMS also offers multiple reports, all of which are exportable, that can display the schedule. The Platform Services RESTful API allows you to pull data from EMS to publish to another calendar or create a direct integration with another system. EMS also has partnerships with multiple calendar tools, that already have integrated with EMS.

### Multiple levels of security

EMS has a rich support for user level role definition (defined in the application as access groups), giving managers a fine-grained capability to grant permission to specific features of the system to any users of the EMS application. The manager can assign an access group to any individual, thus easily expanding or narrowing access rights as necessary. The built-in access groups can be used, or new ones can be created. Since this security layer is dynamic and real-time, changes to the details of a particular role will take effect immediately. Several functions of the EMS application are controlled by means of access groups, therefore users who do not have the appropriate permissions, will not be even aware of the existence of certain features, since the tabs, icons, or buttons will not be present in their view of the application.

Access Groups control the different actions that can be taken by users within the application. This includes the right to view, edit, approve, and create any object or module within EMS. There is no limit the number of different Access Groups that can be created.

**Email notifications to support personnel**

EMS has very robust notification rules that can be defined by your organization. They can be delivered directly within the software or via email. Notifications are automatically triggered based on different criteria such as new/change to/or cancellation of a booking or service, status, event type, space, or individual resource, and can be set up to only be sent to the specific users that need to be notified, preventing users from getting inundated with information that does not pertain to them.

**Billing and rental administration**

EMS provides full billing and invoicing capabilities all from within the system. You are able to deposits and payments, as well as generate invoices directly within the system. You also have access to a number of billing specific reports such as the Ageing Report, Billing Worksheet, Transaction Reports, Voided Transaction Report, Statements, Invoice Detail Report, and General Ledger Distribution Report.

## 11. Wireless/Mobile Management

**Enables mobile workers to receive, process and complete work via a wireless/mobile device**

The entire FAMIS 360 system is available on any device with a standard browser and an internet connection. FAMIS 360 also comes with a native Mobile App for iOS and Android devices that supports in-field access to all Work Order and Asset data with both on-line and off-line capabilities.

**Enables mobile workers to record transactions for labor hours**

FAMIS 360 Mobile Apps support all timecard transactions with the ability to use an in-work timer, start/stop time calculations or manual time entry.

**Enables mobile workers to search and sort and sort through their work orders**

Work Orders on the Mobile App can be organized into pre-configured workbenches and then for each workbench user-defined sort criteria can easily organize the work to be completed.

## 12. Trip Planning and Management

**Requesters can easily submit trip requests and check request status online**

Trip Requests can be handled by the standard Self-Service Request Entry with the ability to configure Work Order Forms to capture additional details about the specific trip request. User-defined status codes can be assigned to the request to help track its progress.

**Automatically routes trip request to approval managers**

Standard Routing rules for different request types can be used to route trip requests to a planning group where cost estimates can be determined, and the request routed to the appropriate budget owners for approval.

**Tracks availability and manages scheduling of vehicle and drivers**

For light requirements, the Reservations Module in FAMIS 360 can be used to track the availability and reserve both vehicles and drivers for specific days and/or times. The Reservation requests can be routed for approval before confirming the assigned driver.

For more complex requirements, the Accruent Room and Resource Scheduling application, EMS, provides a comprehensive system for managing trips and events.

**Displays scheduled trips on interactive calendar**

This functionality is available in the Accruent Room and Resource Scheduling application, EMS. The light Reservations module does not provide interactive calendar functionality.

**Tracks all trip related costs**

Trip related costs can be associated to the original request in FAMIS 360 or can be tracked within the Accruent Room and Resource Scheduling application, EMS.

## 13. Information Technology Asset Management

**Gathers and reports information about computer assets on your network, including hardware, software**

Partial. The FAMIS 360 Asset Management database can be setup to capture information on IT assets of all types with user-defined fields to track specific software and release levels on each device. The system does not have the ability to gather this information automatically, it must be gathered by the customer and may be entered manually or uploaded using the Bulk Upload tools.

**Network discovery scans provide an inventory of hardware and software**

No. The FAMIS 360 Asset Management database can be setup to capture information on IT assets of all types with user-defined fields to track specific software and release levels on each device. The system does not have the ability to gather this information automatically, it must be gathered by the customer and may be entered manually or uploaded using the Bulk Upload tools.

**Monitors assets at the component level and generates alerts for missing assets**

Partial. The FAMIS 360 Asset Tracking can be setup with Parent/Child relationships between assets and their component parts. FAMIS 360 also has an optional Asset Assistant mobile App that can be configured to execute a full physical inventory of Parent and Child assets with an Exception listing of any assets that are not located.

**Generates alerts for software license agreement violations and unauthorized software installations**

Partial. The FAMIS 360 Asset Management database can be setup to capture information on IT assets of all types with user-defined fields to track specific software and release levels on each device. User-defined tickler reports can be created within Accruent Analytics to compare installed software with user-provided licensing thresholds.