Exhibit "H" CMMS, Capability Synopsis:

Vendor Support Requirements:

1	Monthly Price, Integration Price and Contact Terms
2	24/7 Customer Service and Phone Support Capabilities
3	Backward compatibility support (wordsmith as needed)
4	Upgrade costs, if any
5	Maintenance database. The database should be a well-supported platform for optimization and integration.
6	Adding more user capability from one user to multiple users, and costs if applicable
7	Responsive customer Support Multilingual Customer Support
8	System Training Webinars
9	Handbooks
10	Web-Site Capability, as needed
11	System Training Videos on Demand

		CMMS Must Have	CMMS Nice to Have
System Requirements:			
1	Work seamlessly with third-party systems such as accounting systems, access control systems, BMS systems, customer portals, energy management systems and retail customer portals.		Yellow
2	Security of System, Data Storage and Back Up & Recovery Capabilities	Yellow	
3	**Monthly Price, Integration Price and Contact Terms**	Yellow	
4	3rd Party Integration Capabilities, as addressed above	Yellow	
5	Customer Service and Phone Support Capabilities	Yellow	
6	Upgrade costs, if any	Yellow	
7	Maintenance database. The database should be a well-supported platform for optimization and integration.	Yellow	
8	**Adding more user capability from one user to multiple users, and costs if applicable**	Yellow	
9	Transferring data capabilities into system	Yellow	
10	Work order sign-off with digital signature		Yellow
11	Scalable work request options: user login, email		Yellow
12	Gantt charts for project tracking	Yellow	
13	Maintenance scheduling calendar for viewing, work by employee, work order type, etc.	Yellow	
14	Labor and material cost tracking for budgeting and capital replacement planning	Yellow	
15	Ability to manage maintenance schedules vehicles, usage and other applicable data.		Yellow
16	Warranty Management Capabilities		Yellow
17	Inventory Management with Auto-generated parts ordering		Yellow
18	Barcoding capability for scanning parts and assets on a tablet or mobile device		Yellow
19	Responsive customer Support Multilingual Customer Support	Yellow	
20	Planned maintenance and scheduling reports	Yellow	
21	KPI facilitation and analytics capabilities	Yellow	
22	Reporting and Dashboards, standard and custom reports for Key Performance Indicator (KPI) tracking	Yellow	
23	System Training Webinars		Yellow
24	Preventive Maintenance Reports	Yellow	
25	Auto-trigger PMs based on pre-set data or a set calendar		Yellow
26	Work Order Tracking	Yellow	
27	Mobile Capability. Access to work requests, work orders, parts, meter readings, inventory and assets on mobile device	Yellow	
28	Ability to upload images from your mobile device and attach them to records	Yellow	
29	Gigabyte-sized storage capabilities and costs if data goes over system max gigabytes.		Yellow
30	Warranty Management		Yellow

#	Requirement	CMMS Must Have	CMMS Nice to Have
31	Additional cost tracking capabilities, such as parts, labor, ext. on a per asset basis; want to be able to know tipping point as to when repair costs warrant asset replacement.	✔	
32	System automatic tracking of maintenance and inspection history for easy regulatory compliance and reporting	✔	
33	**(COI) Certificate of Insurance Tracking**	✔	
34	Janitorial Inspection Capabilities, including but are not limited to KPI tracking, picture upload, inspection ratings and work orders. If system doesn't have standard capabilities, 3rd party integration capabilities will be critical.	✔	
35	Tenant Portal at a Minimum. Tenant Portal Customizable Prefered.		✔
36	Handbooks		✔
37	Resource Scheduling		✔
38	Incident Tracking		✔
39	Visitor Access Tracking		✔
40	Fire and Life Safety Integration Capabilities		✔
41	Vendor Portal		✔
42	Web-Site Capability		✔
43	Broadcast Messaging		✔
44	Impairment tracking		✔
45	System Training Videos on Demand		✔

Additional System Requirements:		CMMS Must Have	CMMS Nice to Have
46	Drop down menu problem codes for: temperature, spill, light out, etc.	✔	
47	Drop down menu location hierarchy	✔	
48	Tenant end user auto reply with work order number and access for status of work order	✔	
49	System Feature: Management of tenant request, bill back and tracking capabilities, for HVAC, OT, etc.	✔	
50	Tenant end user auto e-mail when work order is closed		✔
51	Auto generated customer satisfaction survey		✔
52	Structured prioritization matrix tied to incident and critical equipment		✔
53	System Feature: When building the asset hierarchy; for what is critical for eventual report generation on downtime for the critical equipment. ie, elevators, escalators, generator, etc., can this be customized in CMMS System.		✔
54	E&M status notes	✔	
55	E&M ability to reassign work orders	✔	
56	E&M labor hour tracking i.e. "dead time"; wrench time; OT, etc.	✔	
57	Additional cost tracking capabilities, such as parts, labor, ext. on a per asset basis; want to be able to know tipping point as to when repair costs warrant asset replacement		✔