

IBM TRIRIGA

# Enhance Maximo Practice with Integration to TRIRIGA for Real Estate and Facilities Asset Management



Gene Moran  
[genem@us.ibm.com](mailto:genem@us.ibm.com)  
m +1 310.467.7471

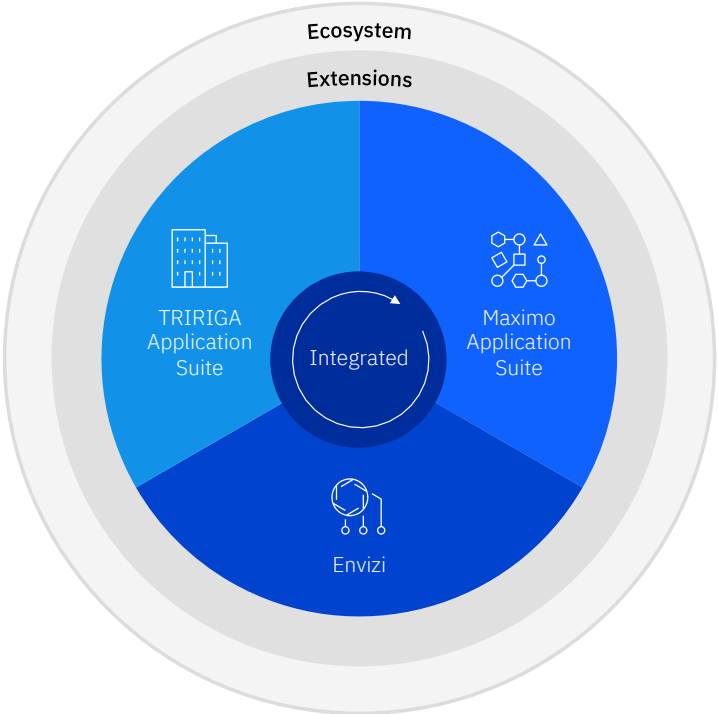
Principal Global Asset Management Leader  
IBM Sustainability Software  
TRIRIGA

PAC FMMUG, Seattle 2023



# Agenda

## Combine Maximo and TRIRIGA to improve Facility Operations



Facility Condition Assessment  
& Capital Project Management



Space Management



Reservation Management



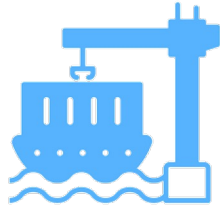
Enabled by Maximo – TRIRIGA Integrations



# Who is in the audience ?



Bureau of Reclamation



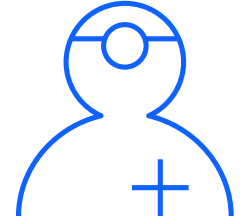
Shipyard / Port



Aerospace



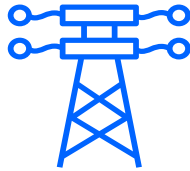
Education



Healthcare



County/City Gov't



Utility



Facility Services



Pharma

# TRIRIGA Customer Success for Facility Operations (partial list)



# Asset Inventory Management Use Case



**City of Dallas**



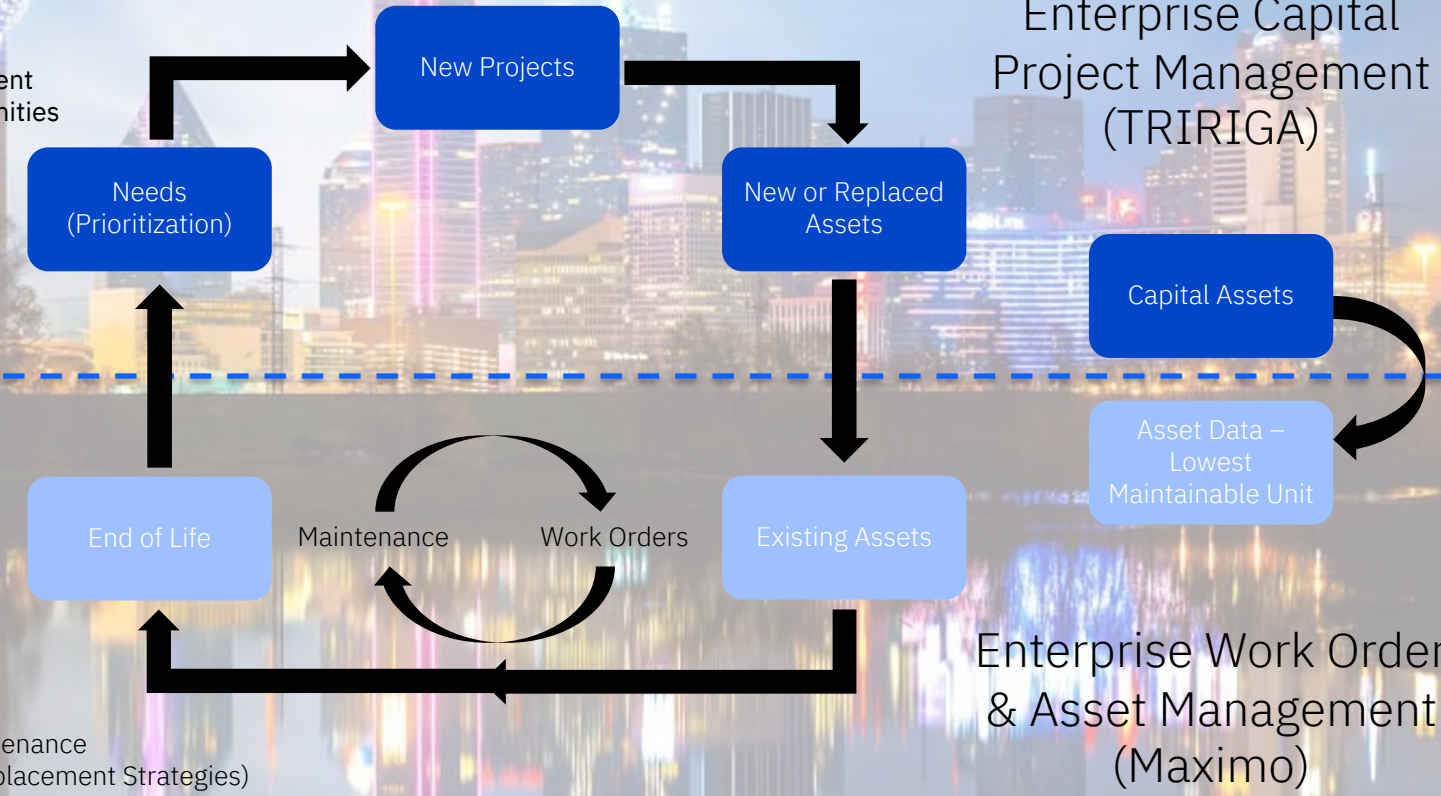
## TRIRIGA

- Capital Projects
- Facility Condition Assessment
- Needs Inventory / Opportunities

- Outputs**
- Master Plans
  - Capacity Analysis
  - Sequencing
  - Condition Assessments
  - Bonding / Funding
  - Grants
  - Compliance

## Maximo

- Work Orders
- Job Plans / Scheduling
- Inventory Management
- Preventive, Predictive Maintenance
- Asset Mgmt. (Renewal / Replacement Strategies)



Enterprise Capital Project Management (TRIRIGA)

Enterprise Work Order & Asset Management (Maximo)

# Facility Condition Assessment & Capital Project Management

Front-end planning offers a

**\$3-10**

payback for every dollar spent

Source: Construction Industry Institute








# Key Benefits

- Holistic understanding of the condition of your facilities and critical assets
- Identify opportunities to improve value & performance
- Manage risk effectively
- Long term planning and budgeting
- Program-level funding opportunities
- Enhance business growth through collaborative, prioritized, and coordinated implementation plans
- Reliable prioritization and decision making
- Grow stakeholder confidence through process compliance and governance

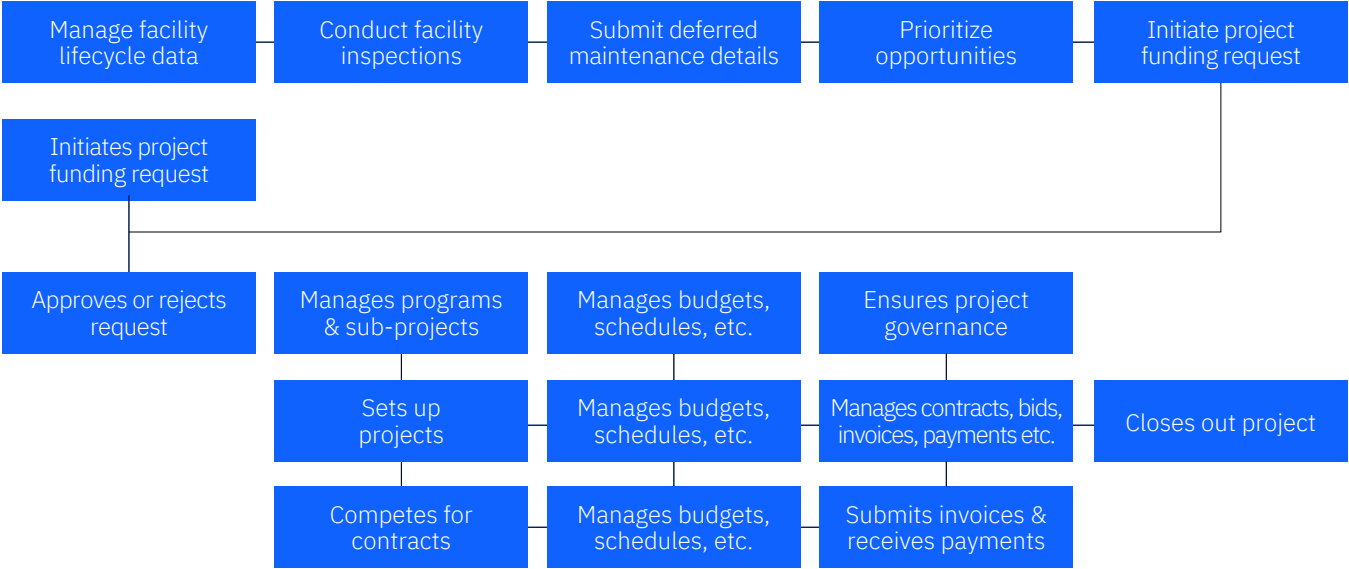


# TRIRIGA streamlines how teams work together to improve integrated project execution and consolidated tracking

## Personas

-  Facility Condition Manager
-  LOB Manager
-  Program Manager
-  Project Manager
-  Contractor

## Summary of supported activities & responsibilities





# Perceptive Facilities Condition Assessment

Target delivery: 1H 2020

Facility Condition Assessments (FCAs) help owners understand and maintain the physical condition and value of their real estate portfolio, develop capital budgets, and prioritize resources.

Perceptive application enables mobile execution of:

- Routine inspections and/or deferred maintenance
- Asset-class specific deficiencies
- Capture of remaining useful life (RUL) of major building systems

BSII: F32-Flooring-1000557

General Notes and documents Reports

Opportunity + BSII + BSII Q [Camera] [Print]

Details Condition Risk

Observed condition	Score
Observed condition - overall wear and tear of floor covering	3
Importance	
Observed importance	2
Duty cycle	
Observed duty cycle	3
Operating environment	
Observed adverse environmental effects	4
Current corrective maintenance level	
Observed corrective maintenance level	2
Current preventive maintenance level	
Observed preventive maintenance	2
Appropriate for use	
Observed appropriate for use	10

Condition rating 26

Save Save and close Complete Close

# Impact of Funding Scenarios

What-if analysis enables evaluation of various funding scenarios and their impact on facility condition

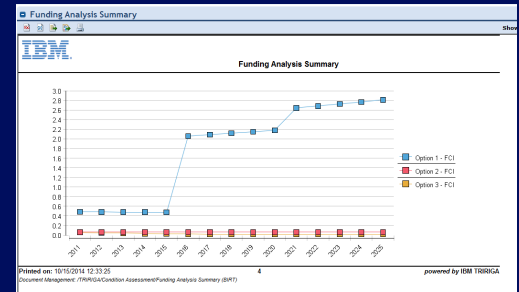
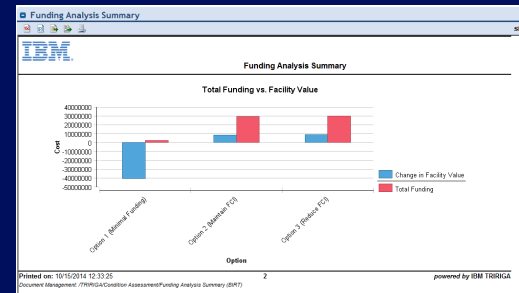
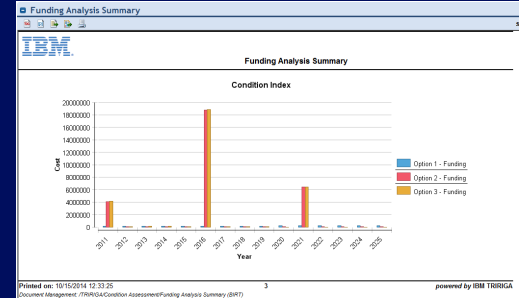
**Funding Analysis Summary**

Printed on: 10/15/2014 12:33:25  
Document Management: /TRIRIGA/Condition Assessment/Funding Analysis Summary (BIRT)

Year	Component Renewal	Replacement Value (CRV)	Replacement / Backlog / Deterioration								
			Option 1 (Minimal Funding)		Option 2 (Maintain FCI)		Option 3 (Reduce FCI)		FCI Thresholds		
			Funding	FCI	Funding	FCI	Funding	FCI	Good	Fair	Poor
2010	\$ 0.00	\$8,976,655.00	\$ 0.00	0.062	\$ 0.00	0.062	\$ 0.00	0.062	0.050	0.100	> 1
2011	\$4,060,959.41	\$9,398,557.79	\$112,782.69	0.4833	\$4,072,614.98	0.062	\$4,112,095.74	0.0578	0.050	0.100	> 1
2012	\$ 0.00	\$9,840,290.00	\$118,083.48	0.481	\$12,203.39	0.062	\$85,782.09	0.0502	0.050	0.100	> 1
2013	\$ 0.00	\$10,302,783.63	\$123,633.40	0.4786	\$12,776.94	0.062	\$103,836.29	0.0412	0.050	0.100	> 1
2014	\$ 0.00	\$10,787,014.46	\$129,444.17	0.4762	\$13,377.46	0.062	\$100,233.95	0.0327	0.050	0.100	> 1
2015	\$ 0.00	\$11,294,004.14	\$135,528.05	0.4737	\$14,006.20	0.062	\$79,120.77	0.0264	0.050	0.100	> 1
2016	\$18,770,832.97	\$11,824,822.34	\$141,897.87	2.0586	\$18,785,497.47	0.062	\$18,822,128.19	0.0225	0.050	0.100	> 1
2017	\$ 0.00	\$12,380,588.99	\$148,567.07	2.0878	\$15,353.72	0.062	\$27,599.19	0.0208	0.050	0.100	> 1
2018	\$ 0.00	\$12,962,476.67	\$155,549.72	2.1175	\$16,075.35	0.062	\$13,286.37	0.0202	0.050	0.100	> 1
2019	\$ 0.00	\$13,571,713.07	\$162,860.56	2.1479	\$16,830.89	0.062	\$7,332.00	0.02	0.050	0.100	> 1
2020	\$ 0.00	\$14,209,583.59	\$170,515.00	2.1788	\$17,621.94	0.062	\$5,904.77	0.02	0.050	0.100	> 1
2021	\$6,428,290.07	\$14,877,434.01	\$178,529.21	2.6425	\$6,446,740.24	0.062	\$6,434,241.04	0.02	0.050	0.100	> 1
2022	\$ 0.00	\$15,576,673.41	\$186,920.08	2.6833	\$19,317.33	0.062	\$6,230.67	0.02	0.050	0.100	> 1
2023	\$ 0.00	\$16,308,777.06	\$195,705.32	2.725	\$20,225.25	0.062	\$6,523.51	0.02	0.050	0.100	> 1
2024	\$ 0.00	\$17,075,289.59	\$204,903.48	2.7675	\$21,175.83	0.062	\$6,830.12	0.02	0.050	0.100	> 1
2025	\$ 0.00	\$17,877,828.20	\$214,533.94	2.8109	\$22,171.10	0.062	\$7,151.13	0.02	0.050	0.100	> 1
<b>TOTAL FUNDING</b>			\$2,379,454.04		\$29,505,988.10		\$29,818,295.83				
<b>TOTAL Change in Facility Value</b>			-\$40,794,265.74		\$8,349,235.95		\$9,100,234.29				
<b>Return on Investment (%)</b>			-1814.4381		-71.7032		-69.481				

Return on Investment % = ((Total Change in Facility Value - Total Funding) / Total Funding) \* 100

Printed on: 10/15/2014 12:33:25  
Document Management: /TRIRIGA/Condition Assessment/Funding Analysis Summary (BIRT)



# Operations IOT Optimization Use Case



## Maximo

- Monitor Utilization

## TRIRIGA

- Augment Maintenance

Melbourne Health in Australia utilizes TRIRIGA for their facility management and maintenance. Medical equipment library for “check out” tracks assets and reduces FFE spend.

They also use MAS Monitor to track the utilizations of public spaces such as restrooms to optimize their janitorial services.

Melbourne Health is building custom integration with Epic, their health record system, in TRIRIGA to enable automatic reservation and release of rooms based on patient admission and discharge.

- MAS Monitor → TRIRIGA service request
- Epic → TRI Reserve

85%

improvement in service response time

Infectious cleans tripled during COVID. Plus, cleaning for spills, daily scheduled patient room cleans, project cleans and waste management across 18 different waste streams.

84%

improvement in patient transfer response time

On any given day approximately 400 daily patient transfers occur within and throughout the hospital from Emergency, Theatres, between Wards, Transit Lounge and Radiology.

7%

reduction in reactive maintenance

Improved utilization of service technicians and facility disruptions.

110kg

CO<sub>2</sub> emissions eliminated

Re-engineering of operational practices and digitization of paper based and manual processes through UX devices led to 34% reduction in printing, stationery and pager costs.

Monitor Utilization



Augment Maintenance

# Reservations and Maintenance Use Case



SLB (formerly Schlumberger), is a global oilfield services company. It is both the world's largest offshore drilling company and contractor by revenue.

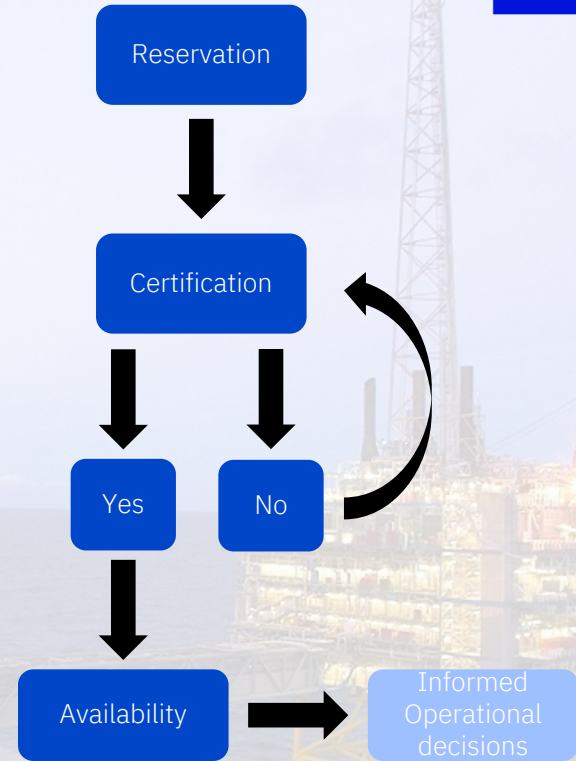
SLB uses Maximo for the maintenance and health monitoring of their mission critical assets. SLB use TRIRIGA for the reservations and certification features. They used this in combination to understand when assets are available and that the right personnel have taken stewardship of those assets. Understanding the availability of assets helps SLB streamline their operations efforts.

## Maximo

- Operational Decisions
- Health Monitoring
- Maintenance on mission critical assets

## TRIRIGA

- Reservations: Repair Depot (space), Heavy Equipment, Tools
- Personnel Certifications verification
- Tasks and Work Order Management
- Facilities Maintenance

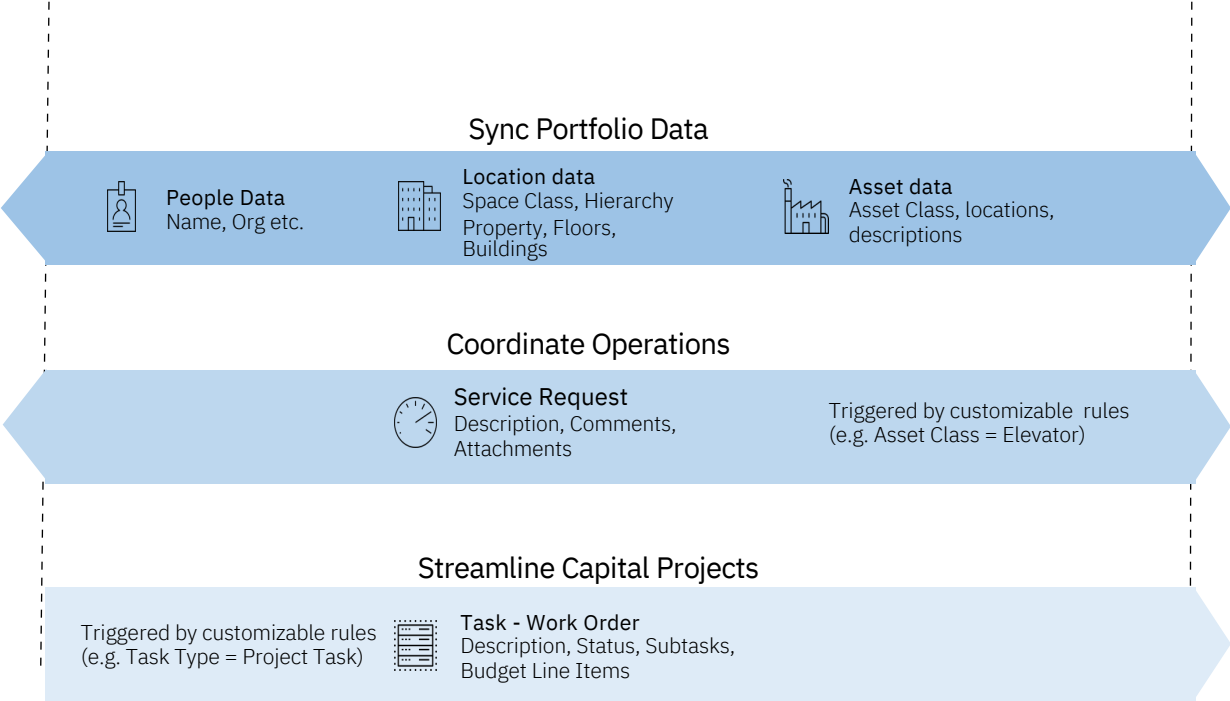


# Integration Accelerator for Maximo and TRIRIGA

**IBM App Connect**  
Accelerates Integration for Sustainability Software

TRIRIGA

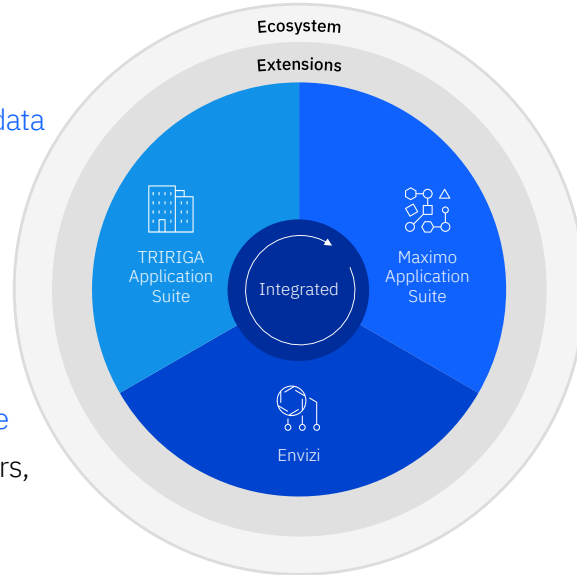
MAXIMO



# Enterprises extend beyond IWMS to manage complex business operations more sustainably

## TRIRIGA

- Primary system of record for all [facility data](#)
- Facility [Condition Assessment](#)
- Capital [Programs/Project Management](#)
- [Space](#) Management
- [Reservation](#) Management
- [Lease](#) Accounting and Management
- End-user tools for [workplace experience](#)
- [Service requests](#) (cleaning, facility repairs, catering, moves, etc.) (optional)
- Facility [Maintenance](#)



## Envizi

- [Environmental](#) goals and reporting
- Carbon emissions and energy [reporting](#)
- [Capture activity](#) data (energy, water, waste) or CO<sub>2</sub> data from suppliers

## Maximo

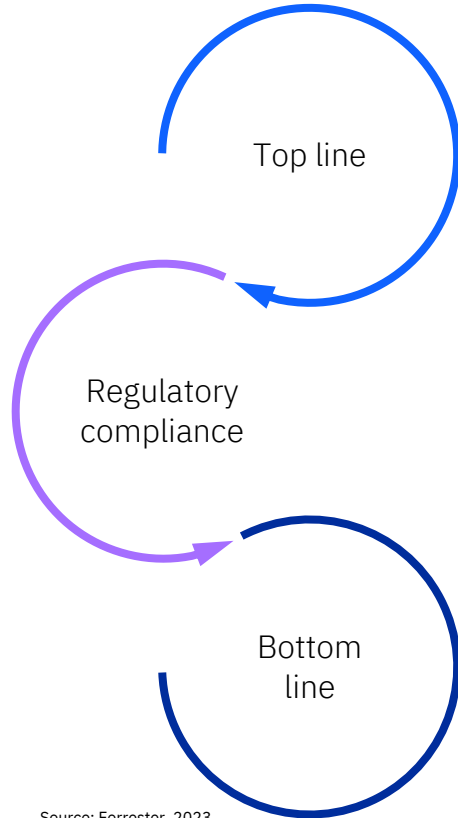
- Primary system of record for all [Assets and Equipment data](#)
- Asset Management
- [Service requests](#) (cleaning, facility repairs, catering, moves, etc.)
- Scheduled [preventive maintenance](#)
- 360-degree view of [asset health](#)
- Predictive and condition-based [maintenance](#)
- Automated sensor-driven [inspection and anomaly detection](#)
- Mobile app driven [technician support](#)
- Visual Inspection for [AI Powered insights](#)

Thank You!





# Leading enterprises are transforming facility operations from an afterthought to a growth and profit contributor



- Workforce productivity can improve by 20-25%
- Availability of revenue-generating facilities such as retail outlets, restaurants, bank branches or arenas
- Uptime of revenue-generating capital assets such as cell towers or billboards
  
- Lease accounting mandates (ACS, IFRS, GASB)
- System of record for audits (safety, ISO, SOC,...)
- Environmental audits
- ESG reporting
  
- Real estate portfolio optimization and realignment
- Reduction of space usage
- Efficiency of maintenance and warranty repairs
- Cross-pollination of data across the real estate lifecycle to optimize operations



# Decisions about facilities may be isolated into different functions

## Should this building/asset be leased or owned?

- Real estate portfolio planning
- Site selection
- Lease accounting regulations
- Lease administration

## Do we have to build or make major renovations?

- Project management
- Program management
- Vendor selection and bids
- Contractor management

## How do we to keep up with maintenance needs?

- Provision service requests
- Cleaning
- Corrective maintenance
- Condition maintenance
- Warranty management



## How should sustainability efforts be advanced?

- Utility consumption
- Environmental audits
- Track emissions
- ESG reporting

## What is the best way to set up the space our people need?

- Dynamic space planning
- Space forecasting
- Occupancy monitoring
- Facility utilization

## Can we make the occupant's experience awesome?

- Enable space reservations through mobile or desk scan
- Indoor wayfinding
- Calendar integration
- AI assistant
- Interactive kiosks and room panels
- Employee service requests

# TRIRIGA manages the workplace through its lifecycle in a single integrated system

On-Boarding

Utilize

Disposal

**Acquire**

**Build-out**

**Populate  
Portfolio Data**

**Administer  
Real Estate**

**Experience**

**Maintain**

**Dispose**

- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

- Estimate projects
- Establish and manage schedule
- Prioritize and execute environmental improvement projects
- Manage proposals
- Manage commitments and payments
- Manage project progress, risks and changes
- Project close-out

- Populate location hierarchy
- Load floorplans from CAD/BIM
- Manage space details
- Manage space allocations
- Assign seats

- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with lease terms
- Renegotiate leases
- Perform property management on leased and owned properties

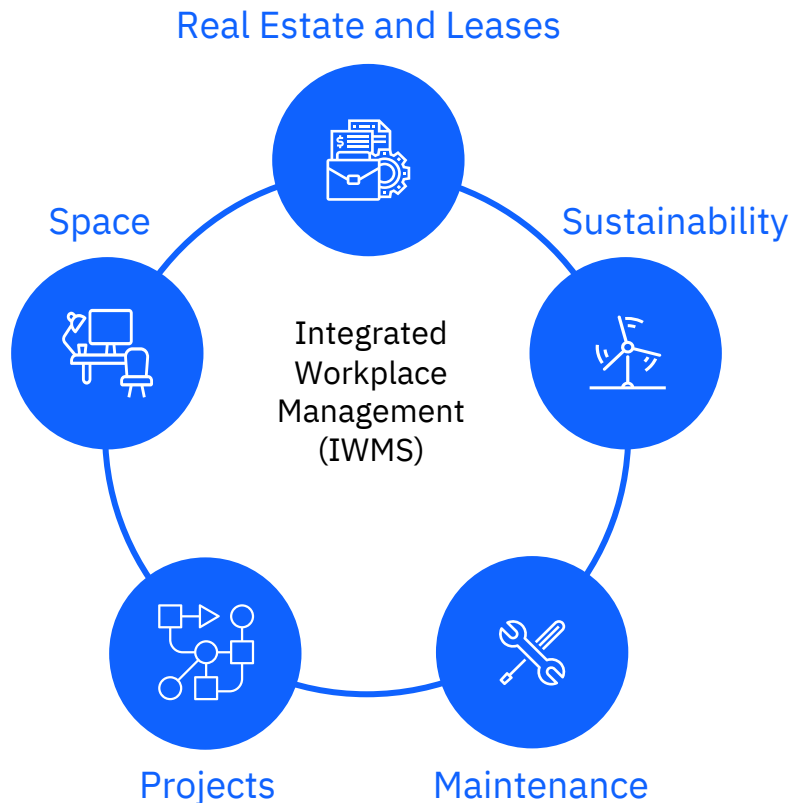
- Measure real time space use
- Validate space use
- Initiate and manage moves
- Employee workplace services portal
- Reserve work and meeting space
- Reserve Assets
- Indoor wayfinding
- Locate colleagues
- Measure workplace utility consumption

- Manage and route service requests and on demand work orders
- Manage planned, maintenance
- Plan for facility component lifecycle
- Manage facility condition index
- Plan projects
- Identify environmental improvement projects
- Maintain parts inventory
- Warranty management

- Identify underused space
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define downsize scenarios
- Compare scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return

# Corporate Facility Management & Real Estate teams focus on five core capabilities across their portfolio

Data and process silos impede 79% of decision makers from understanding activities elsewhere in the organization

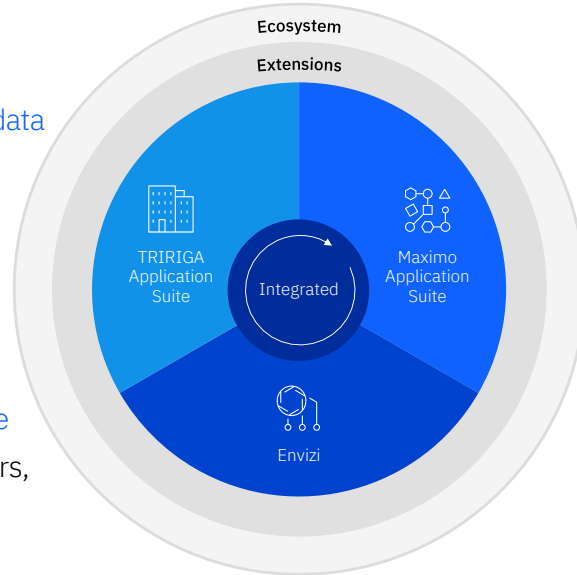


Source: Forrester, The Crisis of Fractured Organizations, 2022.

# Enterprises extend beyond IWMS to manage complex business operations more sustainably

## TRIRIGA

- Primary system of record for all [facility data](#)
- Facility [Condition Assessment](#)
- Capital [Programs/Project Management](#)
- [Space](#) Management
- [Reservation](#) Management
- [Lease](#) Accounting and Management
- End-user tools for [workplace experience](#)
- [Service requests](#) (cleaning, facility repairs, catering, moves, etc.) (optional)
- Facility [Maintenance](#)



## Envizi

- [Environmental](#) goals and reporting
- Carbon emissions and energy [reporting](#)
- [Capture activity](#) data (energy, water, waste) or CO<sub>2</sub> data from suppliers

## Maximo

- Primary system of record for all [Assets and Equipment data](#)
- Asset Management
- [Service requests](#) (cleaning, facility repairs, catering, moves, etc.)
- Scheduled [preventive maintenance](#)
- 360-degree view of [asset health](#)
- Predictive and condition-based [maintenance](#)
- Automated sensor-driven [inspection and anomaly detection](#)
- Mobile app driven [technician support](#)
- Visual Inspection for [AI Powered insights](#)

# Extended sustainability, maintenance and asset management capabilities in optimizing real estate lifecycles

On-Boarding

Utilize

Disposal



- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

- Estimate projects
- Establish and manage schedule
- Prioritize and execute environmental improvement projects
- Manage proposals
- Manage commitments and payments
- Manage project progress, risks and changes
- Plan and instrument IoT technology
- Track carbon reduction to project progress
- Project close-out

- Populate location hierarchy
- Load floorplans from CAD/BIM
- Manage space details
- Manage space allocations
- Assign seats
- Synthesize utility and BMS data sources
- Ingest energy, waste and water data for reporting and KPIs
- Convert utility and fuel consumption data to carbon emissions

- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with lease terms
- Renegotiate leases
- Perform property management on leased and owned properties
- Track supplier sustainability data
- Aggregate operational KPIs to dashboards
- ESG reporting and risk management
- Submit facility rating data to agencies

- Measure real time space use
- Validate space use
- Initiate and manage moves
- Employee workplace services portal
- Reserve work and meeting space
- Reserve Assets
- Indoor wayfinding
- Locate colleagues
- Measure workplace utility consumption
- Remote asset monitoring and utilization
- Health analytics for facility use and assets

- Manage and route service requests and demand work orders
- Manage planned, predictive and condition maintenance
- Plan for facility component lifecycle
- Manage facility condition index
- Plan projects
- Identify environmental improvement projects
- Maintain parts inventory
- Warranty management
- Physical and visual inspections
- Mobile technician workspace
- HSE management

- Identify underused space
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define downsize scenarios
- Compare scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return
- Retire assets
- Report carbon savings from consolidation

TRIRIGA  
Maximo  
Envi

# Let's explore what that could mean for you



Facility Condition Assessment & Capital Project Management



Space Management



Reservation Management



Integrations

# Facility Condition Assessment & Capital Project Management

Front-end planning offers a

**\$3-10**

payback for every dollar spent

Source: Construction Industry Institute



# Key Benefits

- Holistic understanding of the condition of your facilities and critical assets
- Identify opportunities to improve value & performance
- Manage risk effectively
- Long term planning and budgeting
- Program-level funding opportunities
- Enhance business growth through collaborative, prioritized, and coordinated implementation plans
- Reliable prioritization and decision making
- Grow stakeholder confidence through process compliance and governance





# Facility Condition Assessment & Capital Project Management through the facility lifecycle

On-Boarding

Utilize

Disposal

Acquire

Build-out

Populate  
Portfolio Data

Administer  
Real Estate

Experience

Maintain

Dispose

- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

- Estimate projects
- Establish and manage schedule
- Prioritize and execute environmental improvement projects
- Manage proposals
- Manage commitments and payments
- Manage project progress, risks and changes
- Project close-out

- Populate location hierarchy
- Load floorplans from CAD/BIM
- Manage space details
- Manage space allocations
- Assign seats

- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with lease terms
- Renegotiate leases
- Perform property management on leased and owned properties

- Measure real time space use
- Validate space use
- Initiate and manage moves
- Employee workplace services portal
- Reserve work and meeting space
- Reserve Assets
- Indoor wayfinding
- Locate colleagues
- Measure workplace utility consumption

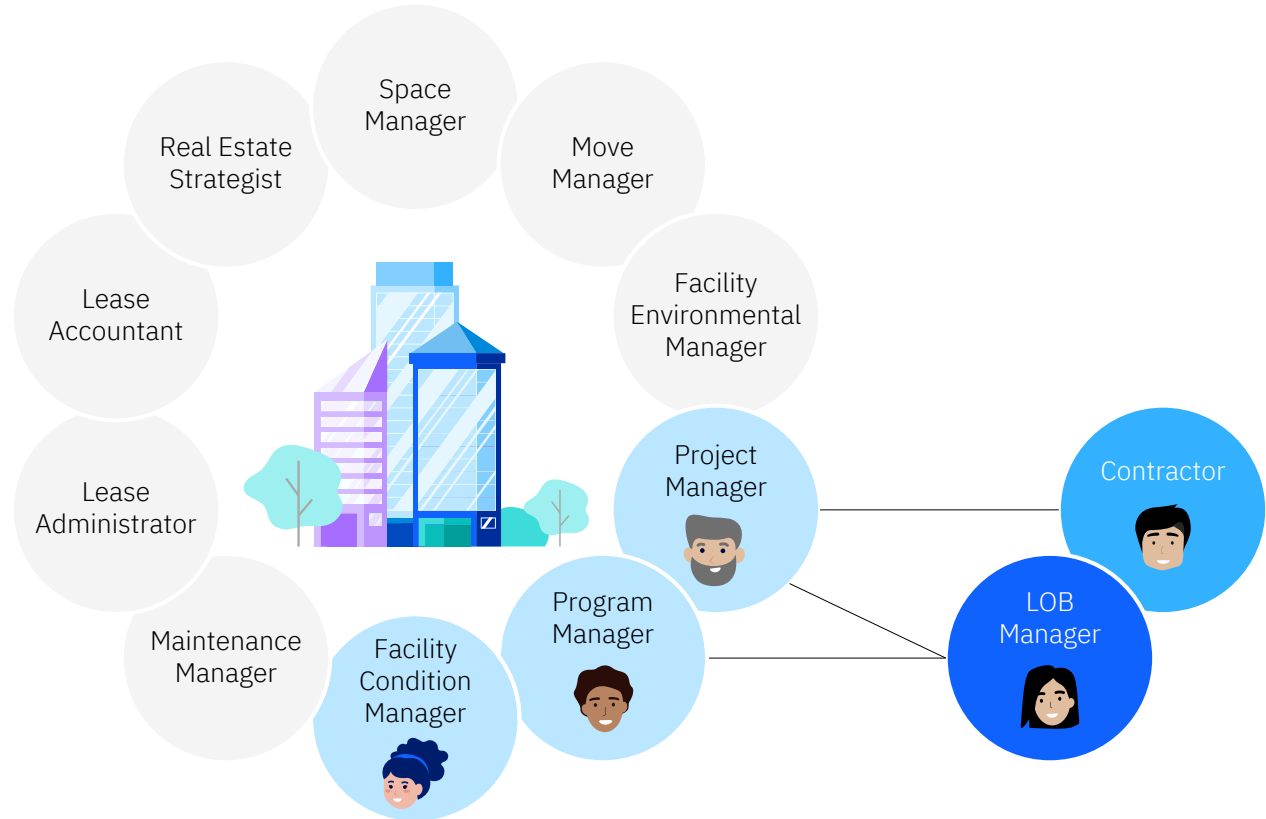
- Manage and route service requests and on demand work orders
- Manage planned, maintenance
- Plan for facility component lifecycle
- Manage facility condition index
- Plan projects
- Identify environmental improvement projects
- Maintain parts inventory
- Warranty management

- Identify underused space
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define downsize scenarios
- Compare scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return

# Automated collaboration in Facility Condition Assessment & Capital Project Management






Project teams are typically composed of a wide array of people and roles.

TRIRIGA helps to bring those teams together to assess facility condition and improve overall performance. It then helps to manage and approve funding, prioritize work allocations, and to ensure that projects are delivered on-time and on-budget.

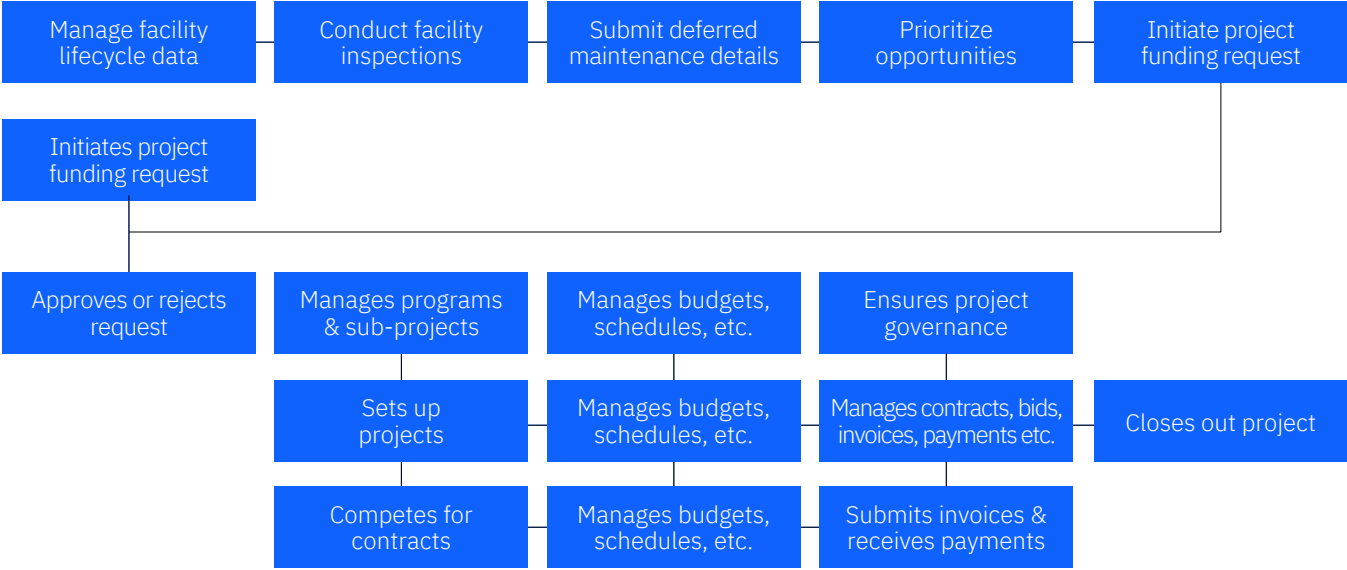


# TRIRIGA streamlines how teams work together to improve integrated project execution and consolidated tracking

## Personas

-  Facility Condition Manager
-  LOB Manager
-  Program Manager
-  Project Manager
-  Contractor

## Summary of supported activities & responsibilities



# Space Management

TRIRIGA increases space utilization and eliminates costly, unnecessary space

30-40%

of commercial space is **underutilized**



# How enterprises **manage spaces** in the emerging new normal is more important than ever

On-Boarding

Utilize

Disposal

Acquire

Build-out

Populate  
Portfolio Data

Administer  
Real Estate

Experience

Maintain

Dispose

- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

- Estimate projects
- Establish and manage schedule
- Prioritize and execute environmental improvement projects
- Manage proposals
- Manage commitments and payments
- Manage project progress, risks and changes
- Project close-out

- Populate location hierarchy
- Load floorplans from CAD/BIM
- Manage space details
- Manage space allocations
- Assign seats

- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with lease terms
- Renegotiate leases
- Perform property management on leased and owned properties

- Measure real time space use
- Validate space use
- Initiate and manage moves
- Measure workplace utility consumption
- Employee workplace services portal
- Reserve work and meeting space
- Reserve Assets
- Indoor wayfinding
- Locate colleagues

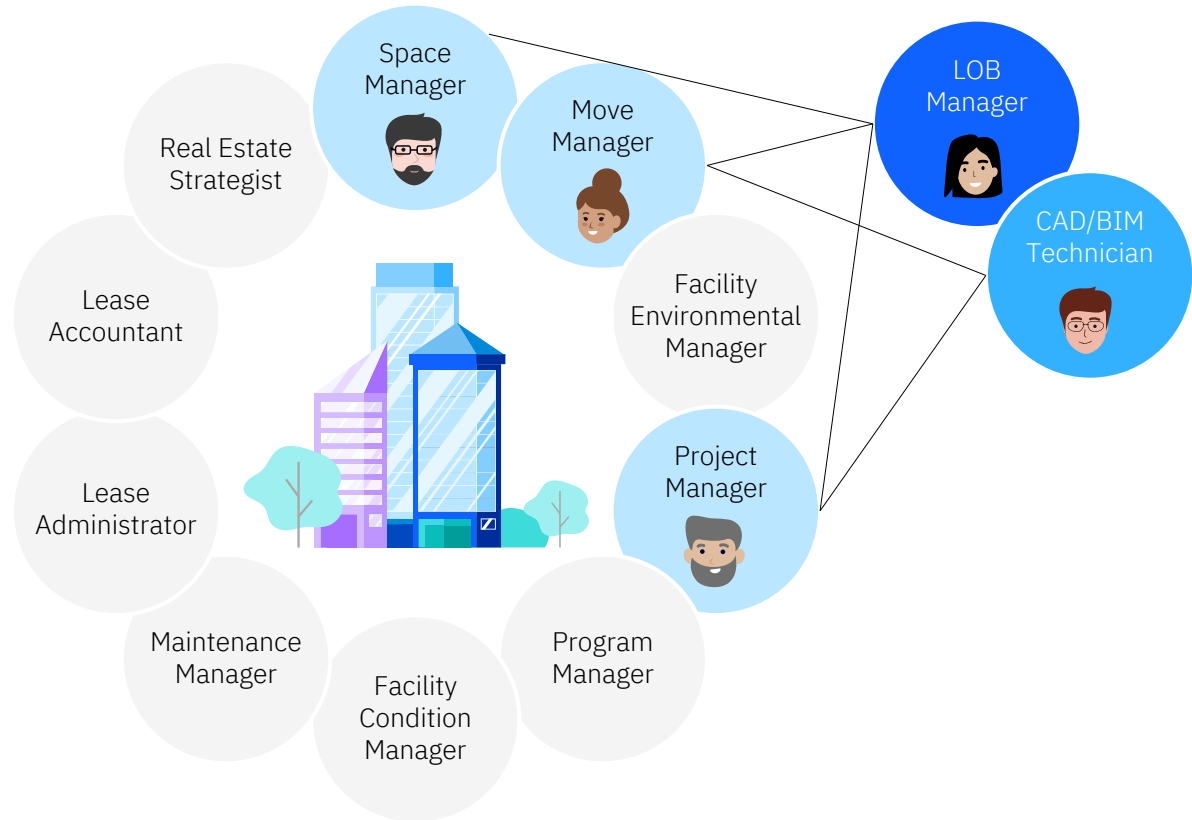
- Manage and route service requests and on demand work orders
- Manage planned, maintenance
- Plan for facility component lifecycle
- Manage facility condition index
- Plan projects
- Identify environmental improvement projects
- Maintain parts inventory
- Warranty management

- Identify underused space
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define downsize scenarios
- Compare scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return

# Real estate teams are often composed of a wide array of people and roles

Space management teams are typically composed of a wide array of people and roles. Requests for space are often initiated by line-of-business leaders

TRIRIGA helps bring teams together to improve overall performance, create strategic facility plans, increase space utilization, eliminate unnecessary space and reduce move costs and time.



# Space planners ingest floorplan & asset data from CAD and BIM to automatically generate space and asset records

TRIRIGA  
Capabilities



Acquire



Build-out



Administer  
Real Estate



Capture  
Portfolio Data



Utilize



Maintain



Manage  
Environmental  
Metrics








Dispose

External  
Systems

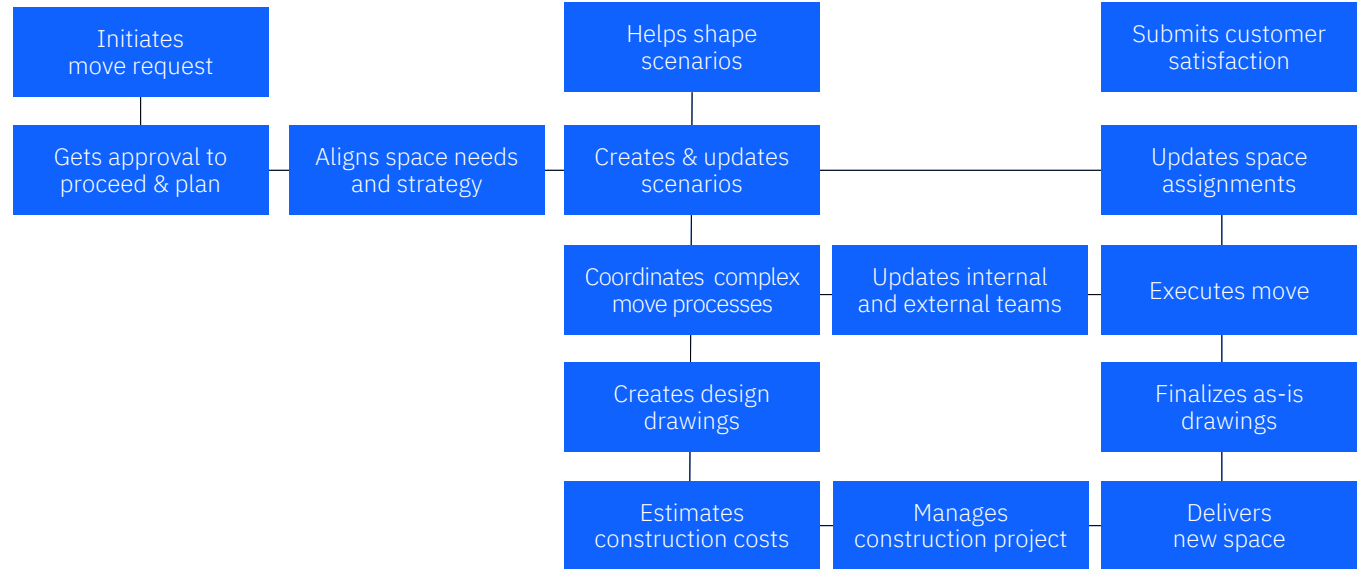
BIM (Revit), CAD (AutoCAD, MicroStation)

# TRIRIGA increases space utilization and eliminates costly, unnecessary space

## Personas

-  LOB Manager
-  Space Planner
-  Move Manager
-  CAD/BIM Technician
-  Project Manager

## Summary of supported activities & responsibilities





# Reservation Management

TRIRIGA enables flexible workplaces that are dynamic, safe and engaging

66%

of employees would prefer to be in the office for at least a portion of their work week



# TRIRIGA helps ensure that critical **workplace services are available** where and when they are needed

On-Boarding

Utilize

Disposal

Acquire

Build-out

Populate  
Portfolio Data

Administer  
Real Estate

Experience

Maintain

Dispose

- Identify requirements
- Search for potential locations
- Compare potential locations
- Justify lease or purchase decision
- Exercise lease options
- Execute purchases

- Estimate projects
- Establish and manage schedule
- Prioritize and execute environmental improvement projects
- Manage proposals
- Manage commitments and payments
- Manage project progress, risks and changes
- Project close-out

- Populate location hierarchy
- Load floorplans from CAD/BIM
- Manage space details
- Manage space allocations
- Assign seats

- Abstract new leases
- Meet lease accounting regulations
- Manage lease financials
- Track critical dates
- Comply with lease terms
- Renegotiate leases
- Perform property management on leased and owned properties

- Measure real time space use
- Validate space use
- Initiate and manage moves
- Measure workplace utility consumption
- Employee workplace services portal
- Reserve work and meeting space
- Reserve Assets
- Indoor wayfinding
- Locate colleagues

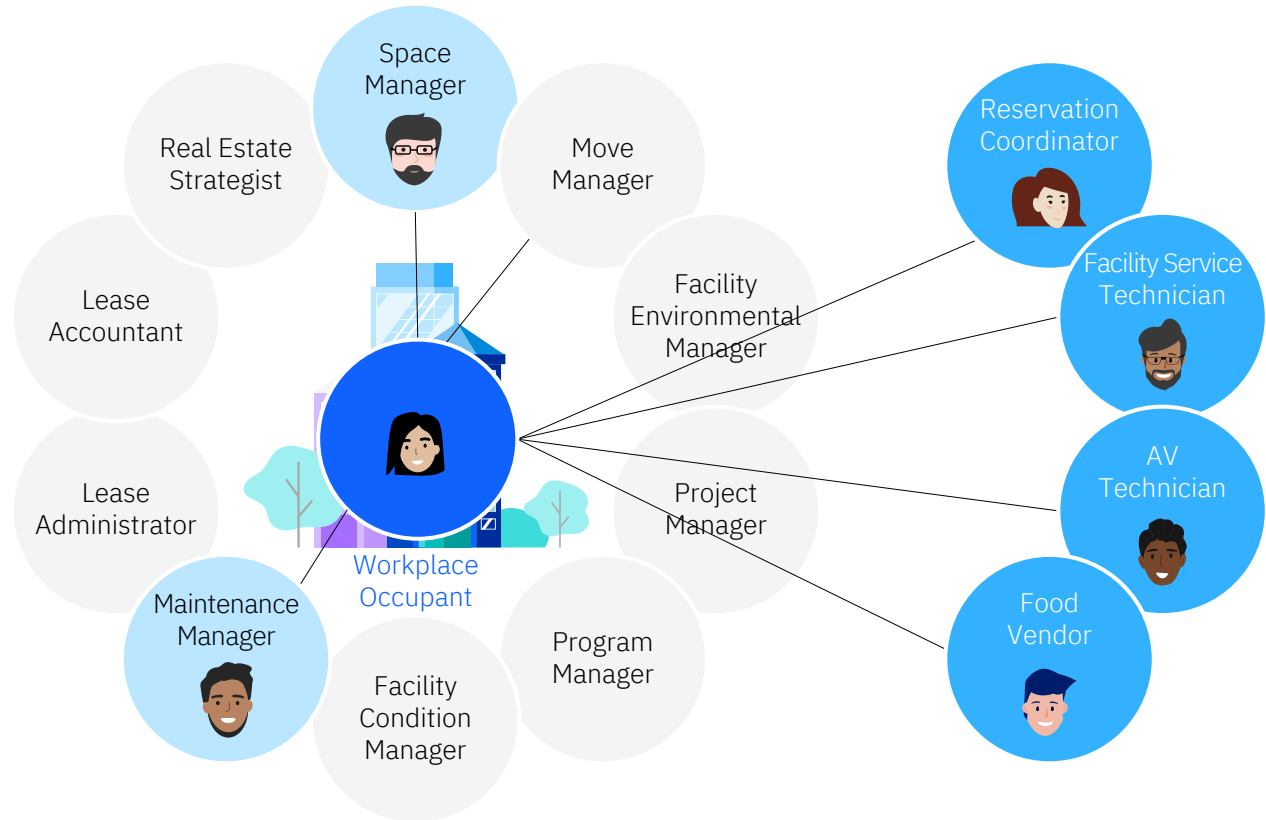
- Manage and route service requests and on demand work orders
- Manage planned, maintenance
- Plan for facility component lifecycle
- Manage facility condition index
- Plan projects
- Identify environmental improvement projects
- Maintain parts inventory
- Warranty management

- Identify underused space
- Model space scenarios
- Implement moves
- Identify excess space for disposal
- Define downsize scenarios
- Compare scenarios
- Decide and execute
- Site remediation
- Prepare site to sell or return

# Workplace occupants expect to **access** facilities and space **seamlessly**, adding **productivity** to their day








The workplace experience centers around the space user, everyday employees that need to get the job done. They need access to space, equipment and various services without impeding the work they're focused on.

TRIRIGA provides a single interface to workers to streamline the process and save time and money as enterprises determine how to bring employees back to the workplace safely and confidently

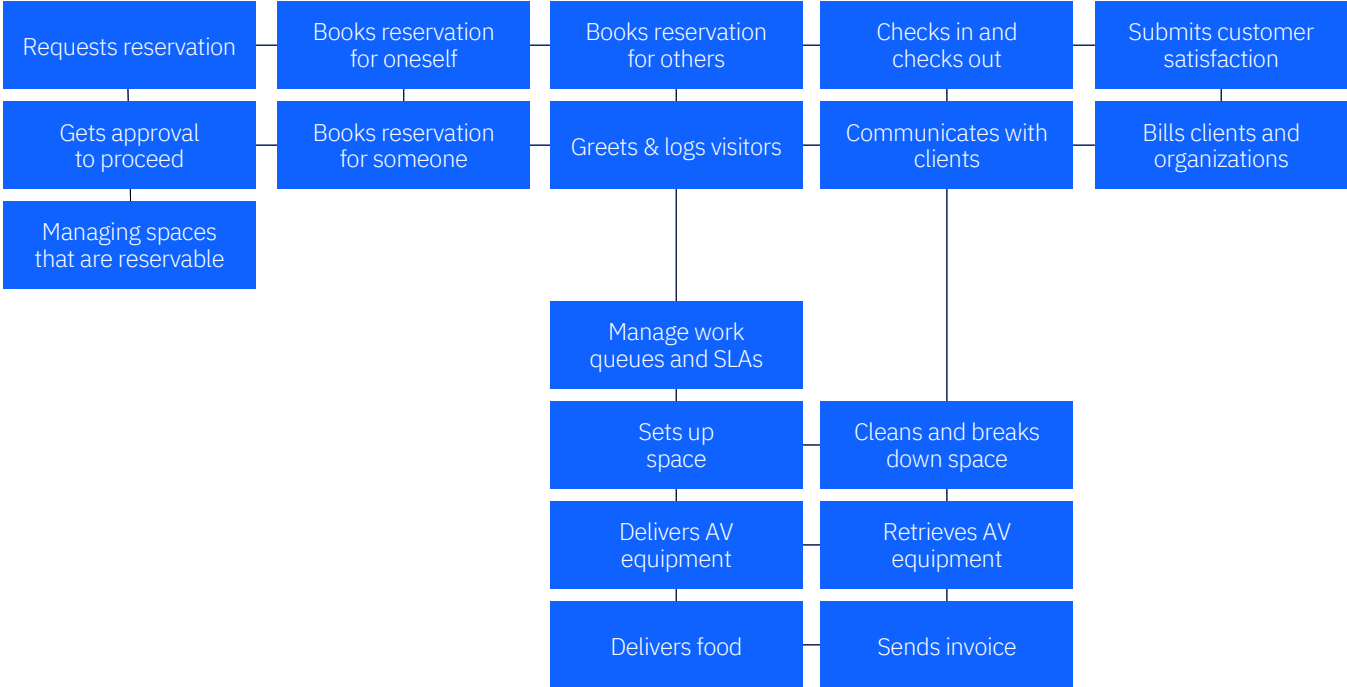


# TRIRIGA automates service delivery and facility access enhance the workplace experience

## Personas

-  Workplace Occupant
-  Reservation Coordinator
-  Space Planner
-  Maintenance Manager
-  Facility Service Technician
-  AV Specialist
-  Food Vendor

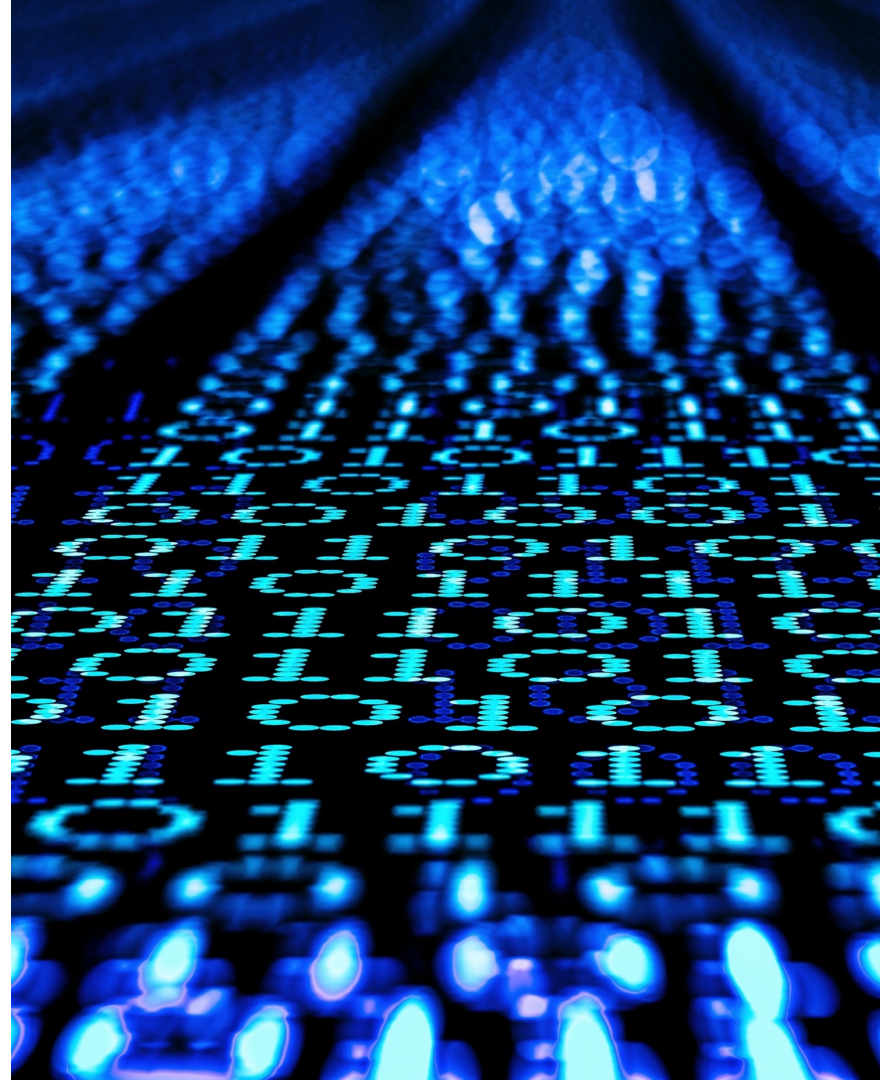
## Summary of supported activities & responsibilities

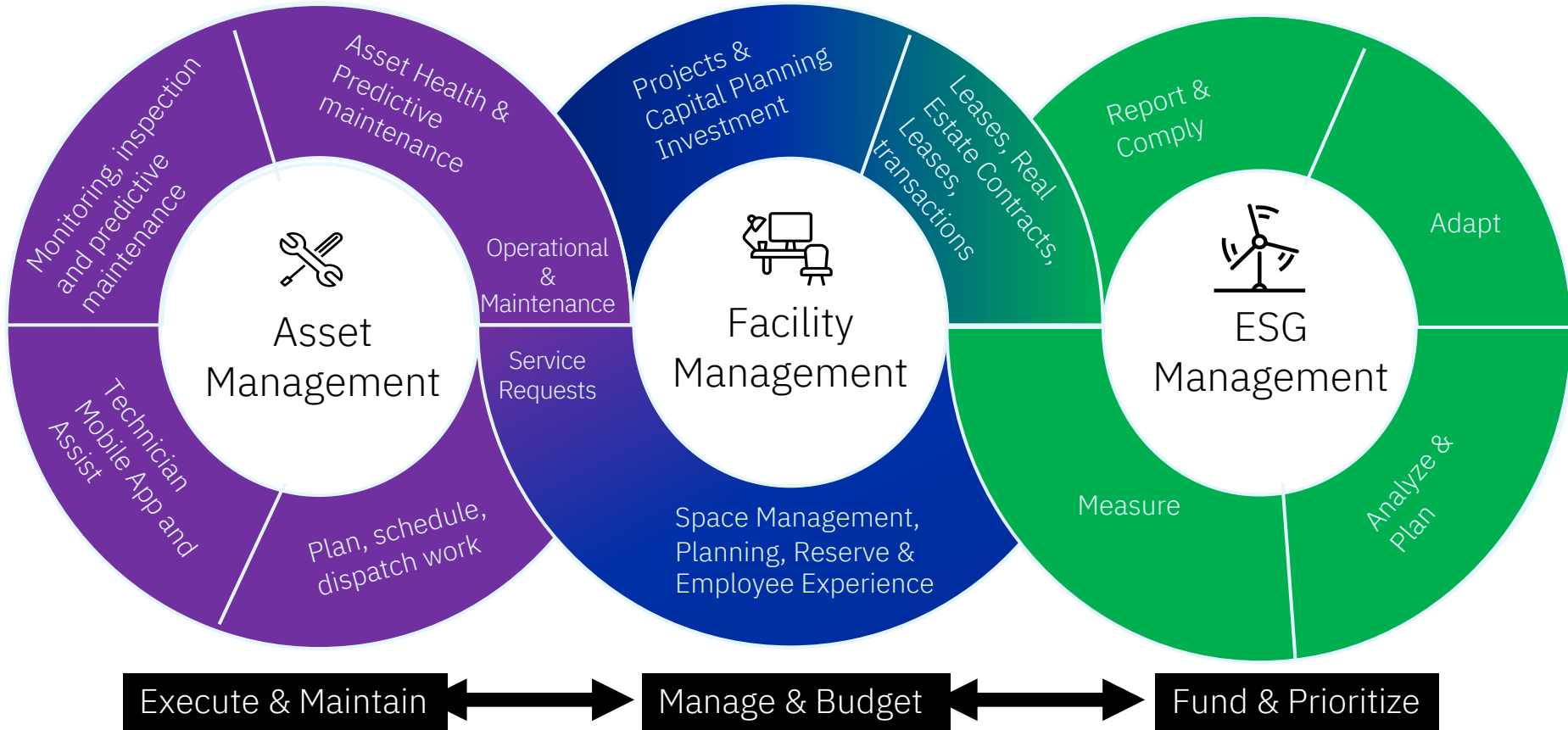


# TRIRIGA Integrations

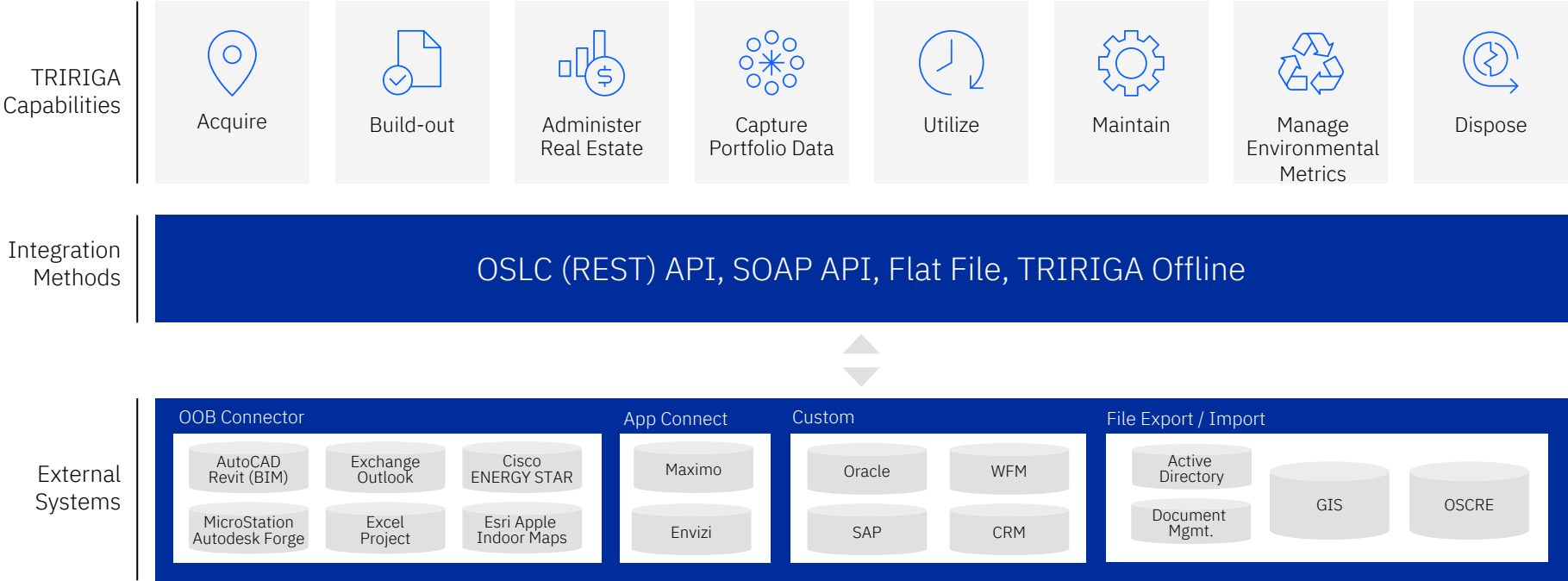
TRIRIGA can integrate with Maximo to break down operational silos & empower teams

- **Synchronized portfolio data** ensures consistent reporting and a single source of truth across all people, places and things in your enterprise.
- **Coordinated operations** and reporting provides consistency and efficiency across facilities and assets.
- **Streamlined monitoring, planning and budgeting** unlocks new opportunities, high-level insights and improved decision making.

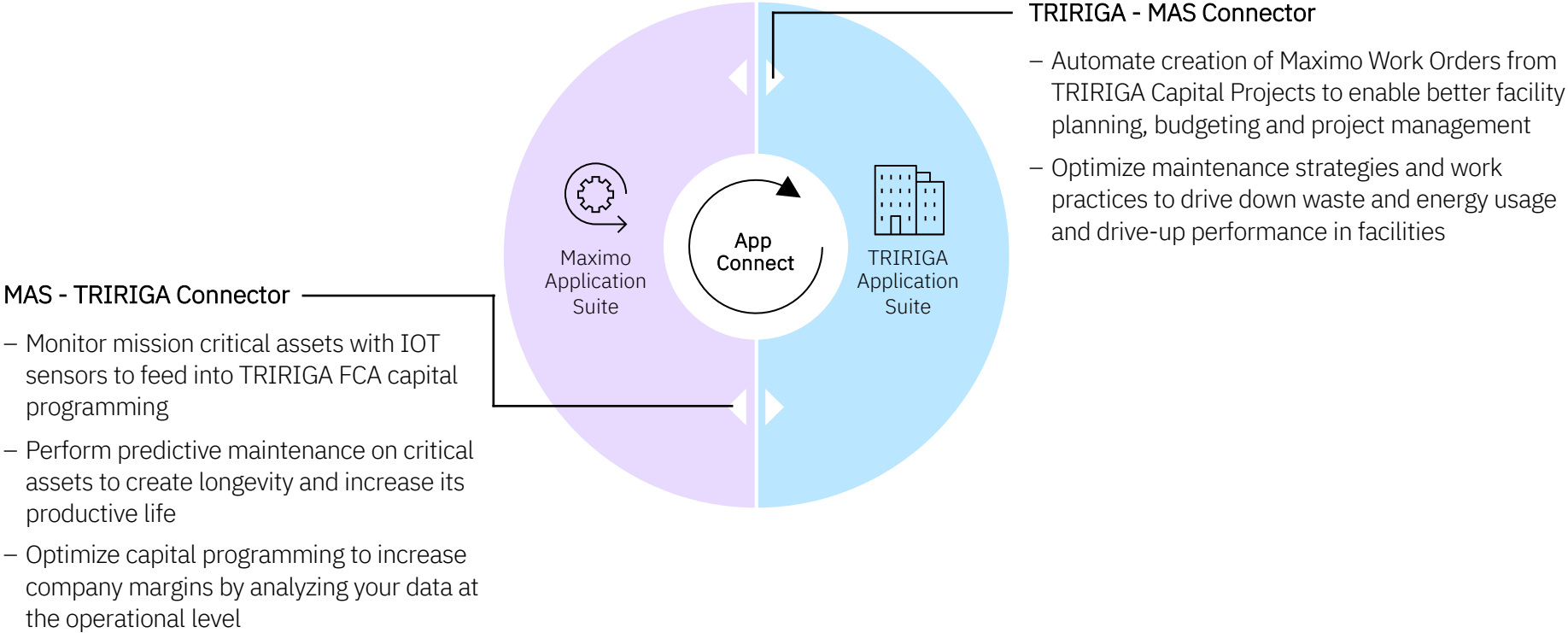




# TRIRIGA offers flexible integration to systems-of-record relevant to real estate and facility processes



# Maximo + TRIRIGA: Radically improve how assets and facilities are managed with automated capture and reporting of data from day-to-day operations and capital projects.



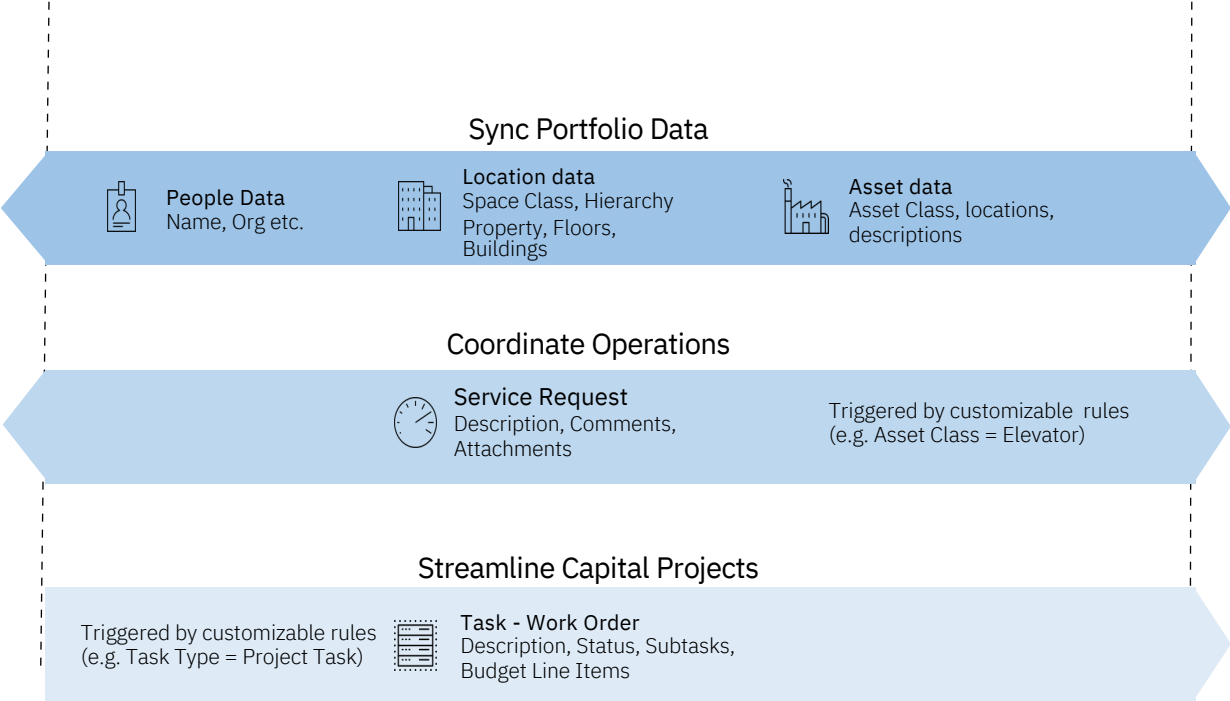


# Integration Accelerator for Maximo and TRIRIGA

**IBM App Connect**  
Accelerates Integration for Sustainability Software

TRIRIGA

MAXIMO



# Customer Examples – use TRIRIGA and Maximo

## **Maricopa County – eCIFM**

Maximo is “Book of Record” for Building Equipment Assets, Maintenance, Time Keeping.  
TRIRIGA is “Book of Record” for Property Portfolio, Space Management and Occupancy, Lease Management.

## **CDC – Center for Disease Control**

CDC uses Maximo to inventory and control diseases in their labs; TRIRIGA for IWMS, Federal Real Property Reporting, and comply with EO 13327.

## **Sandia National Labs**

Using TRIRIGA for Facility Condition Assessment and Space and Move Management, integrating with Maximo.

## **Tennessee Valley Authority (Power)**

TVA implemented Maximo over the past several years for nuclear, hydro, fossil and corporate operations (a significant implementation).  
They are implementing TRIRIGA for Space Management, Move Management, TREES and Facility Assessment. Plan to integrate the 2 systems so that Move Project Tasks are created and worked on the Maximo side and the Task completion details are sent back to the TRIRIGA Move Project.

## **Unicco UGL - Outsource RE Service Provider**

Uses both Maximo and TRIRIGA for Facility Maintenance, depending on customer needs.  
Selected TRIRIGA to support business expanding globally into IWMS Services.

## **Boeing**

Uses Maximo for Operations and Maintenance, and all Self-Service requests - all tickets are opened in Maximo, all requests originate and stay within Maximo.  
TRIRIGA - for all non-O&M requests these requests , the ticket originates in Maximo and is routed via batch-integration to TRIRIGA including Project requests, Lock and Key, Mail Codes and Space and Moves. Project funding requests are approved within TRIRIGA which kicks off WO based on that approval.

## **Al-Borj- Saudi**

Microsoft Dynamics Maximo IWMS Facilities and Services Solution eSolutions-BP  
Integrated TRIRIGA to their primary service provider's Maximo system to exchange service request and work order information.

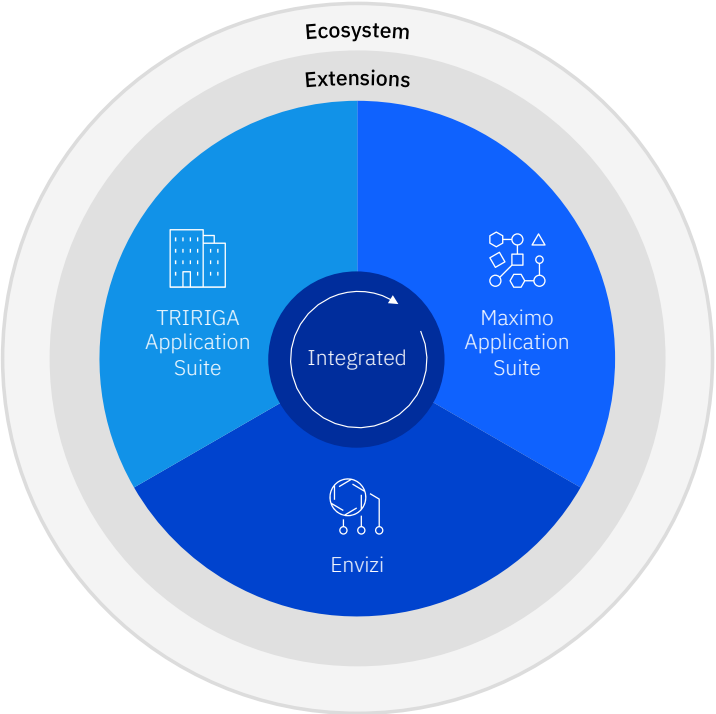
## **Disney**

TRIRIGA for Corporate Real Estate, all non- ride related assets, i.e. Ride Facilities, painting, Roofs, Pool Decks  
Maximo for Theme Park asset maintenance, Resorts and Hotel properties

## **DOW**

TRIRIGA for Corporate Real Estate  
Maximo for production asset maintenance

# Leverage the best of Maximo and the best of TRIRIGA using pre-built integrations



Facility Condition Assessment  
& Capital Project Management



Space Management



Reservation Management



Enabled by Maximo – TRIRIGA Integrations

# The impact of Real Estate on corporate performance is driving workplace transformation



## Point Solutions

- Departmental focus
- 
- Decentralized operations
- 
- Task orientated activities
- 
- Limited data shared across lifecycle



## Integrated Solutions

- Centralized organizations
- 
- Centralized data platform
- 
- Real estate lifecycle functionality
- 
- Vertical integration capabilities



## Performance Management

- Enterprise value driven
- 
- Actively track KPIs such as total occupancy costs, space utilization, etc.
- 
- Automate processes and workflow
- 
- Manage across real estate lifecycle



## Strategic Management

- STREAM becomes a strategic Asset
- 
- Consistent C-Suite visibility and dependency
- 
- Financial, operational and environmental OKRs linked to strategic goals



## Value Creation Strategy

- IoT and AI use cases increasingly deployed
- 
- Enhanced workplace experience
- 
- Optimize facilities to improve productivity and engagement
- 
- Shift focus to HIGH VALUE WORK

# IBM is the only Integrated Workplace and Carbon Management leader in all IDC and Verdantix ratings



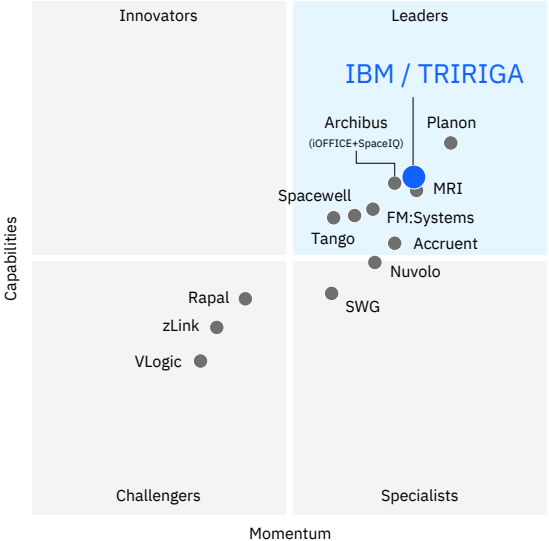
Worldwide SaaS and Cloud-Enabled Enterprise Maintenance and Facility Management Applications 2022–2023



Source: IDC, 2022



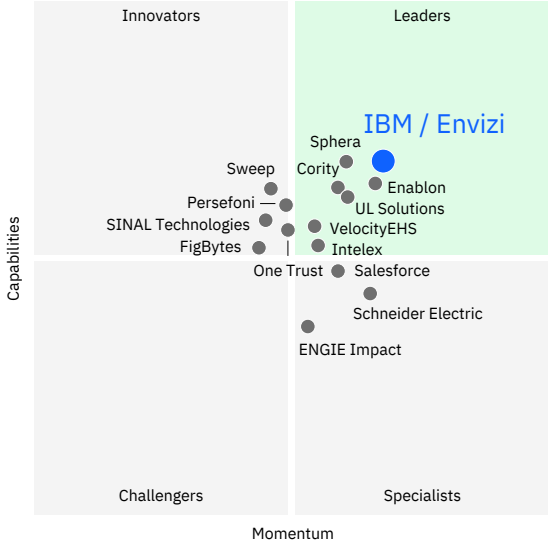
Green Quadrant for Integrated Workplace Management Systems 2022



Source: Green Quadrant: Integrated Workplace Management Systems 2022 Copyright © Verdantix Ltd 2007-2022



Green Quadrant for Carbon Management Software 2022



Source: Green Quadrant: Enterprise Carbon Management Software 2022 Copyright © Verdantix Ltd 2007-2022

# The Future is *You*

Join the [User Engagement Program](#) and shape the future of IBM Products

## Influence IBM roadmaps

Engage with Product and Design teams to shape future work

## Get early access to future offerings

Preview design and product experiences

## Shape experiences for your needs

Share your goals, challenges, and feedback so we can build products that help you and your organization succeed

## What should I know?

[Participants](#) are industry professionals who contribute their experience, domain expertise, and feedback on our current or future products, on behalf of their organization.

IBM works with your [availability](#).

[One-way confidential information](#), IBM to your organization.

[Your Organization owns their feedback](#). IBM can use that feedback with your permission.

## Where do I start?

1. Contact your IBM representative
2. Complete the Feedback Program Agreement
3. IBM's Product team will reach out to you to collaborate

2 min survey



What does all this  
mean for you?

The time to act is  
**now**



**IBM**