

## PRIMAVERA FACILITIES MANAGEMENT

### ADVANCED FACILITIES MANAGEMENT

#### KEY FEATURES

- Service requests with a portal interface
- Work order requests
- Work orders
- Preventive maintenance books
- Job plans
- Meter readings
- Invoices and payments
- Material orders and receipts
- Material moves
- Material adjustments
- Equipment management
- Space management
- Stack diagrams
- Facility condition assessment
- Templates for fast setup and deployment
- Advanced reporting and dashboards
- Detailed audit log

#### KEY BENEFITS

- Configure and automate business processes to match corporate workflow.
- Manage a single property/facility or an entire portfolio.
- Gain visibility into material and labor costs associated with corrective and preventive maintenance.
- Manage and track space counts by type, usage, and occupants.
- Consistently collect, analyze, and report on facilities.
- Benefit from support for Building Owners and Managers Association standards.
- View interactive floor plans to manage your space.
- Manage employee space assignments.
- Track and report on employee head counts, space standard compliance, room availability, and more.

Oracle's Primavera Facilities Management is a powerful and easy-to-use solution for managing your properties and facilities. Providing automation and flexibility to handle customer-specific facilities management needs, Primavera Unifier is a Web-based solution delivered via an intuitive graphical interface.

### Maintenance Management

Maintenance management is essential to the smooth operation of any facility—keeping interruptions, system failures, and safety incidents to a minimum. The many preventive maintenance features in Primavera Facilities Management include best-in-class automated processes for things such as service requests (with a portal interface), preventive and corrective work orders, preventive maintenance books, job plans, meter readings, invoices and payments, material and parts inventory, material orders and receipts, material moves, material adjustments, and more.

The constantly changing state of information is managed through Primavera Unifier's workflow engine, which tracks all task assignments. Users can manage these elements through the product interface or via automated e-mails. Making things even easier, all maintenance work-related costs are rolled up to a central cost sheet normalized by a robust cost code structure. Here, users can drill down through facility management costs by each transaction for the entire facility or across the portfolio of facilities. All cost structures are easily configurable by an administrator.

### Facility Condition Assessment

Assessing facility condition is an important part of management and maintenance. This task includes inspecting, collecting, analyzing, and reporting on the condition of the entire facility or each building system (for example, foundation, roof construction, exterior enclosure, elevators and lifts, plumbing, HVAC, and more). Such assessments are primarily used to support decision-makers in their annual budgeting and maintenance project planning.

Building System Data	Building System Description	Life Expectancy	Year Installed	Schedule	Currency	Unit Area Order B/C	
1	Equipment and Furnishings	Equipment and Furnishings		678,000.00	25500000	6.43%	
2	Equipment and Furnishings (E1)	Equipment		678,000.00	9100000	9.41%	
3	Equipment and Furnishings (E1) (E1)	Commercial Equipment	20	320,000.00	12,300,000.0	2.62%	
4	Equipment and Furnishings (E1) (E1)	Industrial Equipment	20	0.00	12,300,000.0	0%	
5	Equipment and Furnishings (E1) (E1)	Vehicle Equipment	10	338,000.00	12,300,000.0	2.92%	
Total					1,676,000.00	39,600,000	23.92%
Subtotal					650,000.00	25,000,000	6.01%
Facility Overview					650,000.00	12,300,000.0	2.72%
Facility Overview					520,000.00	19,100,000	3.61%
Facility Overview					260,000.00	4,800,000.0	17.47%
Facility Overview					260,000.00	1,500,000.0	17.47%

  

Inspection Results	No.	Building System Mgr Name	Short Description	Status	Life Expectancy	Estimated Cost
000	0000	0000	0000	0	150,000.00	
001	0000	0000	0000	0	90,000.00	
002	0000	0000	0000	0	100,000.00	
003	0000	0000	0000	0	90,000.00	
004	0000	0000	0000	0	100,000.00	
005	0000	0000	0000	0	120,000.00	
006	0000	0000	0000	0	110,000.00	

Figure 1. Primavera Facilities Management provides the automation, flexibility, and power to handle customer-specific facilities management needs.

## PRIMAVERA UNIFIER

Primavera Unifier provides solutions for capital project and portfolio management, facilities management, and real estate portfolio management. Primavera Unifier's Web-based platform optimizes and integrates critical business processes, data, and documents across the organization. Its intuitive user interface can be tailored to your business to increase adoption, minimize training, and deliver rapid time to value. Whether you are employing prebuilt templates out of the box or building new configurations from scratch, Primavera Unifier delivers the best combination of ease of use and flexibility—no matter how large or small your deployment.

Products in the Primavera Unifier family include

- Primavera Capital Planning
- Primavera Cost Controls
- Primavera Facilities Management
- Primavera Project Delivery Management
- Primavera Real Estate Management

The Facilities Condition Assessment (FCA) feature within Primavera Facilities Management provides all the tools and processes required to perform this important task, including FCA inspections, assessing deferred maintenance work and estimated deficiencies, current replacement value and capital renewal costs, support for Uniformat II cost modeling, a configurable FCA Manager sheet, and automatic calculation of each building system's facility condition index (FCI) as well as the entire building's FCI. This ability to calculate the FCIs for each facility gives management professionals a way to objectively compare facility and/or building conditions. As a result, decision-makers gain visibility into building-renewal funding needs and comparisons.

## Space Management

Whether moving a single person or restacking entire buildings, Primavera Unifier's space- and move-management solutions facilitate not only strategic planning and tactical reassignment of space but also the move process itself (including all associated tasks, dates, and assignments). The Space Manager feature provides a flexible and configurable solution to create, classify, and organize building floors and spaces by types such as usable spaces, common spaces, vertical penetrations, gross exterior measured areas, and so on. Each space type definition has a configurable set of attributes for capturing critical data such as occupant's name and department, measured and/or extracted space area, space type and usage, and more.

Users can also employ the Space Manager feature to track space standard compliances and room availability, and to compute occupancy rates. In addition, the configurable Stacking Plans capability provides a visual representation of an entire facility or building, broken down by floor or level, to show how space is being used and assigned. You can easily see the square feet (or meters) of vacant space per floor, how much space is occupied by a single department on a given floor, and more. The Space Manager feature also supports the Building Owners and Managers Association standards for space classification.

## Contact Us

For more information about Primavera Facilities Management, visit [oracle.com](http://oracle.com) or call +1.800.ORACLE1 to speak to an Oracle representative.



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**Hardware and Software, Engineered to Work Together**