

IBM TRIRIGA Application Suite

The case for a comprehensive integrated workplace management solution now

Why now?

The global economy continues to face unprecedented disruptions and challenges. Global pandemics, interest rate fluctuations, inflation, increasing focus on sustainability, and shifting dynamics between labor and management have both short-term and long-term impacts on how enterprises manage their facilities. As such, enterprises need to remain flexible to quickly respond and adapt to these unanticipated events to maintain their financial viability and competitiveness.

Challenges

- Lower occupancy: hybrid work has established roots and has changed the way we work; this creates under-utilized office space. Enterprises can reduce their office space footprint by up to 40% through careful rightsizing¹. Right-sizing real estate portfolios and improving the utilization of office space fosters efficiencies in collaboration, improves productivity, lowers maintenance expense, and can dramatically improve an enterprise's financial profile.
- Lease management: complementing the rightsizing of space is leveraging of your lease management. Better understanding and management of lease terms and conditions helps with maximizing your options for consolidation, controlling cost, avoiding penalties, and improving decision-making.
- Capital planning: optimizes capital and operational expense related to facilities. Better capital management instills confidence and transparency for budgeting process for facility acquisition and/or projects - building vs buying vs renovating vs retirement. Given the state of the economy, proper capital planning can have a substantial financial impact for organizations.
- Operational efficiency: maximizing space occupancy and utilization directly impacts the maintenance and operations of your facilities. Managing staff productivity, controlling the service levels, and maintaining the availability of your facilities directly affects your enterprise's output and costs.
- Sustainability: as enterprise initiatives have increased minimizing the carbon footprint of facilities is becoming increasingly critical. Facilities account for about 30% of global emissions². Understanding opportunities to implement transformational change in consumption in the quest for net-zero has never been more imperative.

Why IBM?

- Experience: IBM has +20 years of facilities management solution experience across a full spectrum of industries. The TRIRIGA software has been fully vetted and tested by large, multi-national firms managing the entire lifecycle of real estate and facility portfolios.
- Capabilities: the TRIRIGA Application Suite (TAS) is an end-to-end real estate and facilities management platform. Offering capabilities that include capital planning, project management, lease administration and management, space management, maintenance and operations, sustainability, and extensive reporting and dashboards for optimized decision making.
- Integration: TRIRIGA is natively integrated suite, not an acquisition driven conglomeration of disparate software products. The suite leverages a shared data repository providing a single source of truth for accurate and timely evidence-based decision making. Consolidating point solutions, spreadsheets, and other systems into TRIRIGA as a single source of truth is a leading benefit cited by reference customers.
- Ecosystem: IBM has a rich, global partner ecosystem supporting the installation, integration, training, and technical support of TRIRIGA. These partners can expedite your implementation time to value, as well as assist with any TRIRIGA integration desired.
- Open/extensible: TRIRIGA is designed to support open API's or connectors for easy integration with common enterprise business applications such as ERP, HRM, Maximo or Envizi. This extensibility enhances the value of facilities management as a component of strategic planning and execution.
- Modular: even though TRIRIGA offers an integrated architecture to facilities management it can be implemented in a modular fashion. Companies can implement just the desired TRIRIGA capabilities to address their most pressing challenge, and then grow to leverage the full value of TRIRIGA over time.

Conclusion

Businesses need to be more proactive and diligent in their facilities management given the constantly shifting economic landscape and the increasing costs associated with real estate.

IBM TRIRIGA Application Suite offers a market-leading real estate and facilities management solution that can help you empower your organization's end-to-end facility lifecycle decision making.

1: <https://www.accenture.com/us-en/blogs/business-functions-blog/office-space-zero-based-approach>

2: <https://www.iea.org/events/iea-at-cop26-the-role-of-energy-efficient-buildings-on-the-path-to-net-zero-strategies-for-policy-makers>

