

# IBM Maximo Asset Management for managing facilities

*Helps manage a smarter facility, improve asset life and drive more sustainable practices*



---

## Highlights

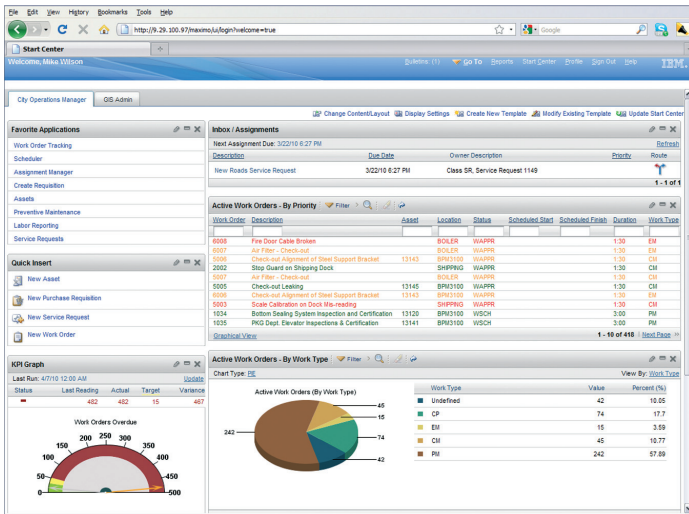
- Efficiently maintain trouble-free environments
  - Optimize labor efficiency of facilities maintenance
  - Enhance customer service levels
  - Comply with government safety and environmental regulations
- 

One of the largest expenses of running a business today is the cost of providing and maintaining facilities. As a result, organizations with a large number of buildings or a campus with significant square footage are implementing best practices to give them greater visibility into their facility assets, improve operational efficiencies, and increase facility utilization. Facilities managers are under increasing pressure to provide a well-maintained building while under increased budgetary constraints and increased regulatory requirements.

The IBM® Maximo® Asset Management solution provides the tools to effectively maintain your facilities in today's challenging environment. Maximo also provides unparalleled visibility into the facility portfolio, and the nature and volume of work being performed to maintain those sites. By offering a catalog of available maintenance services, with the associated costs and delivery steps, Maximo ensures consistent delivery and execution of services, while reducing inaccuracies, reworks, and total costs. As a result, this also allows for a shift in the type of work being performed from reactive to proactive, resulting in improved asset performance, longer asset life and ultimately a more sustainable building.

Higher service levels and occupant satisfaction are critical deliverables for any facilities manager. Maximo is focused on addressing these areas through functionality that helps improve delivery times and increases quality. For example, service levels are improved by enabling requestors and vendors direct access to Maximo allowing them to view assigned work, request direct updates and provide real-time status notifications on requests. Notifications can be generated by Maximo's workflow and are automatically distributed via e-mail to any device. By facilitating communication between requestor and resolver, Maximo more accurately tracks response time and work history thereby increasing customer satisfaction.





© Copyright IBM Corporation 2010

IBM Corporation  
Software Group  
Route 100  
Somers, NY 10589 U.S.A.

Produced in the United States of America  
April 2010  
All Rights Reserved

IBM, the IBM logo, ibm.com, Maximo and Tivoli are trademarks or registered trademarks of International Business Machines Corporation in the United States, other countries, or both. If these and other IBM trademarked terms are marked on their first occurrence in this information with a trademark symbol (® or ™), these symbols indicate U.S. registered or common law trademarks owned by IBM at the time this information was published. Such trademarks may also be registered or common law trademarks in other countries. A current list of IBM trademarks is available on the Web at "Copyright and trademark information" at [ibm.com/legal/copytrade.shtml](http://ibm.com/legal/copytrade.shtml)

Other product, company or service names may be trademarks or service marks of others.

Product data has been reviewed for accuracy as of the date of initial publication. Product data is subject to change without notice. Any statements regarding IBM's future direction and intent are subject to change or withdrawal without notice, and represent goals and objectives only.

THE INFORMATION PROVIDED IN THIS DOCUMENT IS DISTRIBUTED "AS IS" WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. IBM EXPRESSLY DISCLAIMS ANY WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT.

The customer is responsible for ensuring compliance with legal requirements. It is the customer's sole responsibility to obtain advice of competent legal counsel as to the identification and interpretation of any relevant laws and regulatory requirements that may affect the customer's business and any actions the customer may need to take to comply with such laws. IBM does not provide legal advice or represent or warrant that its services or products will ensure that the customer is in compliance with any law or regulation.

The IBM Maximo Asset Management solution provides the tools to effectively maintain your facilities in today's challenging environment.

Maximo offers comprehensive capabilities for inventory and contract management that are critical to the facilities manager due to their integrated role within maintenance activities. Accordingly, the ability to better manage vendor relationships and establish contracts for labor and materials across the entire enterprise allows for better cost control. Not only does Maximo provide the ability to track current warranties and facilitates recovery of funds through claims processing, but also manages vendor SLAs to monitor their overall performance.

Maximo is a world-class enterprise solution providing total facilities management capabilities on a state-of-the-art SOA-based architecture which supports complex facilities deployments across the globe.

### For more information

To learn more about IBM Maximo Asset Management, please contact your IBM marketing representative or IBM Business Partner, or visit the following Web site: [ibm.com/tivoli/products/maximo-asset-mgmt](http://ibm.com/tivoli/products/maximo-asset-mgmt).



Please Recycle