Topics by Page

inteliGlas Ripley AI(tm) takes autonomous action,
making the complex simple

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inteliGlas - defining SMART. Learn More.

PHONE
626.722.8881

EMAIL
info@inteliglas.com

WEBSITE
www.inteliglas.com

Autonomous Smart Building

Smart Buildings have dozens of systems covering climate, security, access, communications, irrigation, fire, water and much more. InteliGlas RipleyAI™ consolidates their controls into a single dashboard, analyzes the data and uses artificial intelligence to automatically make adjustments 24x7. It is like installing an autopilot. Automation delivers significant cost savings.

Whether your building has an engineer or not, the InteliGlas RipleyAI™ constantly grows smarter using sensors, tenant patterns, and human input. Building owners and engineers control the optimum state at a touch of their fingers.

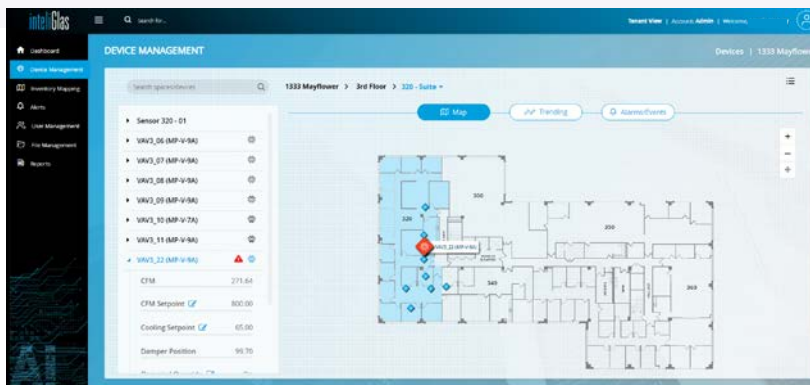## Smart buildings have digital management
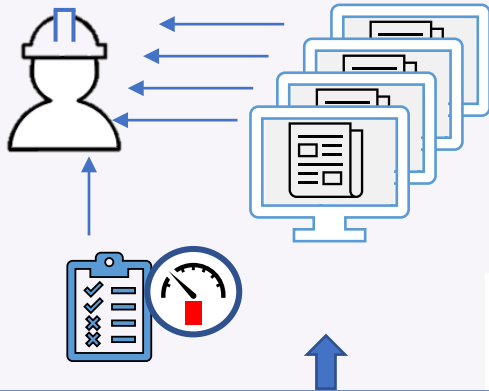
InteliGlas automates them
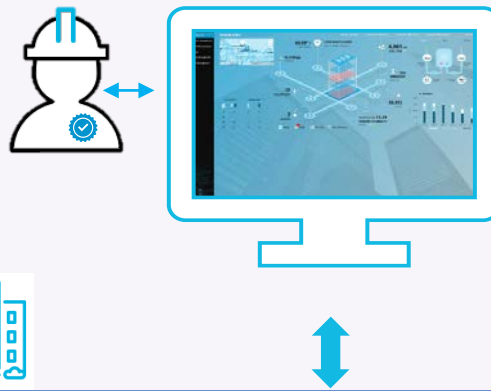
Optimize Building Operations

Water, Gas & Electric
HVAC & Lighting
Indoor Air Quality
Elevators
Occupancy
Energy Management
Camera & Biometrics
Restrooms
Irrigation & Weather Synchronization
Tenant Broadband
Cyber Security
Terrorism, Disaster
Waste Management

InteliGlas RipleyAI manages every system, making the complex simple

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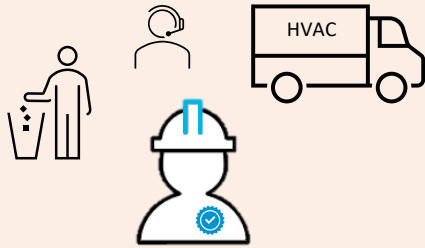
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Resource Optimization

Office building managers and owners want to reduce their operating costs while optimizing their human resources. The InteliGlas RipleyAI™ platform is an artificial intelligence powered smart building system that keeps key employees focused on higher priorities and supports more efficient use of subcontractors with the right information at the right time.

The InteliGlas RipleyAI platform communicates with managers and engineers 24/7 to address operating issues and improve tenant relations with proactive analytics. Information can be shared efficiently with subcontractors and tenants eliminating costs associated with diagnosis and communication. RipleyAI helps people work smarter, not harder.

"InteliGlas is the tool to uncover hidden building risks and HUGE growth opportunities. A thorough and precise management edge, the InteliGlas building systems dashboard instantly shows what is working and what is broken or operating way too expensively. Mechanical risks, excess power consumption and cybersecurity risks become immediately evident and identified."

David A. Parker
CEO/President
Chase Partners Ltd.

Vendors can learn from telemetry and arrive prepared

HVAC

Boiler / HVAC and Elevators

Occupancy Rates / Floor

Air Quality

Optimize Daily Activities

Temperature Complaints
Air Quality Monitoring
Preventative Maintenance
Rapid Repairs through Diagnostics
System Alarms and Alerts
Office Cleaning & Sanitization
Restroom Sanitization
Occupancy Tracking
Irrigation & Weather Synchronization
Cyber Security
Disaster Recovery
Waste Management

Emergency repairs can become a thing of the past.

Qualified personnel can drill down into each tenant's environment, making the complex simple

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CleanAir by InteliGlas

Company executives and building managers are understandably concerned about the risk of illness and liability as they re-open their businesses post COVID-19.

The CleanAir by inteliGlas™ module delivers unparalleled high-quality indoor air. It makes air resistant to the spread of bacteria, fungus, mold and viruses - like the coronaviruses. Managed by RipleyAI™, the artificial intelligence-based business management engine, CleanAir by inteliGlas includes the powerful combination of air ionization with highly performant air filtering, and the ongoing validation of efficiency. The RipleyAI reporting engine shows the data.

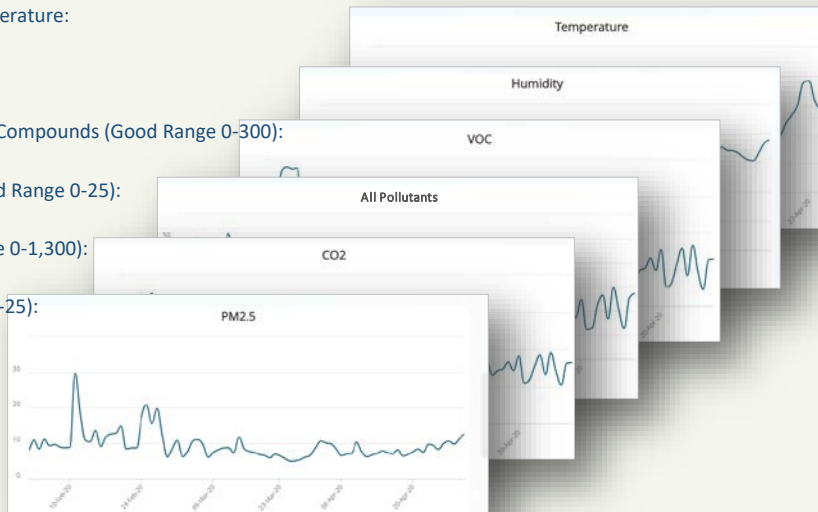## Negative air ions inhibit the growth of fungi and viruses

Temperature:

Humidity:

Volatile Organic Compounds (Good Range 0-300):

Air Quality Index (Good Range 0-25):

Carbon Dioxide (Good Range 0-1,300):

Particulate Matter (Good Range 0-25):

The data is your evidence

Particulate matter (PM) is a major air pollutant that affects human health.[1]

"Particulate Matter is the major pollutant during haze episodes. ... Annually, 2.1 million deaths occurred in the world due to the increasing levels of $PM_{2.5}$. ... Fine PM such as $PM_{1.0}$ and $PM_{2.5}$ penetrate deeply into the lung, irritate and corrode the alveolar wall and, as a result, affect lung functions and might also result in lung cancer."

[1] Negative Air Ions and Their Effects on Human Health and Air Quality Improvement by Shu-Ye Jiang, Ali Ma, and Srinivasan Ramachandran
https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6213340/
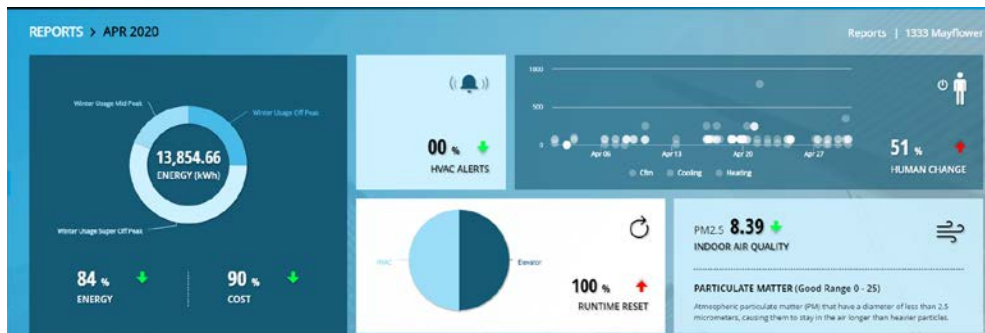
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Insurance Premium Reductions

The InteliGlas autonomous smart building solution can drive down insurance premiums by mitigating catastrophic failures. With early warning systems and predictive analytics, InteliGlas RipleyAI™ constantly monitors, detects and reports any system failures. Underwriters/carriers are looking for solutions to help reduce and control exposures. Property owners are anxious to avoid tenant outages and insurance claims.

Building owners and engineers are immediately informed by InteliGlas RipleyAI of potential system failures with sensors and analytics. Complete integration of all systems offers peace of mind, and increased valuations. This is the competitive edge.

"I've had several discussion with insurance underwriters pertaining to InteliGlas business model and the effects it could/would have on the underwriting models. We wish we had an application at our fingertips that could notify property managers that there is an impending problem and if not addressed will quickly escalate into costly insurance claims."

Mike Gonzalez
VP Alliant Insurance Services

Friday night leaky toilet
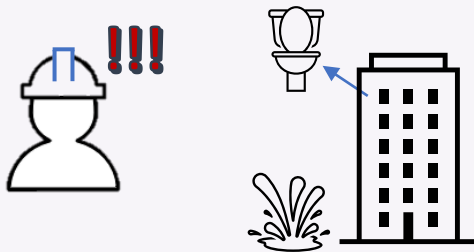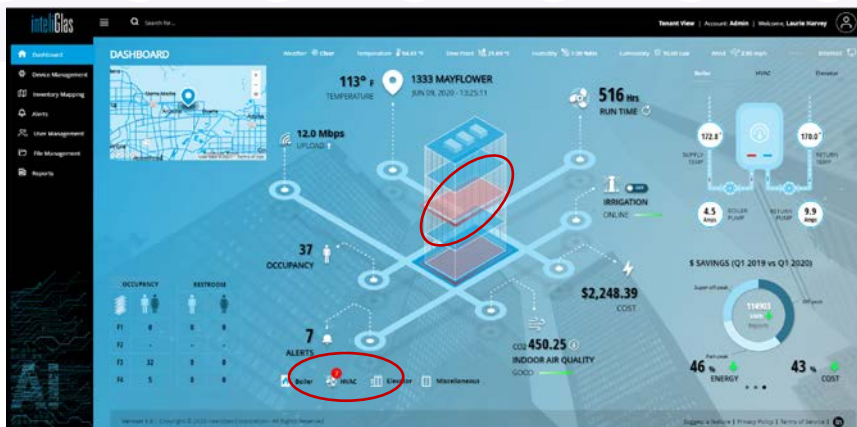
RipleyAI → rapid response

ALERTS
Boiler | HVAC | Elevator | Miscellaneous

Monday morning flood & insurance claim

Easy clean up

Respond Immediately

Water, Gas & Electric
Restrooms
HVAC & Lighting
Elevators
Irrigation & Weather Effects
Terrorism, Disaster
Waste Management

InteliGlas RipleyAI monitors every system, catching the smallest failures

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Leasing Edge: Tenant Controls

inteliGlas

Tenants want to control their environment. They need wellness, security and peace of mind. Tenants expect 99.9% operation, safe and comfortable climate, clean restrooms, fast elevators and bright lights. InteliGlas delivers on wants, needs and expectations; all while driving the operating costs down for ownership.

InteliGlas integrates these operational systems for tenants to easily control their suite. The InteliGlas RipleyAI™ learns how to bring further enhancement to the tenant experience, so they don't have to worry. This is the competitive leasing edge!
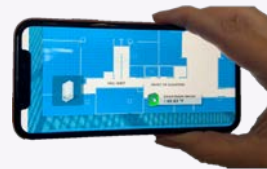
"The Bottom Line – Invisible adjustments, which InteliGlas identifies, bolster and increase net operating income (NOI), delivering the maximum added value that owners and buyers seek."

David A. Parker
CEO/President
Chase Partners Ltd.

Building engineer / manager assigns permissions

## Each tenant controls their ideal office temperature

Drive High Occupancy Rates

InteliGlas drives client satisfaction with automated controls for optimum building operations.

Automated Building Operations
Tenant Controls
Air Quality Monitors
Detailed Reporting
Massive Electrical Cost Reductions
Asset Management
Occupancy Tracking

RipleyAI continuously checks the weather and adjusts automatically
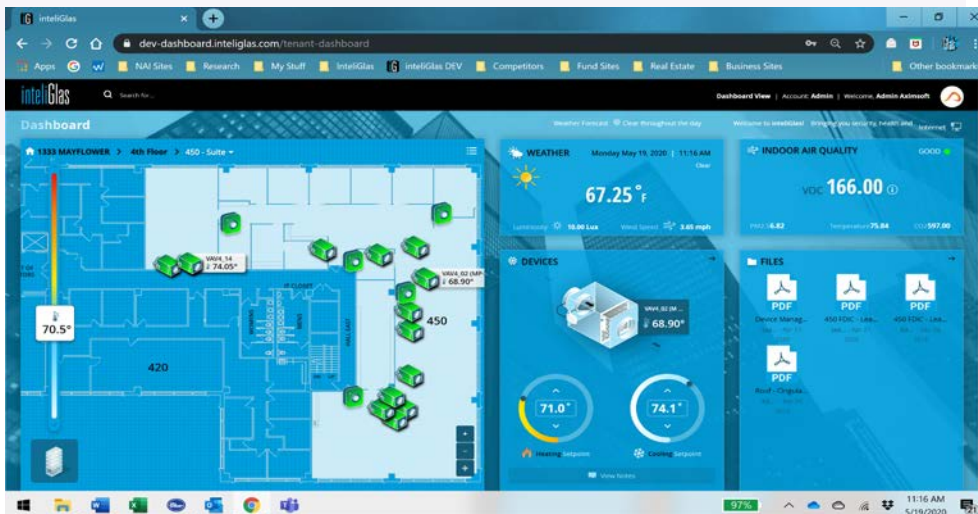
InteliGlas RipleyAI empowers tenants for best-in-class experience

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Due Diligence

## Sale or Purchase of Commercial Office Space

Acquisitions demand due diligence. InteliGlas can uncover key building risks and opportunities. Through the InteliGlas RipleyAI™ device management dashboard, owners can learn what is working or broken. Insights relating to mechanical risks, power consumption and cybersecurity become evident.

In the process of acquisition, InteliGlas can help identify the right mix of capital expenses (CAPEX) versus tenant improvement costs. Each has a different depreciation basis and can make a difference at the time of sale. InteliGlas bolsters the bottom-line and increases the net operating income (NOI), delivering the added value that owners and buyers seek.

"During acquision, use InteliGlas to isolate the right mix of capital expenses (CAPEX) versus tenant improvement costs and the efficiency of both. Every level of operations and expense has a different rate of return and depreciation basis, both of which make a huge difference at the time of sale, especially with today's historically low cap rates."

David A. Parker
CEO/President
Chase Partners Ltd.

Usage and performance rates show the real numbers
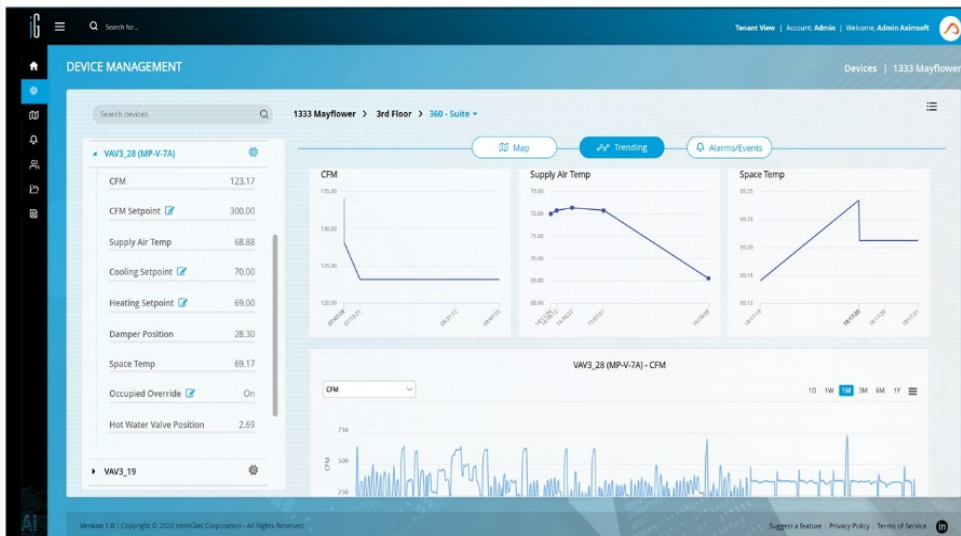
Make Informed Purchases

"With the right amount of due diligence and research, buying commercial real estate can be a wise investment..."[1]

[1] https://www.bankofamerica.com/smallbusiness/business-financing/learn/intro-to-buying-commercial-property/

Installed in under 10 days, InteliGlas protects investments

InteliGlas RipleyAI reports on every part of the building's operations, making the complex simple

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Open Offices with Confidence

Getting back into the office has building owners, governments and company executives exploring how it could possibly happen. With the proper precautions, data and constant communications, employees and businesses should be excited to start back to the office.
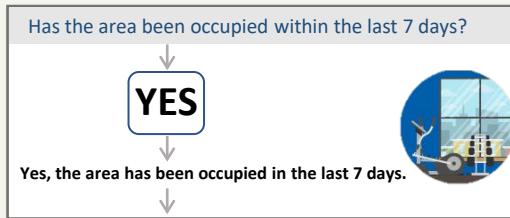
InteliGlas offers the technology, along with the constant data, to demonstrate safe, clean air with 99.4% protection against viruses, molds and fungii. CleanAir by IntliGlas™ makes it safer. When combined with the power of the InteliGlas RipleyAI™ artificial intelligence, the costs for implementation can be rapidly recovered through operational and electrical savings.

"Think about that for one second – simply increasing the amount of air brought into an office, something nearly every office can easily do, had a quantifiable benefit to higher-order cognitive function in knowledge workers, ..."
John Macomber & Joseph Allen
April 20, 2020

Source: *Harvard Business School Working Knowledge*

Get Compliant

OSHA www.osha.gov
CDC
United States Environmental Protection Agency
EPA

Has the area been occupied within the last 7 days?

YES

Yes, the area has been occupied in the last 7 days.

Do you know?

Upgrade, Automate, Report

✓ **Install CleanAir by InteliGlas**
Air ionizers combined with high grade air filtration will produce high quality air with 99.4% protection against viruses, molds and fungii.

✓ **Install InteliGlas RipleyAI**
RipleyAI will manage the HVAC, lighting, water and ionization for optimum energy savings with best tenant experience.

✓ **Monitor and archive**
RipleyAI tracks occupancy. It records the quality of the air in the building, and archives historical data to demonstrate compliance.

The data is your evidence!

With InteliGlas, tenants enjoy:

Cleaner Air
Space at the right temperature
Responsive property management
Occupancy and space utilization data

With InteliGlas, owners enjoy:

Opening with confidence
Optimized building operations
Detailed reporting
Constant, real-time data
A break-even within 12-18 months

Detailed air quality reports

Occupancy
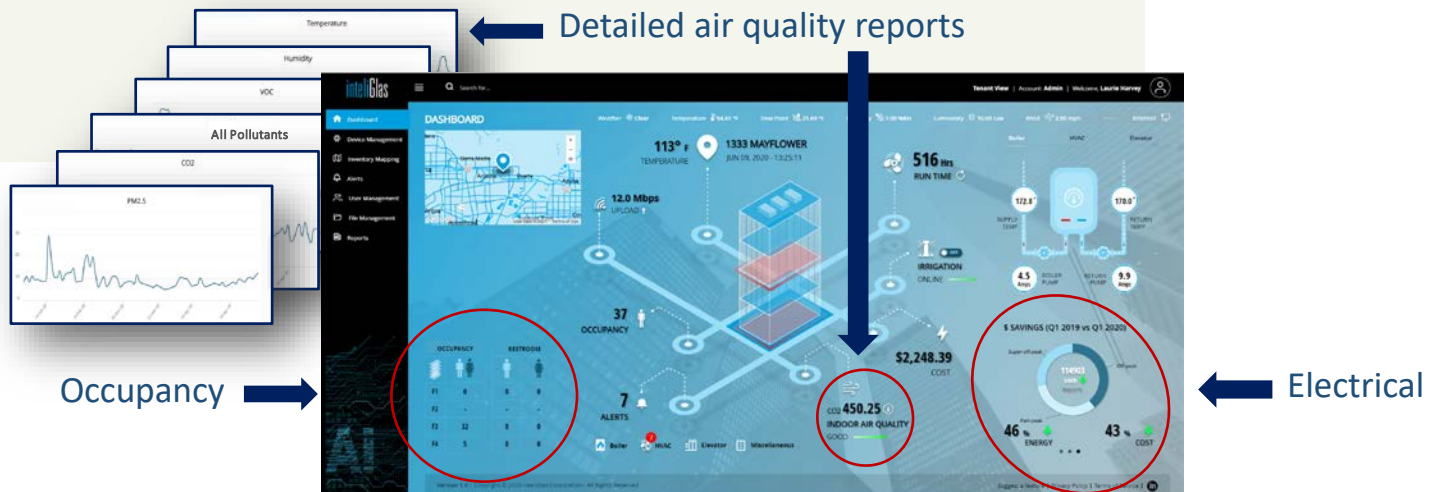
Electrical

InteliGlas RipleyAI recoups the investment by reducing electrical costs, extending filter and ionizer lifetime!

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