

Optimize your facilities with IBM TRIRIGA



What are the challenges and opportunities?

For large enterprises, managing capital projects and real estate, along with operations, leasing, maintenance and facilities management, provides many opportunities to reduce costs and optimize workspaces for better utilization and efficiency. The sheer amount of data coming from your connected spaces can be overwhelming, but once you harness all that data into a single source of truth, you can operate in real time, improving your ability to react to changing and dynamic business needs.

On top of this, the future workplace environment is changing. The people occupying your facilities have come to expect not only a safe environment, but also an enjoyable space that fosters collaboration, well-being and productivity.

Tech enabling the future workplace

The ideal future workplace experience can be achieved by integrating three key elements into your physical spaces:

1. **Collaboration:** Easily collaborate, both in person and virtually, across teams, locations and geographies
2. **Productivity:** Focused time spent on the work tasks and projects that drive business outcomes
3. **Safety:** The health, safety, and well-being of your facilities and the people within those spaces

Optimize your buildings and environment to help rather than hinder your workforce from staying focused on the mission.

In addition, organizations today have an unprecedented opportunity to capture and analyze their data and develop greater operational resiliency and effectiveness. This enterprise-wide view is critical: [83% of CFOs](#) said they are looking to facilities and capital expenditure as a cost-cutting opportunity.

How IBM TRIRIGA can help

TRIRIGA is a comprehensive integrated workplace management system (IWMS) that offers modular solutions to process and manage data for space optimization, operations and maintenance, lease accounting and capital planning for real estate and facilities management professionals. The configurability and mobile applications set TRIRIGA apart from other IWMS providers. As an integrated suite, each module of TRIRIGA has far-reaching benefits that are compounded when combined.





IBM TRIRIGA enables flexible, safe and productive workplaces

Are your facilities prepared for the re-entry to the workplace? Flexible workplaces can unlock higher levels of employee engagement and productivity. Flexible workplaces are safe. They maintain social distancing, capacity requirements and the highest cleaning protocols. They are productive, designed to foster collaboration. They're easy to navigate, offer many ways to reserve spaces, and readily provide needed workplace services. Flexible workspaces are also efficient. Space plans can be updated dynamically. Preventive maintenance and capital renovations are completed on time and within budgets.

Here are 5 ways to optimize your spaces

Space optimization:

Optimizing the space in your buildings helps improve the bottom line and also enables increased productivity and engagement of occupants. Comprehensive reservation tools to reserve flexible space and ensure that space has everything it needs when it's needed.

Lease accounting:

The devil is in the details when it comes to managing leases across your real estate and asset portfolios. TRIRIGA has helped countless businesses conform to lease accounting standards, ensuring accurate financial reporting, adhering to lease requirements, and managing payments.

Capital projects and planning:

Capital projects have many moving pieces. You can't succeed through manual or spreadsheet solutions. TRIRIGA helps you cut through the complexity, with tools to help you quickly and easily identify priorities, plan, secure budget, select vendors, and manage contracts.

Operations and maintenance:

You cannot completely avoid maintenance and repairs—but you can do a better job of getting in front of them. TRIRIGA helps you better understand the condition of your buildings, and the assets within, so you can optimize repairs and maintenance projects accordingly.

Workplace experience:

The people spending their time in your facilities want a seamless experience that never gets in the way of why they are there, whether it's to work, learn, or play. Go beyond standard safety protocols. TRIRIGA can help you foster collaboration and the well-being of people.

Outcomes

See how clients are using TRIRIGA to cut costs, achieve regulatory compliance and improve occupant well being.



[Regeneron](#) is using TRIRIGA to maintain cleaning protocols in lab areas, optimize space in office areas, locate high-value assets and bring employees back to their facilities safely.



[Region Skåne](#) is using TRIRIGA to automate manual work to reduce costs, improve efficiency and productivity, while improving overall quality of patient care.



[IBM Global Real Estate](#) deployed a people-first pandemic response and re-entry strategy with the use of TRIRIGA and Watson Works, reducing the time to complete space utilization analysis for a location by 99%, from 10 days to 10 minutes.



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Learn more about TRIRIGA

Explore how our market-leading integrated workplace management solutions can help you lower cost and improve the workplace experience.



To learn more, contact your IBM Business Partner:

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