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# Oracle Primavera Facility & Asset Management

# Abstract

The construction industry and its related ecosystem build buildings, infrastructure, and structures that create the groundwork of our economies and play an essential part in our daily lives. The industry has excelled in managing all processes, from delivering undersea tunnels to skyscrapers.

However, like various other industries, the construction industry faces numerous challenges arising from digitization. External market factors, combined with fragmented and complex industry dynamics and an overall aversion to risk, constantly challenge the industry's various parts.

As per a recent survey, "The global construction market grew from $14503 billion in 2022 to $15461 billion in 2023 at a compound annual growth rate (CAGR) of 6.6%. The construction market is expected to grow to $19519 billion in 2027 at a CAGR of 6.0%."

The industry constantly encounters challenges like cost pressure, the need for flexible structures, customer satisfaction benchmarks, the increasing complexity of projects, and the increasing requirement for sustainable and safe performance. Like various other industries, the construction industry is adapting to technology to solve many of these challenges.

In this whitepaper, we will discuss the major challenges faced by construction companies and how capital program management helps expedite industry growth. This whitepaper describes LTIMindtree's capability of implementing Oracle Primavera Unifier Facility and real estate Management, which can be leveraged by enterprises to assess the needs and deploy ready-to-use solutions that can be easily customized for business processes and workflows as per the facility and real estate that an organization needs.

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# 01 Introduction to the 3Cs (customers, capabilities & convenience)

Today, companies across the globe are investing billions of dollars in adopting innovative technologies to develop, maintain, and re-use the facilities up to the highest efficiency. Maintaining and managing commercial facilities is not an easy task; one will need to hire professionals to repair and support both the interior and exterior. A facility management company is equipped to do various complex activities that are linked to the maintenance of commercial property operations. However, what they lack is a technology or a platform. The major challenges are to:

- Ensure that the facility is always operational and can be safely operated
- Manage compliances and norms that are applied and uploaded Manage
- facility and assets ensuring they are operating at highest efficiency Assess
- and inspect that facility conditions are top-notch
- Maintain the aging assets and their maintenance
- Control the costs and optimize resources

**Customers:** From a customer experience perspective, LTIMindtree understands about the companies' aspirations to implement a comprehensive platform/application comprising of best-of-breed solutions to cater to various functionalities and business areas regarding Facilities & Real Estate Management (FAM). FAM involves the maintenance of an organization's facilities, equipment and much more.

**Capabilities:** FAM comprises of activities associated with the acquisition (including purchase and lease), financial management, and disposition of real property assets. Common features that support real estate management include strategic planning, transaction management, Request for Proposal (RFP) analysis, lease analysis, portfolio management, tax management, document management lease management, and lease accounting, along with project cost control management.

**Convenience:** Oracle Primavera Unifier automates business processes without much complex system integration(s). Primavera Unifier Facilities and Asset Management lets users view, compare, and report for a property in real-time. It provides automation and flexibility and can handle any custom-specific asset management needs.

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# 02 Oracle Primavera Unifier one-stop solution

Oracle Primavera Unifier is a one-stop-shop solution for managing Facilities and Real Estate Management along with its Project Control & Schedule management.



Unifier- FALM & Project Controls
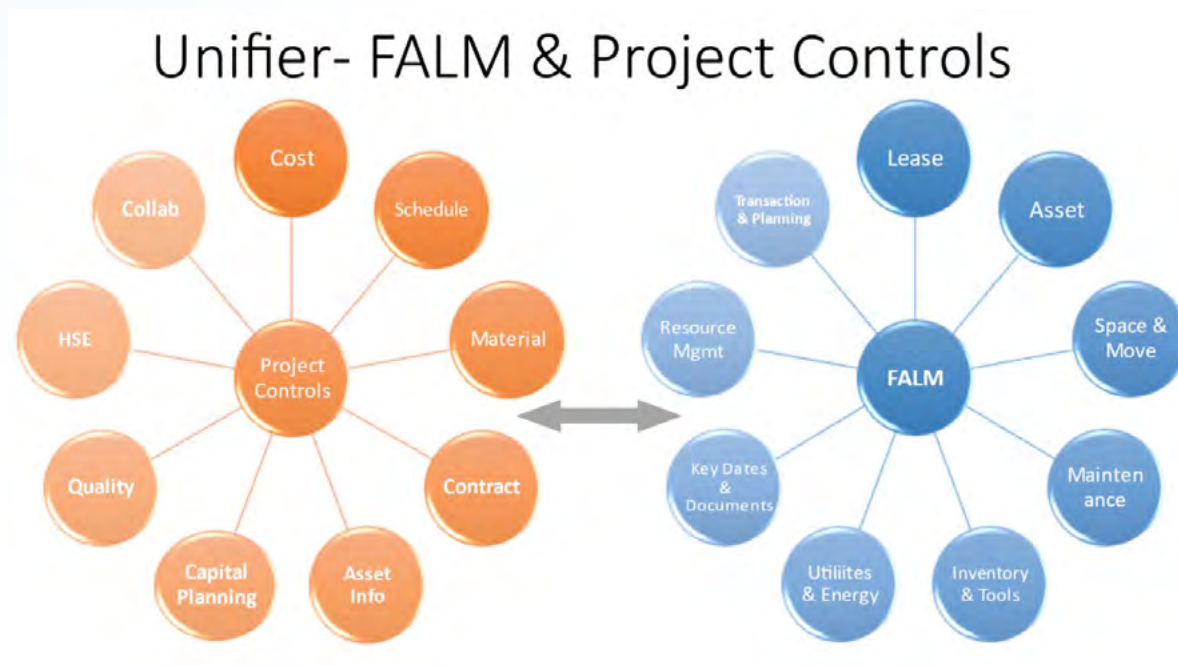
A Primavera Unifier base product, FAM, enables enterprises to streamline the various processes that help to manage their real estate capital and facilities through:

- Portfolio Management
- Cost Management and Budgeting
- Vendor & Contract Management
- Asset Lifecycle Management
- Maintenance Management
- Material Inventory Management
- Space Management

- Facility Condition Management
- Lease Management
- Transaction Management
- Real Estate Data Management
- Utilities Management
- Sustainability Management
- Document Management

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# 03 LTIMindtree's Oracle Unifier Facilities and Real Estate Management

Oracle's Primavera Unifier Facilities & Asset Management is an important and user-friendly solution that helps in managing various properties and facilities. Available either as a cloud-based or on-premises solution, it offers automation and flexibility to cater to various customer-specific facilities management requirements. These include service requests, corrective maintenance and preventive, inventory, and inspections, as well as facility condition assessments and space management.

Like other Primavera Unifier solutions for capital projects, Facilities and Asset Management solution provides task reminders, notifications, document management and visualization, messaging, and various-level reporting.

## Facility and Real Estate Management

Prioritization & Selection
Ideation & Project Inception
Renovation /Expansion Planning

**Plan**

Capital Planning
Funding
Project Approval

**Inspect & Maintain**

Facility Condition Assessment
Facility & Asset Inspection
Preventive & Corrective Maintenance

**FALM**

**Design & Estimate**

Scheduling
Engg. DeliverablesMgmt
Budgeting & Permitting
Bidding & Tendering

**Operate & Optimize**

Lease Administration
Space Management
Facility Management
Commissioning

**Procure & Build**

Contracts Award
Contract & Change Mgmt
Material Mgmt
Cost Controls & Cash flow
Document Management

Project Close
Hand Over/ Commission

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# Facilities and Real Estate Management (FMRE)

The various processes that are part of FMRE (Facility and Real Estate Management) are interconnected with Facility and Asset Lifecycle Management, it works with the same data and is integrated with other FAM solutions, thus ensuring maximum benefits of an integrated WMS (work management system). Primavera Unifier cost controls module can be easily linked with a loop in design-estimate and procure-build for an end-to-end solution.

Primavera Unifier provides an indicative range of benefits that an enterprise needs to plan, design, estimate, procure, build, schedule, operate, optimize, inspect, and maintain its assets for its site facilities. FAM is a Primavera Unifier base product; it helps enterprises to modernize the various important business processes that are needed for handling the facilities and real estate.

**Plan:** planning enables to manage the current and proposed CapEx/OpEx projects that are aligned with the strategic goals. This helps prioritize projects based on available budgets. It involves creating multi-year financial plans to determine which projects to undertake. Develop numerous scenarios to evaluate and achieve an ideal budget and predict distributions aligned to strategic goals. Facilitate collaboration with project managers to brainstorm on the funding received from various fund houses, and helps streamline the project(s) to be on track. Here, the planning phase is the phase when the project idea is evaluated, produced over the table to define, and then authorized to proceed by the project sponsors, fund managers, and others.

**Design and estimate:** involve detailed project schedule/plan and thorough estimates, which help to analyze effective usage of the resources (time, cost, and labor). Detailed design will be the outcome of all the cost build-up estimates, models, procurement plans, etc. This phase is where the cost rolls up happen and consolidation of the cost happens. This is available at the header of the respective projects. From this, the project, costs/fund is bifurcated amongst different projects and respective budgeting/bidding process gets initiated, followed by tendering and awarding of projects to vendors.

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**Procure and build:** executing the project according to schedule is the priority of the project manager post kick-off. No matter what was planned, reality faced is when execution of the project kicks in. Oracle Primavera helps to execute the plan in a much simpler and easy-to-use way. In Procure and build phase, the material management, contract management, and change management are being executed along with close monitoring over cashflows and cost sheet. It gives the real glimpse of the actuals happening over the projects.

**Operate and optimize:** once the building or asset or project is commissioned or went live, the next challenge it to have smooth functioning of that asset. Adhoc & regular day-to-day challenges are being catered via the solution built for. In this phase, one can review the reality of the ongoing process which helps to optimize via change requests process thereby making use of the technology at par.

**Inspect and maintain:** One of the important parts is facility inspection and assessing the conditions of facility. Some of the common tasks are collecting, inspecting, reporting, and analyzing the conditions of the building. These assessments help to support the decision-makers in the planning of the annual budget and maintenance activities.

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# 04 Capabilities

The Facility and Asset Lifecycle Management (FALM) solution incorporates the below core functional areas within an enterprise:

### Real estate portfolio management

The real estate portfolio management includes activities that are associated with acquisition (including purchase and lease), financial administration, and disposition of real estate assets. Common features that support real estate management include strategic planning, transaction management, request for proposal (RFP) analysis, lease analysis, portfolio management, tax management, lease management, and lease accounting.

### Capital project management

This area involves activities associated with the design & development of new facilities & the re-modeling or enhancement of existing facilities, including their reconfiguration & expansion. Some of the common features that help capital project management include design, capital planning, funding, procurement, bidding, cost & resource management, project documentation & drawing management, scheduling, and critical path analysis.
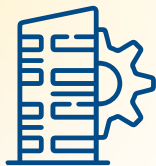
### Facilities management

This section includes tasks related to the operation & optimized utilization of facilities. Common features that support facility management include strategic facilities planning, CAD integration, space management, employee service management & move management.

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## Maintenance management

Maintenance management includes activities that are related to the corrective and preventive maintenance and various operations of facilities and assets. Common features that are a part of support maintenance management include preventive maintenance, inventory management, asset management, work order administration, work requests, warranty tracking, vendor management, and facility condition assessment.

## Sustainability & utilities management

The sustainability & utilities management consists of activities that are related to the measurement and decrease of resource consumption (energy & water) & waste production (greenhouse gas emissions) within facilities. Common features that support sustainability & utilities management include integration with building systems, sustainability performance metrics, utilities benchmarking, carbon emissions tracking, and energy efficiency analysis.
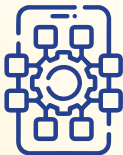
## Mobile application

Primavera Unifier delivers a mobile application that enables users to take action and develop new tasks in both online and offline status. Offline mode comes handy when there is no connectivity. It allows the user to work on the job(s), and save it on the mobile application locally. So, when the technician comes under internet connectivity, all the locally saved data gets online. The application is available on both Android and iOS platforms.

# 05 **Conclusion**

The Oracle Primavera Unifier Facility and real estate Management enables enterprises to enjoy the ready- to-use solutions and customize the workflows and business processes as per requirement. The focus is on implementation of timely payments to landlord(s), space management, facility inspections & management, document management, asset management, energy management, workflow for approvals, and material management within the organization, which is all auditable and can be tracked by any user who has appropriate access and permission.
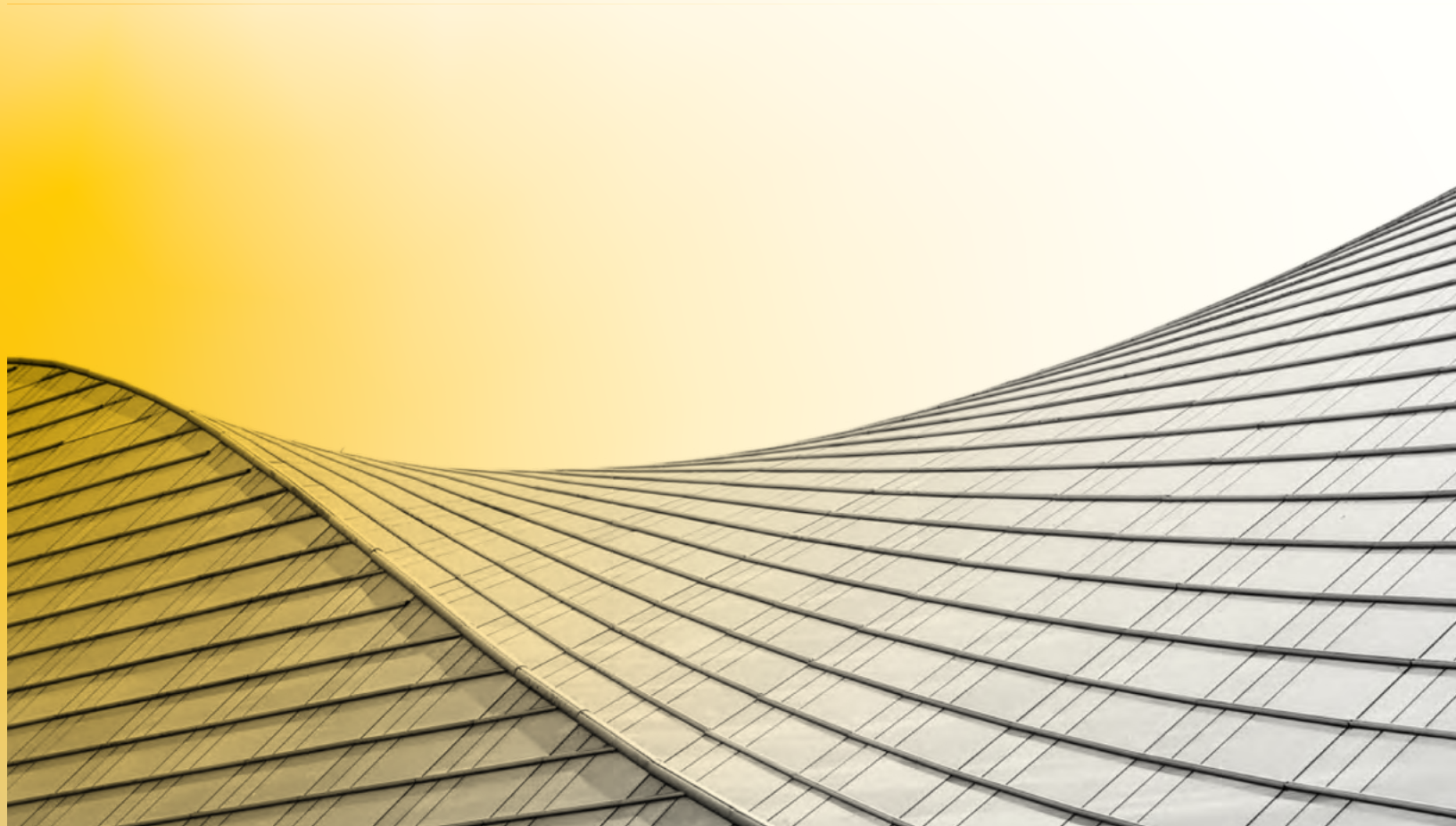
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# 06 About LTIMindtree

We at LTIMindtree have a dedicated team of technical and industry SMEs that leverage the Oracle Primavera Unifier Facility Management & Real Estate Management along with Project Controls module.

LTIMindtree has 80+ PMIS Consultants working on 15+ tools/accelerators engaged with 10+active customers. Engineering and Construction projects today must deal with increasing amounts of information that require better tools to help navigate through all the data produced by projects.

LTIMindtree's Programme Management Information System (PMIS) provides a basis for accountability in the use of best-of-breed Oracle applications and more.

LTIMindtree is the leading Oracle partner for Primavera Unifier, the best-in-class project lifecycle management solution for capital planning, project delivery, cost control, facilities management, and real estate management.

Our Facilities and Real Estate Management experts build solutions that allow your organization to align maintenance strategies with roles and responsibilities, real estate strategies, and corporate sustainability targets.

LTIMindtree has Implemented "Oracle Primavera Unifier Facilities and Real Estate Management" which allows to map the process landscape of an enterprise across its Site Facilities, Assets, Documents, Costs, Space Management, Project Management, Schedule Management, Health Safety, Collaboration, Capital Planning and much more.

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# 07 Authors profile

### Sanjaykumar Patelia

Solution Architect, LTIMindtree

Sanjaykumar Patelia is a Solution Architect having more than 14+ years of IT experience, with proficiency in delivering Digital Transformation projects in Primavera technologies. He has been a techno-functional Subject Matter Expert (SMR) during all phases of implementation of Oracle Primavera project execution that includes right from requirement understanding, and assessment to Implementation and adoption, he has been engaged with customers belonging mainly to construction, oil & gas, tourism asset construction, service provider, IT sector, etc. As an implementation specialist, he has abundant experience in executing various large enterprise business modernization projects in the Middle East, Europe, and Asia-Pacific regions.

# Reference

Source:https://www.thebusinessresearchcompany.com/report/construction-global-market-eport#:~:text=The%20different%20sectors%20include%20private,(CAGR)%20of%206.6%25.

**LTIMindtree** is a global technology consulting and digital solutions company that enables enterprises across industries to reimagine business models, accelerate innovation, and maximize growth by harnessing digital technologies. As a digital transformation partner to more than 700 clients, LTIMindtree brings extensive domain and technology expertise to help drive superior competitive differentiation, customer experiences, and business outcomes in a converging world. Powered by 81,000+ talented and entrepreneurial professionals across more than 30 countries, LTIMindtree — a Larsen & Toubro Group company — solves the most complex business challenges and delivers transformation at scale. For more information, please visit **www.ltimindtree.com**.