

WorkOasis Integrated Energy and Maintenance Service

The WorkOasisTM integrated energy and maintenance service is designed for the “on the go” facility management executive that has limited staff, back office infrastructure and access to capital for facility related initiatives.

Its purpose is to minimize energy expenses and provide site personnel with an easy to use and cost effective service management system for routine and scheduled maintenance.



Assess Your Potential for Savings

Assessment Criterion - % Improvement	Yes	No
Conducted energy assessment of existing sites		2%
Utilizes a maintenance management system		3%
Has established a company energy strategy		3%
Implemented low cost/no cost procedures – Level 1		3%
Utilizing HVAC preventive maintenance – Level 2		4%
Retrofitted for basic reduction/controls – Level 3		5%
Implemented enterprise energy mgt – Level 4		10%
Systematic capital improvement plan– Level 5		10%
Savings Potential %		

This service requires no up front capital costs, is billed monthly as one flat fee and is guaranteed to produce savings that exceed the monthly management fees resulting in positive cash flow or the customer receives their money back.

The WorkOasis energy and maintenance management service includes five basic elements: the onsite assessment of each property; construction of a cost baseline, implementation of a maintenance program; analysis and sourcing of your primary services; and the implementation of capital energy improvements. It provides a risk free method to rapidly implement a scalable, world-class process for supporting site operations that result in the following benefits:

1. An easy to use store process for managing maintenance requests
2. Lower energy and maintenance expenses
3. Dramatically improved access to operational and performance data creating an opportunity to continuously improve facility management effectiveness.

KEY FEATURES & BENEFITS:

WorkOasis M-Box

- Work order entry
- Contractor sign in/out
- Store approval of completion

Building Automation

- Set point control
- Optimized equip scheduling
- Lighting control
- Dynamic demand limiting
- Energy monitoring

Equipment Monitoring

- HVAC systems
- Environmental conditions
- Signage
- Automated alarming
- Automated dispatch

Contractor Management

- Supplier certification
- Analysis and sourcing by category experts
- Performance measurement

Work Order Management

- Intelligent workflow
- Detailed work order history
 - ETA
 - MTTR
 - Customer Satisfaction
 - Transaction cost
- Totally paperless process

Accounting and Payment

- Electronic invoicing
- Sarbanes Oxley compliant
- 74% lower transaction costs

Measurement and Reporting

- Real time reporting
- Improved operational visibility

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Service Program Elements



- Conduct a detailed assessment of each existing site to identify opportunities:
 - List of energy consuming equipment
 - Identification of maintenance defects
 - Identification of capital improvements
 - Photo documentation of site



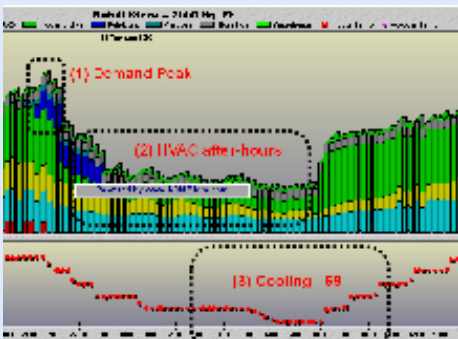
- Construct a cost baseline and establish corporate guidelines and standards:
 - Baseline of historical performance
 - Service level agreements
 - Site operating standards
 - Measurement system and goals



- Implement a portfolio maintenance management program and system:
 - Work order management
 - Scheduled services
 - Preventive maintenance
 - Prioritized defect resolution



- Conduct an analysis and review of categories of maintenance and energy expense and renegotiate new agreements:
 - Benchmark current costs
 - Re-engineer service processes
 - Procure based on quality, cost and customer satisfaction



- Implement Levels 1-4 energy and maintenance improvements based on best return on investment:
 - Low cost no cost improvements
 - Retrofits basic retrofits and controls
 - Enterprise energy management
 - Ongoing measurement/verification