IBM **TRIRIGA**

Building Insights

Use IoT data, WiFi and AI for space utilization at scale

Make critical space decisions when you put your data to work. Use IoT data, WiFi and AI for fast, accurate space utilization insights, and gain a complete understanding of occupancy and usage across your entire real estate portfolio.

Space matters

You need to know where your occupants are at any time – all the time. You need easy-to-access data to answer those key questions: who is occupying my facilities and when? Are there opportunities to consolidate space? Should we reconfigure or repurpose existing space?

If you're making critical space decisions with manually intensive work and less-than-perfect data, you can't react quickly to changing business demands. That's why now is the time to harness your information and make informed decisions based on real-time occupancy insights.

Scalable space utilization answers your questions

IBM TRIRIGA Building Insights uses IoT data, AI, inputs from TRIRIGA, and other external sources like WiFi and badge data, to deliver a more complete understanding of utilization and usage across the entire portfolio.

Utilization is measured by occupancy and frequency rates, and is the most comprehensive means of evaluating the efficiency of your space. It gives you a consolidated view, and arms space planners with the information they need to react quickly to change, validate expansion, consolidation and move plans, and make the most cost-effective decisions.

A fast start to occupancy insights with Cisco DNA Spaces

Use the systems you already have in place, like WiFi or badge data, to quickly capture occupancy information. Not only do you lower the barrier to entry, but you also reduce hardware costs typically associated with sensor installation.

Then, realize an even faster start with Cisco wireless. IBM TRIRIGA Building Insights now natively integrates with Cisco DNA Spaces location platform, allowing space planners to gain AI-driven insight into their facilities utilization. Leverage your Cisco WiFi network to provide occupancy insights and quickly understand how spaces are being used.

Benefits

Integration with IBM TRIRIGA IWMS for a single source of truth for your enterprise

User-friendly dashboarding built around the needs of facilities teams and space managers

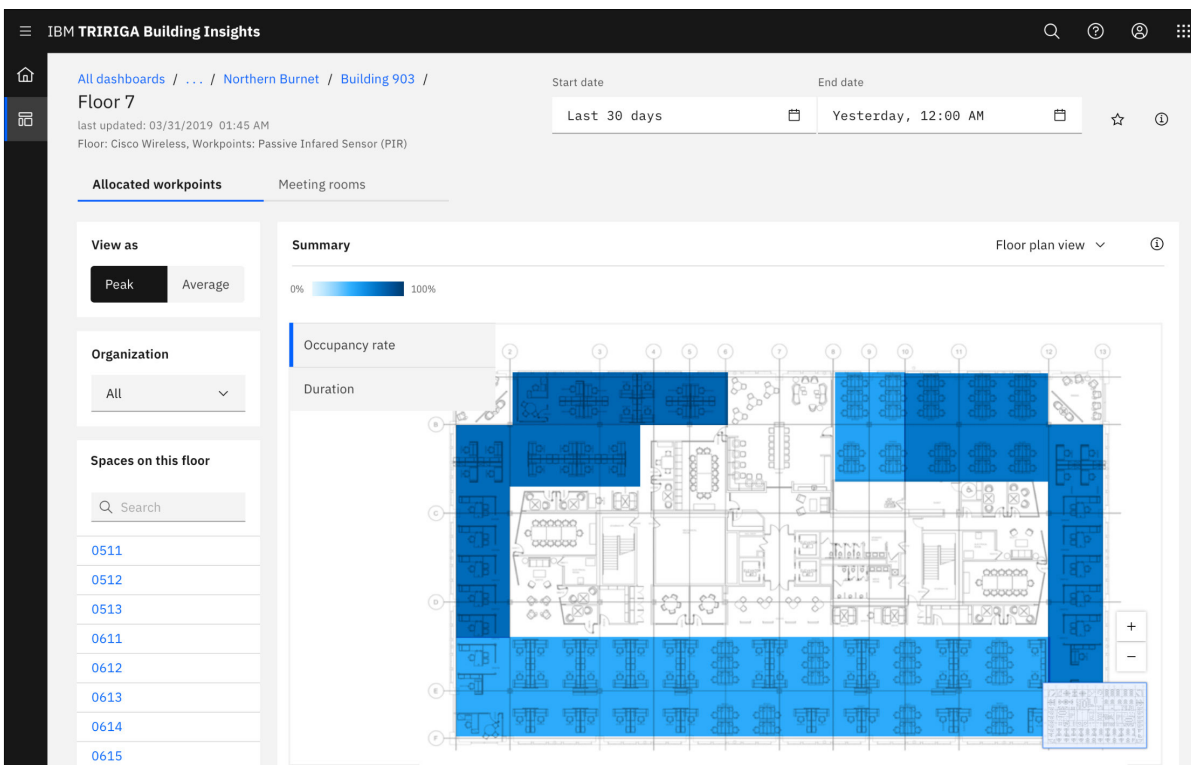**Clear visibility** into underutilized and overcrowded facilities managed in TRIRIGA

Assign spaces to organizations and establish chargeback allocations
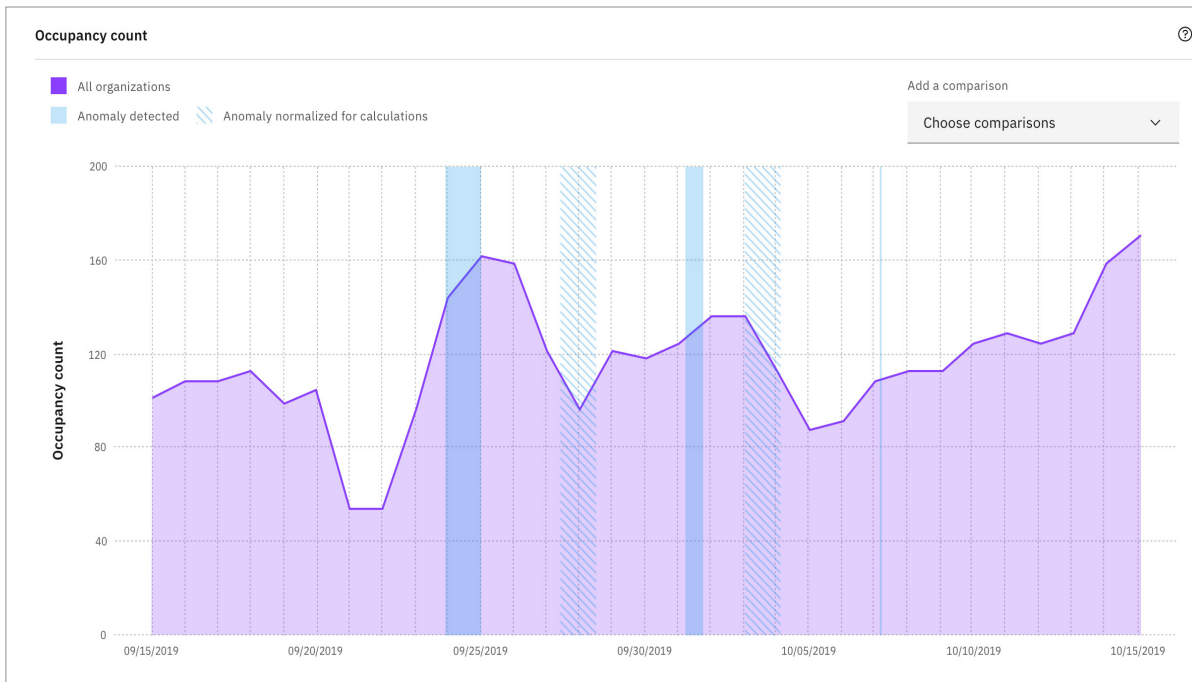
Improve data quality with insights from Watson AI

Deliver the right services and spaces your occupants need

How it works

- **Understand utilization KPIs:** TRIRIGA Building Insights brings together critical utilization/occupancy metrics into a modern dashboard. It uses presence information from IoT devices and key planning attributes from space records defined in TRIRIGA Facilities Manager, and delivers easy to-understand data visualization on space usage.

- **Learned behavior with Watson AI:** TRIRIGA Building Insights uses pattern recognition techniques and Watson Machine Learning to determine relevant working days by organization. It learns occupancy behavior to predict attendance for each organization, and continues to learn and adapt to changing organizations.

- **Remove anomalies from dataset:** TRIRIGA Building Insights detects and automatically removes days that deviate from the predicted occupancy for an organization. That enables space allocation decisions to be made without factoring events that skew the data set.

- **Scalable sensing with Cisco Wireless:** TRIRIGA Building Insights now natively integrates with Cisco DNA Spaces to measure floor occupancy by organization. It serves as a foundation for scaling utilization across the entire real estate portfolio.

Occupancy count

Legend	
All organizations	
Anomaly detected	Anomaly normalized for calculations

Add a comparison
Choose comparisons

Industry trends and challenges

– The cost of real estate often represents the second highest cost in an organization.

– Information systems are siloed, making it difficult to manage and optimize across the real estate portfolio.

– Increasing IoT adoption generates massive amounts of data, not actionable insights.

– There is increasing pressure to create an occupant experience that ensures wellbeing and productivity.

Getting started

Visit the IBM Marketplace to learn more:

ibm.co/tbi