

TRIRIGA Facility Management Enterprise

TRIRIGA improves efficiency and directly affects an organization's bottom line through the automation and centralization of processes.



In today's fast-changing business environment, the workplace is evolving and is being redefined as a more dynamic, mobile environment.

To keep up with these changes, organizations like yours are looking for new ways to apply technology to their processes, giving them new tools to control costs, meet requirements and make instantaneous, yet accurate decisions.

Built on the most comprehensive and advanced technology on the market, TRIRIGA Facility Management Enterprise provides organizations with an integrated solution that centralizes and coordinates all workplace management processes - including space and asset utilization operations and maintenance, moves, requests, service and contract management, and finance - in a fully web-based environment.

TRIRIGA® improves efficiency and directly affects an organization's bottom line through the automation and centralization of processes, including:

▪ **Portfolio Management**

Define and manage the people, organizations, locations, geographies, specifications and assets involved in your enterprise and the lifecycle data - events, processes, costs, etc. - associated with them; set alarms and notifications on specific items to trigger messages at predetermined times; perform keyword searches to find exact information across the entire system or within user-defined parameters.

▪ **Facilities Management**

Know exactly where your organization's locations, personnel and assets are or should be; track and maintain utilization, density, vacancy rates, security, and proximity information; assign space to individual or multiple organizations and hold them accountable for routine and unexpected expenses; analyze historical use of space allocations and configurations for future decisions; manage the moves, additions or changes of personnel, assets, and organizations; automatically generate and assign projects and work tasks and track associated costs.

▪ **Service Management**

Manage self-service requests for products, services, moves, and reservations submitted via an intuitive web portal, or utilize contact center for handling requests received via phone, email, or fax; access pertinent caller and service agreement information; view up-to-the-minute status reports and call statistics, readily available via configurable graphs and reports; create a complete audit trail for full accountability; define service areas, responsibilities, and service level agreement information; route work tasks, approvals and notifications.

▪ **Operations and Maintenance Management**

Define and utilize maintenance, operations and inspection standards, procedures and plans using procedure libraries; execute and manage corrective and preventive maintenance, including resource assignment, work order status, task list, and documentation; request, schedule and perform condition assessment inspections - from setting goals, through assessing buildings, to analyzing the acquired data.

▪ **Contract Management**

Centrally store, track and manage any type of contract - real estate and asset leases, blanket purchase orders, service agreements, standard contracts, etc. - information, including associated assets, critical dates and actions, financial transactions, options, conditions, clauses, and documentation; create and evaluate transaction scenarios to help make business decisions; manage critical dates - expirations, renewals, approvals, etc. - and automatically send notifications to the appropriate parties; view summarized and



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aggregated key performance indicators within a highly visual dashboard environment.

▪ Asset Management



Track the procurement, storage, installation, assignment, utilization, value, repair, replacement and disposal of all of an organization's assets and equipment; customize asset types and forms to fit the unique assets of your organization; manage the critical lifecycle data associated with equipment.

▪ Inventory and Procurement Management

Monitor all types of inventory, including assets and consumables; track all aspects of the item's lifecycle, including quantity on-hand, reserved for future delivery, on-order, under repair, on-loan, and pending receipt; generate purchase requests and purchase orders based on user-defined replenishment rules; store preferred vendors and contract information for related products and services; group specifications and products into user-defined catalogs.

▪ Key Management

Maintain key security by storing important information, such as key assignees and key, core and lock locations, as well as key cuts; create a user-defined hierarchy for key security levels, including great grand master, grand master, master, and change keys; use advanced application security to restrict access to the tools and information associated with keys to only authorized users.

▪ Finance Management

Centralize and monitor all financial information - budgets, allocations, contract payments, expenditures, receipts, etc. - to keep track of budgetary issues that affect

operations; associate financial data with the appropriate budget and cost centers, charge accounts and budget line items; set up and enforce approvals and other business processes that automatically notify specific users of important dates and pending issues.

Centralization, coordination and communication of workplace information and operations at an enterprise level are critical in today's business environment. TRIRIGA is a technologically advanced, fully integrated, web-based enterprise solution that provides your organization with the power and flexibility to achieve these business objectives.

Solutions that Adapt to You

How is TRIRIGA different from other solutions? Not only does TRIRIGA's proven solution automate and streamline the full array of workplace management processes, it can also be completely customized to meet the unique needs of your organization, without programming. Right out-of-the-box, every element of TRIRIGA's solution is tailorable - from the application's portal through the forms and logic that collect data and process activities, to the configurations used to display information. Instead of changing your processes to meet the application, TRIRIGA adapts to the way you do business.

Also, TRIRIGA gives you the flexibility to leverage familiar tools and business applications such as:

▪ Web-based Application

TRIRIGA's web-based applications provide a secure, easy-to-use system that allows everyone - from real estate and project managers through maintenance employees to vendors and contractors - to instantly access the real-time information they need using familiar navigation and search tools.

▪ Enterprise Resource Integration

TRIRIGA connects with other critical business systems - human resources, accounting, customer tracking, etc. - to ensure a smooth flow of real-time information, eliminate process bottlenecks and remove error and inconsistency.

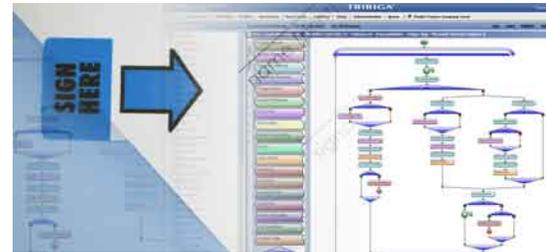
▪ Mobile Solutions

The functionality of TRIRIGA Facility Management Enterprise can be extended to your mobile workforce through a variety of handheld devices, allowing personnel to share critical information and perform key tasks while reducing errors, paperwork and costly downtime.

▪ Visual Management with CAD

TRIRIGA allows you to visually manage locations, assets, people, and organizations based on floor plans and other drawings created using AutoCAD and MicroStation. TRIRIGA can quickly turn CAD drawings into web-based images that are viewable within the TRIRIGA solution and linked to live data. And, a bi-directional link allows you to work on facility management activities either directly in the CAD application or in TRIRIGA.

Comprehensive Approach



TRIRIGA Facility Management Enterprise is a part of an easy-to-use, integrated solution that streamlines and coordinates workplace activities related to real estate, facilities and project management across the entire enterprise. TRIRIGA solutions are the result of 17 years of industry experience, customer feedback and advanced technology, making it the clear leader in Enterprise Workplace Management.

For more information about TRIRIGA Facility Management Enterprise, contact us at 1-888-TRIRIGA or visit www.tririga.com.

