

# IBM TRIRIGA In Asset Lifecycle Management

## Northeast Maximo User Group

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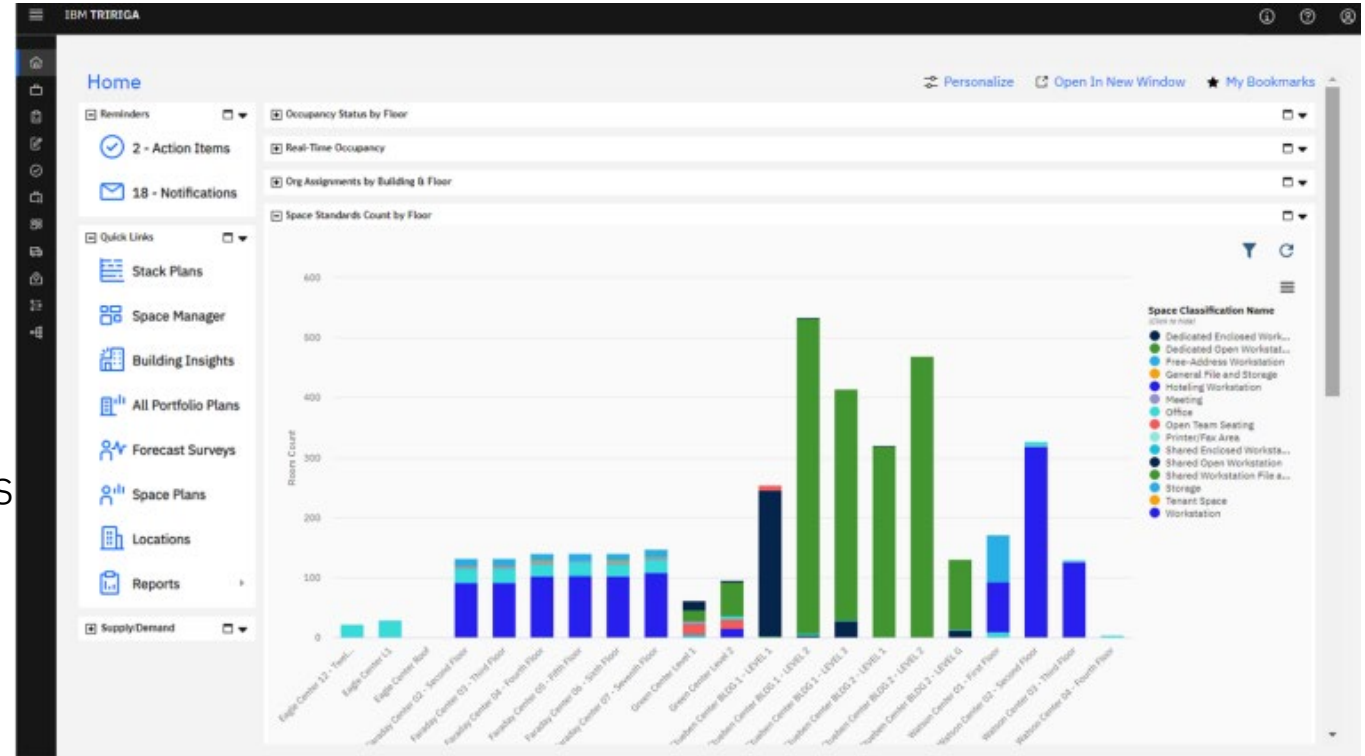
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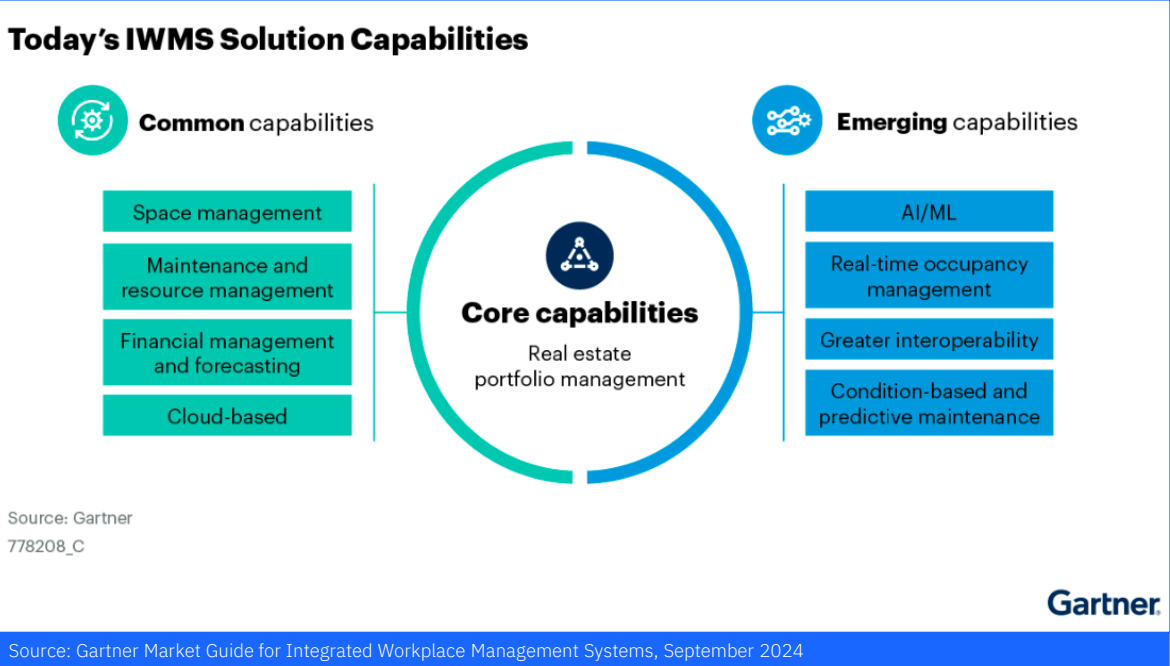
# Agenda

- What is ALM? And Why?
- What is Maximo Real Estate and Facilities?
- The evolution of Maximo Application Suite
- Maximo Real Estate and Facilities Capabilities
- Integrations





# Facility management and asset management can no longer be viewed independently

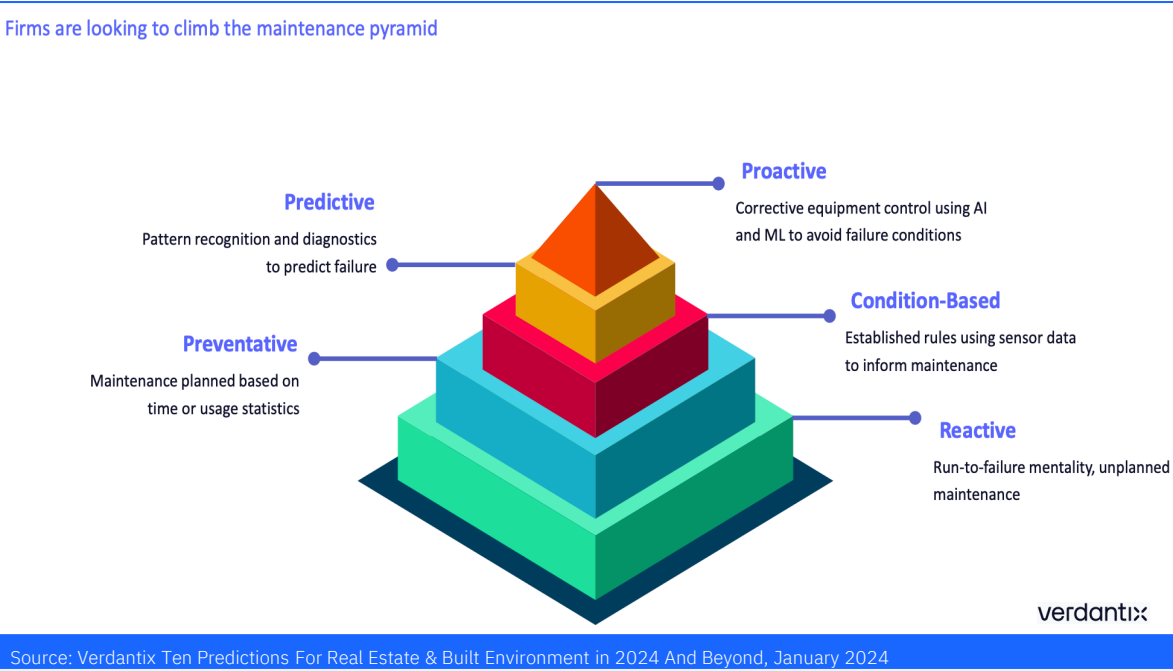


“ The old way of thinking about facilities and assets is no longer sustainable. We need to **break down the silos** between FM and AM and work together to optimize our entire portfolio.

President and CEO  
Asset Management Council

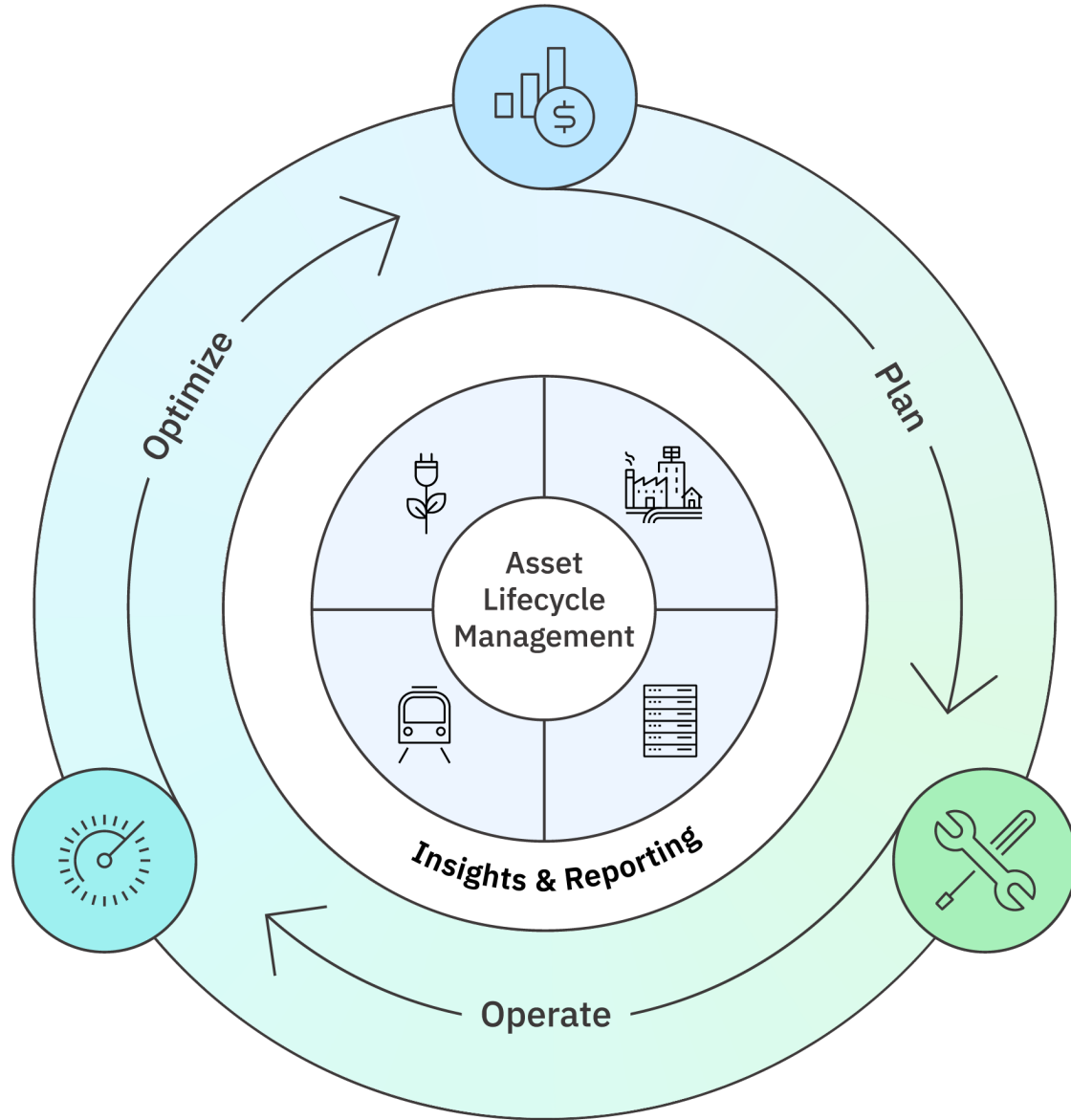
“ The **convergence** of facility management and asset management is the future of our industry. By working together, we can optimize our facilities and assets, **reduce costs, and improve sustainability**.

Executive Vice President and CEO  
International Facility Management Association



# Optimize whole lifecycle of assets with an integrated solution

It's possible to reduce operational cost and risk as well as improve workforce productivity and asset reliability while reducing environmental impact.



# IBM is the only recognized leader across all segments

## Verdantix Green Quadrant results



Connected Portfolio  
Intelligence  
Platforms (IWMS)



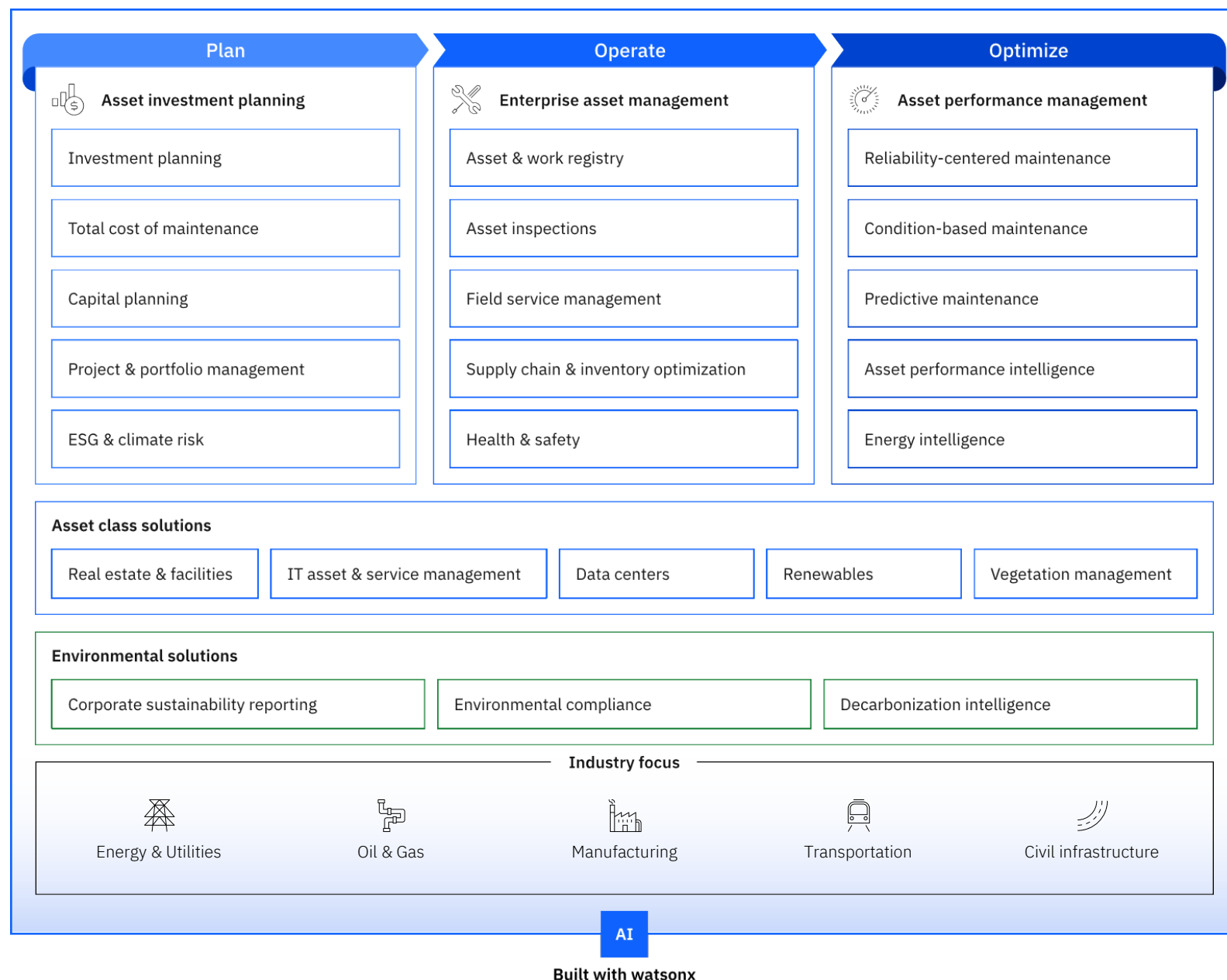
Asset  
Performance  
Management



Enterprise  
Asset  
Management

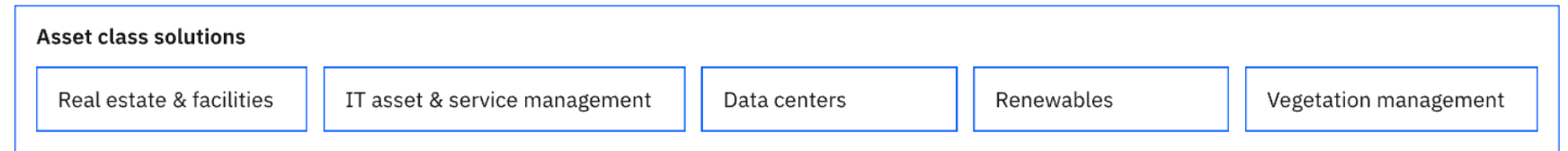
# Bring the power of MAS to Real Estate and Facilities

- Common foundation services allows for streamlined user management
- Unified App Points allows for capabilities to be mix and matched
- Pre-built integrations allows for location and asset data to be shared, reducing duplicate efforts & providing a single source of truth
- Supports hybrid cloud deployment with an OpenShift containerized architecture



Asset class solutions provide extended capabilities that these classes require

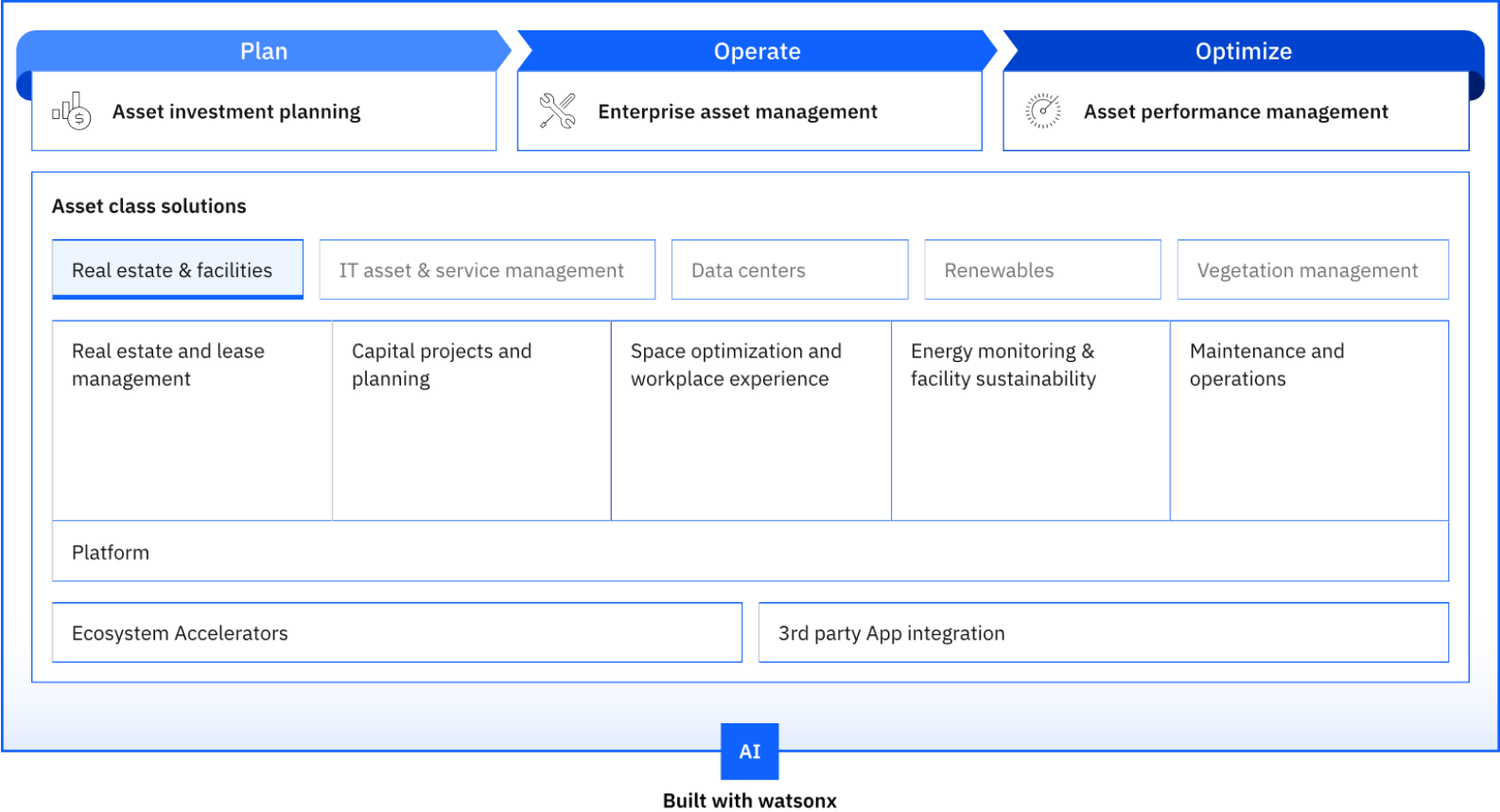
- Real estate & facilities is an asset class solution within the Maximo Application Suite
- It contains the same functionality that you are used to today
- Opportunity to expand real estate and facilities operations into APM and EAM solution





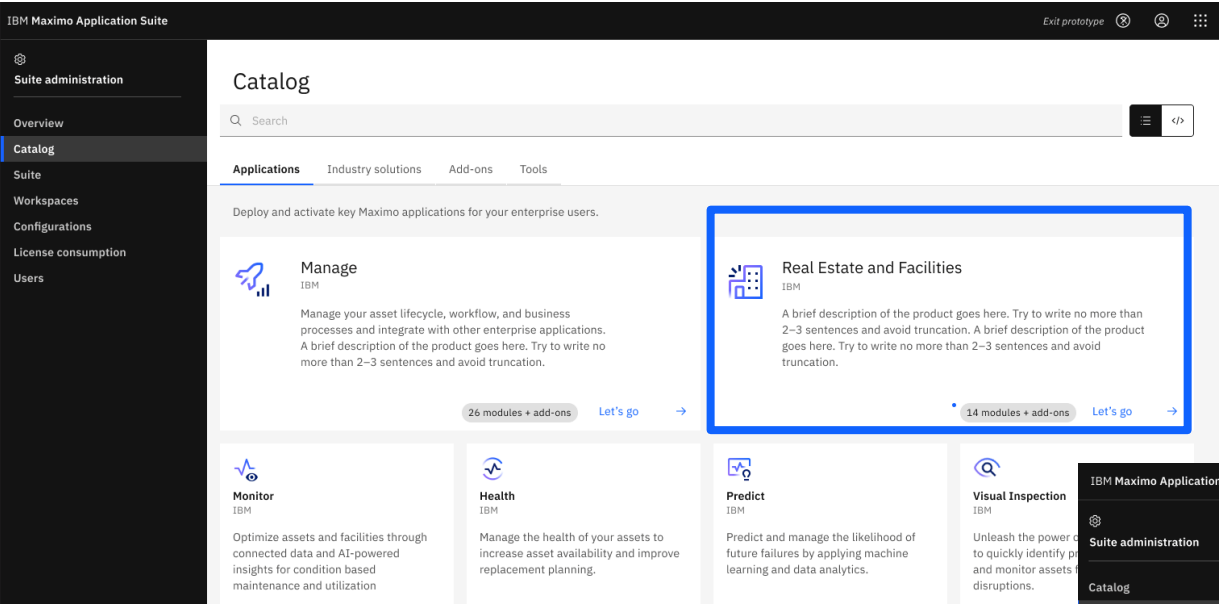
# Maximo Real Estate & Facilities

- Real Estate & Facilities is unified onto common components within Maximo Application suite
- Users and licenses are centrally managed across the suite

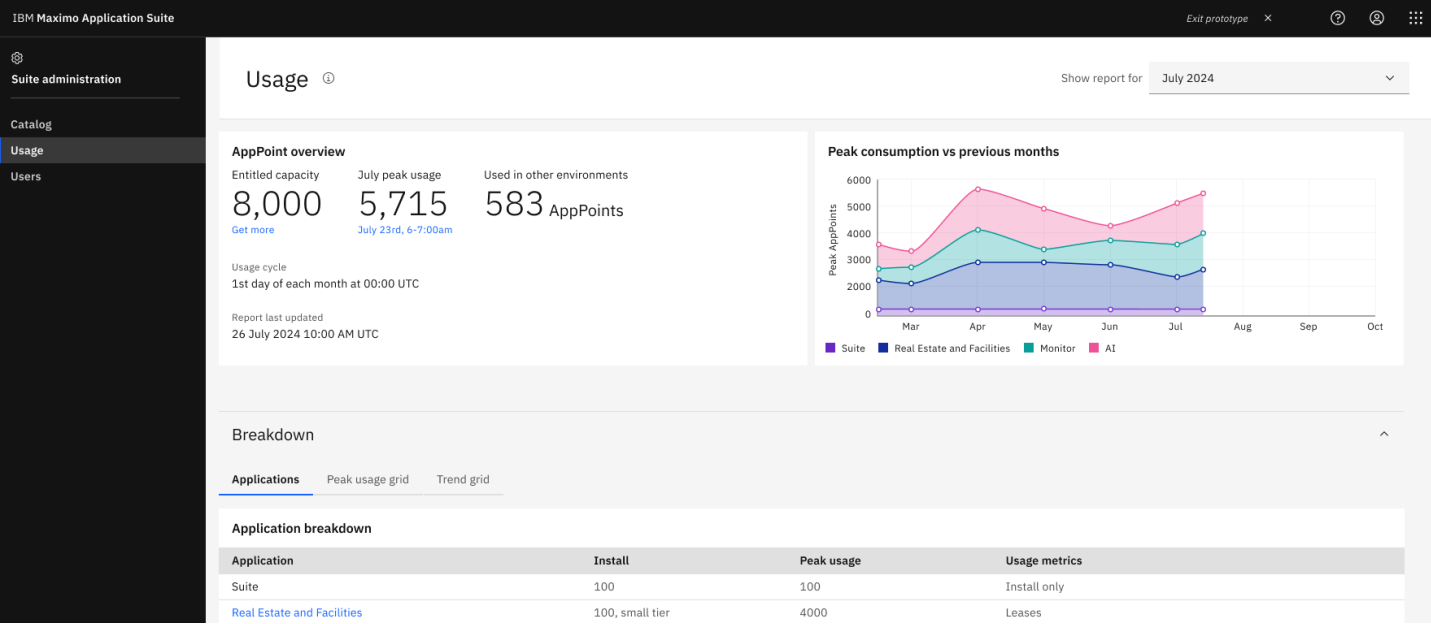


# Enhanced Admin UX to manage and monitor App Point usage

Target: MAS Q2 2025



Real Estate and Facilities part of the MAS Catalog



New dashboards to track App Point usage

# Centralized user management for all apps across Maximo Application Suite

- Admins will manage users within MAS Core and assign them to a user type
- User is automatically sync'd to Real Estate and Facilities
- Security groups are still managed in Real Estate and Facilities, with no changes in the upcoming release
- Elements of the TRIRIGA admin console will become read-only
- Tooling is being developed to automate the migration of existing users and license types

The screenshot shows the 'Create new user' interface in the IBM Maximo Application Suite. The breadcrumb trail is 'Security / Create new user'. The interface is divided into two main sections: '1. Identity & authentication' and '2. Access & license', with the second section being the active tab.

**Access type**  
Define if the user should be concurrent and consume points during usage only, or authorized and consume a lower number of points at all times.


☒ Concurrent  
☐ Authorized

**Administrative and application access**  
For users that need administration access, you can set their administration privileges

Suite administration: ☐ System configuration, ☐ API key management, ☐ IDP management

Real Estate and Facilities:

**Suite security groups**  
Grant the user access to applications like Maximo Manage, Monitor, Health and Predict.

  
This user belongs to no suite security groups.

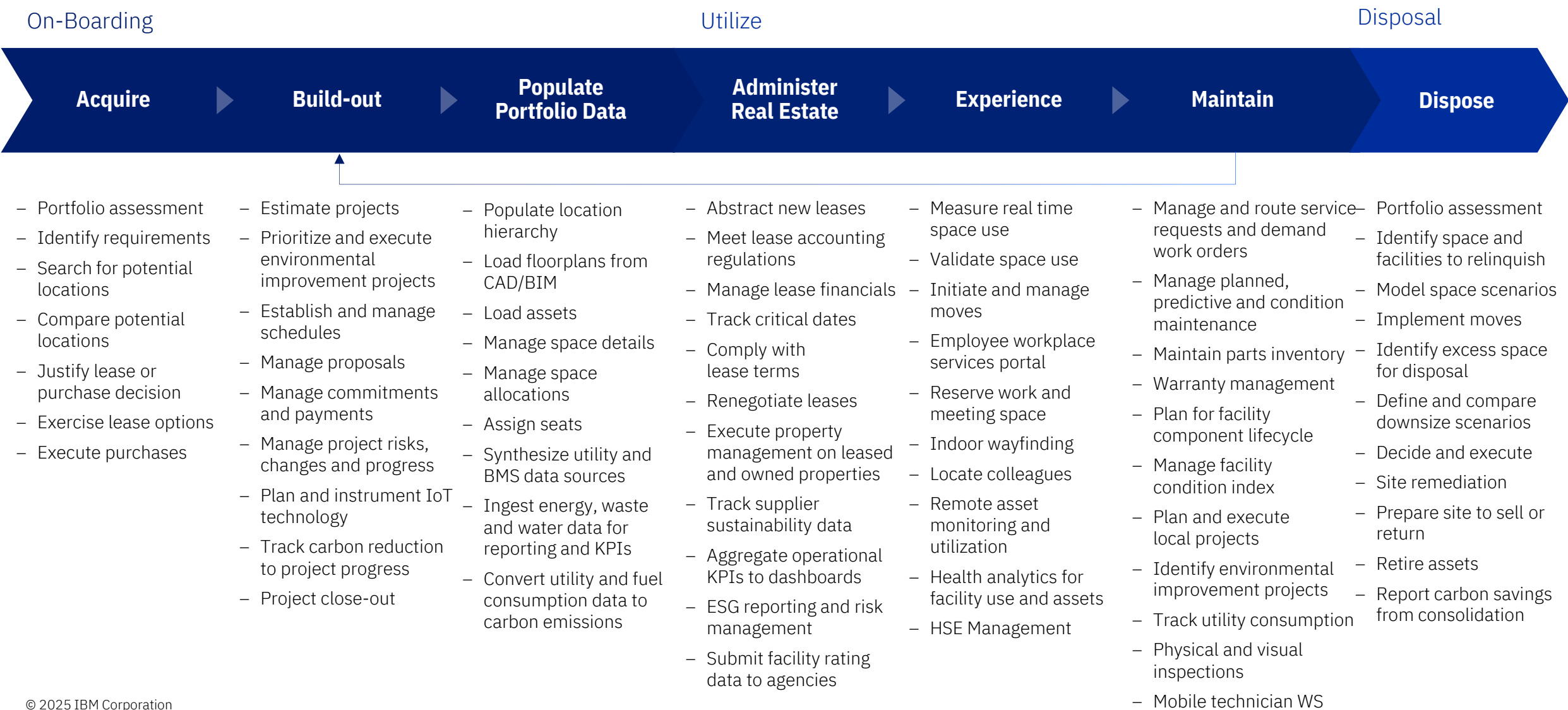
[Select groups](#)

**License summary for this user**  
**Self-Service Concurrent User**  
0 AppPoints

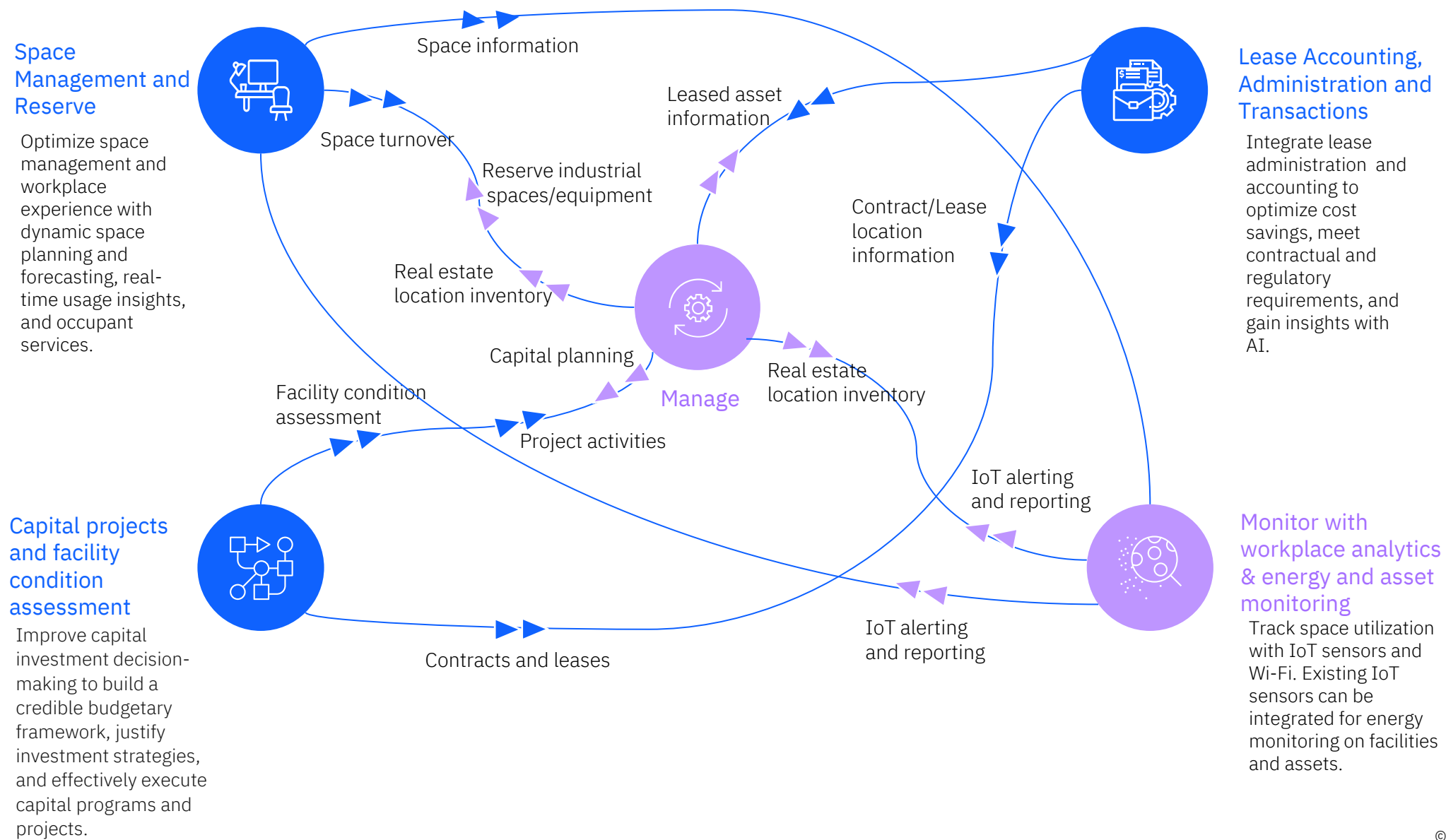
**Explanation**

- Concurrent access type
- No suite administrative access
- No access to Real Estate and Facilities
- No Suite Security groups

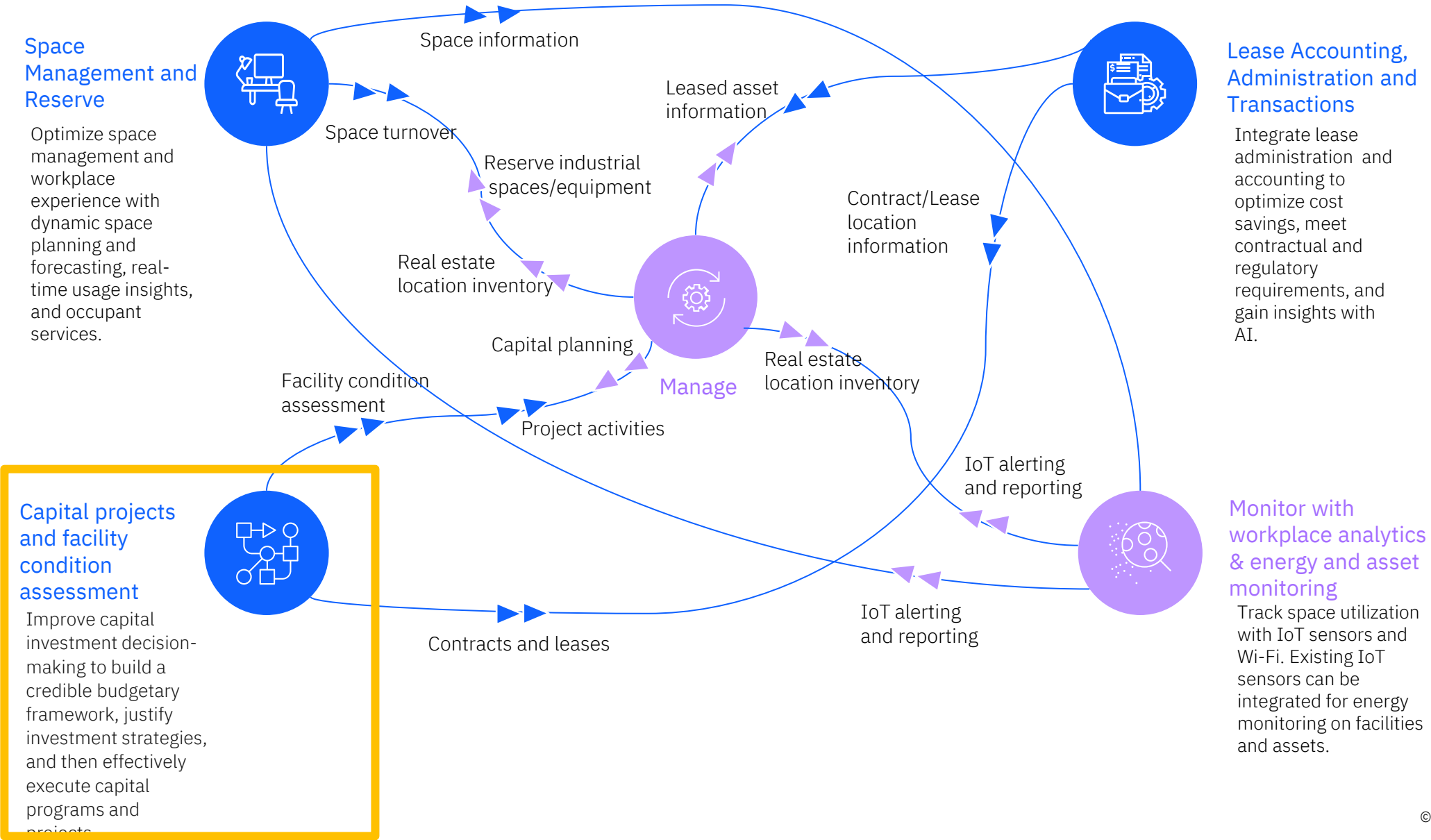
# Real estate and facilities lifecycle should be managed as an integrated system



# Maximo Real Estate and Facilities complements Manage for facility maintenance



# Capital projects and facility condition assessment





# Capital Project Management provides the inputs to Work Order & Asset Management

## *Planning*

### Capital Project Management

Capital Projects  
Facility Condition Assessment  
Needs Inventory / Opportunities

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

## *Execution*

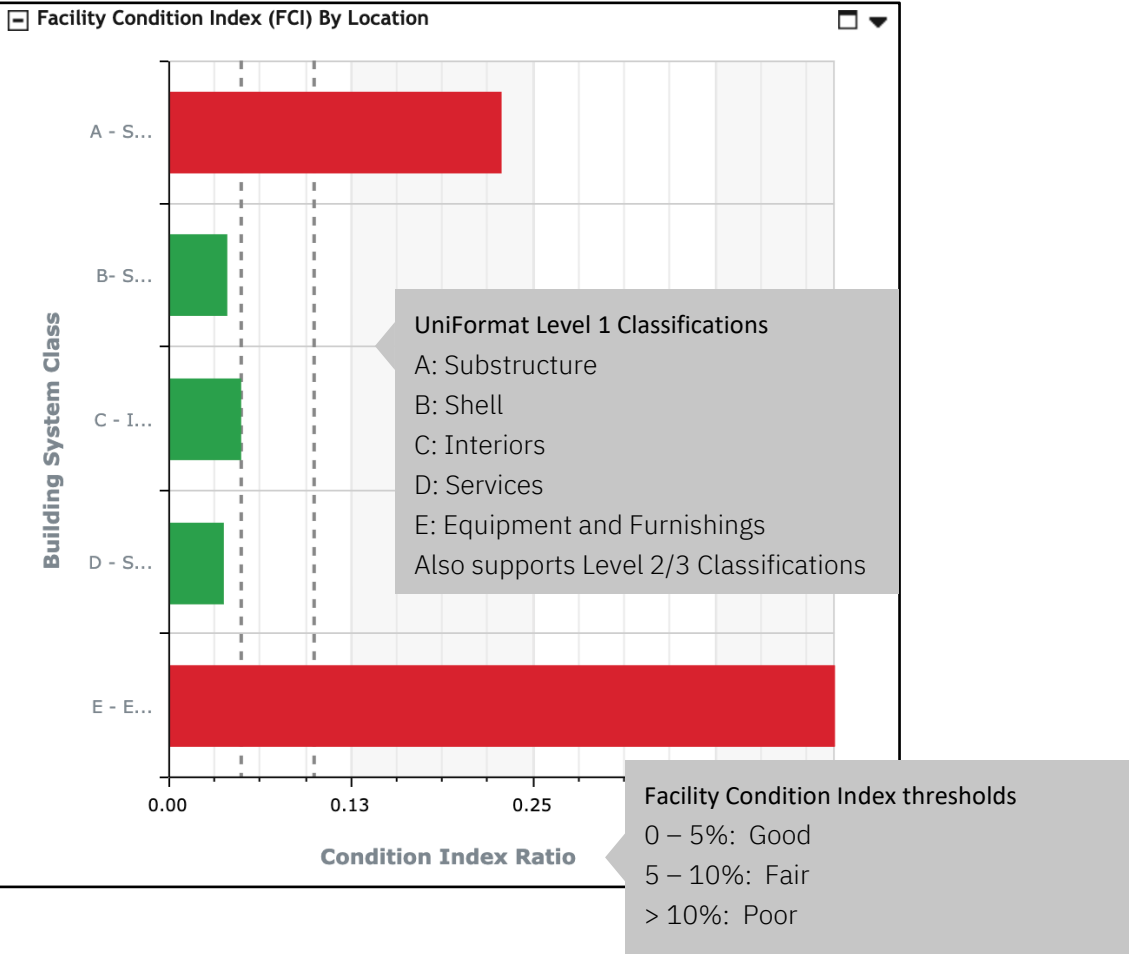
### Work Order & Asset Management

Work Orders  
Job Plans / Scheduling  
Inventory Management  
Preventive, Predictive Maintenance  
Asset Renewal / Replacement Strategies

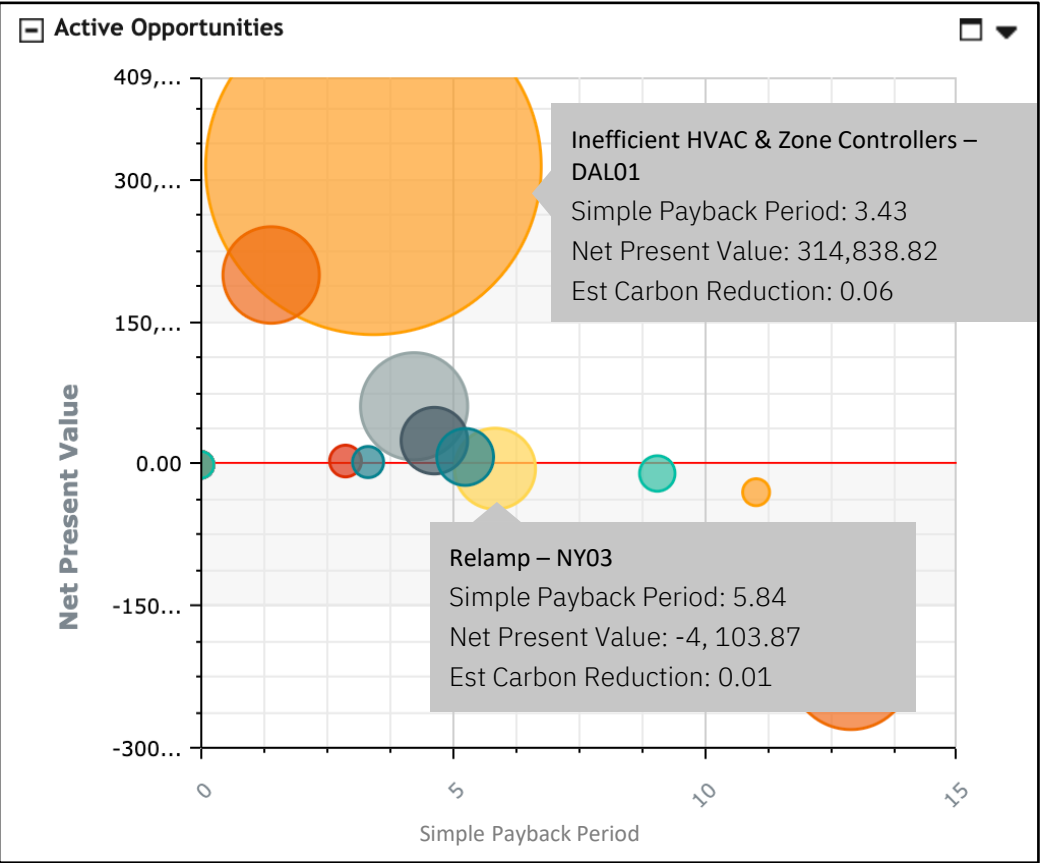


Reporting and analytics prioritize where funding is most urgent and impactful

Summarized portfolio by UniFormat classifications

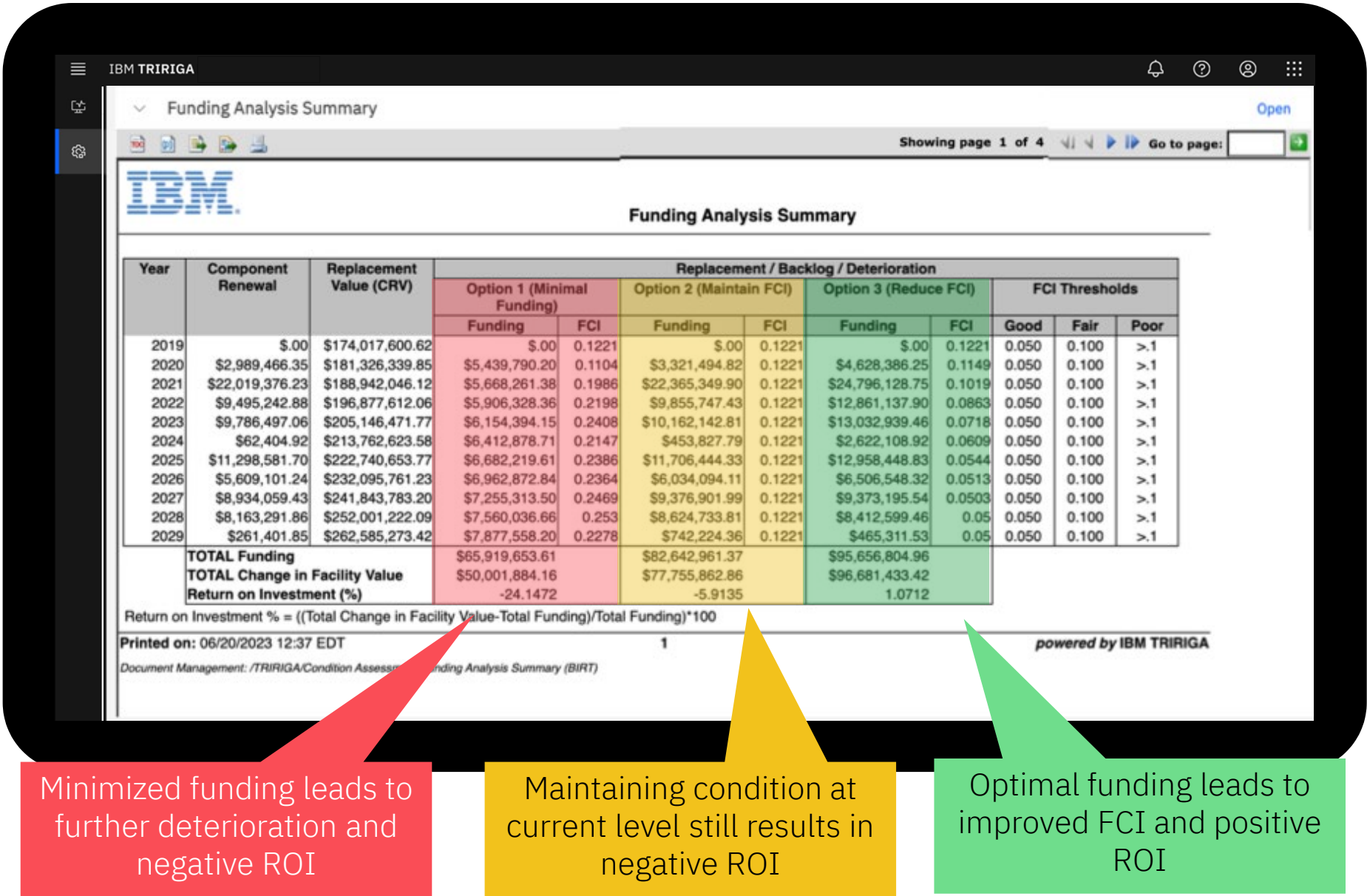


Bubble chart helps strategists prioritize funding



Comparative report for alternative funding scenarios

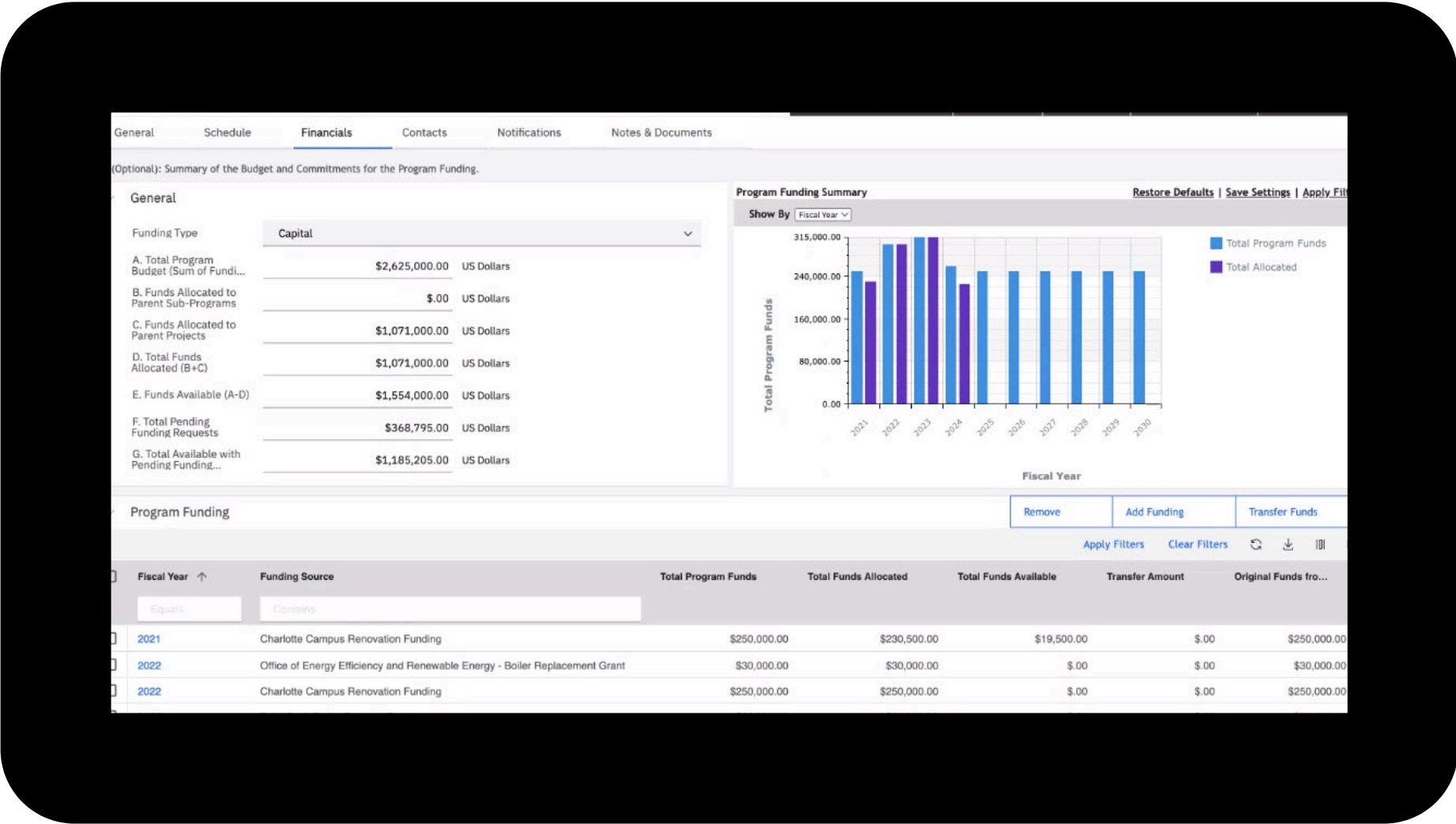
- Minimal funding without portfolio improvement
- Maintain average FCI
- Investment to improve to target FCI based on user criteria





Capital Projects allows program funding to be auditable through its lifespan

- Grand summary
- Budget vs. allocation graphics
- Yearly summary and breakdown



Soliciting, selecting and tracking tenders and vendor bids is core to executing projects

Procurement management at the tip of your fingers

- Summary reports on vendors
- Manage multiple bids
- Evaluate bids
- Review bid clarifications

Vendor bid summaries

Home

Reminders

6 - Action Items

15 - Notifications

Quick Links

Document Manager

Bid Clarifications

Request For Information

Change Orders

Application For Payment

Quick Links

Create Request For Information

Create Contract Change Order

Pending Bid Responses

Completed Bid Responses

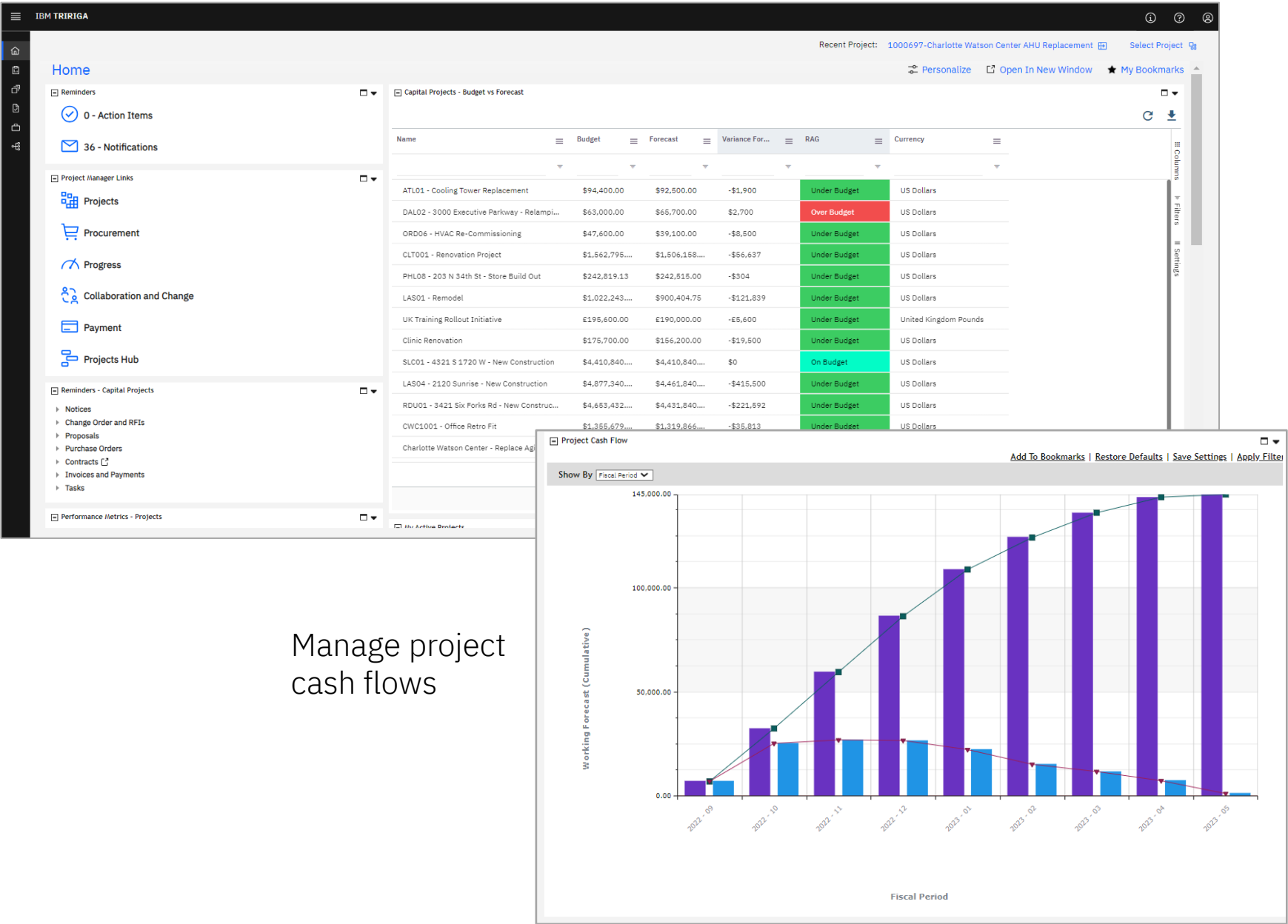
ID	Name	Description	Project Name	Status	Response Total Base
1000000	Cooling Tower GC Bid		1000575-Atlanta Office - ...	Awarded	\$62,550.00
1000002	3000 Exec Parkway Rel...		1000576-3000 Executive ...	Awarded	\$86,000.00
1000009	1000586-4141 Office Par...		1000586-4141 Office Par...	Revision In Progress	\$1,241,098.00
1000015	Carpeting Bid for CHI Office	Carpeting Bid for CHI Office	1000582-2185 N. Califor...	Issued	\$4,700.00
1000018	Fire Protection Piping inst...	Fire Protection Piping inst...	1000586-4141 Office Par...	Issued	\$298,107.00
1000029	Bid for Concrete and Steel	Beginning of Construction ...	1000581-Store 1367 Roo...	Issued	\$72,000.00
1000030	PHL08 - 203 N 34th St - S...	General Construction Bid	1000593-PHL08 - 203 N ...	Revision In Progress	\$164,160.00
1000031	PHL08 - 203 N 34th St - S...	General Construction Bid	1000593-PHL08 - 203 N ...	Revision In Progress	\$168,983.00
1000035	PHL08 - 203 N 34th St - S...	Store Front and Signage Bid	1000593-PHL08 - 203 N ...	Issued	\$3,860.00
1000037	Painting Bid	Bid for p...			
1000045	Wave City - Planning & De...	Planning			
1000048	Wave City - General Contr...	General			
1000057	1000586-4141 Office Par...				

Side by Side Bid Analysis

		Initial Estimate	Ace Construction	Ace Construction Company	Artillery Property Services
1000586.01	General Requirements	\$ 43,200	\$ 0 -43,200	\$ 16,200 -27,000	\$ 12,100 -31,100
1000586.04	Masonry	\$ 238,857	\$ 0 -238,857	\$ 310,060 71,203	\$ 323,400 84,543
1000586.06	Wood and Plastics	\$ 22,891	\$ 0 -22,890	\$ 22,890 0	\$ 21,450 -1,440
1000586.08	Doors and Windows	\$ 40,685	\$ 0 -40,685	\$ 65,090 24,405	\$ 62,679 21,994
1000586.09.100	Metal Support Assemblies	\$ 62,400	\$ 0 -62,400	\$ 62,400 0	\$ 5,701 -56,699
1000586.09.200	Plaster and Gypsum Board	\$ 6,702	\$ 0 -6,701	\$ 67,090 60,389	\$ 6,701 0
1000586.09.300	Terrazzo	\$ 15,467	\$ 0 -15,466	\$ 12,667 -2,799	\$ 16,340 874
	Tile	\$ 14,243	\$ 0 -14,242	\$ 11,465 -2,777	\$ 14,290 48
1000586.09.600	Flooring	\$ 108,486	\$ 0 -108,486	\$ 101,438 -7,048	\$ 112,440 3,954
1000586.09.700	Wall Finishes	\$ 5,940	\$ 0 -5,940	\$ 2,660 -3,280	\$ 6,250 310
1000586.09.900	Paints and Coatings	\$ 28,838	\$ 0 -28,838	\$ 28,831 -7	\$ 27,990 -848
1000586.13.850	Detection and Alarm	\$ 19,400	\$ 0 -19,400	\$ 12,670 -6,730	\$ 22,345 2,945
1000586.15.300	Fire Protection Piping	\$ 92,138	\$ 0 -92,137	\$ 101,234 9,097	\$ 96,340 4,203
1000586.15.700	HVAC Equipment	\$ 12,542	\$ 0 -12,542	\$ 16,678 4,136	\$ 11,554 -988
1000586.15.900	HVAC Instrumentation and Controls	\$ 76,800	\$ 0 -76,800	\$ 79,767 2,967	\$ 62,440 -14,360
1000586.16.050	Basic Electrical Materials and Methods	\$ 372,960	\$ 0 -372,960	\$ 368,090 -4,870	\$ 310,200 -62,760
1000586.16.100	Wiring Methods	\$ 41,600	\$ 0 -41,600	\$ 40,908 -692	\$ 44,600 3,000
1000586.16.200	Electrical Power	\$ 13,853	\$ 0 -13,853	\$ 13,853 0	\$ 12,290 -1,563
1000586.16.300	Transmission and Distribution	\$ 77,489	\$ 0 -77,488	\$ 77,198 -290	\$ 71,988 -5,500
Grand Total		\$ 1,294,491	\$ 0 -1,294,490	\$ 1,411,189 116,699	\$ 1,241,098 -53,392

Dashboards help project managers monitor status across all projects

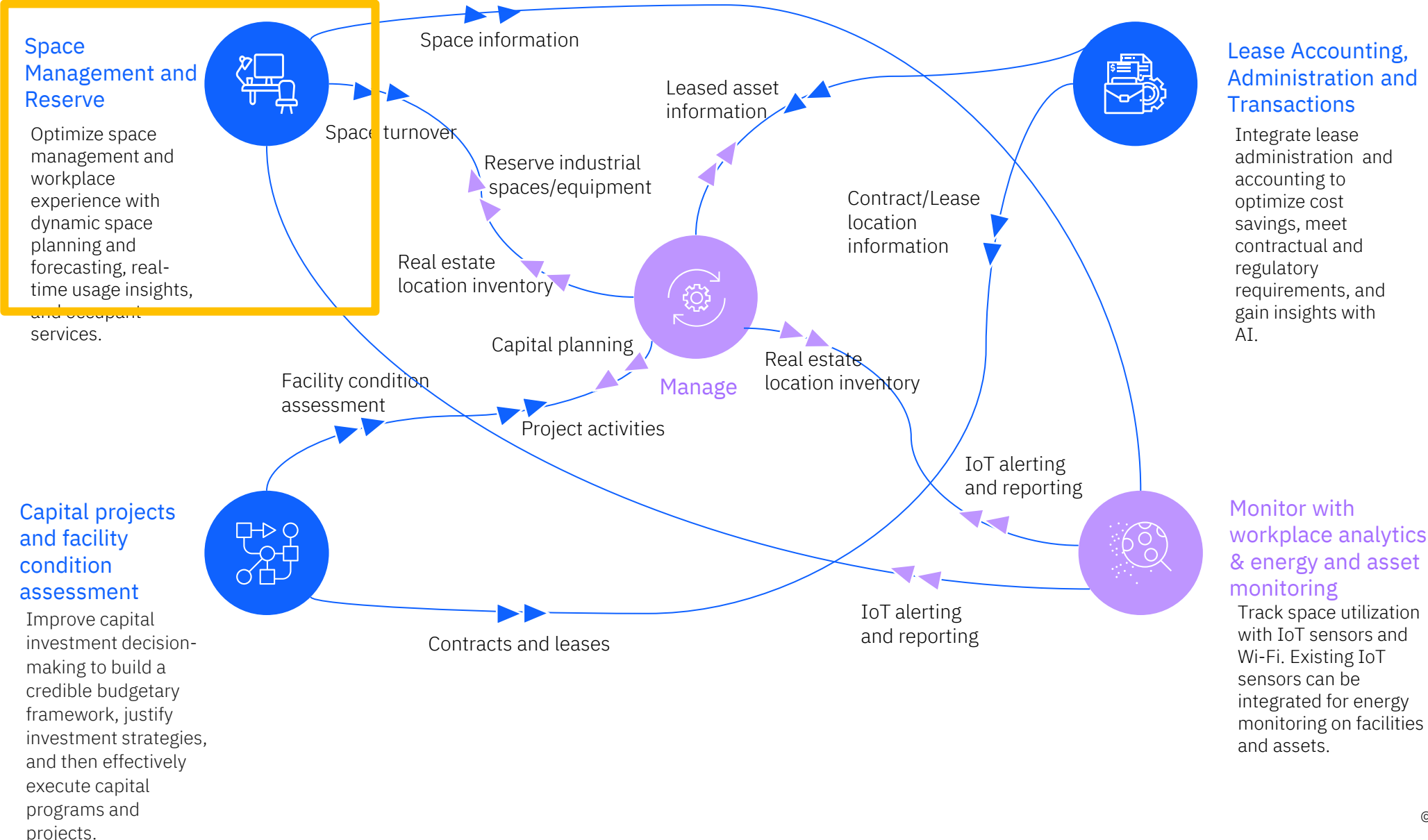
Project and budget details



Manage project cash flows

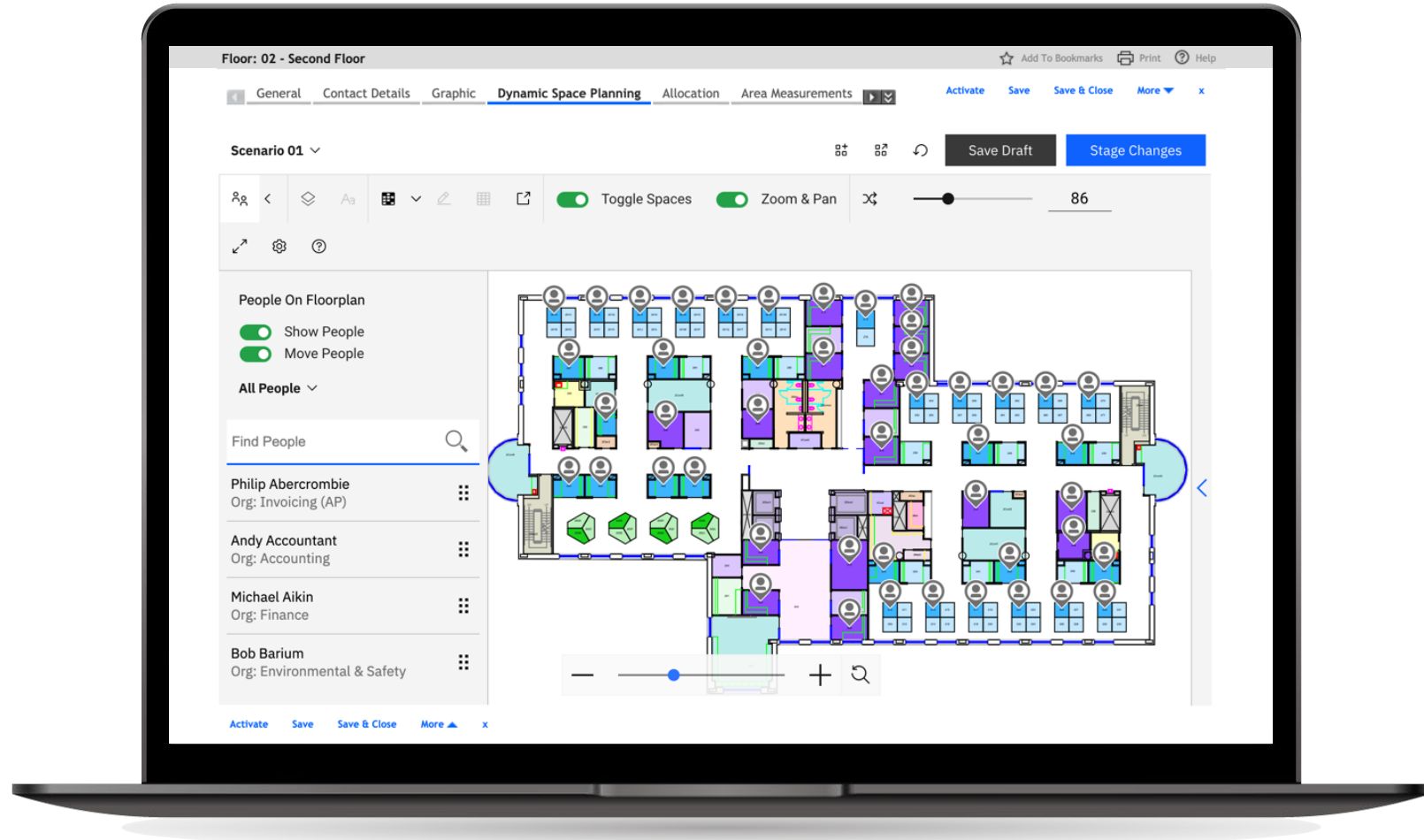


# Space Management and Reserve



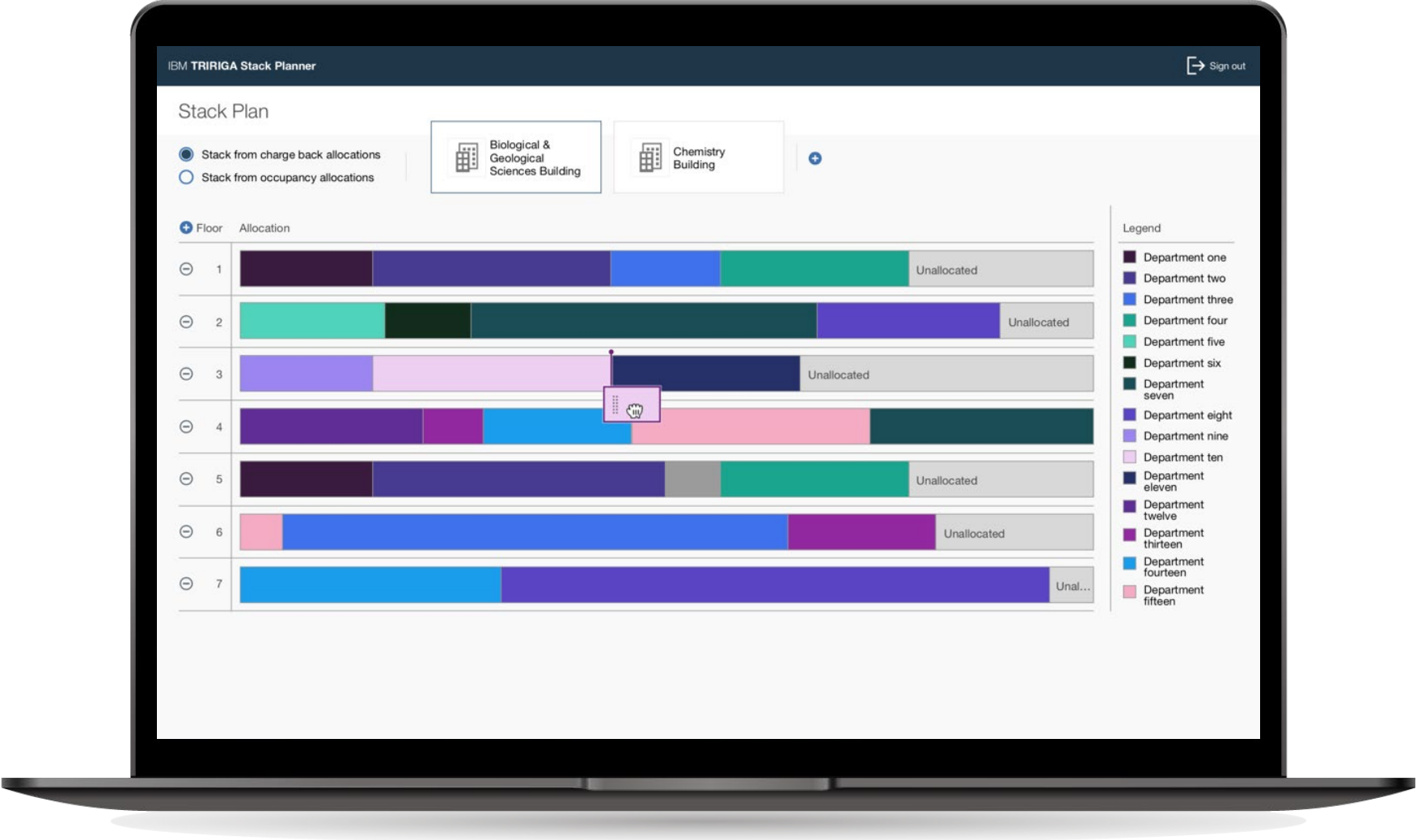
## Dynamic space planning helps planners adapt quickly to changing guidelines

- Create scenarios to **graphically analyze** floors for social distancing
- Update space classifications
- Rearrange seat assignments
- Rearrange organizational allocations
- Designate spaces as reservable or dedicated
- Update active portfolio details directly from **“what if” scenarios**



Space Planners need tools for making the right space available to the right people

The perceptive Stacking app enables Space Planners to quickly re-stack space plans to enable optimal workspace configurations



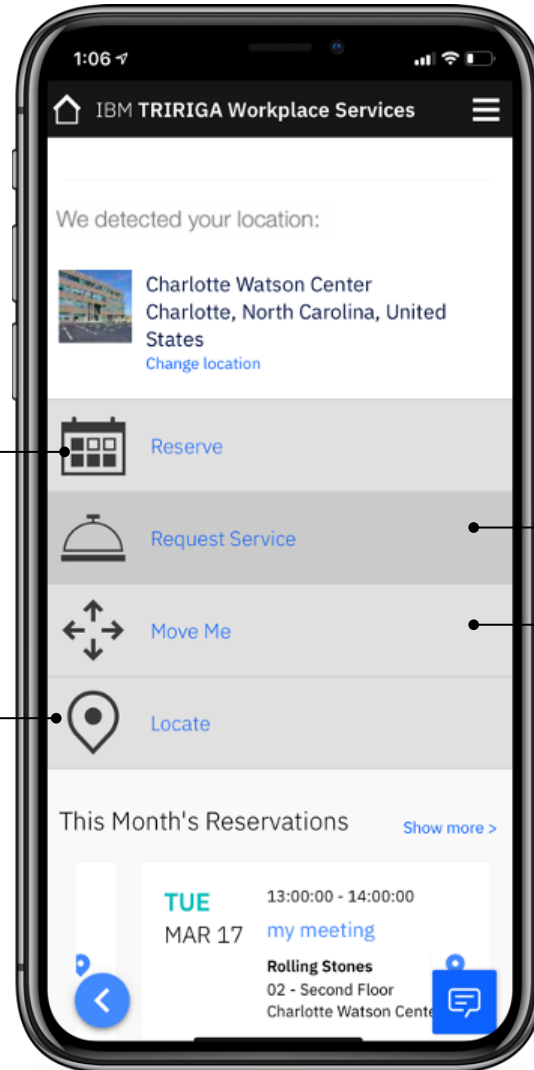
## Occupants can self manage through a single app

[Reserve](#) app enables employees to reserve individual work and team meeting space

[Locate](#) app enables users to find colleagues and rooms

[Service Request](#) app enables easy work request submission

[Move Me](#) app allows employees to self-select their assigned work location



Desktop/tablet designs for the portal and apps provide a **responsive design** for power users on larger screens

# Wayfinding and navigation with search for rooms and people

- Solution that provides wayfinding [within Locate App](#) and an all-new kiosk experience for visitors
- The solution includes [ArcGIS Indoors](#), a set of powerful tools from Esri, to convert and enrich static floorplans into hosted interactive maps integrated with up-to-date space data directly from TRIRIGA.



Room panel interface enables on-the-spot booking of meeting rooms



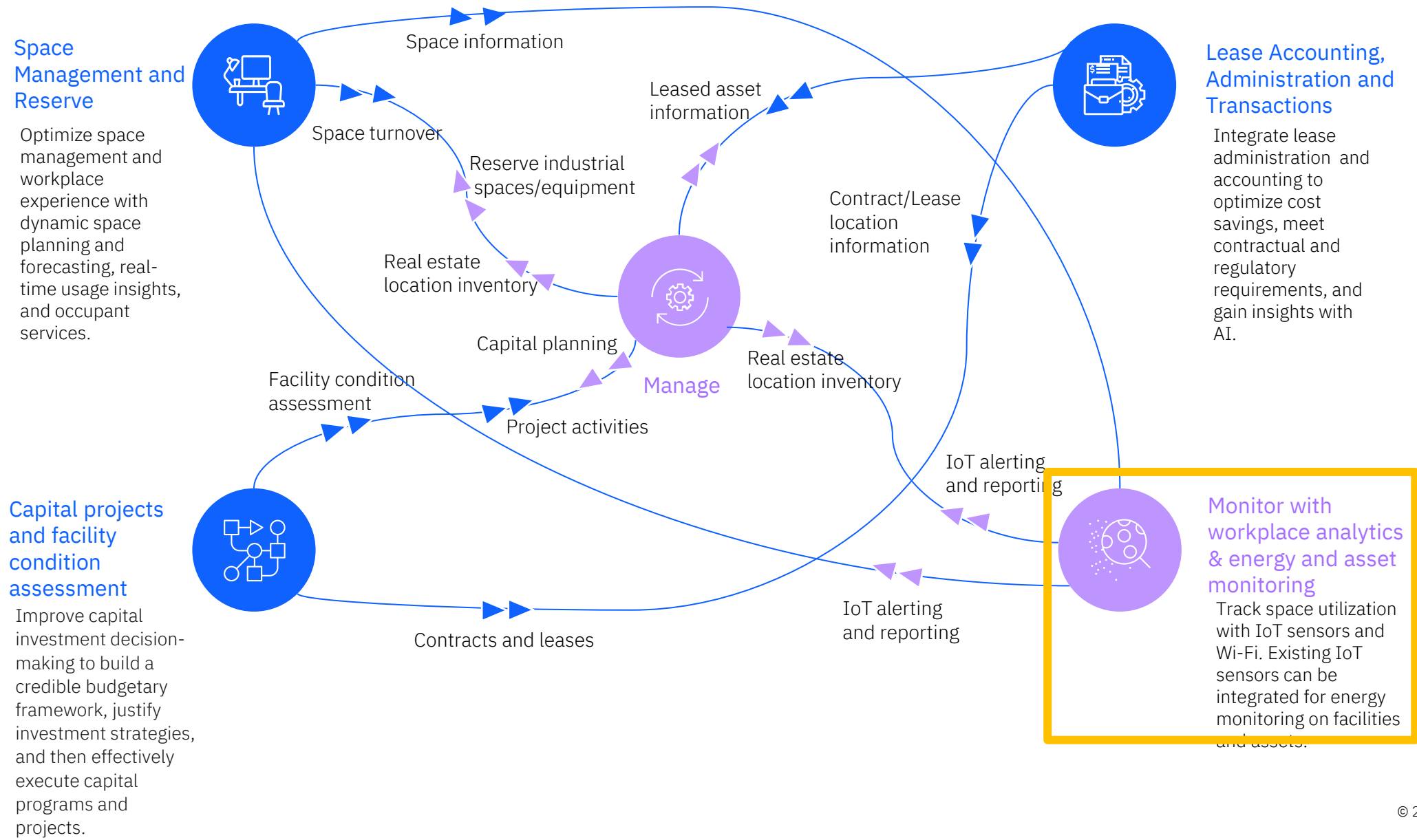
## Meeting Room Panel

- Fast and responsive booking
- Visual display of current room status
- Enables user check-in
- Integration with Exchange enables seamless resource scheduling

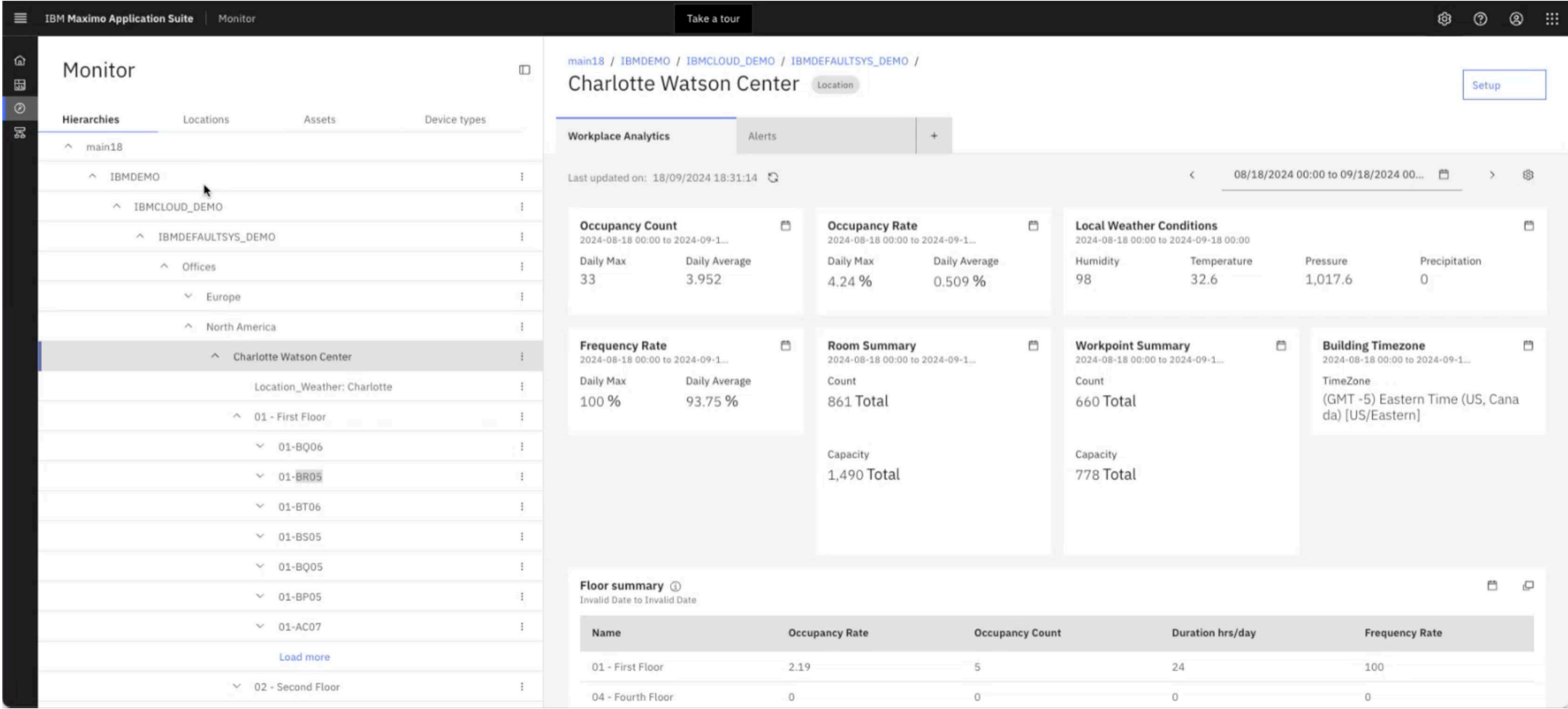




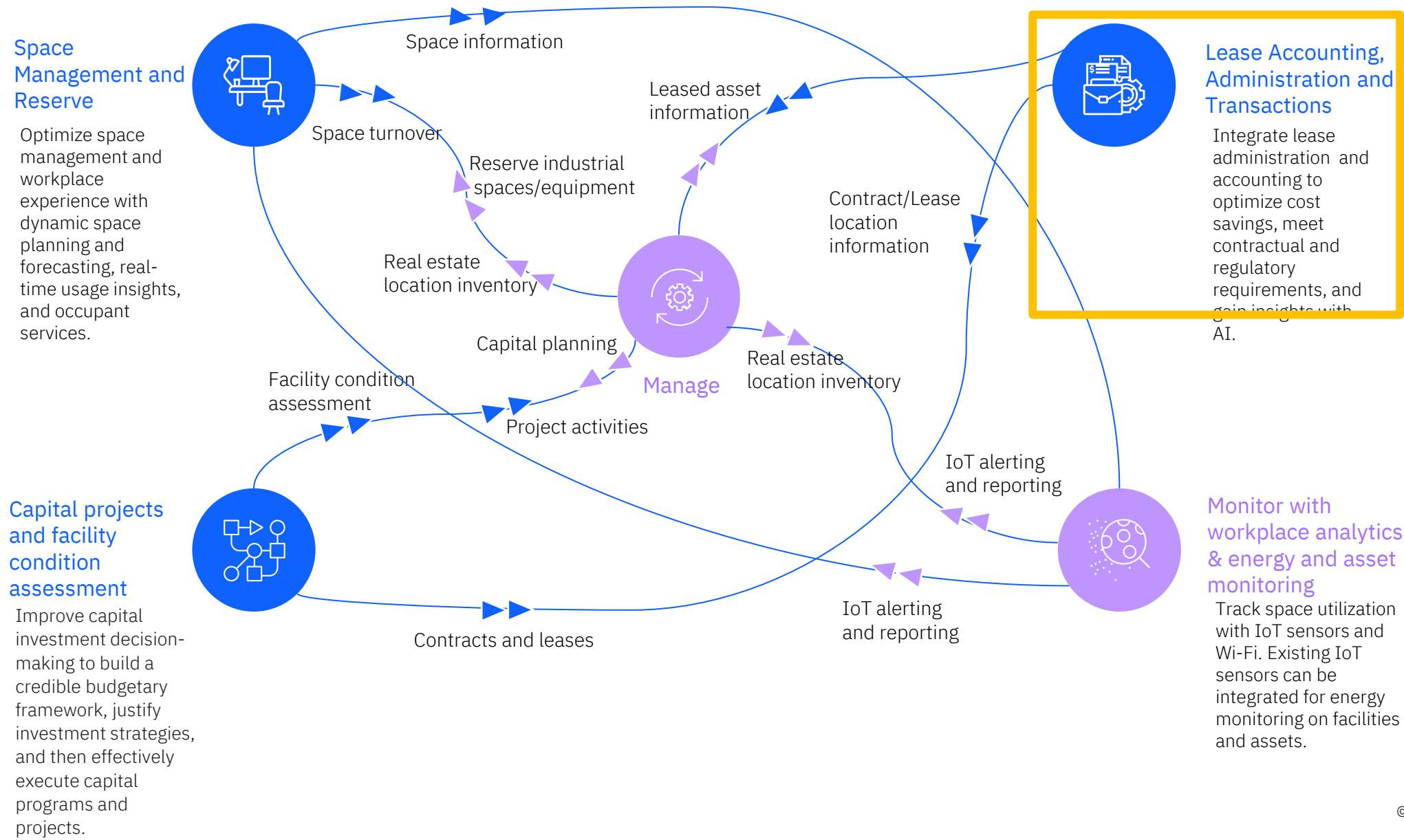
# Monitor with workplace analytics & energy and asset monitoring



# Combine IoT, BMS and external data sources in a single dashboard



# Lease accounting, administration and transactions



# Delivers a complete solution for compliance and real estate portfolio performance

Helps Lease Management executives [comply with and administer standards](#) including IFRS 16, ASC 842, GASB 87, GASB 96

Helps Real Estate executives' [chart and transform the future](#) course for institutions with the confidence of their stakeholders



## Contract Management

- Contract Abstraction & Creation
- Contract Maintenance
- Lease Administration
  - Payment Processing
  - OPEX Management
  - Lease Contract Review
  - Payment Adjustments
  - Critical dates
  - Alerts and Notifications



## Lease Accounting

- Supports the provisions, accounting treatment & disclosure reporting requirements
- Activations & subsequent accounting:
  - Adoption & Look Back
  - Lease Term
  - Lease Liability & ROUA
  - Lease Receivable & DIOR
  - Interest Expense & Amortization
  - Lease Revenue
  - Roll Forward Reports & Audit Support
  - Disclosure Reports



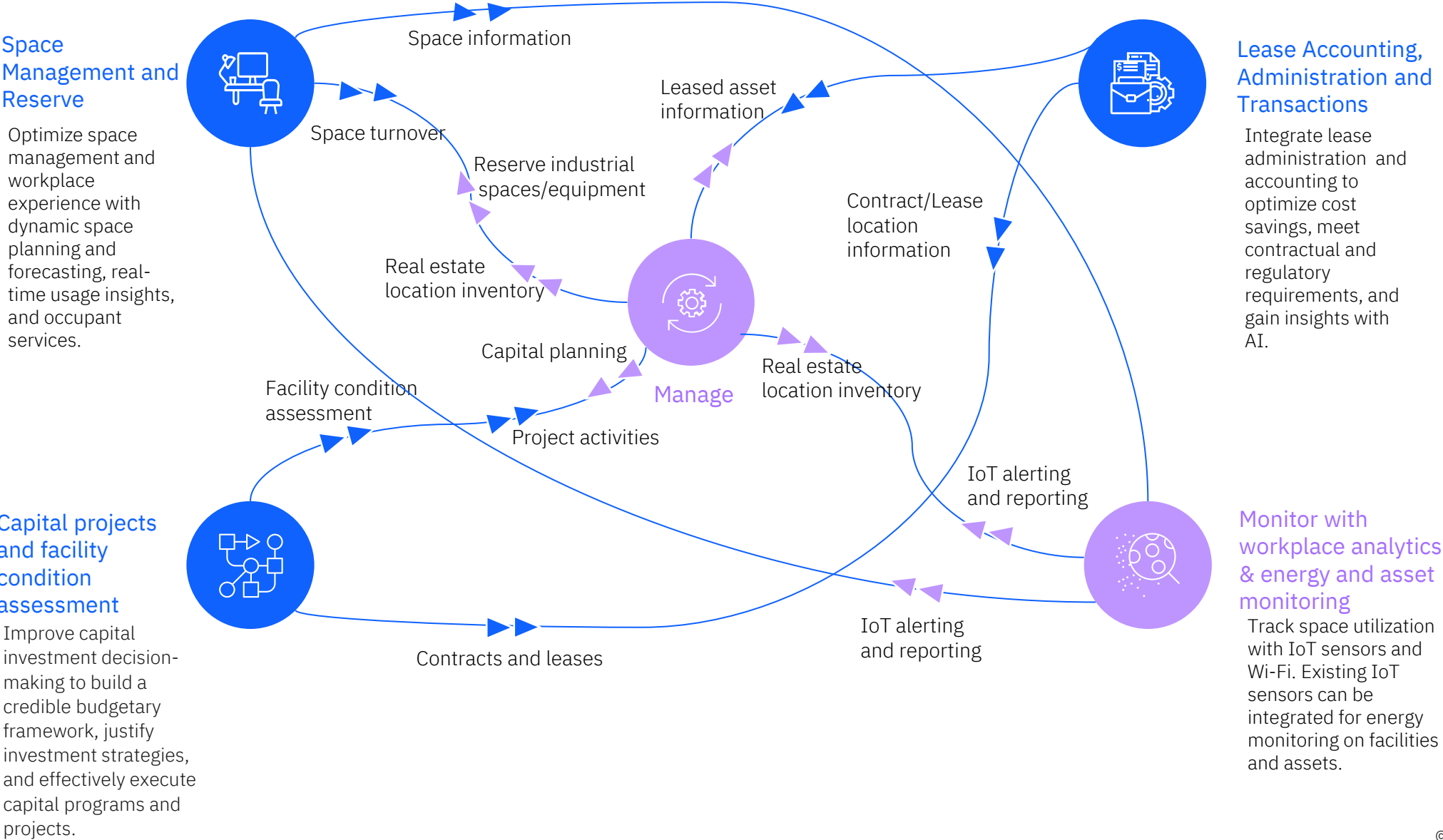
## Portfolio Management

- Portfolio planning for Real Estate strategic plans and goals
- Transaction Management
  - Create implementation plans with financial targets
  - Create action plans
  - Create transaction plans with market data, contacts, project tasks and CTQ dates
  - Create action requests

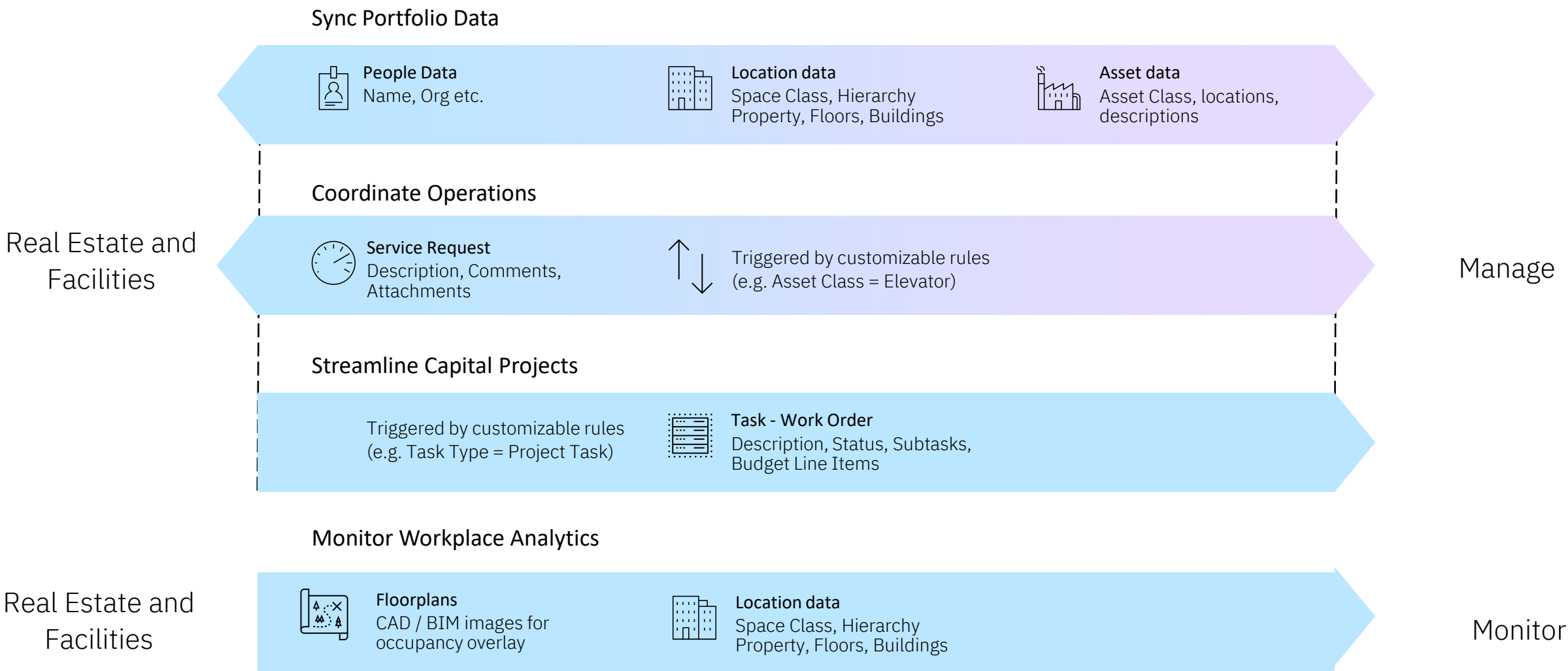


## Strategic Real Estate Management

- Sustainability, energy and environmental management
- Facilities maintenance
- Capital projects
- Facilities and space optimization



# Pre-built integrations between suite components to enable priority use cases





# IBM Maximo

## Real Estate and Facilities

[ibm.com/products/maximo](https://ibm.com/products/maximo)  
[ibm.com/products/tririga](https://ibm.com/products/tririga)