



**Optimize maintenance**  
of Enterprise Asset Management  
**Increase space utilization and lower operating costs**  
with Real Estate and Facility management



Across almost every asset-intensive industry—from oil and gas, to manufacturing, to transportation — commercial and government owned organizations are challenged with how to get the most value from assets across their entire lifecycle.

Organizations must constantly track, assess and manage the reliability of an extraordinarily wide range of physical, technology, personal workload and performance. They must manage both inventory and production, repair machinery, hire and schedule employees, deploy and manage IT infrastructure, maintain physical plants and manage linear infrastructure or rolling assets.

To be successful organizations have to both control assets and remain profitable by improving their operations and enabling flexibility and agility.

# Increase performance and value of Asset and Facility management

IBM Maximo Asset Management facilitates the development of a coordinated program for preventive, predictive, routine, and unplanned maintenance. Advanced scheduling functionality allows deployment of personnel with the appropriate skills at the right time and for the right job. It helps ensure compliance with contracts, service level agreements, internal standards, and government regulations. Additional high-value functions include inventory, procurement, warranty management, vendor management, parts management and supply chain logistics.

Asset management focuses on all types of assets, varying from critical or strategic physical assets:

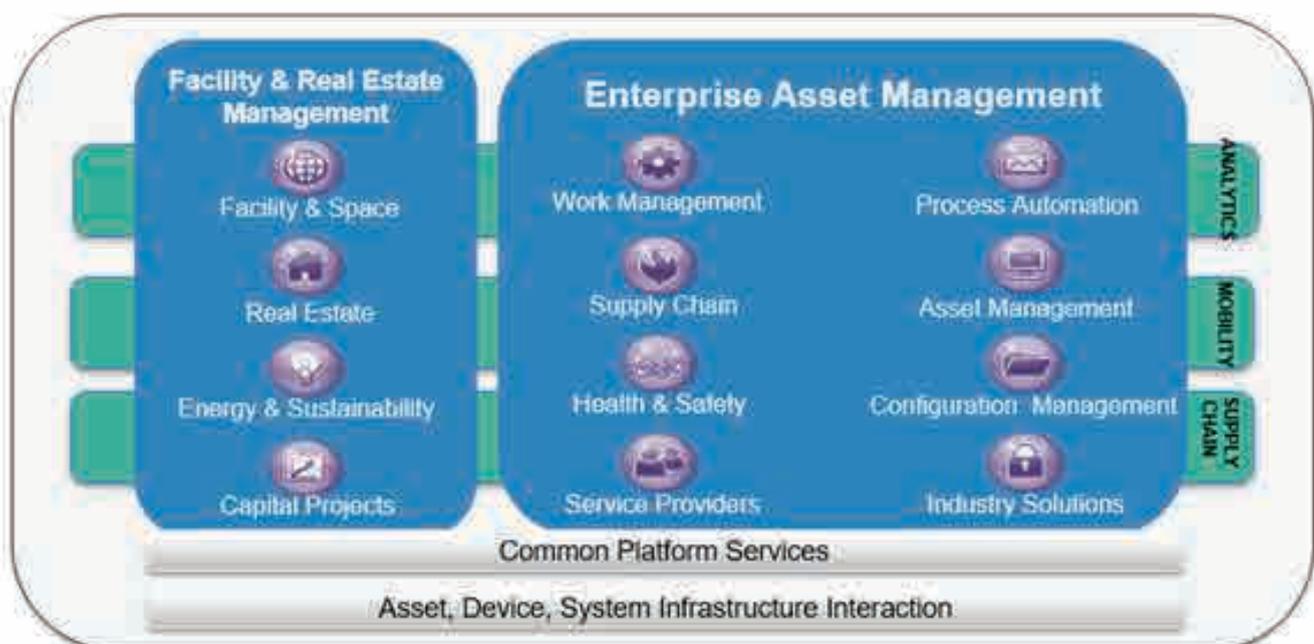
- **Plant and production** - occurring, for example, in industries such as oil, gas, chemicals, mining, manufacturing, pharmaceuticals food, electronics and power generation.
- **Infrastructure** - including railways, highways, telecommunications, water and wastewater, and electric and gas distribution networks.
- **Transportation** - for military, airlines, trucking, shipping, rail and other use
- **Real estate and facilities** - for example, in offices, schools and hospitals.

Management is further complicated by the fact that many of these assets are distributed and/or mobile. For many organizations this means multiple management silos, often with redundant function at a single location or steps repeated at multiple locations—real costs, both in terms of business productivity and actual service costs. The consequences of undermanagement and reactive management can be even more severe, with unpredictable productivity and safety implications.

**IBM Maximo Asset Management** can help you:

- Improve asset visibility—increase awareness of asset locations, conditions and commitments.
- Reduce planned and unplanned asset downtime.
- Maximize asset productivity.
- Improve service planning and scheduling.
- Reduce risk of business disruption.
- Retain and exploit asset management records for general reporting, cost justification, and regulatory compliance.
- Improve capacity planning and forecasting.
- Defer or avoid capital expenditures through increased efficiency.
- Support safety initiatives.
- Eliminate the license and administrative costs for multiple “point products.”

## Key capabilities of Enterprise Asset Management, Facility and Real Estate Management



# Real Estate and Facilities Performance Management drives utilization and financial return on assets

Facilities count as a major expense—if not the number one cost of business—for most organizations. But through enhanced facilities management, organizations can reap huge potential savings. Not only does an increasingly remote workforce require less physical space, but when energy usage and sustainability are factored in, the cost reduction that the organization can achieve when it no longer has to heat, cool and power unused space can be even more significant.

Improve facility utilization. Maximize capital projects. Reduce energy costs. Reduce facility operations. Optimize lease accounting.

IBM TRIRIGA, designed specifically for facilities and real estate management, delivering an integrated workplace Management system (IWMS) comprised of business applications including prebuilt performance metrics, business controls, and process automation to help simplify and accelerate the management of real estate and building infrastructure across their total lifecycle.

IBM TRIRIGA extends the management of the processes managed for real estate and facilities - from facility strategic planning, transaction management, and lease accounting, through capital project management, space management, facility maintenance management, and environmental and energy management to asset disposition.

## IBM TRIRIGA extends IBM MAXIMO capabilities with key functionality for Intelligent Buildings Solutions



# Looking to optimize asset and facility management...

IBM Asset Management Solution can support the maintenance of an organization's physical infrastructure and improve customer service, increase return on assets, enable greater compliance, improve asset performance and reduce risk. And it can do it in a shorter time period, while providing better visibility and control of all required information to better align with an organization's overall business goals and objectives.

IBM Maximo Asset Management software unifies comprehensive asset lifecycle and maintenance management activities, providing insight into all enterprise assets, their conditions and work processes to achieve better planning and control, leveraging the business function within an organization.

Organizations can benefit immensely from IBM solutions for Smarter Buildings, which centralize and integrate critical facility-management processes to improve the effectiveness of a distributed workforce, increase physical facility utilization and accelerate workplace configuration. Integrated workplace management solutions can enable greater control over facilities data, systems, people and processes, which in turn can drive down cost and risk.

## Contacts us to get additional information and learn more

- How to schedule equipment for inspection or maintenance with minimal business disruption?
- How to get better control vehicle fleet maintenance to manage the service workload and maximize vehicle uptime?

## We can help you with IBM Maximo and IBM Tririga:

- EAM Solution implementation, support and extension
- Java Customization and Add-on Development
- ERP Integration
- Software Upgrade and Trainings for users

**Windy Haven Ltd** was established in 2012 for overseas software trading. The average annual turnover is about 12 millions GBP. We develop partnerships with software vendors and system integrators across the globe to bring modern and proved IT solutions and services to the U.K. market with focus on key areas: Enterprise Asset Management (EAM), Content and Business Analytics, Document Flow Management, Product Lifecycle Management (PLM), IT Security, Application Development, Data Storage and Hardware Supply.



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