

# OpenBlue Enterprise Manager



Optimize Building  
Portfolio Performance  
with Advanced Data  
Analytics and AI

The power behind **your mission**



# OpenBlue Enterprise Manager is a comprehensive solution suite to drive sustainability, operational and space health goals from a single pane of glass.

As a building owner or operator, Environmental, Social and Governance (ESG) parameters are critical to attract investors, increase property value and have a broad impact on operations – from reducing carbon footprint to meeting tenant expectations and helping meet the commercial mission of the business.

Powered by Johnson Controls award winning OpenBlue technology, Enterprise Manager enables a suite of capabilities to monitor, analyze and optimize energy, asset, space, health and occupant comfort parameters to improve ESG scores and enable the right balance among competing priorities.

Advance your data insights to action with cloud-enabled scale and security.



 <p>Works for you</p>	<ul style="list-style-type: none"><li>Commercial real estate and multipurpose facilities</li><li>Healthcare</li><li>K-12 and Higher Education</li><li>Federal / Government</li></ul>	<ul style="list-style-type: none"><li>Hospitality</li><li>Transportation</li><li>Specialty</li><li>Retail</li></ul>
 <p>Fast, secure and comprehensive</p>	<ul style="list-style-type: none"><li>Connect broad set of building systems and sensors</li><li>Quick Automated Onboarding</li></ul>	<ul style="list-style-type: none"><li>Data Quality Assurance</li><li>Secure Data Storage and Processing</li></ul>
 <p>Works with ecosystem</p>	<ul style="list-style-type: none"><li>Occupant Productivity and Experience with OpenBlue Companion</li><li>Central Plant Optimization with OpenBlue Central Utility Plant</li><li>Connected HVAC Service with OpenBlue Service</li></ul>	<ul style="list-style-type: none"><li>Digital Twin with OpenBlue Twin</li><li>Edge Connectivity with OpenBlue Bridge</li><li>APIs for data export</li></ul>

# Meet sustainability goals and enhance tenant experience



## Energy Manager

- Automatically collect, analyze and report meter data for all configured physical and virtual meters.
- Consumption and Demand Monitoring, Benchmarking and Profiling, Weather Normalization, Energy FDD, Custom Reporting.
- Meter data anomaly detection and auto-correction using AI.



## Tenant Manager

- Configure tenanted spaces along with lease conditions, utility rates, meters and lighting points.
- Track and report on utility spend by tenants, including monthly billing, spend reports and benchmarking.



## Energy Forecaster

- Leverage AI to predict energy consumption and demand, using a range of historical data, occupancy and external weather conditions.
- Proactively identify and mitigate demand peaks and high consumption events to save energy and reduce spend.



## Utility Bill Manager

- Automated and manual upload of utility bills.
- Analyze utility spend for Electricity, Water, Gas, Steam and others. Identify gap between actual spend v/s utility provider charges.
- Track financial spending and track ROI and savings.



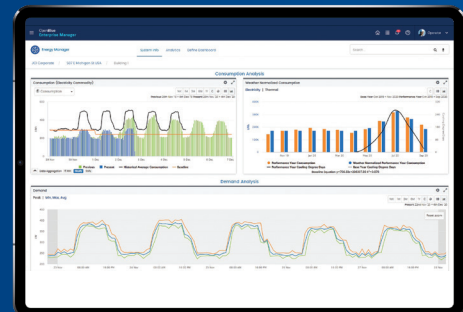
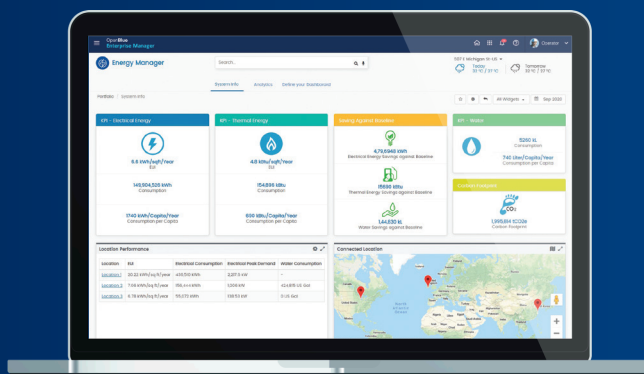
## Tenant Portal

- Deliver a premium experience for tenants through a dedicated online portal.
- Enable tenants to have online interaction with Facilities Operations, with tracking of energy spend, after-hours support for aircon and lighting, service requests and feedback mechanism.



## Plant Simulator

- Identify your optimal central plant configuration.
- Reduce design cycles through quick software adjustments.
- Run utility-based cost analysis to determine the lowest plant lifecycle operation costs.



# Enhance operational efficiency and space performance



## Asset Manager

- Supports remote monitoring of asset parameters and energy impact for chillers deviating from performance baseline while generating real-time performance analysis.
- Advanced FDD rule engine drives proactive and predictive fault identification, spaces impacted, diagnostics and related analytics using statistical algorithms applied to high volume long time span data sets.
- Cost expressions for calculating monetary impact of faults remaining open, especially on energy cost.



## Work Order Manager

- Integration with customer's preferred CMMS/CAFM platform for a seamless maintenance workflow.
- Enriched data feed from Enterprise Manager to this platform with fault and diagnostics information making the work order life cycle more effective.
- Ability to automate Work Order creation, sync up on technician information and associate any parts required for fault closure.



## Space Performance

- Enables active monitoring of space occupancy and usage, leading to utilization calculations that can be used to make decisions around people movement, enable social distancing and free up space that can be re-purposed.
- Helps monitoring of meeting space effectiveness and drive more productive behaviors for occupants.
- Monitoring of air quality parameters helps drive clean air technologies to help disease prevention and control.



## Service Manager

- Intrinsic Work Order management within the app allowing for creation and tracking of Work orders created based on FDD output from Asset Manager.
- Enriched Work order information with equipment, fault, diagnostics and space information making service technicians more productive.



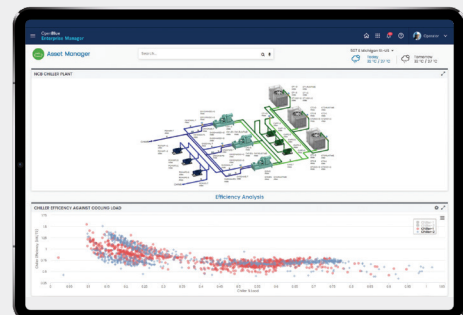
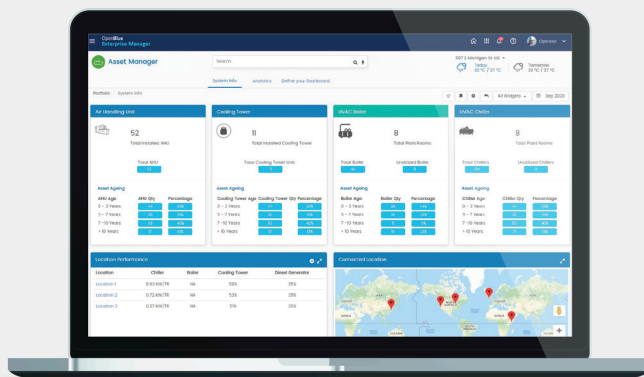
## Alarm Manager

- Ability to create prioritization and notification around alarms from multiple sources within the building.
- Helps quick visibility into alarms of interest and pro-active notification improves time to response, technician productivity and reduces impact on tenants.



## Performance Advisor

- AI that learns and adapts to the built environment, enabling your journey towards autonomous operations
- Continuous AI guidance for balancing energy spend with improved occupant comfort and space performance





# Digital Transformation with OpenBlue

If you are ready to take a small step or a big step toward digital transformation of your enterprise, Enterprise Manager is the place to start. Our platform is agnostic to any infrastructure, building automation system, or service provider, which means it can make use of technologies or systems that are already in place and provide insights that weren't possible before.

## Transform your Enterprise



### Augment your technology investments

Enterprise Manager leverages a variety of edge and cloud based connectors from OpenBlue Bridge, to integrate with existing building systems and cloud data sources.



### Future-proof your building

Build on OpenBlue Twin and APIs to enable a range of connected workflows in Enterprise Manager and external systems of choice.



### Onboarding and Professional Services

Customer Success Managers empowered with automated tools for quick onboarding, realization of returns and ongoing assistance.

## Benefit From Our Expertise

Johnson Controls Building Technologies & Solutions is making the world safer, smarter and more sustainable, one building at a time. With more than 130 years of experience in the industry, no other company offers a more comprehensive building-technology portfolio. Our technology portfolio integrates every aspect of a building including security systems, energy management, fire protection and HVACR.



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#### **About OpenBlue**

OpenBlue is a complete suite of connected solutions that serves industries from workplaces to schools, hospitals to campuses, and many more. This platform includes tailored, AI-infused service solutions such as remote diagnostics, predictive maintenance, compliance monitoring, advanced risk assessments, and more. A dynamic new space from Johnson Controls, OpenBlue is how buildings come alive.

#### **About Johnson Controls**

At Johnson Controls, we transform the environments where people live, work, learn and play. From optimizing building performance to improving safety and enhancing comfort, we drive the outcomes that matter most. We deliver our promise in industries such as healthcare, education, data centers, and manufacturing. With a global team of over 100,000 experts in more than 150 countries and over 130 years of innovation experience, we are the power behind our customers' mission. Our leading portfolio of building technology and solutions includes some of the most trusted names in the industry, such as Tyco®, YORK®, Metasys®, Ruskin®, Titus®, Frick®, PENN®, Sabroe®, Simplex® and Grinnell®.

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