



IBM Consulting

G-Cloud 15 IBM - Property Advisory and Systems Implementation Services Service Definition Document

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Technology, process & organisational services for estates and FM. Advisory and Systems Implementation services for IBM TRIRIGA (Maximo Real Estate and Facilities) and IWMS solutions including AI, analytics, optimisation and IoT connectivity of buildings. Portfolio Strategy RE/Facilities systems performance and analytics. Operating Model design, organisation design/implementation and shared services design.

Highlights Include:

- 1. Real Estate management:** Services for lease administration & accounting (IFRS and GAAP).
- 2. Space management:** Improve building utilisation, move and occupancy management, space chargeback.
- 3. Construction Projects:** Enable capital programme & project funding, planning and delivery management.
- 4. Facility Maintenance:** Contract management for reactive & planned tasks, facility condition assessment.
- 5. User Experience Design:** Award winning UX delivery capability.
- 6. Integration / Data:** Build interfaces and migrate data from external systems.
- 7. Sensors:** IoT for real-time occupancy, environmental sustainability and asset condition visibility.
- 8. Analytics and AI:** Advanced asset performance analytics, AI and insights for predictive maintenance.
- 9. SaaS:** Solutions available 'as a service' alongside cloud migration expertise for on premise licences.
- 10. Security Clearance:** UK security cleared staff and secure UK premises.

The Challenge



In our experience, the challenges faced by many customers in relation to their real estate portfolio can be grouped into three areas:

59%

Percentage of millennials that value state-of-the-art workplaces.

Occupant Experience:

- How can we ensure our workplace is a safe space for our staff?
- How can we provide a working environment that our staff want to come to?
- How do we make our office 'user friendly' to help improve staff productivity?

50%

Annual percentage of wasted workspace, energy and water.

Operational Efficiency:

- How do we understand the amount of space we really need?
- How can we meet our commitments on reducing our carbon emissions?
- Where do we start in order to reduce to our annual energy costs?

35%

Average percentage of operating costs allocated to maintenance.

Maintenance Optimisation:

- How can we maximise the lifetime of our buildings and assets?
- How do we reduce the number of reactive maintenance calls we receive?
- Which of my buildings are costing me the most to maintain?
- What is the total cost of ownership for my real estate portfolio?

IBM's industry leading capability in Property Systems, planning and systems implementation will solve these challenges for your organisation



IBM's Digital Real Estate capability of over 100 specialist consultants across Europe offers **technology, process & organisational advisory services** for Real Estate, Property and Facility Management.

Our team provides both **advisory and systems implementation services** for our [IBM TRIRIGA \(Maximo Real Estate and Facilities\)](#) and [Building Insights](#) offerings which include **AI, analytics and IoT solutions** to help you **enhance the productivity of your buildings**.

We will help you to manage your real estate portfolio by **improving the quality of information available** to your organisation and providing unique insights to improve.

By **focussing on occupant experience, operational efficiency and maintenance optimisation**, we can help you to make the strategic decisions that will both **enhance your organisations reputation and lower your total cost of ownership**.

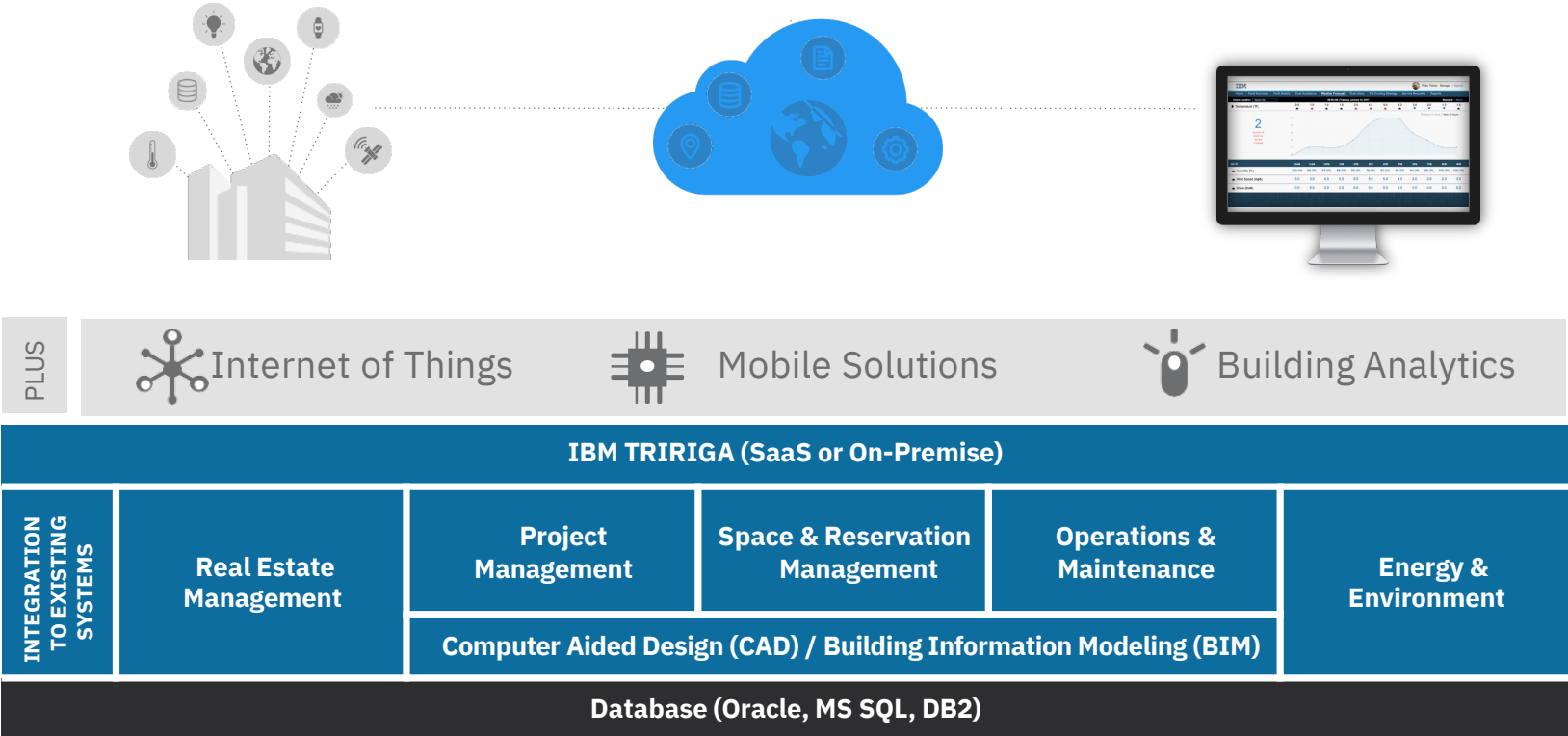
Supporting key outcomes and benefits

- Manage real estate portfolio planning.
- Reduce occupancy and energy costs / improve return on assets.
- Help achieve lease accounting compliance – current & future rules.
- Improve occupant experience, health, wellbeing and productivity.
- Integrate with ERP, Finance, GIS, CAD, BIM and IoT systems.
- Improve space planning and optimise facility utilisation.
- Accelerate service delivery, reduce cost of facility maintenance services.
- Accelerate agentic and generative AI service implementation
- Work smarter by leveraging global expertise on People/Process/Property /Technology.
- Use proven property systems and processes to guide business change.

Our Solution



IBM TRIRIGA (Maximo Real Estate and Facilities) is an Integrated Workplace Management Solution (IWMS) with an established global client base. Our team of consultants have both the industry expertise and solution knowledge to guide you through the implementation to maximise the benefits of this world leading solution.



Why IBM?



IBM's **Property Advisory and Systems Implementation Services** combines many years of public sector experience in delivering solutions to some of the largest public sector organisations in the UK.

Our dedicated team have delivered services across a diverse range of public sector projects. This experience has helped to shape our solutions and our delivery approach, such that we know how to deliver real business benefit from day one.

By choosing IBM and our Digital solutions, you take advantage of the expertise of several hundred practitioners worldwide, with a very strong hub of consultants with security clearance here in the UK.

IBM provides a broad range of consulting services to help advance your organisations growth and efficiency.

We offer jointly developed solutions that drive excellence and business value in applications driven by our solutions and enhanced by IBM's professionalism and experience.

