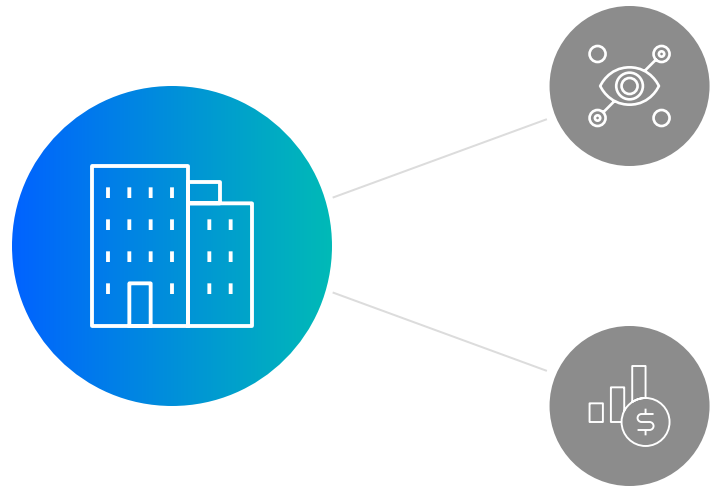


IBM TRIRIGA

Building Insights

Optimize every square inch of your buildings

Put your data to work. Use IoT and real-time insights to gain a complete understanding of occupancy and usage across your entire real estate portfolio.



Is my space being used effectively?

Buildings are increasingly more connected, but systems within those buildings too often stand alone. This means that the vast volume of data collected around your building's spaces is not being put to work the way it should be. How do you know what pieces matter when it comes to your spaces? Are they over-allocated? Under-utilized? Does the configuration of workspaces help or hurt employee productivity?

The answers to these questions drive real bottom line impact. IBM TRIRIGA Building Insights uses IoT data, inputs from TRIRIGA, and other external sources like badge data, to provide a more complete understanding of occupancy and usage across the entire portfolio. With these insights, data silos become a thing of the past, enabling space planners to validate expansion, consolidation and move plans. All this while driving the right mix of space to optimize employee productivity.

Industry trends and challenges

- Cost of real estate is on the rise, representing the 2nd largest cost in the organization
- Information systems are siloed, making it difficult to understand space usage patterns
- Increasing IoT adoption is leading to data overload rather than actionable insights
- Increased pressure to create more engaging workplaces to drive employee productivity

Benefits



Increase facility utilization

Uses business logic to classify each building, floor, and organization with an indicator of over-allocated, optimal, under-allocated or over-capacity.



Understand occupancy in real-time

Compare actual occupancy to space assigned. Calculate at floor level for every building and aggregate at the enterprise for ease of analysis.



Drive employee productivity

Create spaces that works for your employees. From collaboration to quiet time, use insights to design floor-plans for maximum productivity.

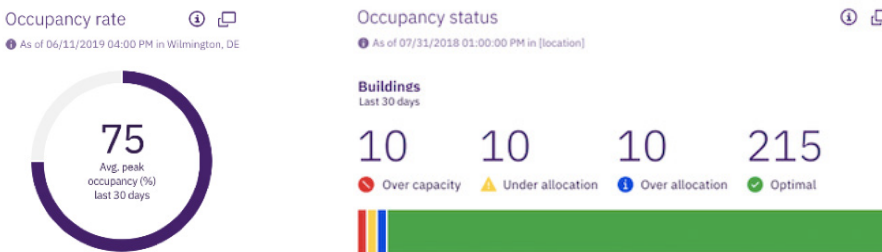


Improve decision making

Do away with data silos and create a single source of truth for more comprehensive reporting and more strategic decision making.

How it works

- **Data connection:** IBM TRIRIGA Building Insights starts by connecting data from various sources. These sources include IoT sensors, cameras, badge data, and synchronized metadata collected in IBM TRIRIGA . Using this data, real-time insights on facility utilization, occupancy rate and occupancy status are produced.
- **Identify which facilities are underused:** Information on foot traffic, organization/business unit and occupancy performance are analyzed. It compares actual occupancy to space assigned. This is calculated at the floor level for every building and then aggregated at the enterprise level.



- **Use occupancy status to improve utilization:** Information on space capacity, planned allocation, actual occupancy, available headcount occupancy and inferred status are analyzed. Using business logic, it classifies each building, floor, and organization with one of four status indicators: Over-allocated, Optimal, Under-allocated, Over-capacity. This helps determine consolidation expansion, or re-configuration opportunities.



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