



# Facility Management Services

Your single-source solution



# Manage critical environments with ease and make a positive impact across your entire business

Every day, countless factors impact your productivity and operational costs. Some are sudden and dramatic, like critical failures that lead to downtime. Others are easy to overlook, like small inefficiencies that slowly erode productivity and profits.

Trane Facility Management integrates systems large and small, working to proactively improve efficiency, comfort, safety, and convenience. Our results-based approach goes beyond manage and maintain to help you maximize every system and service, and lower the cost of ownership and operations.

Much more than HVAC, we're a singlesource provider for the administration and maintenance of every system in your building: mechanical, electrical, plumbing and structural. In addition, we offer other optional services, such as fire safety and security, so your facility is expertly maintained, inside and out.

## Trane Facility Management Services

Service plans can cover all major building systems-electrical, plumbing, mechanical and structural-plus additional equipment and operational needs, such as:

- Energy management (demand-side management and supply-side analysis)
- Asset management and planning
- Facility administration
- Dedicated on-site maintenance services
- Contingency plans
- Project maintenance
- Computerized maintenance management systems (CMMS)
- Call-center services
- Building automation
- Facility assessments
- Capital and operational budgeting

By teaming up with our partners, Trane can offer a comprehensive Facility Management approach utilizing the experts in each dedicated field.

### Stay two steps ahead with proactive intelligence

Trane Intelligent Services is part of a proactive approach that can help find and fix potential issues, before they disrupt operations and cost you money.

You can tap into advanced remote monitoring and service capabilities by establishing a secure connection between your building systems and the Trane Intelligent Services Center. There, technical specialists watch over the critical alarm points you define-automatically alerting designated personnel via text message, email or pager when any deviation occurs. In many cases, they can diagnose and even repair minor issues remotely, before they develop into major events.

By analyzing the steady stream of data that's received from your building systems, Trane is able to recommend immediate and long-term improvement actions you can take to increase your building's performance, and leverage your

facility to achieve financial and strategic objectives.

With integrated technologies, advanced prognostics, and remote monitoring capabilities at your disposal, it's like having a team of technicians keeping watch on your facilities around the clock.

### Discover the Trane difference

With Trane Facility Management Services, you get the experience of a proven global leader in HVAC systems and controls, with expertise in sophisticated mechanical systems. Plus:

**Seamless scope of services** that combines extensive building systems and technical equipment knowledge with subject matter experts in Human Resources, Safety, Quality, Finance and Business Management to deliver comprehensive business solutions.

**Highly trained advisors** who understand the important role building systems play in the success of your business-and how to make them work to your advantage.

**Local service professionals** empowered by innovative technology solutions that improve equipment reliability and reduce unplanned downtime.

**National oversight** to ensure consistent quality and best practices at every facility we serve.

**Global network of offices** to service your facilities around the world.

**Results-based approach** designed to support your annual business objectives and ensure continuous improvement.

**Customizable solutions** with flexible service levels to fit your changing needs.



### Total facilities maintenance optimization process

#### The Trane Facility Optimization Process

At Trane, it's not enough to merely keep your facility comfortable and operational. We expect your building assets to serve your business objectives and provide an exceptional return on investment.

Trane Facility Optimization is our ongoing process for ensuring the continuous improvement of your building systems performance.

**Design:** We assess and analyze your facility's current resources and operational performance using

assessment and review tools, including our proprietary Trane Energy Manager (TEM).

**Plan:** Informed by our findings, we then develop a custom solution in a value-engineered plan that aligns with your objectives for the facility and your business.

**Manage:** Site management, using a unified set of customer-approved processes and procedures, adds consistency to your operations and improves the reliability of critical building systems.

**Execute:** Reliability Based Maintenance (RBM) is the foundation of our optimization process, which relies on Scheduled Maintenance and applied Predictive Maintenance methods and technologies.

**Measure:** We then compare performance to best-in-class industry standards and to your own internal metrics. These key performance indicators provide a clear picture of the program results and identify areas for ongoing improvement.

The Design and Plan phases are repeated annually to provide you with a truly continuous and living improvement process.

Trane Facility Management Services are much more than maintenance. We employ Critical Systems Reliability, Capital Planning, Energy Management, Quality programs and Reliability Based Maintenance methods to drive down costs and improve service quality.

### Trusted for more than twenty years

No service provider is more qualified than Trane to deliver facility-wide performance in the most efficient manner, along with the assurances you require. We've been providing world-class facility management services for more than twenty years through a nationwide network of authorized Trane service centers.

### Request a Consultation

To find out how Trane Facility Management can support your business, please contact your local Trane representative or visit us online at [trane.com/buildingservices](http://trane.com/buildingservices).

Reduced cost of ownership and operations deliver outstanding value. More efficient and reliable building systems increase occupant productivity.

Learn more at [trane.com](https://trane.com)



Trane – by Trane Technologies (NYSE: TT), a global climate innovator – creates comfortable, energy efficient indoor environments through a broad portfolio of heating, ventilating and air conditioning systems and controls, services, parts and supply. For more information, please visit [trane.com](https://trane.com) or [tranetechnologies.com](https://tranetechnologies.com).

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