

This document provides a brief summary of LMS Energy & Intelligent Services reporting.

Monthly Action Reports - 12 reports provided annually

LMS Element Analytics based report highlighting underperforming devices and potential repairs needed

Inspection Report

6/1/2019 - 6/30/2019

LMS Element: Inspection Report -

CLIENT NAME REMOVED

LMS is pleased to provide the following building performance report. The installed Element has tracked operational data directly from the Building Automation System (BAS) to locate failing equipment, identify preventative maintenance opportunities, and provide priority based service to improve system performance.

This report lists the service and maintenance issues found that are detrimental to system operation. Addressing these critical failures is essential in order to ensure a quality building environment and occupant comfort. These corrections will reduce energy, extend equipment life, and greatly reduce the risk of major component breakdowns.

Detailed within: (1) Quick scoring average of all floor HVAC equipment connected to the BAS, (2) Evaluates the key operations of individual devices, (3) Diagnostics of complex system interactions to isolate malfunctioning components.

- Devices Evaluated: 4 FCU, 276 VAVs & 7 RTUs
- Data Collection Interval: Every 10 Minutes

Pass/Fail inspections have been performed at every time interval on all collected data. Equipment that FAILS inspection criteria more than Maximum Fail Rate are flagged and specified in following report.

* Maximum Fail Rate is 20% unless otherwise specified in Inspection Description *

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SUMMARY

SENSOR OPERATION
11 devices failed the specified criteria

SPACE TEMPERATURE CONTROL
18 devices failed the specified criteria

SUPPLY AIR
All devices passed the specified criteria

VAV AIR FLOW CONTROL
40 devices failed the specified criteria

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Duplication and/or Distribution is Strictly Prohibited

Inspection Report

ISSUE LOG

SENSOR OPERATION

Temperature Sensor Out of Range - VAV01 2

Temp Sensor Not Reporting Value or Value Not Possible

SYSTEM EFFECT
Values read are the basis for operation, incorrect values can lead to unpredictable system behavior

RECOMMENDATION
Replace Sensor

EFFECTED EQUIPMENT
S800VAV600-23 6F-VV41-TelecomRm

Temperature Sensor Out of Range - VAV02 9

Temp Sensor Not Reporting Value or Value Not Possible

SYSTEM EFFECT
Values read are the basis for operation, incorrect sensor values can lead to unpredictable system behavior

RECOMMENDATION
Replace Sensor

EFFECTED EQUIPMENT

8F-VV39-ElectRm	2FVV-09ElectRm
S200VAV200W-09209	S600VAV600-29-SrvRm668
8F-VVR38-ElevatorLobby	5F-VVR25-SvcElevatorLobby
S600VAV600-12-NIntFees60	S600VAV600-13Office604-608
8F-VVR40-SvcElevatorLobby	

SPACE TEMPERATURE CONTROL

Quarterly Intelligent Performance Reviews – 3 reports provided annually with in-person meeting for review

LMS Element summary report highlighting total system trends and improvement goals & Total Site Performance Ranking

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LMS ELEMENT - [CLIENT NAME REMOVED] ANNUAL REVIEW

Our Guided Analytics have tracked and evaluated building automation data since May of 2019. The performance evaluations are used to target underperforming devices and components to ensure optimal operation. Logging 5,748 data points every ten minutes from 334 devices, the LMS Element evaluates 827,712 points of data per day and 580,226,112 points of data since its installation.

OVERALL HISTORY OF BUILDING PERFORMANCE

TOTAL BUILDING PERFORMANCE

Building performance has remained relatively steady with a low of 76 and a high of 82. Overall performance is trending upward with the highest score occurring in March of 2020. The current device profile breaks down as:
Good: 373 OK: 43 Bad: 8

TARGETS MOVING FORWARD

Bottom Performing Devices This Quarter

Device ID	Score
2FVV-09ElectRm	0
S130VAV130-03Workroom0-69	4
S400FL400N-01	12
S200WV200E-41	20
S600VAV600-06-SvcRm051-654	24
8F-VVR38-SvcElevatorLobby	35
7FVV-34ELECTRoom	37
8F-VV39-ElectRm	37
S700VAV700-22	37
S200VAV200-FCOOL	49

- > Continue to increase building operational scores. Currently 82
- > Resolve bottom 10 devices
- > Increase number of devices scoring 90 & above
- > Get ahead of and avoid seasonal performance dips
- > Maintain reliable operation for major components

Site Performance Rankings

5/10/20 12:00:00 AM TO 5/11/2020 11:00:00 PM

CLIENT NAME REMOVED

TOTAL DEVICES: **464**

TOTAL GOOD DEVICES: **414**

AVERAGE DEVICE SCORE: **89.93**

TOTAL OK DEVICES: **43**

MIN DEVICE SCORE: **0**

TOTAL BAD DEVICES: **7**

MAX DEVICE SCORE: **100**

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Site Performance Rankings

5/10/2020 12:00:00 AM TO 5/11/2020 11:00:00 PM

AGENT NAME: [CLIENT NAME REMOVED]

AGENT ID: 30

DEVICE NAME	DEVICE SCORE
FCU-141701	0
FCU-25NStorRm	3
AHU-11	32
CAV-14-16D01-R	33
FCU-2455StorRm	33
FCU-141003WV	37
VAV-6-1466-L	38
e_MOB-61erEner_VAV-08	44
VAV-6-1128-R	44
e_MOB-ENDD-02_VAV-07	46
VAV-6-13C15-L	47
VAV-6-1169-L	47
CAV-6-18C06-L	48
VAV-10-1602-R	48
CAV-13-1003-R	49
CAV-14-1003-L	49
VAV-6-1413-R	49
FCU-17-1602-A	60
FCU-19-1003-NE	60

