

IBM Maximo Real Estate and Facilities

Comprehensive real estate and facilities lifecycle management solution



Highlights

Capital planning and projects

Lease management

Space management

Operations and maintenance

Environmental and energy management

Business organizations continue to face their traditional hurdles of growing sales, preserving margins, overseeing cashflow. Yet, the evolving market landscape has created a new wave of pressing challenges around streamlining management of their real estate and facility portfolios.

These new challenges have been magnified by several factors including the shift to hybrid work models, fluctuating interest rates, underused and unused facility space, and escalating calls from investors, customers, and staff for environmental and energy management actions.

There is a growing realization that to successfully streamline the entire real estate and facility lifecycle, organizations need to adopt a more holistic approach to their management. The ideal solution would include:

- Lifecycle management – capital planning, lease management, space management, maintenance and operations, environmental and energy management and workplace experience.
- Shared information across processes and individuals.
- Seamless communication and collaboration across managing departments.
- Comprehensive reporting and customizable dashboards for management.
- Extensible architecture that can interface with complimentary business systems.
- Automation and analytics for optimizing processes and decisions.

IBM® Maximo® Real Estate and Facilities (IBM Maximo) is a comprehensive solution for managing the entire lifecycle of a real estate and facility portfolio. Offering extensive management capabilities for each major milestone of a property's lifecycle as well as providing the foundation that links processes and data together. The holistic management approach enables better collaboration, communication, and decision making across your organization.

Whether managing a large campus, multiple dispersed buildings, or far-flung international locations this application provides the ideal solution for managing the day-to-day operations of your properties and enabling a consolidated view of your entire portfolio for strategic planning and informed decision making.



Capital Planning and Projects

IBM Maximo provides comprehensive capabilities designed to streamline and optimize the management of capital projects within organizations. It offers robust functionalities for planning, executing, and tracking various aspects of capital projects - including budgeting, scheduling, resource allocation, and risk management.

With its integrated platform, IBM Maximo enables efficient collaboration among project stakeholders, provides real-time insights into project progress and performance, and facilitates informed decision-making to support projects' completion on time, within budget, and in compliance with regulatory requirements.

How IBM Maximo can help optimize your capital planning practices

- **Condition Assessments:** Different buildings have different cycles for updates. Forecast and prioritize projects, based on unique facility assessment and scenario comparison tools.
- **New Projects:** Understand if and when a project is necessary. Identify high-return projects and streamline project accounting processes, through advanced risk analysis.
- **Project Oversight:** Ensure your projects are on time and within budget. Reduce delays by avoiding rework.
- **Manage Budgets:** Get organized in your documentation, match and allocate funds to the right projects earmarked for support.
- **Manage Vendors:** Organize vendor information, communication and proposals across all of your projects.



Lease Management

IBM Maximo provides a clear and comprehensive management for lease portfolios of facilities and assets, through a centralized lease administration and accounting operation. It can streamline lease contract administration and accounting, lease payment processing, and detailed and required reporting.

Providing organizations with a streamlined lease accounting process, full lease lifecycle management, central repository for lease agreement terms – which is fully customizable and helps improve compliance through automated notifications and alerts.

How IBM Maximo can help optimize your lease accounting practices

- **Align Portfolio Accounting Decisions:** Ensure that business decisions around buildings make financial sense, through a centralized repository and advanced analytics on complex lease scenarios.
- **Conform Leases to Accounting standards:** Book leases accurately to ensure standards are met and there is proper visibility during the accounting process. Consistent pre-built lease accounting controls and strong accounting compliance.
- **Financial System Integration:** Tight integration between your operations systems and financial systems is vital to maintain accuracy for financial reporting. Advanced document management, critical date tracking, and extensive reporting capabilities.
- **Separation of Duties:** Maintain the needed separation between financial accounting and lease administration. Both require different levels of access to specific information.
- **Lease Administration:** Stay in adherence to your leases, streamline renewals, and prevent overpayments. Effortlessly automate lease payment reconciliation reducing manual errors, saving time, and ensuring accurate financial tracking.



Space Optimization

Whether it's a traditional office setup, flex-seating/hoteling arrangement, or hybrid model, IBM Maximo offers facility strategists, corporate real estate professionals, and workplace managers the tools to optimize the work environment. By aligning the workplace with your people's needs and the way they collaborate and work, it contributes to increased productivity, innovation, and engagement.

IBM Maximo simplifies workspace management for space planners and workspace usage for space users. For planners, it streamlines space accounting, charge-back processes, response to unexpected space requirements, and tracking usage patterns to ensure optimal space utilization and return on investment. For users, it facilitates finding and reserving workspaces or meeting rooms, locating rooms, and identifying coworkers through room panels, kiosks, or a mobile application.

Deliver the right mix of spaces — from collaborative hubs to individual seating — to meet constantly changing needs and workplace services and amenities to create a safer, more engaging environment for all occupants. With mobile apps and self-service offerings, you can deliver more options to enhance productivity and make the workplace fun. Enable your organization to create a workplace that fosters greater collaboration, productivity, and teaming.

How IBM Maximo can help optimize your spaces and improve workplace experience

- CAD and BIM integration: Translate traditional floor plans to interactive digital space models.
- Space forecasting, real-time occupancy monitoring, allocations, move management, and dynamic facility planning with connected IOT sensors: Facilitate space planners' role in optimizing space utilization and creating productive environments.
- Space audits, charge backs, floor / building level utilization, and stacking: Enable space planners to properly manage and account for space across floors, buildings, and campuses.
- Workspace and room reservations, interactive kiosks and room panels: Streamline space users' interaction with the environment through workplace service tools.
- Indoor mapping and way finding: Enhance space user productivity and experience navigating facilities.
- Move requests, locate colleagues, Outlook integration, and mobile apps for users: Enable space users to proactively engage with the environment, improving productivity, collaboration, and teaming.



Operations and Maintenance

IBM Maximo provides a maintenance and operations solution that helps maintain critical facilities' assets throughout their lifecycle and reduce maintenance costs. It streamlines the maintenance, cleaning, and upkeep of your facilities while improving the productivity of your facility staff and the accuracy of your facility records.

Management of corrective maintenance services are automated, to deliver higher-quality services more efficiently. It also automates preventive and condition-based maintenance processes to improve the condition of critical facilities assets and maximize their availability. IBM Maximo provides a comprehensive, mobile-friendly maintenance and operations solution for organizations of any size.

How IBM Maximo can help optimize your operations

- Preventative Maintenance: Track preventative maintenance schedules across buildings to help extend overall life of assets and cut capital costs.
- Maintenance On Demand: Occupants can easily request maintenance and you can act fast when an unexpected issue arises.
- Field and Mobile Productivity: Enable service techs to access work orders from anywhere, anytime.
- Maintenance tasks and service personnel management: Proactively manage work assignments, track progress, prioritize work, optimize scheduling, and provide comprehensive reports and dashboards across operations.
- Inventory Tracking: Understand the status and location of your inventory, such as personal protective equipment (PPE), quickly and accurately.



Environmental and energy management

IBM Maximo delivers integrated energy management to pinpoint high-consumption facilities and processes, evaluate the financial and environmental returns of energy investments, and automate carbon reduction actions — helping lower costs and meet sustainability goals.

IBM Maximo provides a single comprehensive repository of environmental data for workplace assets and operations. This centralized data approach enables workplace executives to increase profitability through measurement of current environmental performance, identification, and evaluation of environmental opportunities with the greatest return and management of their implementation.

How IBM Maximo provides a comprehensive solution for sustainable operations

- Real Estate acquisition: Include sustainability criteria in decision matrix for capital planning, helping increase the return on capital budgets and funds for energy efficient projects.
- Track energy consumption: Examine performance data of energy consuming systems, identify resource intensive facilities and processes to enable, through AI predictive models, analysis of financial and environmental benefits of energy investments.
- Automate processes: Automate carbon reduction actions, creating corrective work requests to repair equipment that is not operating correctly to reduce energy costs and achieve environmental and energy management strategies.
- Asset maintenance: Leverage facility condition assessments to identify sustainability programs / projects, automate on-going preventive maintenance program, manage component and sub-system upgrade projects throughout facilities.



Conclusion

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

IBM Maximo offers a market-leading real estate and facilities management solution that can help empower your organization's end-to-end facility lifecycle strategy:

- Capabilities: the IBM Maximo Real Estate and Facilities is an end-to-end real estate and facilities management platform that offers capabilities that include capital planning, project management, lease administration and management, space management, maintenance and operations, sustainability, along with extensive reporting and dashboards for optimized decision making.
- Integration: IBM Maximo is a natively integrated suite that 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 IBM Maximo as a single source of truth is a leading benefit cited by reference customers.
- Open/extensible: IBM Maximo is designed to support open API's or connectors for easy integration with common enterprise business applications such as ERP, HRM or IBM Envizi. This extensibility enhances the value of facilities management as a component of strategic planning and execution.
- Modular: even though IBM Maximo offers an integrated architecture to facilities management it can be implemented in a modular fashion. Companies can implement just the desired IBM Maximo capabilities to address their most pressing challenge, and then grow to leverage the full value of IBM Maximo over time.
- Experience: IBM has +20 years of facilities management solution experience across a full spectrum of industries.
- Recognition: IBM was named a leader in the Verdantix 2025 Green Quadrant for Connected Portfolio Intelligence Platforms (CPIP/IWMS).
- Ecosystem: IBM has a rich, global partner ecosystem supporting the installation, integration, training, and technical support of IBM Maximo. These partners can expedite your implementation time to value, as well as assist with any IBM Maximo integration desired.

To learn more about the IBM Maximo Real Estate and Facilities, schedule a conversation with an IBM representative or contact your IBM salesperson or your IBM Business Partner.

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