LIGHTBOX

RIMS®

Release Notes – 8.40.0

November 21, 2024

RIMS®

VERSION

8.40.0

Real Estate Information Management System (RIMS) Version 8.40.0 is a release for all RIMS 8 users.

These Release Notes provide a summary of selected bug fixes and performance improvements for the following noted areas:

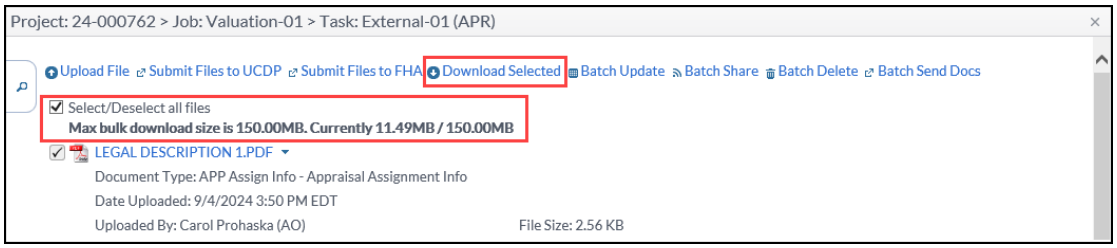
NEW FEATURES

Bulk File Download

Bulk File Download for RIMS

A checkbox has been added to select or deselect all files on job and task attachment pages.

Once files are selected, users can download the files to a zip file. The maximum bulk download file size is 150.0MB in RIMS. If the files selected exceeds 150.0MB, the Download Selected option will be greyed out, and the message will turn red to alert the user to unselect file(s).



The selected files will be downloaded into a zip file. The name of the generated zip is in the following format: projectNumber_date.zip

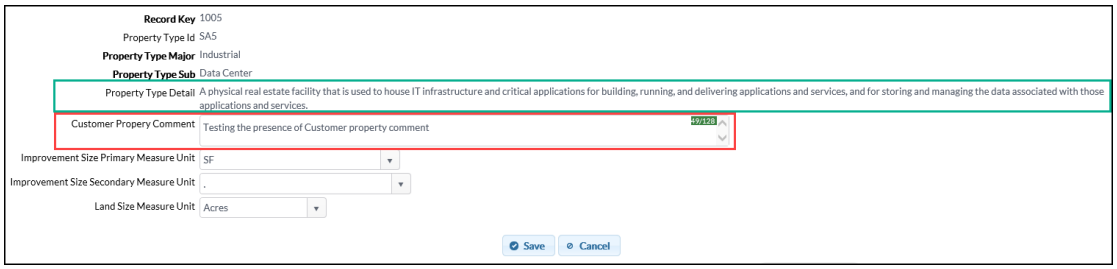
Content Tables

Property Types

Property Type Id field will display only if there is an associated value in the database.

Display Property Type Detail field which contains RIMS description of the property type (if any) under the property type major and sub names on the page and on the Edit property details modal.

Added Customer Property Comment field which can hold up to 128 characters of text that will display (if any) to those with access to the property information on the SRF. The customer text will display in red below the RIMS Property Type Detail. See Service Request – Property Information/Edit Property Details comment below.



Engagement Letter

Portfolio Engagement Letter – Portfolio Container

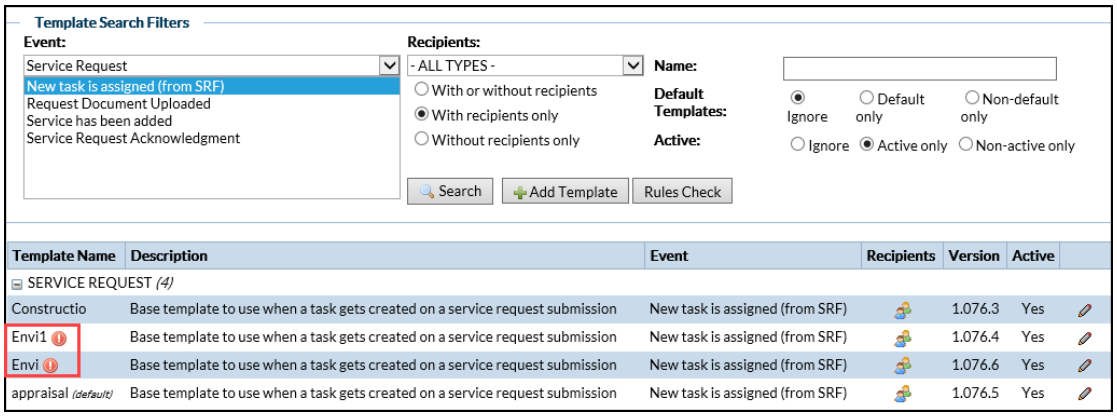
Enhanced portfolio engagement letter to handle valuation scenarios and scope items in the portfolio container.

Contact a CSM or Support for help in updating portfolio engagement letters.

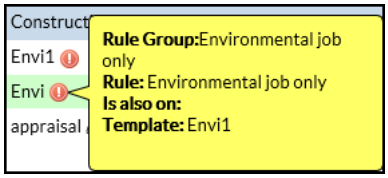
Notice Management

Rules Check

Added 'Rules Check' button in Notice Management. After clicking 'Rules Check', an error icon will display next to any template with an overlapping rule or if there is another template using the same rule(s) as them.



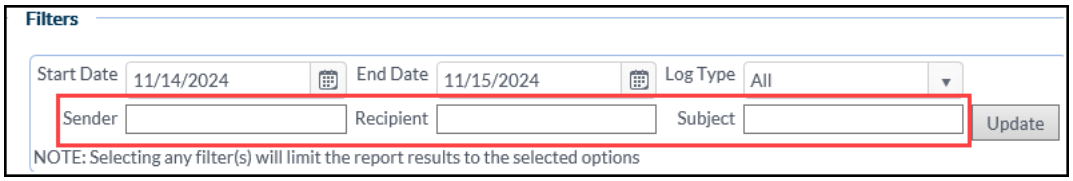
Error icon will have a tooltip on hover that will display information on which templates have overlapping rules.



Report

Master Notification Log

Filtering for Sender, Recipient & Subject have been added to the Master Notification Log located under Reports. Each field can accept a maximum of 20 characters.



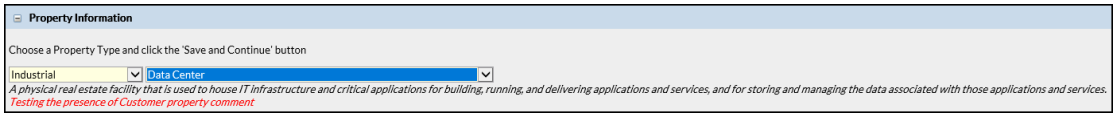
A new option to Export To XLSX (Page) or Export To XLSX (All) has been added.

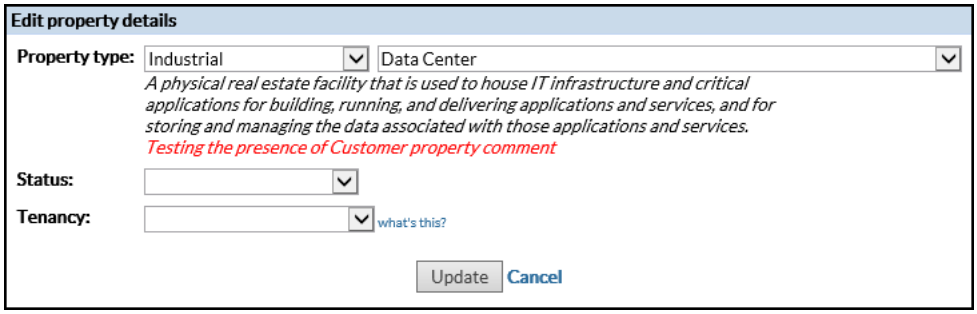
Both enhancements to the Master Notification Log will make it easier to find specific notices and export to Excel for additional filtering.

Service Request

Property Information/Edit Property Details

On the Property Information section of the service request below property major and sub type and the Edit Property Details modal of the service request below property major and sub type, a customer specific description in red text will display (if any). See Content Tables – Property Types comment above.





QUALITY & USABILITY IMPROVEMENTS

Attachments

Job & Task Attachments

A checkbox has been added to select or deselect all files on job and task attachment pages.

Change Log

Project Change Log – Risk Rating Field

Resolved issue where risk rating field was recording the record key rather than the field name in the project change log.

Job Change Log

Multiple row entries will now show when the same payment amount is entered within the same minute of each other.

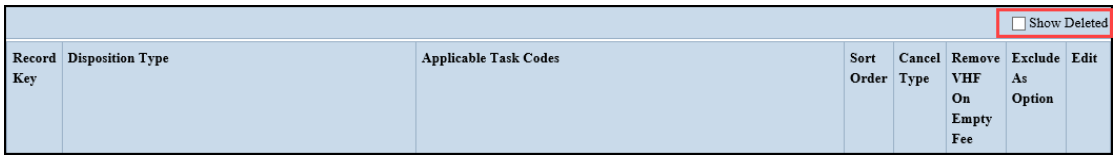
User Change Log - Content Administrator

Resolved issue where Content Administrator change log was incorrectly recording information for job attachment permission.

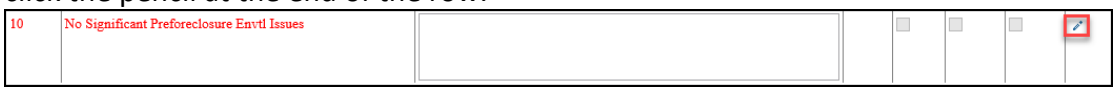
Content Tables

Disposition Types

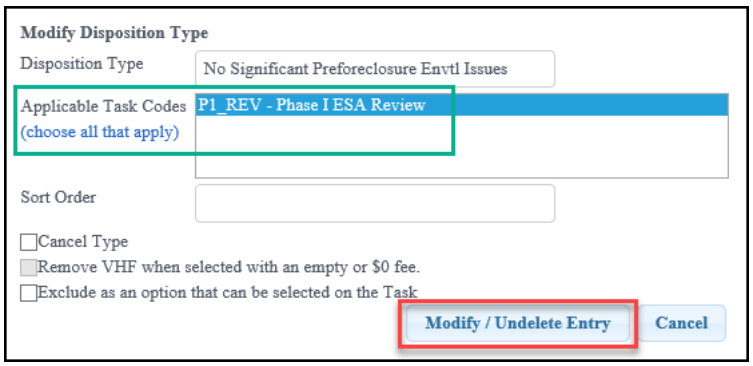
Added checkbox for 'Show Deleted' disposition types.



Deleted disposition types will display in red. To restore a deleted disposition type, click the pencil at the end of the row.



Select applicable task codes to associate to the disposition type. Click 'Modify/Undelete Entry' button to restore the previously deleted disposition type.



This enhancement will alleviate users adding duplicate disposition types because they can't see the disposition types that were previously deleted.

Property Type – Industrial – Data Center

Added missing property type detail.
Detail: A physical real estate facility that is used to house IT infrastructure and critical applications for building, running, and delivering applications and services, and for storing and managing the data associated with those applications and services.

Property Type – Multi-Family - Rooming House

Added new multi-family property sub type for Rooming House.
Detail: Single room occupancy home, or SRO.

Property Type – Residential - Floating Home

Added new residential property sub type for Floating Home.
Detail: A floating home is a house affixed to floating foundation that is permanently docked in one area and connected permanently to utility services.

Notice

Authorization Response Notice

Updated requirements for triggering authorization response notice to resolve issue where the notice was triggered after the RFP was cancelled.
NOTE: Triggering of scheduled notices is still subject to what is considered "end of business day".

Notice Management

New Assignment Notice – Job Type Rule

Resolved issue where notices with job type rules were getting sent out to the wrong job type. Added 'Rules Check' button (See information under New Features).

Online Review Document (ORD)

Smart Field – Project Number with Task Sequence

Resolved issue where the Project Number – With Task Sequence smart field was pulling the wrong task sequence when there was more than a single external task and single internal task.

Smart Field – Current Date Time Stamp

Updated Current Date Time Stamp smart field to show local time on the Online Review Document.

New Smart Fields

Added following new smart fields:

- Intended Use Short Name
- Intended User Short Name
- Scored-Staff Appraiser

Intended Use & Intended User Descriptions

Increased maximum character limit for Intended Use Description and Intended User Description smart fields to 512 characters.

Valuation Smart Fields

Resolved issue where valuation smart fields were allowed to be added outside of the valuation repeater template.

Pay Invoice

Pay Invoice – Save & Close

Resolved issue where 'Save & Close' button could be clicked multiple times and would create duplicate payments. Resolved issue where Delete column would be cut off in both Previous Payments and Invoice Payments grid.

Pay Invoice – Blank Invoice Row

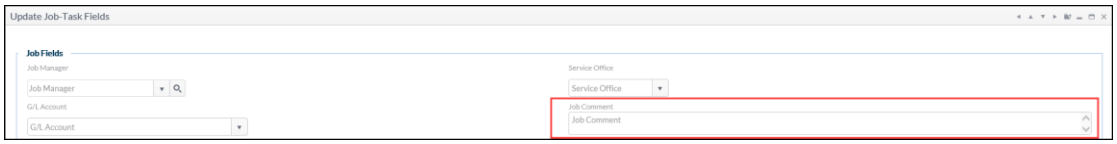
When removing a payment and adding a new payment at the same time, user will no longer get the "Cannot be blank" validation message after clicking Save & Close button.

When the configuration is enabled to allow a blank or $0 invoice row, the user can now enter the blank row. The entry will be logged in the job change log.

Project Console

Batch Update – Job Comments

Added Job Comments field in Batch Update. The new comment will show in the Job Comments for each job. Only new Job Comments can be added. There is no ability to edit a Job Comment. Comments will show in the Job Change Log.



A green successful indicator will briefly display indicating how many jobs were updated.

NOTE: User cannot add a file to Job Comments through the Batch Update option. A Job Comment is limited to a maximum of 8,000 characters.

PM Hours

Added ability to add PM Hours to the external task.
Contact a CSM or Support to enable.

RFP

RFP Cancellation

Resolved issue where internal fee on external task was removed when the RFP was cancelled.

RFP Manager

Resolved issue where two users could make a change in RFP Manager causing duplicate processes.

When RFP has been awarded by one user, another user will be blocked from the following:

- Award Bid
- Direct Award
- Amend RFP
- Cancel & Clone RFP
- Send/Publish RFP
- Inactivate RFP
- Cancel RFP

When task has an active RFP, another user is blocked from creating a new RFP on the task.

When task has no award, a message (*'Award RFPs cannot be cancelled.'*) will show if user tries to cancel award.

RFP Response Deadline

Resolved issue where Response Deadline in the RFP was not always selecting the correct number of days based on the configuration for maximum response deadline.

Reports

AdHoc Reporting – Appraisal Summary

Resolved issue where AdHoc Reporting was causing timeout issues with appraisal summaries when modified reason and review reason were displayed per premise.

AdHoc Reporting – Invoice for Task View

Optimized performance of Invoice for Task View.

AdHoc Reporting – PM Hours

PM Hours added to the following views:

- Project/Job/Task/Property
- vw Task Details
- vw Task Details (Including Inactive)
- Tasks for Job (thru vw Job Details)
- Tasks (Including Inactive) for Job (thru vw Job Details)

AdHoc Reporting – Time Out & Error Handling

When a user's session has timed out, the link to the report will display the following message:
'Your report session has timed out.
Please close this tab and reload Adhoc Reporting on RIMS.'

If the user report has an error, it will show the following message instead of showing the standard server error page with the line numbers.
'An error has occurred processing the request.
Please make sure you are logged into RIMS and reload your report on Adhoc Reporting. If the issue persists, please contact your system administrator.'

All Current Assignments

Restored missing link to filtered All Current Assignments from Filtered Bid Status Report which was inadvertently removed in 8.39.0 release.

Environmental Indices Report

Year Built From/To drop-down years will default from '1930' to '2034'.

Search

Project Search

Resolved issue where project search was not recognizing the dash ('-') in a project number when filtering the results. The dash will now be recognized in both Advanced Project Search and Quick Search.

Service Charge Summary

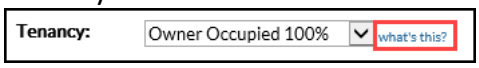
Service Charge Summary – Sales Tax

Added sales tax line to Service Charge Summary. Added sales tax to total calculation in Service Charge Summary.

Service Request

Environmental Indices Report

Resolved issue where 'What's This?' was not showing in property modal for property tenancy.



Contact Support if you need the verbiage updated for your site.

N/A
N/A

Single Tenant Investor
Building is 100% occupied and leased to a single tenant not related to the owner.Repayment source of the loan will be dependent upon the real estate in the form of collected or projected rent (in new construction or lease up).

Multi Tenant Investor
Building is leased to two or more non-related entities/tenants.Repayment source of the loan will be dependent upon the real estate in the form of collected or projected rent (in new construction or lease up).If the owner is one of the entities and occupies more than 51% of the total building space than refer to Owner-Occupant definition.

Owner Occupied 100% or Greater than 51%
An individual or entity who directly, or through an affiliate (e.g. partnership, family trust, or limited liability corporation) owns a subject property, uses it in the course of normal business activities, occupies at least 51% of its available space, and generates enough cash flow on their own (that is, excluding rentals from tenants) to service all debt.

Owner Occupied less than or equal to 50%
See multi-tenant investor definition.

Property Flood Zone Questions

Added additional flexibility to Yes/No drop-down options for flood zone questions. Configurations available:

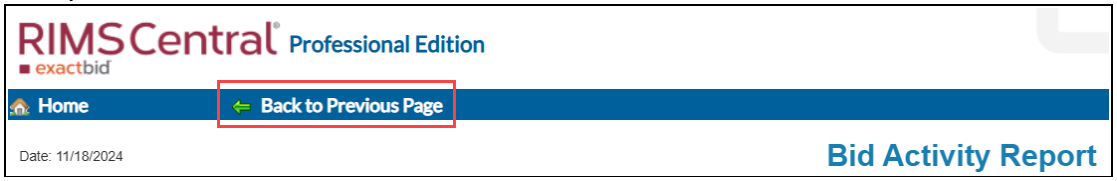
- YesNo
- YesNoNA
- YesNoUnknown
- YesNoPendingUnknown

Contact a CSM or Support to make the changes.

RIMSCentral

Back to Previous Page

Resolved issue where 'Back to Previous Page' from the Bid Activity Report did not always return user to the correct URL.

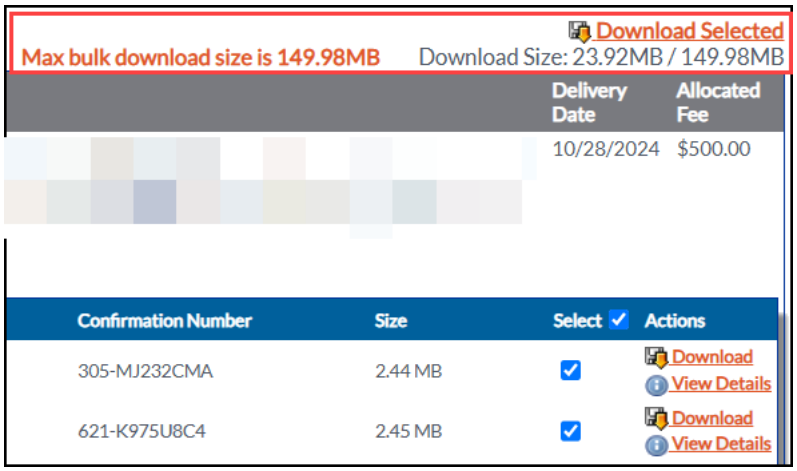


Bulk File Download

Resolved performance issue encountered in 8.39.0 release. When clicking 'Download Selected', the button will be unclickable until the download has been processed. The button will change to 'Downloading Files…'.

Added column to display individual file sizes. Added a limit display below the 'Download Selected' button that will show how large the generated zip file will be. The 'Download Selected' button is blocked if the limit is exceeded.

Added 'Download Selected' button to portfolio award pages with the same functionality as single property award pages.



Document Type Transition

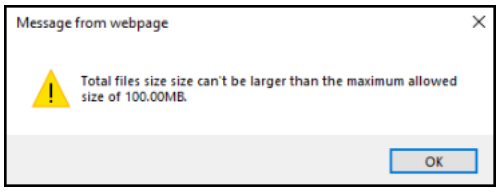
Resolved issue where documents were continuing to transition when the configuration was set to block the document transition based on property type.

Executive Summary

Resolved issue where vendor was able to upload invoice even though Executive Summary required fields were not completed. In the case of a portfolio, the vendor will be able to upload an invoice to an individual property if they have filled out all required fields on the Executive Summary page for that property.

File Upload Maximum Size

Added a new alert that shows up whenever the sum of files attempting to be uploaded in RIMSCentral is larger than 100MB, and then the latest file is deleted. Added screen display about the current total size and individual file sizes.

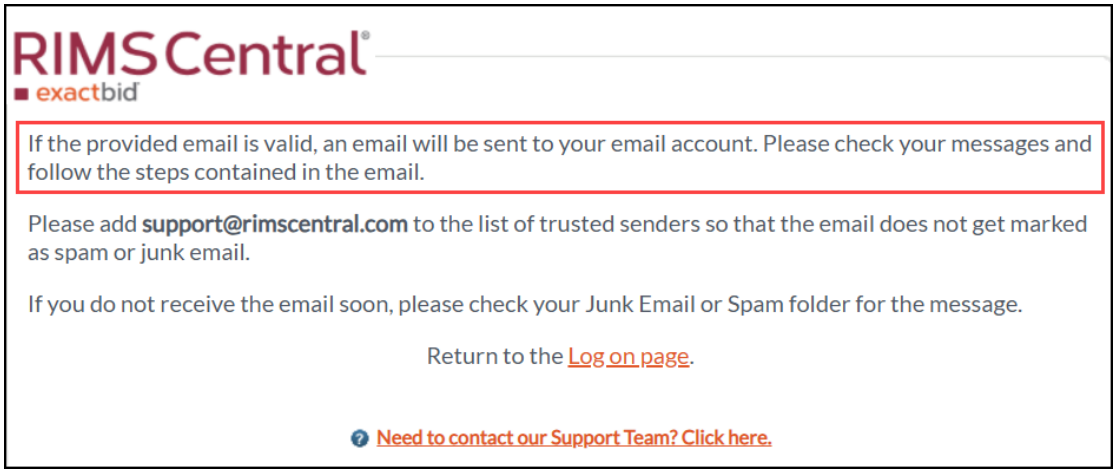


File Upload Modal

Resolved issue where file upload modal was not sizing correctly.

Forgot Password Functionality

For RIMSCentral, email validation message has been updated. The beginning of the message will now state: 'If the provided email is valid, an email will be sent to your email account. Please check your messages and follows the steps contained in the email.'



Service Request

Company Number & Cost Center Fields – Leading Zero

Resolved issue where leading zeros were getting dropped in company number and cost center fields in the service request.

Duplicate Jobs

Resolved issue where duplicate jobs were created when an additional service was submitted.

Property Template

Added valuation on numeric fields such that they won't allow inputs over a certain maximum value depending on their datatype. Maximum allowed decimal places is 6.

The following are known numeric SRF data fields with the following allowed values (the field name may vary per customer).

Maximum Value: 999,999,999,999,999 – maximum number of digits is 15 including decimals, up to 6 decimal places allowed.

- Primary Improvement Size
- Secondary Improvement Size
- Excess Land
- Estimated LTV
- Latitude – range of allowed values is from -90 to 90 with up to 6 decimals
- Longitude – range of allowed values is from -180 to 180 with up to 6 decimals
- Site Size
- Construction Period Duration (months)

Maximum Value: 2,147,483,647 – no decimals allowed

- Proposed LTV
- Number of Buildings
- Number of Stories
- Number of Tenants
- Occupancy

Maximum Value: 922,337,203,685,477 – maximum number of digits is 15 including decimals, up to 2 decimal places allowed

- Prev Value (under Previous Report)
- Loan Amount
- Existing Loan Amount
- Addt advances Amount
- Current balance of Senior Lien(s) (that will not be paid off at closing)
- Total Participation Loan Amount
- Amount (under Was a good faith deposit collected?)
- Provide the monetary value of the additional collateral
- Pending Sale Price
- Listing Price
- Previous Loan Amount
- Sales Price
- Amount (under Is/Was any of the third party expense not reimbursed (waived)?)
- Please enter the loan amount of the senior lien(s).
- Total Credit Exposure
- Good Faith Estimate Appraisal Cost
- Good Faith Estimate Review Cost
- Good Faith Estimate Vendor Handling Fee
- Loan Allocation
- Site Work Cost
- Hard Work Cost
- Tenant Improvement Cost
- Trans Generic Field #5
- ComServ Generic Field #5

Valid Ranges: 1600-2999 – no decimals allowed

- Approximate Year Built
- Year Last Renovate
- Year Last Renovated
- (Year Built #2)
- (Year Built #3)

Maximum Value: 255 – no decimals allowed

- Number of Hard Copies

Contact a CSM or Support to discuss any settings.

Resolved issue where property page would not save when a non-US nation was selected.

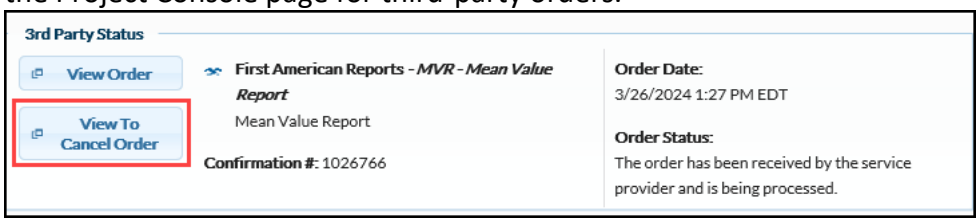
Zip Code – Leading Zero

Resolved issue where leading zeros were getting dropped in zip codes in Account Officer users on the SRF and property zip codes in the SRF.

Third-party Services

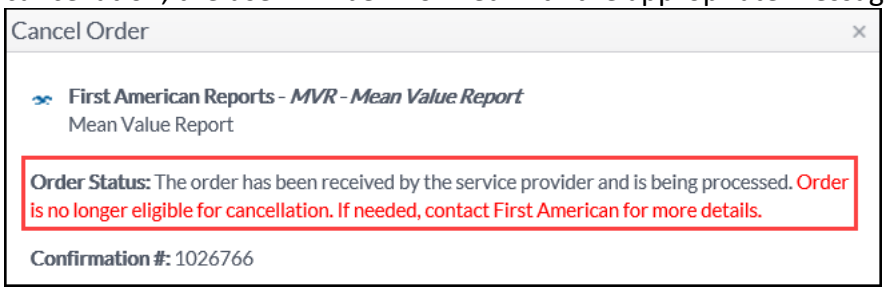
Order Cancellation

A 'View to Cancel Order' button has been added to the 3rd Party Status section on the Project Console page for third-party orders.



The next step after clicking 'View to Cancel Order' is to select 'Cancel Order' on the following screen.

If a RIMS user selects to cancel the third-party order and it is not eligible for cancellation, the user will be informed with the appropriate message.



This is the same process for other third-party integrated vendors.

Time Limit from Award to Upload of Reports

Increased time limit allowed for a third-party vendor to upload their report(s) after the date of award from 30 days to 180 days.