



ADOA – General Accounting Office

TRIRIGA MANUAL: FACILITIES MANAGEMENT





Facilities Management

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Activities are indicated with an icon



FACILITIES MANAGEMENT

Purpose

This training guide covers the use of IBM TRIRIGA, a web-based Facilities Management application that supports facility operations and maintenance, project management, site planning, and contract management. You will learn how to complete processes for the generation and management of work tasks, building systems and equipment, reports and forecasts of occupancy, condition assessments, and capital improvements.

Course Objectives

In this training guide, you will:

- Review Facilities Management foundational knowledge
- Identify the setup and configuration of projects and portfolio objects
- Perform common operations functions
- Review the planning and assessment processes that are available
- Review the available reports

Foundational Knowledge

Learning Objectives

In this lesson, you will:

- Examine the basic functionality of TRIRIGA
- Examine different types of projects
- Examine the approval and notification processes
- Identify the available template functions

Lesson Overview

This lesson is an introduction to some of the key features and functionality of the TRIRIGA application platform. This lesson also introduces the workflow process and the use of templates to aid in the creation of new forms.

Overview of TRIRIGA Functionality

TRIRIGA is an Integrated Workplace Management System (IWMS) that integrates real estate, capital projects, facilities, operations, portfolio data, and energy management in a single web platform. Each of these components is presented as a portal that contains all of the related tables, forms, and menus for that business function. TRIRIGA also provides the ability to interface with other State applications for accounting and purchasing.



User roles play a key part in the software interface by controlling what portals and pages a user can access. Many aspects of the environment can be customized to a user's personal needs.

Managing Projects

TRIRIGA provides the ability to manage capital, facility, and real estate projects and can be used to identify funding priorities within capital programs, analyze project risk and financial benefits, and automate project management controls and alerts.

Accessing a Project

Managing projects is done by switching to the Project component in the top right of the screen. Existing projects can be searched and selected by clicking the Select Project magnifying glass icon.



ID	Date	Name	Status
<input type="text" value="Contains"/>	<input type="text" value="Equals"/>	<input type="text" value="Contains"/>	<input type="text" value="Contains"/>
<input type="radio"/> 1000906	12/11/2014	999 Training Capital Project - DP	Completed
<input type="radio"/> 1000907	12/15/2014	15 Training Capital Project	Completed
<input type="radio"/> 1000908	12/15/2014	08 training capital project	Completed
<input type="radio"/> 1000909	12/15/2014	01 Training Capital Project	Completed
<input type="radio"/> 1000910	12/15/2014	02 Training Capital Project	Completed

A project is defined by its general information, the team members, the scope, a schedule, and a budget. The general information identifies the name, type, and address and client information for the project. A project can also contain subprojects called Child Projects. The team members are defined as project Contacts and must be assigned a project role. The scope defines all of the work being performed by the project. A project schedule can be broken down into tasks that can be tracked from start to finish. The project budget can be defined to enable the tracking of expenses incurred by the project and forecasting of potential changes to the project cost.

Approvals

Approvals ensure that created and modified records meet the defined business requirements. Approvals can be created to automatically escalate records to defined approvers. Approvals can be delegated to check the resolved actions of an approval, and add manual approvers. Any time an event occurs that triggers an approval, an action item appears on each reviewer's Home Page. Approvers can approve, return, request clarification, reassign, or escalate the record.

Approval templates are used to define approval requirements and can be applied to a type of record or business object(s). Approval requirements are used to connect an approval template to a business object and must have an active status to be used. If a business object or form has more than one requirement, the requirements are merged.



Notifications

The Notifications tab is used to create notifications that send an email to recipients each time the status of a record changes. For example, a notification can be sent to management whenever a purchase order is issued. The process involves creating the notification content and then creating the notification requirements. The notification requirement could be defined such that any purchase order with a status change of Draft to Needs Approval must be sent to the manager of the person who created the purchase order. You can opt out of receiving notifications in their profile options and subscribe to notifications from a record that they want to receive notifications about.

The screenshot displays the 'General Repairs' page in the TRIRIGA system. The 'Notifications' tab is active, showing a list of notification rules and reviews. The 'Approval Routing Rules' section contains one rule for 'Dave Powers' with a 'Required Review' type. The 'Approval Reviews' section shows a 'Pending' review. The 'Status Change Notification' section is currently empty. The 'Response Log' section is also empty. The interface includes standard navigation and action buttons like 'Submit', 'Save', and 'More'.

Forms

Forms typically do not have templates, but most forms that have been created and saved in the system can be used as a starting point for creating new forms with some information already entered. You can create a copy of an existing form that is open by clicking the More button, and selecting Copy. This creates a new form that can be accessed and completed with the appropriate information. Examples of forms that can have templates include People and Building Systems.



Surveys

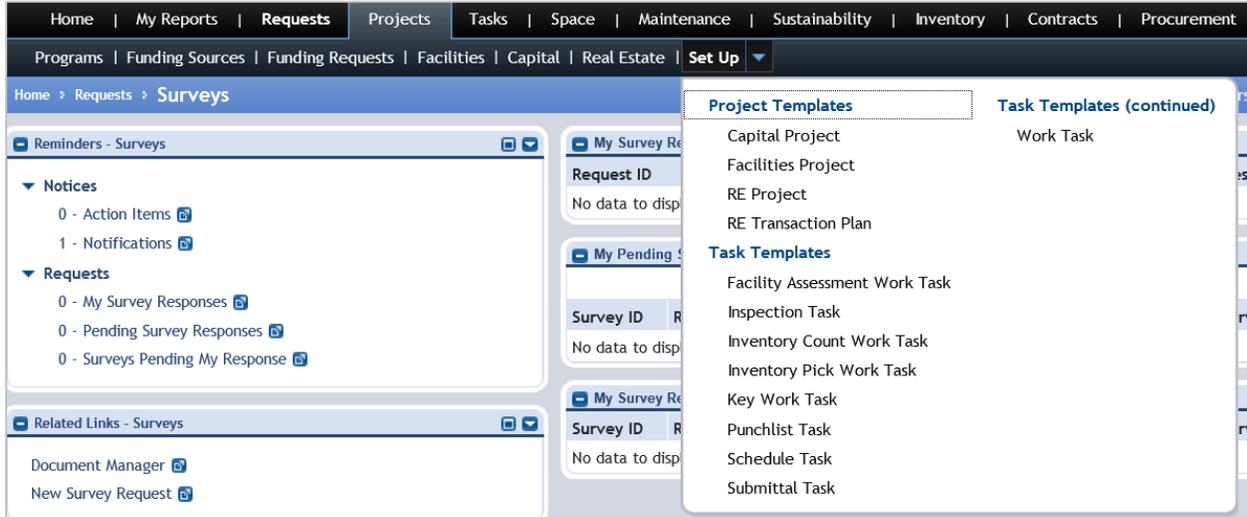
Survey templates are used to create and manage the templates used for creating evaluation surveys. Evaluation surveys are used to follow up requests, maintenance, and sustainability measurements with a questionnaire that provides feedback to the service provider on the quality of work performed. Survey templates are created and managed in their respective portal under the Set Up menu.

Once a survey template has been created, it can be issued as a New Survey Request in the Requests portal.



Project Templates

Project templates can be created for Capital, Facilities, and Real Estate projects. New templates can be created from scratch or existing templates can be copied which will create a duplicate of the template that can then be modified. Templates are managed in the Projects portal Set Up menu by selecting the type of template.



The Add link will create a new template. The More button, Copy command will create a copy of an existing template for use.



Contracts

Contract templates are available for the various types of contracts, such as Critical to Quality contracts. Contract templates are created and managed in a similar manner to Project templates.



[Finance](#) | [Sustainability](#) | [Inventory](#) | [Contracts](#) | [Procurement](#) | [Portfolio](#) | [Tools](#)

[Requests](#) | [Leases](#) | [Agreements](#) | [Contracts](#) ▼ | [Payables](#) ▼ | [Receivables](#) ▼ | [Set Up](#) ▼

<p>Cost Codes</p> <ul style="list-style-type: none"> Cost Code Hierarchy Status Report Location Organization Project Service Standard Capital Project <p>General</p> <ul style="list-style-type: none"> Indexes <p>Templates</p> <ul style="list-style-type: none"> Critical to Quality (CTQ) Lease Abstract Lease Clause 	<p>Templates (continued)</p> <ul style="list-style-type: none"> Option Owned Property (Fee) Agreement RE Project RE Transaction Plan Real Estate Lease Asset Lease Asset Lease Clause Portfolio Manager Evaluation Survey Preferred Provider Evaluation
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Setup and Configuration

Learning Objectives

In this lesson, you will:

- Identify the goals and configuration of the Organizational Structure
- Identify the goals and configuration of the Geographical Structure
- Examine available classifications

Lesson Overview

Portfolio data is the core information that is used to manage workplaces. The portfolio consists of information about the organizations, locations, people and assets that are associated with the space being managed. To assist in proper categorization of portfolio data, lists, classifications, geographies and specifications are set up as part of the initial configuration of the system.

Organizational Structure

The organization structure is hierarchal and set up based on a parent/child relationship. A parent organization record can have however many departments or divisions as necessary to represent the structure of the organization.

The organizations hierarchy can be included on various templates to define how work or approvals are routed.

Government

Government organizations represent departments that are part of the State. Each department is defined as an agency at the parent level of the hierarchy. Additional divisions related to those departments are created at the next level down in the hierarchy, also as agencies.

Name	ID	Type	Status
State of Arizona	1000501	Agency	Active

External Companies

External companies can be represented as vendors, customers, tenants, non-State partners or other governments. Any external organization that is related to the functions of facilities management within the system must have a record set up in the organizational hierarchy. Like government organizations, external organizations can have child divisions within their hierarchy.



The screenshot shows the 'External Companies' page in TRIRIGA. The breadcrumb trail is 'Home > Portfolio > Organizations > External Companies'. The page title is 'External Companies'. There are search filters for Name, Type, City, State/Province, and Country. The table below shows 3 total found records.

Name	Type	City	State/Province	Country
ACME Corp	City of Industry	Phoenix	AZ	
APS - Arizona Public Service	Phoenix	Phoenix	AZ	
WW Grainger Inc	Phoenix	Phoenix	AZ	

Any facilities management related external organizations that are defined as vendors or customers will have a matching record in AFIS. AFIS will interface regularly with TRIRIGA to create external organizations. The automated set up of matching vendor records will assist in purchasing functions for work orders and real estate payments for 3rd party leases.

Geographical Structure

The geographical structure is used to define the geographical area of property specific to an organization. Similar to the organization structure, the geographical structure is hierarchal and set up based on a parent/child relationship. A parent geographical record can have however many dependent geographical units as necessary to represent the structure of the organization.

The typical hierarchal structure of geographical areas can include a combination of world region, country, state, region, metropolitan area, county and city. Because each department has a different geographical definition, the names of the organizational hierarchy have been used within the structure to indicate the structure specific to that department. The geographical hierarchy can be included on various templates to define how work or approvals are routed.

Country

Country is the top of the hierarchy which defines the organization with the highest geographical authority.

The screenshot shows the 'Countries' page in TRIRIGA. The breadcrumb trail is 'Home > Portfolio > Countries'. The page title is 'Countries'. There are search filters for Country, World Region, ID, and Status. The table below shows 3 total found records.

Country	World Region	ID	Status
Administration	North America	1000001	Draft
Industrial Commission	North America	1000000	Draft
Transportation	North America	1000002	Draft



Region

Region is defined as the organization that is responsible for any property within its geographical structure.

Region	Country	ID	Status
ADA-Dept of Administration	Administration	1000051	Draft
AHA-Dept of Agriculture	Administration	1000055	Draft
CLA- State Fair and Exhibition	Administration	1000056	Draft
DCA-Dept of Corrections	Administration	1000050	Draft
DEA-Dept of Economic Security	Administration	1000049	Draft
DJA-Dept of Juvenile Corrections	Administration	1000057	Draft
DTA-Dept of Transportation	Transportation	1000071	Draft
EVA-Dept of Environmental Quality	Administration	1000058	Draft
FOA-State Forester	Administration	1000059	Draft
GFA-Game and Fish Dept	Administration	1000053	Draft
HCA-AHCCCS	Administration	1000060	Draft
HIA-AZ Historical Society	Administration	1000061	Draft
HSA-Dept of Health Services	Administration	1000052	Draft
ICA-Industrial Commission	Industrial Commission	1000072	Draft
MAA-Dept of Emergency and Military Affairs	Administration	1000062	Draft
PHA-Prescott Historical Society	Administration	1000063	Draft
PIA-AZ Pioneers Home	Administration	1000064	Draft
PRA-State Parks Dept	Administration	1000065	Draft
PSA-Dept of Public Safety	Administration	1000054	Draft

State/Province

State/Province is defined by the responsible organization to identify geographical areas specific to their business process. Geographical areas include, but may not be limited to region, unit, district or any other name that the organization uses at the lowest level of the geographical hierarchy.

Classification

Classifications define how records are related to each other within the classification hierarchy. A classification is a type of record that defines various data elements contained within the operational records.

Classifications can be used by queries, forms and workflows to determine how a record is managed. Generally, classifications are pre-defined, but new ones can be requested if necessary.

Type, Class, Status, Category, Code, Use, etc.

There are many classification types which allow you to define general attributes about a data element. Classifications typically appear in a query format that is accessible by clicking on the magnifying glass to the right of the field, a list with a drop down menu or through a “find” query.



Operational Functions

Learning Objectives

In this lesson, you will:

- Identify the process of creating Locations
- Examine the specifications for vehicles and equipment
- Examine the management of building systems and equipment
- Review the utility meter creation and management process
- Create corrective maintenance work tasks
- Create preventative maintenance work tasks
- Identify the process involved in performing work tasks

Lesson Overview

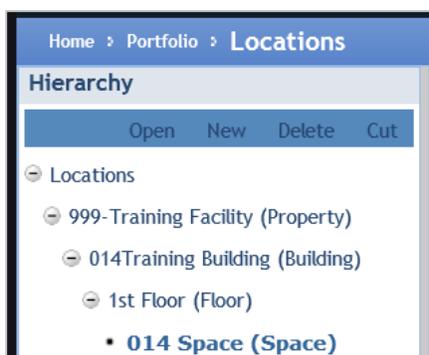
This lesson examines many of the operational functions for the management of assets, maintenance plans, and work tasks. Portfolios are a central store of asset, location, and other records used throughout the system. Assets and specifications allows you to track and maintain detailed records for all owned equipment. Those assets can be maintained by performing regularly scheduled and as-needed maintenance work tasks.

Location Portfolios

The Location Portfolio structure is hierarchical, meaning that location activity is organized based on their relationship with other locations.

Locations

The Locations portfolio contains a listing of the locations in the hierarchy. A typical setup of location types in the hierarchy is as follows: Property with Building(s) with Floor(s) with Space(s). The available location type options vary based on the parent location type.



Since AFIS is the system of record for all Fixed Asset information, newest location or facility related equipment data will be sent from AFIS to TRIRIGA. In TRIRIGA the record is updated with additional information not captured in AFIS. It is possible that some locations and/or equipment may not meet the



criteria for Fixed Assets and a department may decide not to create those records in AFIS. In this case, a record can be created directly for facilities related items.

Steps

The steps below describe the statewide process. Your agency may have additional requirements

1. Create locations that define a group of related buildings, land areas, or other locations. A group of locations is referred to as a Property. Each Property record can be assigned to a Geography which links the Property to a region as defined with each organization. Basic information about the Property can be entered, including any attributes that are common or relevant to each of the location records associated with the Property.
2. Each location record can be assigned to the location hierarchy, including assignment to a parent Property record. Each location record is used as the data point in which all real estate and facility management activity is associated. Maintenance activity, project activity, lease administration, condition assessment, and space management are all activities that occur at specific locations. The history of this activity can be monitored using the location record. Each location can be assigned geo-code information to allow for spatial display and analysis of facility inventory, condition, and work order history information using GIS-enabled map functions.
3. Within each building location, you can define a hierarchy of space, including floors and spaces. By organizing the building record into separate floors, more precise definition of maintenance and project locations is possible. For example, a work task can describe the exact space of a reported problem to a technician, rather than simply a building number or description.
4. CAD floor plans can be associated with each floor record in the database. CAD plans typically include a definition of the room/space boundaries (polylines). The integration of CAD data with floor plans allows for automatic calculation of floor and space areas, and the ability to graphically query the floor plan based on the data attributes of the spaces in the plan. Ongoing changes to the base CAD drawing will occur, and will require republishing. CAD views of locations are available throughout the application. You can interact with the drawing viewer using pan and zoom controls, measure functions, graphical reports, color-coding, and exporting.
5. Once the location record is fully defined, then the location can be activated.
6. Record information and any attached documentation are reviewed and approved by the department.

Creating a Location Record

Some sections of the Location form will only be used when appropriate for the location type being created. For example, defining environmental details may be relevant for a building or land location record but not necessary when defining a space or room location record in the hierarchy.

To create a new location record, navigate to the existing node in the location hierarchy that will be the parent for the new location and select New. Then select what type of location record is to be created. When adding information to a Location record, it is important to save changes regularly so that they are not accidentally lost.



Building: Print Help

General Contact Details Graphic Area Measurements Contracts Building Equipment Assessment Create Draft X

(Required): General Information for this Building.

General

ID Status Image

* Name

Description

Hierarchy Path

Details

Legal Name

Common Name

Parking Spaces (Open) Parking Spaces (Covered)

Tenure

Building Class Headcount

Zoning Headcount (manual)

Total Area Occupied square-feet Time Zone

Primary Use Total Area Occupied (manual) square-feet

Jurisdiction

Insurance Underwriting

Flood Zone Earthquake Zone

Marshall Valuation Classification Code

IBC Construction Type % Sprinklered

Fire Alarm Smoke Detector

Environmental Details

Carbon Calculation Method Carbon Calculation Region

Total CO₂e (Carbon Footprint) US Tons CO₂ Certification Level

Total CO₂e (Carbon Footprint) Equity Share US Tons CO₂ Equity Share (Percent)

Occupancy Rate (Percent) Electric Metering Type

Company Pays Utilities Weather Station

Energy Reporting Exempt Status Climate Zone

Total Annual Utility Bills US Dollars Climate Division

Annual Energy Use kilowatt-hours Carbon Calculation Needed

Last Update

General

In the General section on the General tab of the Location form, complete the following fields:

- ID
- Description
- Image
- Name



Insurance Underwriting

The Insurance Underwriting section is used when defining a building location. Complete the following fields:

- Flood Zone Indicator
- Earthquake Zone Indicator
- Marshal Valuation Classification Code
- IBC Building Construction
- Number of Stories
- Percent Sprinklered
- Fire Alarm Indicator
- Smoke Detector Indicator

Details

The Details section can be used to designate a location with Parking as the function, usually for a building or structure. In the Primary Use field, select Parking as the value.

Primary Address

The Primary Address section of the form is used to define the physical location of the location record. Complete the following fields:

- Address
- Zip/Postal Code
- Geography Lookup
- City
- State/Province

The Geocode Address action can be used to derive the GIS coordinates, Latitude and Longitude, from the provided address.

Graphics

In the Graphics section, CAD drawings can be associated with a Floor location record.

Contact Details

On the Contact Details tab, assign roles to people for a location at any level of the location hierarchy. Each associated contact can have a designated role, such as Manager, Primary Contact, or HR Contact. Contacts can be added in specific roles by selecting the Add People action in the Contacts section.

Area Measurements Tab

The Area Measurements tab is used to review space area measurements for the Location. The measurements displayed vary based on the form. Measurements are rollups from any child locations and typically include Gross Area, Rentable Area, Usable Area, and Property, Building, or Floor Common Area.



Building: Print Help

General Contact Details Graphic **Area Measurements** Contracts Building Equipment Assessment Create Draft X

(Summary): Review the Area Summary for the Building.

Building Area Measurements

Gross Area	0 square-feet	Gross Area (Imperial)	0 square-feet	Gross Area (Metric)
Rentable Area	0 square-feet	Rentable Area (Imperial)	0 square-feet	Rentable Area (Metric)
Usable Area	0 square-feet	Usable Area (Imperial)	0 square-feet	Usable Area (Metric)

* Proration Rule:

Floors

0 total found

ID	Floor	Floor Class	Capacity	Headcount	Rentable Area	Usable Area	Vacant Space	Total Prorat
No data to display								
			0	0	0	0	0	

Building Area Measurement Details

Area Summary

Assessment Tab

The Assessment tab is used to review condition assessment information and the assessment history for building systems. You can find information pertinent to managing assessment data and processes for a location including:

- Life expectancy
- Replacement cost
- Current condition index (with history log)
- List of opportunities and total cost of opportunities
- Repair and replacement funding
- Building systems
- Inspection history
- Regulatory information
- Valuation log

Building: Print Help

General Contact Details Graphic Area Measurements Contracts Building Equipment **Assessment** Maintenance Reserve Move Space Manag Create Draft X

(Optional): Assessment information for this building.

Units

* Currency: * Area Units:

Condition Details Facility Assessment Analysis

* A. In Service Date	<input type="text" value="25"/>	E. Gross Area	0 square-feet
B. Life Expectancy (years)	0 <input type="text" value="25"/>	F. Replacement Cost Per UOM	5.00 US Dollars
C. Remaining Life	100 percent	G. Overhead Factor	0 percent
D. Calculated End of Useful Life (A+(B*(C*.01)))		H. Calculated Replacement Cost (E*F)+(E*F*(G*.01))	5.00 US Dollars
Next Planned Renewal Year	0	I. Manual Replacement Cost	5.00 US Dollars
2nd Planned Renewal Year	0		
3rd Planned Renewal Year	0		



Valuation

When necessary, you can add a record to the Valuation Log on the Valuation tab of the Assessment tab. The following fields are available on the new Valuation Log record:

- Valuation Name
- Valuation Type
- Valuation Method
- Jurisdiction
- Comments
- Effective Dates
- Estimated Costs
- Actual Costs

Valuation : Valuation Details for the Location.

(Required): Valuation Details for the Location.

General

ID _____ Status _____

★ Name _____

Units

★ Currency US Dollars

Details

Valuation Type Misc. Valuation Method Not Applicable

Jurisdiction _____

Comments _____

Effective From _____ Effective To _____

Estimated Cost \$0.00 US Dollars Actual Cost \$0.00 US Dollars

Estimated Rate \$0.00 US Dollars Actual Rate \$0.00 US Dollars

Create X

Regulatory Information

From the Assessment tab, the Regulatory Information tab is used to review the list of existing license and permit information for the location. Complete the detailed information for each record in the following fields:

- Regulation Name
- Description
- Regulation Type
- Jurisdiction
- Code
- Issue Resolution
- Inspection Details
- Key Contacts



Create a Location Record

Scenario

Your department has acquired a new building and a record must be created in TRIRIGA. You will use the Portfolio > Locations portal to create and update the record.

Login to the TRIRIGA Home Page. Navigate to the Portfolio > Locations portal landing page.

1. Click **Portfolio** tab
2. Click **Locations** option in the sub header to view the Locations Hierarchy page
3. In the list of Locations on the left, locate and select **999-Training Facility (Property)**
4. Observe the list of buildings located at the property

Type	Name	ID	Property	Building	Floor	Status
Contains		Contains	Contains	Contains	Contains	Contains
Building	014Training_Building	1000012	999-Training Facility	014Training_Building		Revision In Progress
Building	016_Training_Building	1000013	999-Training Facility	016_Training_Building		Active
Building	01Training_Building	1000011	999-Training Facility	01Training_Building		Revision In Progress

Create a new Location record.

5. In the **Hierarchy** section, click **New**
6. In the list of location types, click **Building**



Complete the General section.

1. In the **General** tab, in the **Name** field, enter **General ## Training Building**, where **##** is your student number
2. In the **Description** field, enter **Temporary use for training**
3. In the **Location Status** section, in the **In Service** field, click the **calendar date lookup Select today's date**
4. Click the **Create Draft** action



Building: Print Help

General Contact Details Graphic Area Measurements Contracts Building Equipment Assessment Maintenance Reserve Move Space Management Environment Create Draft X

Location Status

In Service 04/15/2015 Actual Retirement

Complete the Primary Address section.

1. In the Primary Address section, in the **Address** field, enter **100 East Phoenix Ave**
2. In the **Zip/Postal Code** field, enter **12345**
3. In the **City** field, enter **Phoenix**
4. In the **State/Province** field, enter **AZ**

Primary Address

Address 100 East Phoenix Ave.

Zip/Postal Code 12345 X

Geography Lookup \Geography\North America\Administration\ADA - Dept of Administration

City Phoenix

State/Province AZ Country

GIS Latitude 0 GIS Longitude

Country Code

Complete the Contact Details tab.

1. Click the **Contact Details** tab
2. Click the **Add People** action. The Add People window is displayed.
3. In the **Last Name** filter field, enter **Smith**
4. Press **Enter**
5. Select the **checkbox** for the record that is displayed

Building: Print Help

General Contact Details Graphic Area Measurements Contracts Building Equipment Assessment Maintenance Reserve Move Space Management Environment Create Draft X

Export 1 total found Apply Filters Clear Filters Show More Filters OK Add Export Cancel Show: 50

	Last Name	First Name	ID	Title	Work Phone
<input type="checkbox"/>	smith	Contains	Contains	Contains	Contains
<input checked="" type="checkbox"/>	Smith	John	1000007		

6. Click the **OK** action. The person is added to the list of Contacts
7. Click the **Name** of the Person in the Contacts section
8. In the **Role** section, click the **Find** action. The Role window is displayed



9. Select the **radio button** for **Building Supervisor**

Related Reports: Contact Roles OK | Export | Cancel

[Export](#) 6 total found [Apply Filters](#) [Clear Filters](#) Show: 50

	Name
	<input type="text" value="Contains"/>
<input type="radio"/>	Building Condition Manager
<input checked="" type="radio"/>	Building Supervisor
<input type="radio"/>	Conference Administrator
<input type="radio"/>	Emergency Contact
<input type="radio"/>	Landlord Representative
<input type="radio"/>	Staff

10. Click the **OK** action. The role will be added to the contact record

11. Click the **Save & Close** action. The Contact Details tab will be updated with the person's role

Save and Activate the record.

12. Click the **Save** action to save the form

13. Click the **Activate** action to submit the form for approval

Print Help

Move Activate Save Save & Close More X

14. Observe that the new building has a status of **Review In Progress**

15. When you are finished, click the **Home** tab to return to the Home Page



Vehicle/Equipment Specification

Assets are owned or leased items, such as equipment or vehicles, which may be associated with a location. An Asset is a unique instance of an item and each item is associated with a specification that categorizes the asset.

Building Equipment/Vehicle Specifications

The Portfolio > Assets portal is used to create and manage specifications.

- To add a new Building Equipment specification record, from the list of Specifications, click Building Equipment, and then click Add.
- To add a new Vehicle specification record, click Vehicles from the list of Specifications.
- When data entry is complete, the Activate action is used to submit the form for approval.

Image	Name	Spec ID	Spec Class	Brand	Model Number
<input type="checkbox"/>	01 AC Compressor	EQ-1000024	Air Conditioners	Acme Corporation	xx123
<input type="checkbox"/>	01 Electric Utility Meter	EQ-1000035	Utility Meter		
<input type="checkbox"/>	016 AC Compressor	EQ-1000015	Air Conditioners	Acme Corporation	016123

General

In the General section of the form, enter a Name and a Description. The ID field will be automatically generated if a value is not specified.

Building Equipment Spec: 01 AC Compressor-EQ-1000024

General Details Products Inventory Maintenance Self Service Notifications Notes & Documents System Work Flow Instance Associations Audit Actions

(Required): General information for Building Equipment Spec.

General

ID: EQ-1000024 Status: Revision In Progress

* Name: 01 AC Compressor

Description: [Empty text area]

Details

In the Details section, complete the following fields:

- Spec Type
- Spec Class
- Spec Group
- Building System Class
- Service Class



Units

In the Units section, enter values for Currency and Item Units.

Other Sections

The other sections of the form are used when appropriate to store environmental details, manufacturer details, and item cost details.



Create an Equipment Specification Record

Scenario

You need to add a specification to the database for a new piece of equipment. You will use the Portfolio > Assets, New Specification form to create the new record.

Login to the **TRIRIGA** Home Page. Navigate to the Portfolio > Assets portal landing page.

1. Click the **Portfolio** tab
2. Click the **Assets** option in the sub header to view the Assets page

Create a new Building Equipment specification record.

3. In the Specifications section **click Building Equipment**
4. Click **Open** in New Window
5. Click the **Add** action

Complete the General tab on the record.

6. In the **General** section, in the **Name** field, enter **## AC Compressor**, where **##** is your student number



- In the **Spec Class** field, click the **magnifying glass** lookup icon

- Select **Appliances > Air Conditioners**
- In the **Service Class** field, click the **magnifying glass** lookup icon
- Select **Facilities > Appliances**
- In the **Manufacturer Details** section, in the **Brand** field, click the **magnifying glass** lookup icon
- Select **Acme Corporation**
- In the **Manufacturer Details** section, in the **Model Name** field, enter **Pressure Flow**
- In the **Model Number** field, enter **XX123**

Save and Activate the record.

- Click the **Create Draft** action
- Click the **Save** action
- Click the **Activate** action

Building Systems and Equipment

The management of building systems and equipment is performed in the Portfolio > Assets portal. Once specifications have been defined, they can be assigned to new asset records.

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

- Prior to the creation of specific building equipment records, the facility management team must define hierarchies of building systems at each location. The building systems at any location can include mechanical, electrical, plumbing, security, and other systems. Building systems can be defined as hierarchical, allowing for sub-systems to be assigned as child nodes under primary system nodes (e.g. both cold-water and hot-water systems may be defined separately as child nodes under a primary plumbing system).
- Fixed Asset information is sent from AFIS to TRIRIGA in order for equipment information to be established. Equipment records may also require updates to the system as part of a commissioning process during the closeout of a capital project. Communication between project and facility groups will be required to coordinate the information sharing within TRIRIGA.



- Once building system hierarchies are created, specific equipment records can be created and linked to the appropriate system hierarchy nodes. Each building equipment record can include key information about the equipment number, location, maintenance history, cost, valuation, etc. In addition, building equipment can be linked to maintenance job plans to automate the scheduling of recurring preventive work against the listed equipment item.
- The condition of building equipment is monitored throughout the equipment lifecycle. Typically, technicians or external vendors performing work on equipment will be asked to document the condition of the equipment that work is being performed on. The work performed on a piece of equipment can be either corrective or preventive work tasks. Once the equipment condition is documented on the equipment record, the system will have the information required to perform a Develop Assessment Plan. In addition, the assessment process will often result in new corrective work to address the identified deficiencies. Finally, the assessment process will often lead to adjustments to existing preventive maintenance schedule frequencies, as decisions are made about how to manage asset lifecycles.

Managing Building Equipment

The Portfolio > Assets portal is used to create and manage Building Equipment. To add a new Building Equipment record, from the list of Assets, click Building Equipment, and then click Add. When data entry is complete, the Activate action is used to submit the form for approval.

Asset Name	Asset ID	Specification Name	Spec Class	Brand	Assigned To	Location	Organization	Status	Asset Status
01 Roof AC Unit	EQ-1000322	01 AC Compressor	Air Conditioners	Acme Corporation				Active	Available
016 Roof AC Unit	EQ-1000319	016 AC Compressor	Air Conditioners	Acme Corporation				Active	Available

General

In the General section of the form, enter a name for the asset record. The ID field will be automatically generated if a value is not specified.

Building Equipment: Add To Bookmarks Print Help

General Contacts Details Graphics Contracts Assessment Maintenance History Notifications Notes & Documents System Calendar Details Calendar Work Fl Create Draft X

[Required]: General Information for the Asset.

General

ID Status Image

* Name

Spec Information

In the Spec Information section, assign a value to the Specification Name field using the lookup icon. Once the specification is assigned, the equipment record automatically infers key information from the specification. These inferred fields include:



- Building System Class
- Currency
- Spec ID
- Brand
- Spec Class
- Model Number
- Description

Spec Information

* Specification Name

Spec ID Spec Class

Brand Model Number

Description

Details

In the Details section, enter values in the relevant fields, including:

- Serial Number
- Condition
- Organization
- Primary Location

Details

Serial Number Asset Acquisition Method

Bar Code Entry Control Number

Condition Building System Class

Reservable

Maintenance Priority

Organization

Primary Location



Create a New Building Equipment Record

Scenario

You need to add a building equipment asset to the database for a new piece of equipment. You will use the Portfolio > Assets, New Asset form to create the new record.

User is on the Portfolio > Assets > Building Equipment (Specifications) page.

Navigate to the Portfolio > Assets portal landing page.

1. In the breadcrumb navigation feature, click **Assets**
2. On the **Assets** page, in the **Assets** section, click **Building Equipment**

Create a new Building Equipment asset record.

3. Click the **Add** action

Open In New Window
Add to Bookmarks
My Bookmarks

Inline View

[Add](#) | [Delete](#) | [Form](#)



Complete the General tab on the record.

4. In the **General** section, in the **Name** field, enter **## Roof AC Unit**, where **##** is your student number.
5. Click the checkbox for **Reservable**.

Details

Serial Number

Bar Code Entry

Condition

Reservable

6. In the **Spec Information** section, for the **Specification Name** field, click the **magnifying glass** lookup icon.
7. Select the **radio button** for **## AC Compressor**
8. Click the **OK** action.

Spec Information

* Specification Name

Spec ID Spec Class

Brand Model Number

Description

Enter some optional information about the equipment.

9. Click the **Details** tab
10. In the **Details** section, in the **BtuH** field, enter **80000**
11. In the **SEER** field, enter **18**.

General Contacts **Details** Graphics Contracts Assessment Reserve Maintenance History Notifications Notes & Documents System Calendar Details Calendar

(Optional): Details for Building Equipment.

Units

Length Units

Dimensions

Width feet Depth feet

Height feet Weight pounds-mass

Details

Capacity SEER

Voltage Amps

BtuH Annual Fuel Utilization Efficiency

Filter Size

Complete the Reserve tab on the record.

12. In the **General** section, in the **Reserve Calendar** field, click on the **magnifying glass** lookup icon
13. Select the radio button for the **Default Reservation Calendar**



14. Click the **OK** action
15. In the **Usage Units** field, click the dropdown arrow and select **Hour**.
16. In the **Usage Cost** field, enter **50**.

The screenshot shows a 'General Information' form. The 'Reserve Calendar' is set to 'DEFAULT Reservation Calendar'. The 'Usage Cost' field contains '50.00' and is labeled 'US Dollars'. The 'Usage Unit' dropdown menu is open, showing 'Hour' selected.

Save and Activate the record.

17. Click the **Create Draft** action
18. Click the **Save** action
19. Click the **Activate** action

Assigning Assets/Equipment to Employee

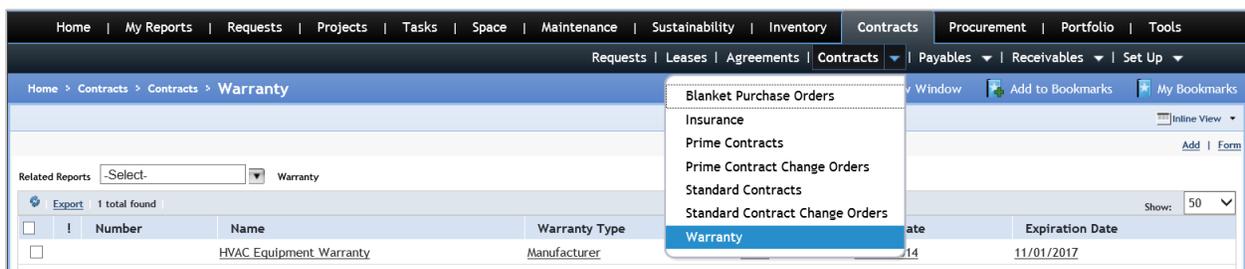
Upon completion of the asset record, individual assets and equipment can be assigned to an employee in the Portfolio > People > Employees list. Once the Employee record is located and opened, the Locations/Assets tab is used to add equipment assigned to the person. Equipment can also be assigned via a work task or on the equipment record.



Tracking Equipment Warranties

During the performance of maintenance activity, it may be necessary for maintenance team members to reference maintenance warranty information, including warranty status, dates, and other information related to the maintenance of the asset record. Warranty records can be assigned to either building records or asset/equipment records.

The Contracts portal, Warranty menu is used to view a list of warranty records. A new warranty record is created by clicking the Add action.



General Tab

The required fields on the warranty record include:



- Name
- Description
- Warranty Type
- Contract Type
- Provider Type
- Start Date
- Expiration Date
- Warranty Service Provider

Assets and Locations Tab

The Assets and Locations tab is used to define the scope of the warranty. Assets and Locations can be added using the Find action and locating the record to associate with the warranty record.

Managing Building Systems

Assets can be defined to track any type of equipment. Each asset record can be assigned to a building system, which provides the context for the relationship between the asset and the building where it is installed. For example, a generator asset may be assigned to the Electrical system of a specific location. Building systems are a key part of the condition assessment process. Only those authorized have the ability to create Building System records.

The screenshot shows the 'Building Systems' management interface. On the left is a 'Hierarchy' pane with 'Building Systems' expanded, showing 'Fire Suppression System (System Node)' and 'HVAC Air Distribution System (System Node)'. The main area displays a table of building systems with columns for ID, Name, and Status. There are also options for 'Export', 'Apply Filters', and 'Clear Filters'.

ID	Name	Status
1000000	HVAC Air Distribution System	Active
1000001	Fire Suppression System	Draft

Managing Asset Lease

An ownership status (Leased or Owned) can be assigned to an asset record in the Asset Status section. Leased assets can be assigned to an Asset Lease Contract. Asset Lease records are created using the Contracts > Leases portal and clicking the Add action in the My Asset Leases section.

General Tab

On the General tab, enter a Name, Description, Commencement Date, and Expiration Date.



Asset Lease: Add To Bookmarks Print Help

General Contact Details Assets Clauses, Options & Terms Payments Accounting History Create Draft X

(Required): General information about Asset Lease.

General

ID: [] Revision: 0 Status: [] Picture: []

Name: [] Date: 04/27/2015 []

Description: []

Legal Name: []

Units

Currency: US Dollars Asset Units: Quantity each

Conversion Group: Default Currency Exchange Date: 04/27/2015 15:15:36 []

Details

Lease Type: [] Lease Category: []

Base Lease Rate: 5.00 US Dollars Lease Base Year: 0

Escalation Cap %: 0 percent Deposit: 5.00 US Dollars

Late Fee Type: [] Late Fee Flat Amount: 5.00 US Dollars Late Fee Flat Rate %: 0 percent

Accounting Type: Accounts Payable (AP) Payment Timing: Payment in Advance

Critical Dates

Commencement Date: [] Lease Term: 0

Base Lease Expiration Date: [] Expiration Reminder: 6 Months [] Expiration Notification Date: []

Inception (Execution) Date: [] Abstracted Date: []

Legal Notice Date: [] Legal Notice Reminder: 6 Months [] Legal Notification Date: []

Original Commencement Date: [] Returned Date: [] Acquired Date: []

Original Expiration Date: []

Lease Notifications Add Remove

0 total found Show: 20

Notification	Deadline	Name	Notification Type	Notify Role	Status
No data to display					

Contact Details Tab

On the Contact Details tab, assign a person to the defined Contract Administrator role by clicking the role name and selecting a person from the list.



Asset Lease: Add To Bookmarks Print Help

General Contact Details Assets Clauses, Options & Terms Payments Accounting History Create Draft X

(Required): Provide information about Asset Lessee, Asset Lessor, and other contacts.

Contacts Add People Remove

Export 1 total found Show: 10

Role	Person	Work Phone	Fax	Email	Primary Organization
Contract Administrator					

Asset Lessee

Lessee Organization [Text Box]

Legal Name [Text Box]

Address [Text Box]

City [Text Box] Post Box [Text Box]

City Sub-Division [Text Box] State/Province [Text Box]

Zip/Postal Code [Text Box] Country [Text Box]

Contact Lookup [Text Box]

Contact Name [Text Box] Contact Fax [Text Box]

Contact Work Phone [Text Box] Contact Email [Text Box]

Customer Number [Text Box]

Asset Lessor

Lessor Organization [Text Box]

Legal Name [Text Box]

Federal ID [Text Box] State/Country of Incorporation [Text Box]

Address [Text Box]

City [Text Box] Post Box [Text Box]

City Sub-Division [Text Box] State/Province [Text Box]

Zip/Postal Code [Text Box] Country [Text Box]

Contact Lookup [Text Box]

Contact Name [Text Box] Contact Fax [Text Box]

Contact Work Phone [Text Box] Contact Email [Text Box]

Vendor Number [Text Box]

Assets Tab

On the Assets tab, assign one or more assets to the lease using the Find action on the Leased Assets section.

Leased Assets Find Remove

Export 0 total found Show: 50

Image	ID	Name	Spec Class	Ownership Status	Ownership Status Color	Asset Status	Asset Status Color	Record Status
No data to display								

Complete any other relevant details for the Asset Lease, including the Lease Terms and Scheduled Payments. When data entry is complete click Save and Activate the record.

Managing Key Security

The Key Security Manager enables an organization to define key security for all the locations in the organization’s portfolio. The key management tools are used to create a user-defined hierarchy of key security levels and store the security information required to create new keys.

Home | My Reports | Requests | Projects | Tasks | Space | Maintenance | Sustainability | Inventory | Contracts | Procurement | Portfolio | Tools

Locations | Organizations | People | Assets | Set Up

Home > Portfolio > Assets > Keys

Open In New Window Add To Bookmarks My Bookmarks

Related Reports -Select- Keys Add Delete Form

Export 2 total found Apply Filters Clear Filters Show: 50

Asset Name	Asset ID	Key Cut	Key Level	Spec ID	Spec Class	Assigned To	Organization	Location	Status	Asset Status
999 Training Key 001	1000000			KEY-10140	Key Specification				Active	Available
999 Training Key 002	1000001			KEY-10137	Key Specification				Active	Available



Keys have a specification record and an asset record. Key specification records are managed in the Assets > Keys portal. New key asset records can be created by clicking the Add action from the Keys page in the Specifications section.

Key asset records are stored in a hierarchy in the Inventory > Manage Keys portal that uses nodes to manage the levels of key security. The following types of keys can be created:

- Great Great Grand Master Key
- Great Grand Master Key
- Grand Master Key
- Master Key
- Change Key
- Sub Master Key
- Specialty Key

Utility Meters

Utility meters are used to track energy consumption data for locations. The process of managing utility data requires the setup of utility meter specifications, setup of asset meters and allocations, and the data entry of energy consumption information.

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. Prepare the utility meter records in the Utility Meter & Allocations process. The meter records allow for the registration of energy consumption data against specific locations. Each utility meter asset is classified using the Specification Class value of Utility Meter. As part of the utility meter location assignment, you can define the meter allocations which represent the proportion of the meter that is allocated to each building. This allows for the definition of scenarios where single locations have multiple utility meters, or where a single utility meter is allocated to a group of buildings (e.g. campus meter).
2. Once utility meters are defined for each location, you can enter utility consumption based on the actual data received from the utility company. Consumption data can be created for any energy type (electrical, water, gas, etc.). You enter the unit of measurement (e.g. kWh, BTU, gallons, etc.), as well as the total cost of the energy consumed. It is assumed that the consumption data is historical (already paid) data. The utility meter data is used for energy consumption reporting, but does not drive utility payments.
3. Record information and any attached documentation are reviewed and approved by the department. If the approver determines there are missing or incorrect data, then the record is rejected and returned for corrections. If the approver determines the data is complete and acceptable, then the record is approved.
4. Once consumption data is entered/approved for various energy types at the utility meter level, an energy log is generated at each location. Each location's energy logs reflect the proportional energy usage defined in the utility meter allocations. The allocation allows for generation of reports and energy metric calculations. A unit of measure conversion can be automatically performed to allow for reporting across meters and locations in a common unit of measure.



Typical metrics generated are related to energy consumption include energy cost by building per square foot, energy cost by building per energy type and other energy type-specific measures.

5. Reports on energy cost and consumption can be generated, exported to standard formats (MS Excel, Adobe PDF), and can be submitted to a regulatory agency as part of a larger document or submission.

Setting Up Utility Meter Specifications

The first step in the utility management process is to create a utility meter specification. It is recommended to use the Building Equipment specification form to create and track utility meter equipment.

Building Equipment Spec: 01 Electric Utility Meter-EQ-1000035

General Details Products Inventory Maintenance Self Service Notifications Notes & Documents System Work Flow Instance Associations Audit Actions

(Required): General Information for Building Equipment Spec.

General

ID EQ-1000035 Status Active Image

* Name 01 Electric Utility Meter

Description

Details

Spec Type Hard Spec

* Spec Class Utility Meter

Spec Group

Specifier

Manage Inventory

Self Service Request

Specification Order Type

Construction Class

Building System Class

* Service Class Electrical

Contains Haz Mat

Move Item

The Spec Class value of Utility Meter can be found under Instrumentation and Controls in the class hierarchy. For a utility meter, the Item Units field should match the units measured by the meter. Once data entry is complete, click Save and Activate the specification.

Creating Asset Meters and Allocations

The next step in the utility management process is to create the asset record to support the tracking and setup of utility meters. Meters can be allocated across and within buildings and other locations.

Once the Specification Name field has been completed using the lookup icon, the equipment record will infer the other key information from the specification.

Building Equipment: EQ-1000333-Meter 01

General Contacts Details Graphics Contracts Assessment Maintenance History Notifications Notes & Documents System Cd

Activate Save Save & Close More x

Email

Zip/Postal Code

State/Province

Cost Code

Address

City

Country

Units

* Currency US Dollars

Spec Information

* Specification Name 01 Electric Utility Meter

Spec ID EQ-1000035

Brand

Description

Spec Class Utility Meter

Model Number



Details

In the Details section enter values for the relevant fields for the meter, including the following:

- Serial Number
- Condition
- Organization
- Primary Location

The screenshot shows a 'Details' form with the following fields and values:

- Serial Number: xxx1234
- Asset Acquisition Method: [Dropdown]
- Bar Code Entry: [Text Field]
- Condition: Excellent
- Control Number: EQ-1000333
- Reservable:
- Maintenance Priority: [Text Field]
- Building System Class: [Text Field]
- Organization: \Organizations\State of Arizona\ADA
- Primary Location: [Text Field]

Meter Service Allocations

The Meter Service Allocations tab is located on the Building Equipment Record Maintenance tab. This tab is used to allocate a meter across more than one location. For example, a Meter may have two locations assigned at 100% service which means that one meter reports data from both locations. And, multiple meters can service one location, for example, two meters assigned at 50% to a single location.

Service Location	Service Allocation Percent
014Training Building	100 percent
01Training Building	100 percent
Total	200 percent

When data entry is complete, Save and Activate the equipment asset record.

Entering Energy Consumption Data

The next step in the utility management process is entering the amount and cost of energy consumed per utility meter. It is assumed that TRIRIGA is only used for historical reporting and analysis of utility invoices and not for processing of utility invoice payments. Utility payments are processed in AFIS. Utility invoice data is entered in the Sustainability > Utility Invoices portal. You can click the Add button to Create a new Invoice record.

The screenshot shows the 'Utility Invoice History' table with the following data:

ID	Date	Name	Status
1000000	12/09/2014	Invoice 999	Revision In Progress
1000001	12/15/2014	Invoice 15	Issued
1000002	12/15/2014	Invoice 02	Issued
1000003	12/15/2014	Invoice 06	Issued
1000004	12/15/2014	Invoice 01	Issued
1000005	12/15/2014	Invoice 07	Issued
1000006	12/15/2014	Meter 14	Draft
1000007	12/15/2014	Invoice 10	Issued
1000008	12/15/2014	Invoice05	Completed
1000009	12/15/2014	Invoice 03	Issued



General

In the General section, enter a Name and select a currency (the default is US Dollars).

Utility Invoice: Add To Bookmarks Print Help

General **Line Items** Utility Logs Notifications Notes & Documents System Work Flow Instance Create Draft X

(Required): Create a Utility Bill Invoice by selecting a Contract and record the amount to be paid for each line item.

General

ID	Revision	0	Status
* Name	<input type="text"/>		Invoice Date 04/19/2015
Description	<input type="text"/>		

Units

Currency

Details

Response Required

Conversion Group Currency Exchange Date

Invoice Summary

Total Invoice Amount	5.00	US Dollars
Total Previous Invoices	5.00	US Dollars
New Invoice Total	5.00	US Dollars

Contract

Find Clear

ID	Status
Name	Revision 0
Contract Type	

To

To Lookup

First Name Last Name

* Organization

Line Items

On the Line Items tab, click the Add action to display the Utility Invoice Line Item form.



Utility Invoice Line Item: Print Help

General System Work Flow Instance Associations Audit Actions Create X

(Required): Utility Invoice Line Item Details.

General

Name Status

Units

Currency US Dollars * Quantity UOM Quantity each

Currency Exchange Date

Details

* Line Number * Date 04/19/2015

* Utility Bill Type Energy Meter Name

* Energy Type Energy Source

Include In Energy Use? Cooling Degree Days

Renewable Source? Heating Degree Days

* Billing Period Peak Load each

* From Date * To Date

Current Reading each Previous Reading each

Meter Service Allocations Add Remove

0 total found

Service Location	Service Allocation Percent
No data to display	
	0

Cost Details (This Invoice)

* Quantity each

Rate US Dollars

Total US Dollars

Invoiced Totals

Prev Invoiced Quantity	0	New Invoiced Quantity	0
Prev Invoiced Total	5.00 US Dollars	New Invoiced Total	5.00 US Dollars

Budget Code Find Clear

Cost Code ID Cost Code Name

Create X

Utility Invoice Line Item Details

On the Utility Invoice Line Item form, in the Details section, complete the following fields:

- Name
- Date
- Utility Bill Type
- Meter Name
- Energy Type
- Billing Period
- From Date
- To Date
- Quantity UOM
- Current Reading
- Previous Reading



The Meter Name field provides a lookup icon that can be used to select the meter asset that was created to track usage.

Cost Details

In the Cost Details section, enter values for the Quantity and Rate fields. Also, assign a budget code value if needed. Budget codes must be set up in the Organization Cost Code hierarchy prior to assigning to a utility invoice.

Cost Details (This Invoice)		
★ Quantity	<input type="text" value="5000"/>	each
Rate	<input type="text" value="5.05"/>	US Dollars
Total	\$250.00	US Dollars

Create and Issue

When data entry is complete for the Utility Invoice record, click Create to save the record, then click Issue. If approved, the record will appear in the results page with a status of Active.



Manage Utility Meter Data

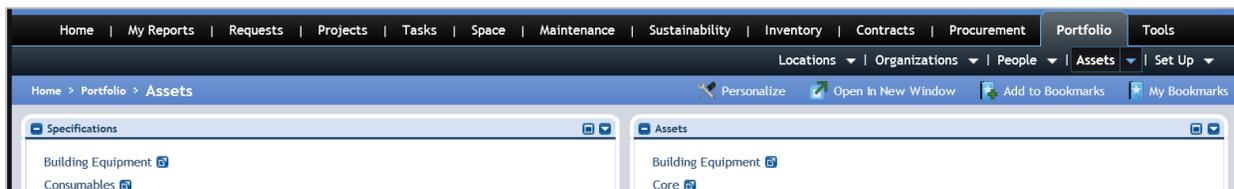
Scenario

You want to track the consumption of energy for a location record using meter data. You will configure the meter specification, assign the specification to an asset and then enter the energy usage data.

User is on the Portfolio > Assets > Building Equipment page.

Navigate to the Portfolio > Assets portal landing page.

1. Click the **Portfolio** tab
2. Click the **Assets** option in the sub header to view the Assets page.



Create a new Building Equipment specification record.

3. In the **Specifications** section, click **Building Equipment**
4. Click the **Add** action



Home > Portfolio > Assets > Building Equipment

Open In New Window Add To Bookmarks My Bookmarks

Inline View Add Delete Form

Related Reports -Select- Building Equipment

Export 33 total found Apply Filters Clear Filters Show: 50

Image	Name	Spec ID	Spec Class	Brand	Model Number
	Contains	Contains	Contains	Contains	Contains
	01 AC Compressor	EQ-1000024	Air Conditioners	Acme Corporation	xx123
	01 Electric Utility Meter	EQ-1000035	Utility Meter		
	016 AC Compressor	EQ-1000015	Air Conditioners	Acme Corporation	016123

Building Equipment Spec: Add To Bookmarks Print Help

General Details Products Inventory Maintenance Self Service Notifications Notes & Documents System Work Flow Instance Associations Audit Actions Activate Create Draft X

(Required): General information for Building Equipment Spec.

General

ID Status Image

* Name

Description

Complete the General tab on the record.

5. In the **General** section, in the **Name** field, enter **## Electric Utility Meter**, where **##** is your student number
6. In the **Details** section, for the **Spec Class** field, click the **magnifying glass** lookup icon
7. Select **Instrumentation and Controls > Utility Meter**
8. For the **Service Class** field, click the **magnifying glass** lookup icon
9. Select **Facilities > Electrical**
10. In the **Units** section, in the **Item Units** field, click the **dropdown** and select **Energy**
11. Click the **Measurement** dropdown and select **kilowatt-hours**
12. Click the **Activate** action to save and close the record

Building Equipment Spec: Add To Bookmarks Print Help

General Details Products Inventory Maintenance Self Service Notifications Notes & Documents System Work Flow Instance Associations Audit Actions Activate Create Draft X

Details

Spec Type Hard Spec Specification Order Type

* Spec Class Utility Meter Construction Class

Spec Group Building System Class

Specifier * Service Class Electrical

Manage Inventory Contains Haz Mat

Self Service Request Move Item

Environmental Details

Energy Rating Type Energy Rating Value 0

Overall Product Rating

Spec Class Data Attributes

Name	Value	Units
No data to display		

Units

* Currency US Dollars * Item Units Energy kilowatt-hours



Create a new Building Equipment asset record.

1. In the breadcrumb navigation feature, click **Assets**.
2. In the **Assets** section, click **Building Equipment**.
3. Click the **Add** action.

Asset Name	Asset ID	Specification Name	Spec Class	Brand	Assigned To	Location	Organization	Status	Asset Status
01 Roof AC Unit	EQ-1000322	01 AC Compressor	Air Conditioners	Acme Corporation				Active	Available
016 Roof AC Unit	EQ-1000319	016 AC Compressor	Air Conditioners	Acme Corporation				Active	Available

Complete the General tab on the record.

4. In the **General** section, in the **Name** field, enter **## Meter**, where **##** is your student number
5. In the **Details** section, for the **Serial Number** field enter **XX1234**
6. In the **Organization** field, click the **magnifying glass** lookup icon
7. Select the **radio button** for **\Organizations\State of Arizona\ADA**
8. Click the **OK** action
9. In the **Spec Information** section, for the **Specification Name** field, click the **magnifying glass** lookup icon
10. Select the **radio button** for the **## Electric Utility Meter** created in the previous step
11. Click the **OK** action
12. Click the **Create Draft** action

Building Equipment: Add To Bookmarks Print Help

General Contacts Details Graphics Contracts Assessment Maintenance History Notifications Notes & Documents System Calendar Details Calendar Work Fl Create Draft x

Currency: US Dollars

Spec Information

Specification Name: 01 Electric Utility Meter

Spec ID: EQ-1000035 Spec Class: Utility Meter

Brand: Model Number:

Description:

Navigate to the Maintenance tab on the record.

1. Click the **Maintenance** tab
2. Click on the **Meter Service Allocations** tab
3. Click the **Add** action
4. In the **Service Allocation Percent** field, enter **100**



5. In the **Service Location** field, click the **magnifying glass** lookup icon
6. Select the **radio button** for the building that you created in earlier activity
7. Click the **OK** action

Meter Service Allocations: Print Help

General System Work Flow Instance Associations Create x

(Required): Meter Service Allocation Details

General

Service Allocation Percent

* Service Location Lookup Close

Create x

8. Click the **Create** action
9. Click the **Save** action
10. Click the **Activate** action

Navigate to the Sustainability > Utility Invoices portal.

11. Click the **Sustainability** tab
12. Click the **Utility Invoices** option in the sub header to view the Utility Invoices landing page
13. In the **Utility Invoice History** section, click the **Add** action

Home | My Reports | Requests | Projects | Tasks | Space | Maintenance | Sustainability | Inventory | Contracts | Procurement | Portfolio | Tools

Environmental Data | Utility Invoices | Certifications | Surveys | Opportunities | Set Up

Home > Sustainability > Utility Invoices Personalize Open in New Window Add to Bookmarks My Bookmarks

Reminders - Sustainability - Utility Invoices Close

- ▶ Notices
- ▶ Environmental

Related Links - Sustainability Utility Invoices Close

- ▶ Document Manager
- ▶ Environmental Data
- ▶ Invoices
- ▶ Links

Utility Invoices Pending Approval Close

Approve Reassign Request Clarification Return Escalate

ID	Date	Name	Status
No data to display.			

Utility Invoice History Close

Add Invoice Manager

<input type="checkbox"/>	!	ID	Date	Name	Status
<input type="checkbox"/>		1000000	12/09/2014	Invoice 999	Revision In Progress
<input type="checkbox"/>		1000001	12/15/2014	Invoice 15	Issued

Complete the Utility Invoice record.

1. On the **General** tab, in the **General** section, in the **Name** field, enter **## Invoice**, where **##** is your student number
2. In the **Organization** field, click the **magnifying glass** lookup icon to display the lookup page
3. Select the **radio button** for **\Organizations\State of Arizona\ADA**
4. Click the **OK** action



Utility Invoice: Add To Bookmarks Print Help

General Line Items Utility Logs Notifications Notes & Documents System Work Flow Instance Create Draft X

(Required): Create a Utility Bill Invoice by selecting a Contract and record the amount to be paid for each line item.

General

ID	Revision	Status
01 Invoice	0	Invoice Date 04/19/2015

Name: 01 Invoice
 Description:

Units

Details

Invoice Summary

Contract Find | Clear

To

To Lookup Search X

First Name Last Name

* Organization: \Organizations\State of Arizona\ADA Search X

Address

Zip/Postal Code

City

State/Province Country

5. Click the **Line Items** tab
6. Click the **Add** action

Utility Invoice: Add To Bookmarks Print Help

General Line Items Utility Logs Notifications Notes & Documents System Work Flow Instance Create Draft X

(Optional): Create Line Items for the Utility Invoice.

Line Items Add | Remove

Complete the Utility Invoice Line Item record.

7. In the **Details** section, in the **Date** field, enter today's date
8. In the **Energy Type** field, click the **magnifying glass** lookup icon
9. Select **Scope 2 > Electricity**
10. In the **Billing Period** field, click the **magnifying glass** lookup icon



11. Select the **current month**
12. In the **Meter Name** field, click the **magnifying glass** lookup icon
13. Select the meter asset that was created in the previous step
14. Click the **OK** action
15. Select the checkbox for **Include in Energy Use?**
16. In the **Cost Details (This Invoice)** section, in the **Quantity** field, enter **3500**
17. In the **Rate** field, enter **.05**
18. Click the **Create** action

Utility Invoice Line Item: Print Help

General System Work Flow Instance Associations Audit Actions Create x

General

Name Status

Units

Currency US Dollars ★ Quantity UOM Energy kilowatt-hours

Currency Exchange Date

Details

★ Line Number ★ Date 04/19/2015 25

★ Utility Bill Type Energy Meter Name Meter 01

★ Energy Type Electricity Energy Source Scope 2 (Indirect)

Include In Energy Use? Cooling Degree Days

Renewable Source? Heating Degree Days

★ Billing Period 2015 - 04 - April Peak Load kilowatt-hours

★ From Date 04/01/2015 25 ★ To Date 04/30/2015 25

Current Reading kilowatt-hours Previous Reading kilowatt-hours

Meter Service Allocations Add Remove

Cost Details (This Invoice)

★ Quantity kilowatt-hours

Rate US Dollars

Total \$175.00 US Dollars

Issue the Utility Invoice record.

1. In the **Utility Invoice** form, click the **Create Draft** action
2. Click the **Issue** action



Utility Invoice: 1000013-0-01 Invoice

Add To Bookmarks Print Help

General Line Items Utility Logs Notifications Notes & Documents Issue Save Save & Close More x

(Optional): Create Line Items for the Utility Invoice.

Line Items Add Remove

Export 1 total found

<input type="checkbox"/>	!	Line No.	Meter Name	Utility Type	Quantity	Rate	Total	Prev Invoice Total
<input type="checkbox"/>		1	Meter 01	Energy	3500 kilowatt- hours	\$.05	\$175.00	\$175.00
							\$175.00	\$175.00

Issue Save Save & Close More x

3. Click the **Home** tab to return to the Home Page

Creating Corrective Maintenance Work Task

Multiple request types can be created and tracked. Corrective maintenance work tasks are issued upon request, either by using the self-service functions or after being received over the phone. You can create Corrective Maintenance Work Tasks based on your access.

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. A work request can be initiated using self-service functions, allowing employees to report maintenance-related issues. The requestor can complete an online form to enter the request. The request form prompts for the description, location, and type. The system sends a notification message to the requestor confirming receipt of the request and provides the requestor with a portal view to monitor the status of the submitted request.
2. As an alternative to the self-service request entry method, employees may report maintenance-related issues by contacting a centralized call center group. The call center can receive the request by phone or e-mail. While fielding the request, the call center can document the request in the system with information including the requestor name, description, location, and type. The call center option may also be used for emergency requests or in scenarios where the requestor does not have access to the system. Once the request is submitted, the system creates a work task. The system sends a notification message to the requestor confirming receipt of the request.
3. Facilities groups may proactively identify maintenance related issues during routine building walkthroughs or during the performance of unrelated maintenance work. Maintenance team members are authorized to bypass the request process and enter work tasks in the system directly.
4. If the maintenance process is initiated using a request, then request approval can be utilized to ensure that the work request is aligned with departmental policies, goals, and budgets. Once the request is submitted by the requestor, department users are assigned to validate the



request scope and priority by reviewing and approving request record information. The requestor will be notified that their request has been rejected. If the approver determines the request is valid, the record is approved.

5. Once a work request is submitted, the system will automatically generate the work task required to resolve the request.
6. If the maintenance process is initiated using a work task directly, then request approval can be utilized to ensure that the new work task is aligned with departmental policies, goals, and budgets. Once the task is submitted by the technician, the task is assigned for validation. The requestor will be notified that their request has been rejected. If the approver determines the task is valid, the record is approved.

Some of the request types include:

- Electrical and Lighting
- Equipment Service
- Exterior Services
- Fixture and Furniture
- General Repairs
- Housekeeping
- Interior Services
- Key Request
- Plumbing and Leaks
- Security
- Temperature

Submitting Online Request

The Requests portal is used to issue, manage, and track the various requests for corrective maintenance. You can create self-service requests for a variety of repairs and services.

In the Requests Portal, the Submit Request action in the Related Links – Requests section will display the types of requests that can be created. Selecting the type of request from the menu on the left will create the form used to complete the request. In this lesson, the focus is a General Repair request.



General Repairs

In the General Repairs form, select who the request is for, either Me or Someone Else. For Someone Else enter the contact information for the person the request is for.

(Instruction): To submit a General Repairs request, complete the form below then click Submit.

★ Request is for Me Someone Else

Request Details

In the Request Details section, check the Emergency box if immediate service is required. Then enter the Building, Floor, Room, and Organization values as appropriate for the request.

Request Details Select From Floor Plan

Emergency, immediate service required

★ Building

Floor

Room

★ Organization

Describe Your Request

Enter a description of the repairs or issue in the Describe Your Request section.

Other Sections

If the request is applicable to more than one Location, add locations by selecting the Find action. Select any Assets that the request is associated with. Enter any additional information in the Comments section and attach any documentation using the Upload action in the Related Documents section.



Save and Submit

When data entry is complete, the Create Draft button is used to save the request and the Submit button is used to submit the request. You will see the status of their request in the Manage Requests portal. Requests will be listed in the My Request History section.

Receiving Requests by Phone

The Requests > Contact Center is used to record requests received by phone, email or other offline communication. On the Contact Center form, a call center member completes the necessary information for the request and then clicks Quick Add to create the request then clicks Next Call to submit the request.

The screenshot displays the IBM TRIRIGA Contact Center View form. The interface includes a navigation bar with 'Home', 'My Reports', 'Requests', 'Projects', 'Tasks', 'Space', 'Maintenance', 'Sustainability', 'Inventory', 'Contracts', 'Procurement', 'Portfolio', and 'Tools'. The main content area is titled 'Contact Center View' and features a 'Contact Center View' section with radio buttons for 'Location Centric' and 'Person Centric' (selected). Below this is the 'General' section with fields for 'Direction' (Inbound), 'Communication Type' (Phone), 'Requested By', 'Requested For', 'Start Time' (04/19/2015 18:55:45), 'Call End Time', 'End Call', and 'Agent Name' (Student 4). The 'Problem' section includes 'Request Classification', 'Service Class', and 'Problem Description'. The 'Requests' section at the bottom shows a table with 0 total found. The form also has tabs for 'Contact Center Form', 'System', 'Work Flow Instance', 'Associations', and 'Audit Actions'.

Contact Center View

In most cases, the Contact Center View should be left as the default Person Centric which will configure the form to logically record data entry based on a person making the request.

General

In the General section enter values for Requested By and Requested For (if not the same). Both fields are required and the Requested For field will inherit the value from the Requested By field. These fields also populate the content of the General and Primary Location sub-menus. Select a Communication Type from the list, Fax, Mail, or Phone.



Problem

In the Problem section, complete the following fields:

- Request Classification
- Service Class
- Problem Description

The assigned Request Classification will determine the Service Plan used for routing the request.

Locations

In the Locations sub-menu, assign any locations related to the request by selecting from the available items in the list. Click the radio button to add a location to the request record.

Assets

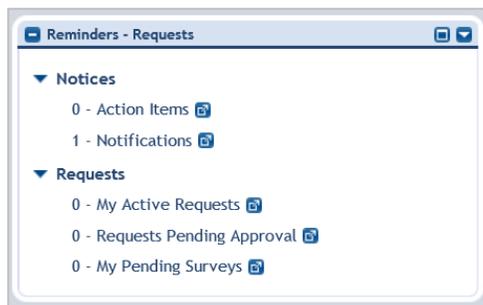
In the Assets sub-menu, assign any assets related to the request by selecting from the available items in the list. Click the radio button to add an asset to the request record.

Submit the Request

Clicking Quick Add action will create the request and clicking Next Call will submit the request. Requests created by the Contact Center form behave the same as requests created in Request Central using the self-service form to generate a work order or a project, as appropriate to solve the request, but there is no approval required in the workflow.

Reviewing Requests

A facilities manager should review requests before creating work tasks. Requests can be reviewed in the Notices > Notifications page in the Reminders section of the Requests page. In the Actions section, managers can approve, escalate, or reassign the request. They can also request clarification for the request. After review, if the request is valid, the manager can approve the request. If necessary, a comment can also be entered for the approval.



Creating Work Tasks

When a Work Request is approved, an associated Work Task is created. Work Tasks are automatically created with the information from the Work Request. Work Tasks can be viewed in the Tasks > Manage Tasks portal using the Work Tasks option. Work Tasks can be filtered and sorted to find desired tasks. Clicking on a task will display the details of the task for review.




Create Corrective Maintenance Work Task

Scenario

You need to create a work task for a general repair in TRIRIGA. You will create the corrective maintenance request in the Requests portal and then create a work task to perform the repairs.

Login to the TRIRIGA Home Page. Navigate to the Requests > Manage Requests portal.

1. Click the **Requests** tab
2. In the **Request Central** section, expand **Facilities** and click **General Repairs**



Complete the General Repair request form, Request Details section.

1. In the **Request Details** section, in the **Building** field, click the **magnifying glass** lookup icon
2. Click in the **Name** filter field
3. Click **Enter**. All possible values will be displayed in the list
4. Select the **radio button** for the **Training Building** you created earlier
5. Click the **OK** action
6. In the **Organization** field, click the **magnifying glass** lookup icon
7. Select the **radio button** for **ADA**
8. Click the **OK** action

Complete the rest of the request.

9. In the **Service Request** section, select the **radio button** for **Elevator**
10. In the **Describe Your Request** section, in the text box, enter **## The elevator will not stop at floor 13, where ## is your student number**
11. Click the **Submit** action

Review the request.

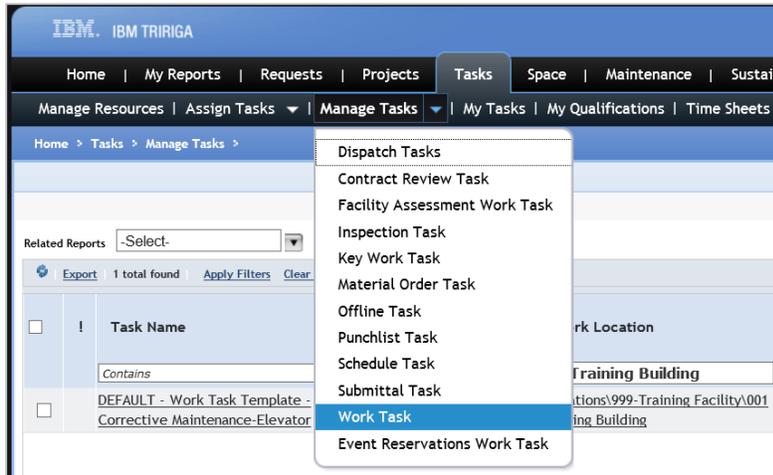
12. On the **Manage Requests** page, in the **My Request History**, observe the request has been created.
13. Confirm notification in user **Home** portal that request has been received.

Action	Type	Due	Status	From
No data to display.				

Date	Subject
04/19/2015 19:08:05	Request General Repairs (1000035-0) has been Received.

Approval of the request generates the Work Task. Locate and review the Work Task.

1. Navigate to the **Tasks** landing page
2. Click the drop down menu for **Manage Tasks**
3. Click **Work Task**



4. Filter the results by entering **General ## Training Building**, where **##** is your student number, in the **Work Location** field.

The screenshot shows the filtered task list in the IBM TRIRIGA interface. The 'Work Location' field is filtered with '01 Training Building'. The table displays the following data:

Task Name	Task ID	Service Assignment Class	Work Location	Status	Actual Start	Planned Start (Respond Date)	Planned End (Due Date)	Actual End	Actual Percent Complete
DEFAULT - Work Task Template - Corrective Maintenance-Elevator	1027467	Facilities	\Locations\999-Training Facility\001 Training Building	Active		04/19/2015 19:08:30	04/19/2015 23:08:30		0 percent

5. Click on the task to open it and confirm it created properly

Preventative Maintenance Work Task

Preventative maintenance is work performed on a defined schedule rather than when something breaks. A job plan is the primary record in the preventative maintenance process that defines who is responsible for the work to be performed and identifies the building systems, assets, and locations that will be serviced, also referred to as the scope.

A job plan:

- Is the main record that defines the preventive maintenance work to be performed?
- Defines what building systems, assets, and/or locations will be serviced
- Identifies the organizations (internal or external) responsible for managing and performing the work.

After the job plan record is created, systems, assets, or locations are associated to the plan.



Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. Define the job plan.
2. Define the prerequisite preventive maintenance data.
3. The job plan and its related schedules are activated. Approval of the job plan is optional.
4. The system supports both time and meter-based schedules.

For time-based schedules, the system will monitor any defined schedules and will automatically generate work tasks based on the scheduled frequency and scheduled start dates.

For meter-based schedules, the system will monitor all meter reading log entries and automatically generate work tasks when a meter reading log entry exceeds a defined allowable threshold.

5. The tasks generated based on schedule and meter readings are assigned for review. The requestor will be notified that their request has been rejected. If the approver determines the task is valid, then the record is approved.

Creating a Preventative Maintenance Job Plan

The Maintenance portal is used to create and manage preventative maintenance job plans. Once a job plan is created it can be used to generate work tasks.

From the Maintenance portal, navigate to Preventative Maintenance and select Plan Work from the menu. Click the Add button on the job plan list to create a new job plan record. Clicking a job plan link in the list will open the existing job plan for review and/or modification.

PM Name	ID	Description	Responsible Group (Shop)
Contains	Contains	Contains	Contains
01 Training Job Plan	1000012		
016 Training Job Plan	1000014		

General

On the General tab, enter the necessary information to define the job plan. Enter a Job Plan Name and Description. Select a Resource Type, either All Resources in Selected Systems or Selected Resources Only (default). Enter optional data into the remaining fields, including:

- Primary Location
- Responsible Organization
- Service Provider
- Include Component Assets



Job Plan: Add To Bookmarks Print Help

General Notes & Documents System Work Flow Instance Associations Audit Actions Create Draft x

(Required): Job Plan Details.

General

ID Status

* Job Plan Name

Description

Detail

* Resource Type All Resources in Selected Systems
 Selected Resources Only

Include Component Assets on Tasks

Primary Location for Service Assignment Search

Responsible Organization Find | Clear

ID Type

Name

Hierarchy Path

Systems

Selecting the All Resources in Selected Systems option will enable the Systems tab at the bottom of the General tab. Use the Find action to assign one or more building systems to the job plan. Adding systems to the plan will automatically populate the Assets and Locations with the records associated with the selected systems.

Detail

* Resource Type All Resources in Selected Systems
 Selected Resources Only

Include Component Assets on Tasks

Primary Location for Service Assignment Search

Assets

The Assets tab is used to assign one or more asset records to the job plan. The list of available assets is dependent on the equipment records that have already been defined.

Systems Assets Locations PM Schedules Tasks

Assets Find | Remove

Export 1 total found Show: 50

	Image	ID	Asset Name	Status	Status Color
<input type="checkbox"/>		EQ-1000323	03 Roof AC Unit	Available	Available

Create Draft x

Locations

The Locations tab is used to assign one or more location records to the job plan.

When data entry is complete, save and close the job plan to save the record with a status of Draft.

Generating a Schedule-Based Preventative Maintenance Work Task

Preventative maintenance (PM) work can be generated based on a defined recurrence schedule. Once the planned work is generated and activated, the work can be managed using the standard work management processes.

The process starts with locating and opening an existing job plan record in the Maintenance > Preventative Maintenance portal. Once the record is open, the PM Schedules tab at the bottom of the



job plan form allows you to create and review PM schedules. Clicking the Add action will open a new window for the PM Schedule form.

PM Schedule: Print Help

General System Work Flow Instance Associations Audit Actions Create Draft x

(Required): Preventive Maintenance Schedule Details.

General

ID Status

Name

Description

Detail

★ Request Class 🔍 ✕

Service Plan

PM Type

Frequency

Create Recurring Pattern

Service Level Defaults

Respond Within 0 25 ✕ Due Within Duration 0 25 ✕

Follow-Up Within 0 25 ✕

Procedures Shadowed By Tasks

Estimates

Use Procedures?

Work Time 0 25 ✕ Cost 5.00

Procedures Add | Find | Remove

0 total found

<input type="checkbox"/>	!	Plan Type	Name	Description	Is Environmental Procedure	Duration	Cost
No data to display							
						0	.00

Create Draft x

General

On the General tab, enter a name and description for the schedule. Select a Request Classification from the list using the lookup icon. The PM Type should be set to Schedule-Based. Optional information on the General tab includes the Service Level Defaults and Estimates for time and cost.

Recurrence

Create a recurrence pattern using the Create Recurring Pattern action. Options include, single occurrence, daily, weekly, monthly, and yearly. For example, a recurrence pattern could be set to bi-weekly on Fridays by selecting weekly and recur every 2 weeks on Friday.



PM Event: 1000025 Print Help

Next More x

(Required):

Event Info

* Start Date 04/19/2015 19:26:09

Select an Occurrence Type

Single Occurrence
 DAILY
 WEEKLY Advanced
 MONTHLY
 YEARLY
 Ad hoc

* Recurrence Pattern Type

Select the End Criteria

End After
 End Date
 No End Date

Weekly Recurrence

Recur Every Week(s) On

Sunday Monday Tuesday Wednesday Thursday Friday Saturday

Next More x

Procedures

In the Procedures section, add procedures that detail the required steps for the technician to perform in order to complete the assigned schedule of work.

Procedures

0 total found

	Plan Type	Name	Description	Is Environmental Procedure
No data to display				

Create Draft x

Inspection Procedure

Lock-Out / Tag-Out Procedure

Safety Hazards Procedure

Safety Precautions Procedure

Work Procedure

X

Activate

After a review of the data is complete, the preventative maintenance job plan is activated and the schedule creates with a status of Planned.

Generate PM Work Task

PM work is automatically generated, based on the schedule. Planned work tasks are automatically moved to an Active status on the planned start date of the task.

Activate PM Work Task

Selecting a work task with a status of Planned and clicking the Generate Work action will update the task status to Active.



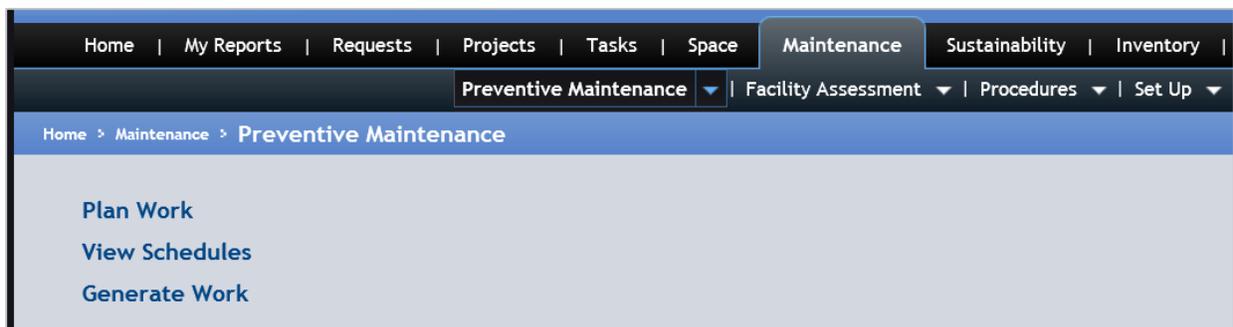
Create Preventative Maintenance Work Task

Scenario

You want to set up a job plan to automatically schedule work tasks for preventative maintenance. You will use the Maintenance portal to create the job plan and add preventative maintenance.

Login to the TRIRIGA Home Page. Navigate to the Maintenance > Preventative Maintenance portal landing page.

1. Click the **Maintenance** tab
2. Click the **Preventative Maintenance** option in the sub header
3. Click **Plan Work**



Create a PM job plan.

1. Click the **Add** action
2. In the **Job Plan Name** field, enter **## Training Job Plan**, where **##** is your student number
3. In the **Service Provider** section, click the **Find** action
4. Filter the results by **Type: Work Group** and select the radio button next to your student number work group
5. Click the **OK** action
6. In the **Assets** section, select the **Assets** tab, click the **Find** action
7. Click the **checkbox** for the Air Conditioner created in a previous activity
8. Click the **OK** action
9. Click the **Create Draft** Action



Job Plan: Add To Bookmarks Print Help

General Notes & Documents System Work Flow Instance Associations Audit Actions Create Draft X

ID Status

Job Plan Name 001 Training Job Plan

Description

Detail

Resource Type All Resources in Selected Systems Selected Resources Only

Include Component Assets on Tasks

Primary Location for Service Assignment Search

Responsible Organization Find | Clear

Service Provider Find | Update Task Assignment | Clear

Assets Locations PM Schedules Tasks

Assets Find | Remove

Export 1 total found Show: 50

Image	ID	Asset Name	Status	Status Color
	EQ-1000322	01 Roof AC Unit	Available	■

Create a PM schedule to generate the task.

1. Click the **PM Schedules** tab
2. Click the **Add** action
3. In the **Name** field, enter **## Training PM Schedule**, where **##** is your student number
4. In the **Detail** section, for the **Request Class** field, click the **magnifying glass** lookup icon
5. Select the **radio button** for **Preventative Maintenance**
6. Click the **OK** action

OK | Export | Cancel

2 / 3 Export 125 total found Apply Filters Clear Filters Show: 50

	Name	Service Class
<input type="radio"/>	Contains Point of Sale	Contains Information Technology
<input type="radio"/>	Power Out	Electrical
<input checked="" type="radio"/>	Preventative Maintenance	Facilities
<input type="radio"/>	Product Request	Facilities
<input type="radio"/>	Pull From Storage	Facilities

7. Click the link for **Create Recurring Pattern**
8. Select the radio button for **Monthly**
9. Select the radio button for **End After** and enter **2** in the box for **Occurrences**
10. In the **Monthly Recurrence** section, select the radio button for **Day [x] of every [x] month**
11. Enter **1** in both boxes that appear



Monthly Recurrence

Day [x] of every [x] month(s)

The [First] [Monday] of every [x] month(s)

Day (1-31) of Every Month(s)

Months to Skip (Seasonal)

January <input type="checkbox"/>	April <input type="checkbox"/>	July <input type="checkbox"/>	October <input type="checkbox"/>
February <input type="checkbox"/>	May <input type="checkbox"/>	August <input type="checkbox"/>	November <input type="checkbox"/>
March <input type="checkbox"/>	June <input type="checkbox"/>	September <input type="checkbox"/>	December <input type="checkbox"/>

Next
More ▲
x

12. Click **Next**
13. Click **Complete**
14. Click the **Create Draft** action
15. Click the **Activate** action

Activate the job plan and review the tasks.

16. In the **Job Plan** form, click the **Activate** action

Generating Meter-Based Preventative Maintenance Work Tasks

Preventative maintenance (PM) work can be generated based on a meter reading log entries. Once the monitored meter reading log exceeds a defined threshold, work is generated and activated. The work created by a PM job plan can be managed using the standard work management processes.

The steps involved in generating a meter-based, preventative maintenance work task are very similar to the process of generating schedule-based work tasks. The only difference is that the job plan PM schedule uses a PM Type of Reading-Based. This changes the form and displays sections for Reading Action Rules and Reading Occurrence Details.

The Reading-Based options include:

- Reading Classification
- Reading (Units)
- Action Based On
- Action Occurrence

The action can be based on a value, variance, cumulative total, or reset total. The Action Occurrence can be set based on when a reading occurs. All other options are the same as creating a schedule-based PM schedule.



Performing Work Tasks

You can create, track, and manage work tasks utilizing a variety of tools and resources. Much of the work that is done in the system to manage tasks requires that some setup and configuration be completed first. After work is performed there are several follow-up steps that can be performed prior to closing out a work task and reporting on work performed. This topic will identify the processes involved in the completion of work tasks. The steps outlined in this section include the following:

- Performing Maintenance Setup
- Setup of Service Level Agreements
- Setup of Maintenance Teams
- Assigning Resources to a Task
- Performing a Work Task
- Assigning Equipment to a Task
- Procurement of Goods and/or Services for a Work Task
- Performing a Work Survey
- Tracking Accidents
- Closing Work Tasks
- Performing Work Reporting

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. Work tasks may be created as the result of multiple processes, including: corrective maintenance, preventive maintenance, equipment reservation, move projects, and space reservations. In any of these scenarios, work task assignment can be performed automatically by the system, based on the work location and work problem type. If auto-assignment of the work task is not enabled, then the process must be assigned to a vendor or workgroup. If auto-assignment of the work task is enabled, the process continues with the 'Internal Assignment' check.
 - a. If work is assigned internally, an additional check is done to determine if the work will be performed by another State agency. If so, the process continues to establish an internal exchange.
 - b. If the work is done within the originating agency, the process continues to Perform Work (Internal).
 - c. If the work is assigned to a 3rd party maintenance vendor, the process continues with another decision point where a determination is made as to whether the mandated procurement processes can be followed.



- d. If the normal procurement process cannot be followed, for example, in the case of an emergency, the process proceeds directly to Perform Work (External) and an alternate payment method may be used.
2. In cases where the work cannot be auto-assigned, you must manually review the request and determine the appropriate maintenance workgroup or organization to manage and perform the work.
3. Once work is assigned, the internal workgroup is notified of the work assignment and provided with portal views of all assigned work. The internal workgroup supervisor can leverage work planning tools to balance the workload across workgroup staff. Work is assigned to a technician, and the work is performed. The technician is responsible for tracking and documenting the completion of the work, including time spent, materials used, meter reading information, and other relevant work information. The work performed may require equipment reservation out of inventory or the purchase of new equipment/materials.
4. Once work is performed and submitted for review, department users are assigned to validate work completion by reviewing and approving the work task record information.
5. Work may be returned to the internal workgroup or external vendor for rework when the submitted work task is considered to be incomplete. The assigned organization would be required to perform additional work and/or supply additional information about the work performed. Once the rework is performed, the work task is submitted again for review.
6. Upon approval of the work performed, the work task status is changed to Complete. The record status change triggers automatic notification of work completion to the requestor (for corrective maintenance work).
7. For corrective maintenance work, if surveys are enabled for the request classification, a survey request will be sent to the requestor. The survey will ask the requestor to rate the quality of the service received. The survey results are used to help improve the performance of internal and external vendor organizations.
8. Once the work is completed, the work supervisor can manage the closeout of the work as required. Closeout of the work may be defined as a necessary step for vendor payment. Work related to a maintenance task will provide input into the managing of building systems and equipment.
9. A Purchase Order is required in order to begin work with an external vendor. Once work is assigned, the external vendor is notified of the work assignment. The vendor is responsible for providing documentation of the completion of the work, including time spent, materials used, meter reading information, and other relevant work information. Once the work is performed, it is submitted for completion and department approval.
10. If an external service is required, a Request to Order is created and scheduled integration with APP to allow for the approval, processing, and payment of work order costs. The TRIRIGA Request for Order will trigger a request for a Purchase Requisition in APP where a pre-encumbrance is created. In addition, if the Purchase Requisition is approved (all lines must be approved) a purchase order is created.



11. Integration between APP and AFIS will create a pre-encumbrance transaction in AFIS to document the accounting postings.
12. Purchase Requisitions that have been approved will create a Purchase Order in APP. The purchase requisition follows the defined process in APP and AFIS.

Setting Up Work Task

Maintenance Service Plan

Maintenance setup involves the creation of a maintenance service plan. Service plans are associated with a request class that determines the business rules that are to be applied by the service management process. Service plans are used to centralize the rules used to manage service requests and work tasks. A request class cannot be associated with more than one service plan. However, it is common for a generic service plan to be associated with more than one request class record.

Service Level Agreements

When more than one group provides the same service, the service assignment matrix records are used to evaluate and assign the work to the appropriate service provider. Service assignment matrix records allow administrators to define Service Level Agreements (SLAs) with external or internal maintenance organizations. SLAs include a start date and an end date for the effective period of the agreement. SLAs are used to define the contractual terms and conditions for maintenance service agreements.

Maintenance Teams

Maintenance teams are used as resources for both internally and externally assigned work tasks. The workgroup supervisor is responsible for assigning specific workgroup team members to individual work assignments. Labor Class records can be managed in the Portfolio > People portal. Workgroups are managed in the Portfolio > Organizations portal. Every resource (person, location, or asset) can be assigned an availability calendar that shows working days/hours that the resource is generally available to be scheduled and non-working event days (holidays).

Assigning Resources to a Task

Task assignment can occur in a number of ways, including automatic assignment to a responsible organization based on service plan settings and manual assignment via the dispatch manager. The goal should always be to do smaller cost (in money, time, and resources) maintenance in an effort to avoid larger, costlier repairs over the long term. The Work Plan allows maintenance managers to allocate resources to tasks efficiently by assigning service technicians based on the desired schedule.

The maintenance supervisor is responsible for managing work plans and teams of resources. A work plan is created by navigating to the Tasks > Assign Tasks portal, clicking Manage My Work Plans, and clicking the Add action.



Work Plan – General

In the General section, enter a Plan Name and a Contact.

Work Plan – Parameters

In the Parameters section, set the basic work plan timeframe which includes the number of weeks and whether to include weekend days or overdue tasks.

Work Plan – Workgroups

The Workgroups section is used to define the organizations that are included in the work plan.

Work Plan – Scheduled Rebuild

The Scheduled Rebuild section is used to define how often the system will regenerate the work plan data. By default, rebuilds happen daily and can be scheduled for non-working hours.

Work Plan – Contacts

In the Contacts section, managers can associate additional contacts with the work plan.

When data entry is complete, click the Create action to generate the record and start the build process. The plan build can take several minutes to process and you will be notified when the plan is ready for use.

From the work plan, select the desired task. Right click on the desired resource and select the Place action. Click OK then click the Assign action to commit the change. Continue assigning or moving work until all warnings have been cleared. Warnings indicate work that is unassigned or resources that are over allocated.



Performing Work Tasks

Once a task is dispatched to a technician, some modifications to the work task can be made, including assignment of failure codes or descriptions of the work performed to resolve the problem. While work is in progress, the task may be put on hold and resumed as necessary, for example if there are missing parts, or by request of the person who initiated the request.

Once work is performed, the work task can be marked as Complete and details of the work performed, such as labor, hours, costs, and actual completion date/time entered.

Tasks assigned to a technician are displayed in the My Active Tasks portal section. Clicking a work task will open the task and allow you to view the details including resources related to the task, task location, task description, and task planning dates. The technician can place the task on hold for parts or for requestor reasons and reactivate the task when necessary.

On the Work/PO Details tab, the technician can verify any procurement information that may be related to the task.

On the Resources tab, the technician enters any materials or equipment used to complete the task.

On the Work Task Info tab, the technician enters their own time, including the following information:

- Time Entry Date
- Time Category
- Hours
- Comment

The technician can then save the changes using the Save or Save and Close action. If the task has been completed, the technician can update the work task status to Complete using the Complete action.

When a work task is marked as complete, related requests are automatically changed to Complete, the requestor is notified of the change to the request status, and the survey process is initiated if a survey template is attached to the request classification of the completed request record.

Using Work Surveys

If a survey template is assigned for the type of work that is requested, then a survey request will automatically be sent to the requestor after the service technician completes the work task associated with the request.

A survey request can also be manually created in the Requests > Surveys portal using the New Survey Request link.



Home | My Reports | Requests | Projects | Tasks | Space | Maintenance | Sustainability | Inventory | Contracts | Procurement | Portfolio | Tools

Manage Requests | Contact Center | Surveys | My Requests | Find Space | Set Up

Home > Requests > Surveys >

Print | Open In New Window | Add to Bookmarks | My Bookmarks

General | Notifications | Notes & Documents | System | Work Flow Instance | Associations | Audit Actions

Create Draft | Submit | X

(Instruction): To submit a General Evaluation request, complete the form below then click Submit.

* Request is for Me Someone Else

Request Details Select From Floor Plan

* Building

Floor

Room

* Organization

Describe Your Request

Survey Template

Survey Template

Survey Recipients Find | Find Random Recipients | Remove

0 total found Show: 10

<input type="checkbox"/>	!	Last Name	First Name	Functional Role	Work Phone	Email	Survey Recipient Organization	Survey Recipient Location
No data to display								

Create Draft | Submit | X

When a survey is sent to a requestor, the requestor will receive an e-mail notification about the survey request. Pending surveys are listed in the My Pending Surveys list accessed via the Request portal in the Reminders section. The user completes the survey questions and submits the record with the survey responses which are used to provide feedback to the service management team.

Closing Work Tasks

Work tasks that have been marked as complete are considered ready for review and closeout. The closeout of a work task indicates that the work performed was accepted. Closed tasks can no longer be modified. Survey results or other information about the quality and completeness of the work performed should be reviewed prior to closing out the task. All task revisions should be completed prior to moving the work task from Completed to Closed.

Home > Tasks > Manage Tasks >

Related Reports Work Task

Please type in the

If a completed work task is considered acceptable, the service manager can close the task from the work task record. From the work task form, clicking the Close action will change the task status to Closed. The



Work Task – Completed query can be used to close multiple work tasks simultaneously using the checkboxes next to each record.

Task Name	Task ID	Service Assignment Class	Work Location	Status	Actual Start
DEFAULT - Work Task Template - Corrective Maintenance-Elevator	1027401	Facilities	\Locations\999-Training Facility\999 Training Building	Completed	12/11/2014 13:56:30
DEFAULT - Work Task Template - Corrective Maintenance-Elevator	1027415	Facilities	\Locations\999-Training Facility\10 Training Building	Completed	12/15/2014 10:26:09
DEFAULT - Work Task Template - Corrective Maintenance-Elevator	1027417	Facilities	\Locations\999-Training Facility\08 Training Building	Completed	12/15/2014 10:34:57
DEFAULT - Work Task Template - Corrective Maintenance-Elevator	1027421	Facilities	\Locations\999-Training Facility\02 Training Building	Completed	12/15/2014 10:37:30

If a completed work task is considered not acceptable, the service manager can re-open the task from the work task record. From the work task form, clicking the Re-Open action will change the status to Active.



Create a Work Plan

Scenario

Using the work tasks that you previously created, you are the Service Manager responsible for managing schedules and assigning work to your team. You will need to set up your work group and set up a work plan for your team.

Login to the TRIRIGA Home Page. Update Work Task with Work Group.

1. Navigate to the Tasks > Manage Tasks > Work Task
2. Filter on **Work Location** field, locate and click on the corrective maintenance task containing **General ## Training Building** as the work location, *where ## is your student number*

Task Name	Task ID	Service Assignment Class	Work Location	Status	Actual Start	Planned Start (Respond Date)	Planned End (Due Date)	Actual End	Actual Percent Complete
DEFAULT - Work Task Template - Corrective Maintenance-Elevator	1027467	Facilities	\Locations\999-Training Facility\001 Training Building	Active		04/19/2015 19:08:30	04/19/2015 23:08:30		0 percent

3. In the **Responsible Organization** section, select find to open a list of available workgroups
4. Select the radio button for **## Work Group**, *where ## is your student number*
5. Click **OK**

Responsible Organization		Unassign Find Clear
Name	01 Work Crew	Organization Type Workgroup
Hierarchy Path	\Organizations\01 Work Crew	

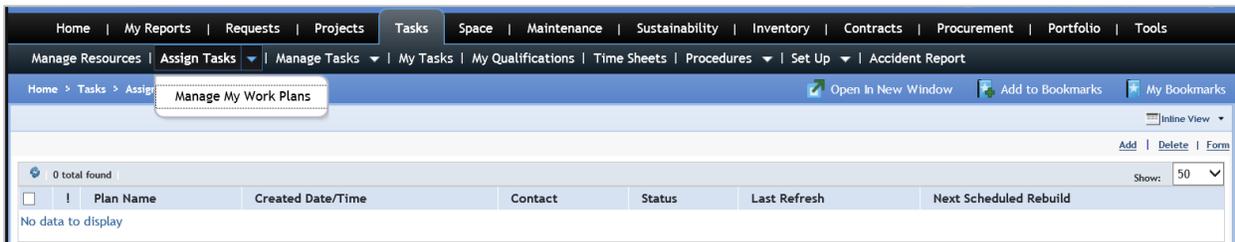
6. Click the **Save** action and wait for the record to update



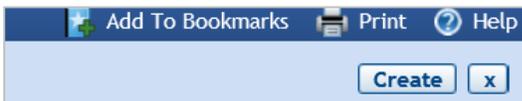
- Click the **Save & Close** action

Create Work Plan

- Navigate to the Tasks>Assign Tasks
- Click on **Manage My Work Plans**.



- Click **Add** to create a new Work Plan
- In the **General** section, enter **## Work Plan**, where **##** is your student number
- In the **Workgroups** section, click the **check box** for **## Workgroup**, where **##** is your student number, click **OK**
- Click the **Create** action



- Close the **Work Plan** window. It will take the system a few minutes to generate the Work Plan, the **Status** of the Work Plan will display as **Processing**. Click on the **Refresh** icon until the **Status** of the Work Plan displays as **Active**



Plan Name	Created Date/Time	Contact	Status	Last Refresh	Next Scheduled Rebuild
Student 4	04/19/2015 20:09:35	Student 4	Active	04/19/2015 20:11:08	04/20/2015 00:01:00

- Select the **Work Plan** record to open the **Work Planner**



Assign Work

1. In the Work Planner, expand the schedule for today's date by clicking on the + icon
2. Click on the **unassigned task** to select
3. Expand the first day in the center box to reveal the **resources** assigned to this **Work Plan**
4. Right click on **##Student** and select **Place**
5. Click the **Assign** action
6. Click the **Save and Close** action



Perform Work Task

Scenario

Using the work tasks that you previously created, you are the technician responsible for completing the work task and entering in the task completion information into TRIRIGA.

Login to the TRIRIGA Home Page. Navigate to the My Active Tasks portal.

1. Click the **Tasks** tab
2. Click the **My Tasks** option in the sub header



Complete the Work Task Info tab.

1. Click on the task and navigate to the **Resources** tab
2. Verify that task is assigned to **Student##**
3. In the **Material List** section, click **Quick Add**
4. In the **Description** field, enter **Filter XX123**
5. In the **Quantity** field, enter **1**
6. In the **Actual Cost** field, enter **5.00**

Material List								Add Quick Add Find Remove
Image	Description	Spec Name	Quantity	Estimated Rate	Total Estimated Cost	Actual Cost		
	Filter XX123		1 each	\$0.00 US Dollars	\$0.00	\$5.00 US Dollars		
					\$0.00	\$5.00 US Dollars		

7. In the **Resources** section, click the **checkbox** next to **## Student** and then click **Quick Add Time Entry**
8. In the **Time Log** section enter **4** in Hours and **10** in Rate

Time Log									
Resource Type	Name	Description	Category	Date	Hours	Rate	Total Cost		
Person	Student 10		Straight Time	12/15/2014	4 hours	\$10.00 US Dollars	\$40.00		
					4 hours		\$40.00		

9. Navigate to the **Work Task Info** tab
10. In the **Resolution Comment** section, enter **## task complete**, where **##** is your student number
11. Click **Save**

Assigning Equipment

Each equipment or vehicle record can be assigned to locations and people. When assigning equipment, only items currently available can be assigned. Once assigned to the selected equipment or vehicle record becomes unavailable in the list.

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. Required equipment is assigned to a work task as a resource.
2. After adding the equipment to the work task, it must be assigned to the appropriate person. The equipment record is opened, placed in a status of Revision in Progress and then assigned. The record can then be put into a status of Active again to prevent additional changes being made.



- While the equipment is assigned to a person within a work task, it will not appear on the resource list for any other work tasks and therefore is unavailable for other assignments.
- Once the work has been performed, the equipment can be unassigned to be available for other users.

Managing Equipment Assignment

Update the work tasks using the My Active Tasks portal section. The portal displays work tasks directly assigned to you. Work Tasks are opened by clicking on the task in the list. You can view the details of the assigned task, including any resources related to the task, the task location, task description, task planning dates, etc. Some of the values can be changed on the work task directly.

Resources Tab

On the Resources tab, create a resource entry for all parts and equipment used during the performance of the assigned work.

Resources Add | Find Assets | Find People | Find Locations | Find Organization | Time Entry | Quick Add Time Entry | Remove

0 total found Show: 10

ID	Name	Resource Type	Resource Requirement	Percent Allocated
No data to display				

Work Time

Work Start 04/19/2015 19:08:30
 Work End 04/19/2015 23:08:30
 Work Hours
 (Assigned) 0
 (Unassigned) 4

Resource Allocations Add | Quick Add | Find | Remove

0 total found Show: 10

Resource	Date	Hours	Planned Start	Planned End	Planned Duration	Status
No data to display						

Material List Add | Quick Add | Find | Remove

0 total found

Image	Description	Spec Name	Quantity	Estimated Rate	Total Estimated Cost	Actual Cost
						.00
						.00

Equipment Find | Remove

0 total found Show: 10

Name	Spec Class	Usage Cost	Usage Unit	Asset Status
No data to display				

Equipment

On the Resources tab, Equipment section, you can click the Find action to display a list of available equipment. From the list, select all of the equipment items that were used to perform the work. When finished, click the OK action to save the equipment items to the work task.

Equipment Find | Remove

Export 1 total found Show: 10

Name	Spec Class	Usage Cost	Usage Unit	Asset Status
<input type="checkbox"/> 02 Roof A/C Unit	Air Conditioners		50 Day	Available

Asset Status

After adding equipment to the work task, it will need to be assigned. Clicking on the equipment item in the Equipment section will display the Equipment form.



Asset Assign: Print Help

General System Work Flow Instance Associations Continue X

(Required): Enter the dates and assignee for this Asset.

General

ID Status

Details

★ Assign Date 04/20/2015 00:44:01 25 X Return Date 25 X

Comments

Assigned To Find Clear

Name

eMail

Work Phone

Continue X

On the form, in the Asset Status section, click the Assign action and complete the following fields:

- Assign Date (Required)
- Return Date
- Comments
- Assigned To

When the necessary information has been entered, click the Continue button to assign the asset. The Asset Status will change to Assigned.

Asset Status Unassign Lost

In Service Date 25 X Asset Status Assigned

Assign Date 04/20/2015 00:44:01 Return Due Date 25 X Assigned To 25 X

Ownership Status

Warranty Status

Details

After equipment is assigned, the location of the equipment may need to be changed. In the Details section, click the lookup icon for Primary Location. It may be necessary to clear the existing location by clicking the Clear Primary Location action. On the location lookup screen, select a location and click the OK action. The Primary Location of the equipment item will be updated. Click the Save & Close button to save any changes made to the equipment item.

Details

Serial Number 25 X Asset Acquisition Method 25 X

Bar Code Entry 25 X Control Number EQ-1000317

Condition Excellent 25 X Building System Class 25 X

Reservable

Maintenance Priority 25 X

Organization 25 X

Primary Location \Locations\999-Training Facility\02 Training Building\1st floor\02 Space 25 X

On the Work Task, click the Save & Close button to save the changes to the Work Task.



Manage Equipment Assignment

Scenario

You are a technician responsible for completing work tasks using available equipment. You will add the equipment used to perform work to a work task and then update the Primary Location of the equipment.

Login to the TRIRIGA Home Page. Navigate to My Active Tasks.

1. Click the **Tasks** tab
2. Click the **My Tasks** option in the sub header to display the My Tasks landing page

Update the Work Task with the equipment used to perform the work.

3. In the My Active Tasks section, click the **Task ID** of the task
4. Navigate to the Resources tab and select **Find** in the Equipment section

Name	Spec Class	Usage Cost	Usage Unit	Asset Status
No data to display				

5. Select the **checkbox** to the left of **## AC Compressor**, where **##** is your student number, and click **OK**
6. Click **Save**

Assign the equipment to the user.

1. Click on the **equipment** to open the equipment record
2. Click on the **Revise** action
3. Click **Assign** in the Asset Status section of the equipment record

Asset Status: Available

4. Populate **Assign Date** and click **Continue**
5. Click on the **Find** action in the **Assigned To** section and locate **your username** in the list
6. Click on the **radio button** to the left of **your username** and then **OK**
7. Click the **Continue** action

Asset Status: Assigned

Assign Date: 04/20/2015 00:54:19

Assigned To: Student 4



Change the Primary Location of the equipment.

1. With the equipment record still open, click on the magnifying glass next to the **Primary Location** field in the Details section
2. Click on the **radio button** to the left of the desired location and then **OK**

Details

Serial Number Asset Acquisition Method

Bar Code Entry Control Number EQ-1000343

Condition Building System Class

Reservable

Maintenance Priority

Organization

Primary Location

Save and Close the equipment record.

3. Click **Save & Close**.

To return the equipment back to the system, open the equipment record by clicking on it again.

1. Click on the **Equipment** to open the Equipment record.
2. Repeat **Step D** to change the **primary location**.
3. Click **Unassign** in the Asset Status.
4. Add any necessary comments and click **Continue**.

Asset Status Assign | Lost

In Service Date Asset Status Available ■

Unassign Date 04/20/2015 01:00:21 Unassigned By Student 4

Ownership Status

Warranty Status

Activate the equipment record to restore to a read only status



Complete Work Task

Scenario

Continuing with the work task that you previously updated, you are the technician responsible for completing the task in TRIRIGA.

Login in to the TRIRIGA Home Page. Navigate to the My Active Tasks portal.

1. Click the **Tasks** tab
2. Click the **My Tasks** option in the sub header



Select the work task and click the **Complete** option.

Procuring Goods or Services Necessary to Complete a Task

There are often times when work is not performed directly by an internal work group and the department must procure the services of an external vendor. The task may also require materials or parts that are not kept in inventory and must be ordered before the work can be completed. In this case, the Service Technician would do the following:

- Determine goods or services needed to complete the task
- Place the Work Task on hold by clicking on the hold action and selecting hold for parts
- Communicate the items or services needed to the department Procurement Unit, following the current business process (eg, email, verbal, paper or electronic estimate, etc.)
- Include the Work Task ID number in the communication to the Procurement Unit.
- Confirm that the Purchase Order is correct after integration from APP creates the PO record on the Work Task
- Any additional orders or changes to a current TRIRIGA PO will be facilitated through APP

Tracking Accidents

The Tasks > Accident Report portal is used to track facility-related accidents. Clicking Add Accident Report will create a new Accident Report form.



General

On the General tab, in the General section, enter the Task Name, and a Description.

Details

In the Details section, enter the following relevant information:

- Task Type
- Request Classification
- Task Priority
- Service Class
- Organization

Accident Details

In the Accident Details section, enter the Accident Date and the name of the Employee Reporting Accident. Also if the accident involved equipment, enter the equipment in this section.

Citizen/Visitor Information

Complete the contact information for any involved persons in the Citizen/Visitor Information section.

Planned

Complete any accident response date information.

Planned	
Assigned Date	04/19/2015 20:26:28
Estimated	<input type="checkbox"/>
* Planned Start (Respond Date)	04/19/2015 20:26:28 [25] [X]
Respond Within	0 [25] [X]
Planned End (Due Date)	[25] [X]
Planned Duration (Due Within)	0
Planned Follow-Up Date	04/19/2015 20:26:28
Follow-Up Within	0 [25] [X]
C. Planned Working Days	0 D. Planned Working Hours
	0
Total Planned Working Hours (C+D)	0 hours
Planned Cost	5.00 US Dollars
Constraint Type**	As Soon As Possible
Constraint Date/Time**	[25] [X]

**These fields are used in conjunction with Gantt scheduling only.

Work Details

The Work Details tab is used to add assets and locations that are related to the accident report. The Work Analysis tab on the Work Details tab allows you to add records that include additional tracking information such as a failure code, problem code, cause, remedy, and description.

Work RCA: Print Help

General System Work Flow Instance Associations
Create X

(Required): Work RCA Details.

General

* Name Status

Details

Failure [25] [X]

Problem [25] [X]

Cause [25] [X]

Remedy [25] [X]

Description

Create
X



When data entry is complete, click Save and Close to create the Accident Report record.

Reporting Work Tasks

There are many ways for service managers to view reports on work tasks. The Home portal data for a service manager will display several links in the Reminders section for viewing task reports, including the Unassigned Task Report, Overdue Task Report, Tasks Due This Week Report, and Tasks Due Today Report.

	Title	Name	Tag	Module	Business Object	Form	Display Type	Owner Language
<input type="checkbox"/>	complete	Contains	Contains	Contains	Contains	Contains	-All-	
<input type="checkbox"/>	All Completed Tasks	cstTask - Display - triMaintenanceManager - All Completed Tasks		triTask			Report	
<input type="checkbox"/>	Completed Moves by Type	triRequest - Completed Moves by Type - Status Closed		triRequest			Chart	US English
<input type="checkbox"/>	Completed Planned Tasks	cstTask - Display - triMaintenanceManager - All Planned Tasks		triTask			Report	
<input type="checkbox"/>	Completed Tasks	triFollowUp - Navigation - Completed Tasks		triTask	Schedule Task	Follow Up	Report	US English
<input type="checkbox"/>	TRIRIGA Abstracts Not Completed	triLeaseAbstract - REPORT - Lease Abstracts Not Completed		triContract	Lease Abstract	Lease Abstract	Report	US English

There are also community reports available in the My Reports > Community Reports menu. These reports include:

- Crew Labor
- Major Maintenance Activity on Asset
- Material Orders
- Work Task – Completed – Editable
- Work Task – Manager – Query
- Exception Reports – Performance – All Orgs
- All Completed Tasks
- Completed Planned Tasks
- Unscheduled Tasks



Project and Planning

Learning Objectives

In this lesson, you will:

- Identify the development process of a condition assessment plan
- Perform a condition assessment
- Identify the processes involved in capital project planning
- Manage a capital project
- Review the reports available for viewing space utilization data
- Perform a space allocation
- Identify the concepts involved in move requests and move projects

Lesson Overview

Many tasks revolve around the planning and analyzing of projects. This lesson focuses on the tasks involved in the planning and management of equipment condition assessments and capital projects.

Developing Condition Assessment Plans

A condition assessment plan can be put in place to ensure that critical building systems are regularly inspected and the current condition of systems is recorded. This process analyzes the existing and projected future conditions of facilities, and the building systems and assets within those facilities. An inspection may reveal opportunities for improvement to current systems and those opportunities can be recorded along with the estimated costs associated with addressing them.

When developing a condition assessment plan, certain systems may take priority over others. For example, an air-handling unit for a critical data center location may be considered a higher priority system than a similar unit installed at a warehouse location.

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. Review the documented system/equipment priority and condition.
2. Condition assessments can be performed against the defined building systems. The default assessment criteria allow for scoring based on observed condition, frequency of maintenance, risk probability, and other categories.
3. By reviewing the condition/priority information defined for each building system/equipment item you can identify and create requests for inspection of relevant systems/equipment. Inspection requests are used to assign an inspection work task to technicians to perform the evaluation.
4. Record information and any attached documentation are reviewed and approved.



- When the approver has approved the request, the process continues with the assignment of the inspection work task. Inspection work can be auto-assigned based on inspection task location, system type, priority, etc.

Issuing Inspection Request

Inspection requests are created by navigating to the Building record and then to the Assessment tab. To initiate an Inspection Request, select the Building System Items that should be included on the Inspection Request and then select the Inspection Request action.

Building System Items									
Add from Building System Class Add From Template Inspection Request Recalc Renewal Dates Remove									
Related Reports: -Select-									
Building System Items									
Export 1 total found Show: 20									
<input type="checkbox"/>	!	Building System Code	Percent Building Cost	Life Expectancy	Replacement Cost	FCI Level	Opportunity Cost Level	Status	Building System Class
<input checked="" type="checkbox"/>		D3050.50	0 percent	0	\$0.00	0	\$50,000.00	Active	HVAC Air Distribution

The Inspection Request form will open in a new window, with certain fields pre-populated. Review the request form and select the type of service required.

Inspection Request : Add To Bookmarks Print Help

General Notifications System Work Flow Instance Associations Audit Actions Create Draft Submit X

(Instruction): To submit Inspection Request, complete the form below then click Submit.

Request is for Me Someone Else

Request Details Select From Floor Plan

Building: 999 Training Building

Floor:

Room:

Organization:

Inspection Requested: Inspection Request

Service Request Export 2 total found Show: 10

Name	Description
<input type="radio"/> Condition Inspection - Project	Condition Assessment handled as a Project
<input type="radio"/> Condition Inspection - Task	Contition Inspection. Creates Task per Service Plan

Describe Your Request

Building System Item Find | Remove Export 1 total found Show: 10

<input type="checkbox"/>	!	ID	Name	Building System Class	Location	Last Inspected By	Last Inspection Date
<input type="checkbox"/>		1000005	HVAC Air Distribution	HVAC Air Distribution	999 Training Building		

Create Draft Submit X

When the request is ready, select the Submit action. The result of submitting the request is the creation of one or more Facility Assessment Work Tasks. The tasks that are created by the Inspection Request



form are viewable on the Tasks > Manage Tasks > Facility Assessment Work Tasks menu. When the task information is complete, activate the task by selecting the Activate action which changes the task to the Issued status.

Once the work associated with the task is complete the task status is changed to Complete and the system updates the Building System Items with the changes recorded by the inspector. The status of any Deficiencies (Opportunities) is changed from Draft to Active and notifications are sent out regarding the changes.



Issue Inspection Request

Scenario

You need to issue an inspection request for a system located in your building. You will locate the Building record and complete the Inspection Request form.

Login to the TRIRIGA Home Page. Navigate to the Portfolio > Building record.

1. Click the **Portfolio** tab
2. Click the **Locations** dropdown and select **Buildings**
3. Click the **ID** of the Training Building created in an earlier activity. Remember to only select the **##** for your student number
4. Click the **Revise** action

Create an Inspection Request

1. Click the **Assessment** tab
2. In the **Current Condition Index** section, click **Create FCI History Record**
3. Review FCI History record and click **Create History Record**

Current Condition Index Summary		Create FCI History Record	
J. FCI Level 1 (N/H)	0	N. Total Opportunity Cost Level 1	\$ 0.00 US Dollars
K. FCI Level 2 (O/H)	0	O. Total Opportunity Cost Level 2	\$ 0.00 US Dollars
L. Projected System Condition Index (P/H)	0	P. Projected Total Opportunity Cost Level 1	\$ 0.00 US Dollars
M. Green Condition Index Level 1 (Q/H)	0	Q. Total Environmental Opportunity Cost Level 1	\$ 0.00 US Dollars

4. In the **Building System Items** section, click the **Add** from Building System Class action
5. Check the box for **D3050.50 HVAC Air Distribution**
6. Click the **OK** action
7. In the **Building System Items** section, check the box next to the Building System Item and click the **Inspection Request** action
8. In the **Organization** field, click the **magnifying glass** icon
9. Select the radio button for **ADA**
10. Click the **OK** action
11. In the **Service Request** section, select the radio button for **Condition Inspection – Task**



12. In the **Describe Your Request** section, in the text box, enter **## Inspect the HVAC**, where **##** is your student number
13. Click the **Submit** action

Inspection Request : Add To Bookmarks Print Help

General Notifications System Work Flow Instance Associations Audit Actions Create Draft Submit x

(Instruction): To submit Inspection Request, complete the form below then click Submit.

* Request is for Me Someone Else

Request Details Select From Floor Plan

* Building 🔍 ✕

Floor 🔍 ✕

Room 🔍 ✕

* Organization 🔍 ✕

* Inspection Requested Condition Inspection - Task

Service Request

[Export](#) | 2 total found | Show: 10 ▼

	Name	Description
<input type="radio"/>	Condition Inspection - Project	Condition Assessment handled as a Project
<input checked="" type="radio"/>	Condition Inspection - Task	Contition Inspection. Creates Task per Service Plan

Describe Your Request

Inspect

Building System Item Find | Remove

[Export](#) | 1 total found | Show: 10 ▼

	!	ID	Name	Building System Class	Location	Last Inspected By	Last Inspection Date
<input type="checkbox"/>		1000042	HVAC Air Distribution	HVAC Air Distribution	03Training Building		

Create Draft Submit x

14. In the Building Record, click the **Activate** action

Review the Facility Assessment Work Task list.

1. Click the **Tasks** tab
2. Click the dropdown for the **Manage Tasks** option
3. Click **Facility Assessment Work Task**
4. Observe the tasks listed on the page



Performing Condition Assessments

Once a Facility Assessment Work Task has been created and assigned to an inspector, the condition assessment task can be performed and the results of the task can be recorded in the system.

Step

The steps below describe the statewide process. Your agency may have additional requirements.

1. The technician scores the assessment based on the assessment criteria including scoring criteria for observed condition, frequency of maintenance, risk probability, and other categories.
2. After assessment scores are collected through use of the inspection process, decisions can be made about which systems and equipment records require maintenance or project work to address any identified deficiencies. Deficiencies (opportunities) can be created in the system manually, based on the results of the assessment process.
3. Once the deficiencies/opportunities are created, detailed cost estimates can be assigned to each record. Cost estimations can be entered manually or external estimation sources can be referenced. Once the cost estimations are complete, the deficiencies/opportunities can be submitted for approval.

Performing Inspection Tasks

The Facility Assessment Work Task is assigned to a user to perform the task. The user would navigate to the task and review the details of the task before beginning the inspection. After the inspection is complete, the task is updated with the results of the inspection.

General

On the General tab, complete the fields in the following sections:

- General
- Planned
- Actual
- Recorded By

Facility Assessment Work Task: 1000534-DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task

General | Work Details | Resources | Dependencies | Advanced | Procedures | Contacts | Notifications | Notes & Documents | System | Calendar Detail

(Required): Use this tab to enter, review, or change basic information about the task.

General Accept | Start Work | Stop Work

Task ID: 1000534 Status: Active

Task Name: DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task Assignment Status: Unassigned

Description: Inspect

Task Retissue Reason

Currency: US Dollars

Resources

On the Resources tab, complete the fields in the following sections:

- Work Time
- Material List
- Material Orders



Procedures

On the Procedures tab, complete the fields in the following sections:

- Procedures
- Regulations

When the work has been performed, select the Complete action which changes the Assessment work task to read-only.

Creating Funding Requests

A funding request is used to request the necessary funds to pay for assessed opportunities. On the Assessment tab of a Building record, the Opportunities section is used to select items to include in a funding request.



Opportunity: Add To Bookmarks Print Help

General Environmental Notifications Notes & Documents System Work Flow Instance Assoc Create Draft x

(Required): Create new Opportunities or update existing Opportunities.

General

ID Status

Name

Description

Type Group

Inspected By Inspection Date

* Currency * Quantity Units

Detail

Opportunity Class

Opportunity Comments

Repair Class

Repair Comments

Location Find | Clear

Name 13 Training Building

Full Path \\Locations\999-Training Facility\13 Training Building

Priority

* Name

Rating 0

Building System Item Find | Clear

Name

Building System Class

Building System Class

Name

Cost Quick Estimate

Quantity	<input type="text" value="0"/>	each	
Estimated Repair Cost Per Unit	<input type="text" value="\$.00"/>	US Dollars	
Total Estimated Repair Cost	<input type="text" value="\$.00"/>	US Dollars	

Dates

Planned Action Date Actual Start Date

Date Deferred Actual Completion Date

Planned Action Year

Solutions A

0 total found |

<input type="checkbox"/>	<input type="checkbox"/>	Default	Name	Cost Estimate
No data to display				

Once items have been selected, select the Funding Request action which opens the request in a new window.



Funding Request:

[Add To Bookmarks](#)
[Print](#)
[Help](#)

General | Funding | Evaluation | Contacts | Notifications | Notes & Documents | System

[Create Draft](#)
[Submit](#)
x

(Instruction): To submit a Funding Request, complete the form below then click Submit.

* Request is for Me Someone Else

* Request For Program Funding Project or Operational Funding

* Request Type

* Name

Request Details Select From Floor Plan

* Building

Floor

Room

* Organization

Service Request

[Export](#) | 2 total found | Show: 10

	Name	Description
<input type="radio"/>	Capital Project Request	
<input type="radio"/>	Facilities Project Request	

Details

Program Requested For

* Proposed Start Date
Program Start Date

Proposed End Date
Program End Date

Responsible Organization

Customer Organization

Describe Your Request

Line Item Cost Estimate Add | Clear

Estimate \$.00 US Dollars

Additional Costs Add | Remove

[Export](#) | 0 total found | Show: 10

	!	Name	Cost Percent	Cost Amount
No data to display				

Estimated Cost and Rating Summary

A. Total (Manual Cost)	\$.00	US Dollars	Objective Rating Score	0
B. Total (Cost of Opportunities)	\$.00	US Dollars	Risk Rating Score	0
C. Total (Line Item Cost Estimate)	\$.00	US Dollars		
D. Total (Additional Cost)	\$.00	US Dollars		



General

The General tab of the Funding Request form is completed. There are sections for describing the request and estimating the cost.

Funding

The Funding tab is used to review the funding allocations of each available Funding Source for each fiscal year. Funding sources can be added to the request from the list.

Evaluation

The Evaluation tab is used to review the estimated savings and results of the request.

Funding Request: Add To Bookmarks Print Help

General Funding Evaluation Contacts Notifications Notes & Documents System Create Draft Submit x

(Optional): Evaluation details for the Funding Request.

Units

* Currency Carbon Calculation * Area

Estimated Savings

Estimated Annual Savings	<input type="text" value="\$.00"/>	US Dollars
Additional Annual Savings for Labor and Supplies	<input type="text" value="\$.00"/>	US Dollars
Rebates	<input type="text" value="\$.00"/>	US Dollars

Opportunity Analysis Results

Annual Operating Expense Reduction	5.00	US Dollars
Improvement To Net Operating Income	5.00	US Dollars
Net Investment Cost	5.00	US Dollars
Net Investment Cost Per Area Unit	5.00	US Dollars
Simple Payback Period	0	years
Return On Investment	0	percent
Net Present Value	5.00	US Dollars
Internal Rate of Return	0	percent
Annual Energy Cost Savings	5.00	US Dollars
Annual Energy Cost Savings Per Area Unit	5.00	US Dollars
Estimated Carbon Footprint Reduction Amount	0	US Tons CO2
Energy Reduction Percent	0	percent

Location Summary

Gross Area	0 square-feet	Total Annual Utility Bills	5.00 US Dollars
------------	---------------	----------------------------	-----------------

Opportunity Analysis Parameters Load

Capitalization Rate	0 percent	Discount Rate	0 percent
Analysis Term	0 years	Blended Energy Cost Per kWh	5.00 US Dollars
Blended Energy Emission Conversion Factor	0		

Create Draft Submit x

When data entry is complete, the Funding Request can be submitted using the Submit action. When approved, a Facilities Project is created and assigned.



Performing Condition Assessment Reporting

Once an inspection has been performed and the results entered into the system, the Environmental or Facility Assessment data can be compared across multiple Buildings and Structures.

The Maintenance portal, Facility Assessment menu is used to select Create Facility Condition Analysis.

General

In the General section, the user provides an ID, Name, and Description.

Location

The Location section is used to specify which Buildings and Structures to include in the analysis.

After reviewing the information in the other sections of the form, the Summary section provides a summary of the analysis report. The full report can be viewed by clicking the Open action.



Perform Condition Assessment

Scenario

You have been assigned the task of performing a condition assessment for a building system. You will perform the task and complete the necessary information in the system for assessment reporting.

User is on the Tasks > Manage Tasks > Facility Assessment Work Task page.

Locate and open the Facility Assessment Work Task.

1. On the Facility Assessment Work Task page, click the **ID** of the Assessment task



Facility Assessment Work Task: 1000534-DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task

General | Work Details | Resources | Dependencies | Advanced | Procedures | Contacts | Notifications | Notes & Documents | System | Calendar Detail

(Required): Use this tab to enter, review, or change basic information about the task.

General Accept | Start Work | Stop Work

Task ID: 1000534 Status: Active

Task Name: DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task Assignment Status: Unassigned

Description: Inspect

Task Reissue Reason:

Currency: US Dollars

Details

Task Type: Planned Task Priority: Low

Request Class: Condition Inspection - Task Service Class: Facilities

Primary Work Location: \Locations\999-Training Facility\03Training Building

Customer Organization: ADA

Complete the work task.

1. On the General tab, in the Actual section, in the **Actual Working Hours** field, enter **4**
2. Click **Save**
3. Observe that the Actual Start date has been populated, along with the Actual Percent Complete and the Total Actual Working Hours fields

Actual

Actual Start: 04/19/2015 22:24:08 Actual End:

Actual Duration: 0 Actual End:

E. Actual Working Days: 0 F. Actual Working Hours: 4 Total Actual Working Hours (E-F): 4 hours

Actual Percent Complete: 16.6667 percent Actual Cost: 5.00 US Dollars

Accepted DateTime: On Site DateTime:

4. On the **Work Details** tab, click on the **Inspection Item** to open the building system record
5. In the **Details** section, use the magnifying glass icon to select find your student number, click **OK**
6. In the **Inspected By** field, click the **Magnifying glass** icon and select your **Student ##** from the list
7. In the **Inspection Date** field, enter **today's date**
8. In the **Condition** section, enter **values for several of the items in the condition list**
9. Click the **Save** action
10. Click the **Completed** action
11. Close the building system record
12. Click the **Complete** action on the Facility Assessment Task



Performing Capital Project Planning

Capital projects are large-scale projects that typically require significant funding to complete. Capital project funding sources and requests can be tracked in order to evaluate the costs associated with meeting the objectives of the project.

Step

The steps below describe the statewide process. Your agency may have additional requirements.

1. Once the funding request record is prepared with information on objectives, scope, schedule and cost, it can be submitted for review and approval.
2. When the request is submitted for approval, the system will notify and assign an approval action item to the assigned approver. The approval action will appear on the approver's dashboard view.
3. If a plan requires more information and justification, it may be revised and resubmitted for approval.

Creating Funding Sources

Funding Sources are budgetary resources for programs and projects. A Funding Source record provides details about the funding organization, start and end dates, as well as the fund totals and allocations. Funding Sources are identified and accounted to ensure that they are committed for the purpose for which they were made available and that the project is adequately funded.

Home | My Reports | Requests | **Projects** | Tasks | Space | Maintenance | Sustainability | Inventory | Contracts | Procurement | Portfolio | Tools

Programs | **Funding Sources** | Funding Requests | Facilities | Capital | Real Estate | Set Up

Home > Projects > Funding Sources >

Print | Open In New Window | Add to Bookmarks | My Bookmarks

General | Contacts | Notifications | Notes & Documents | System | Work Flow Instance | Associations | Audit Actions | **Create Draft** | x

(Required): Enter the Funding Source details.

General

ID: Status:

* Name:

Funding Source Type:

* Start Date: 25

* End Date: 25

ARRA Funds?

Internal Account?

* Currency: US Dollars

Allocation Summary

Show By: Fiscal Year

A. Total Original Amount	5.00	US Dollars
B. Total Adjusted Amount	5.00	US Dollars
C. Total Funding (A+B)	5.00	US Dollars
D. Total Committed to Parent Programs	5.00	US Dollars
E. Total Committed to Parent Projects	5.00	US Dollars
F. Total Committed (D+E)	5.00	US Dollars
G. Total Available (C-F)	5.00	US Dollars

No data to display.

Restore Defaults | Save Settings | Apply Filters

The Projects > Funding Sources portal contains a link in the Related Links section to Create a Funding Source. The Funding Source form includes the following fields:

- Name
- Funding Source Type



- Start Date
- End Date
- Currency
- Amount Authorized
- Amount Approved
- Funding Entity
- Authorizing Organization
- Responsible Organization
- Description

Once the Funding Source record is created, the Funding Pending Approval section displays the funding allocations, one-line item per fiscal year. You enter the Original Fund amount allocated for each fiscal year. After the record has been approved by all required parties, the Issue action is used to approve the Funding Source and make it ready for use.



Create a Funding Source

Scenario

You have received funding through a new source. You will create the new funding source record in TRIRIGA.

Login to the TRIRIGA Home Page. Navigate to the Projects > Funding Sources portal.

1. Click the **Projects** tab
2. Click the **Funding Sources** option in the sub header to display the Funding Sources landing page

Create a new Funding Source record.

3. In the Related Links – Funding Sources section, click **Create a Funding Source**
4. In the General Section, in the **Name** field, enter **Training Funding ##**, where ## is your student number
5. In the **Start Date** field, select **today's date**
6. In the **End Date** field, select **the date 1 year from today's date**

The screenshot shows the 'General' section of a form. It contains the following fields and values:

- ID: [Empty text box]
- Name: Training Funding 04
- Funding Source Type: [Empty dropdown menu]
- Start Date: 04/16/2015
- End Date: 04/16/2016
- ARRA Funds?:
- Internal Account?:
- Currency: US Dollars

7. In the Funding Source Details section, in the **Amount Authorized** field, enter **100000**
8. In the **Amount Approved** field, enter **100000**



Funding Source Details			
Amount Authorized	\$1,000,000.00	US Dollars	Funding Entity <input type="text"/>
Amount Approved	\$1,000,000.00	US Dollars	Authorizing Organization <input type="text"/>
Funds Returned	5.00	US Dollars	Responsible Organization <input type="text"/>
Description	<input type="text"/>		

Save and Issue the new record.

1. Click the **Create Draft** action
2. Click the **Issue** action
3. When you are finished, click the **Home** tab to return to the Home Page

Managing Capital Projects

A project record is used to manage all activity related to the completion of work for a specific purpose, including the tracking of costs required to perform the activity, tasks, and milestones related to the activity, and resources performing the activity.

Project managers update the project through manual review as well as the application of existing project templates. Since many projects are similar in their requirements and execution, the template functionality provides a fast way to apply standardized data to many projects.

Steps

The steps below describe the statewide process. Your agency may have additional requirements. This process is referenced in To Be ID FM-TB-012 (Manage Capital Project) and represented by CROSSREF below.

1. Create the capital project record to provide a centralized source for document management, schedule task management, RFP management, progress tracking, and project closeout processing. The project can be classified with information related to project type, location, estimated cost, key milestone dates, and project scope. Once a project is created, the next step is typically to assign a project manager who continues with the assignment of the project team and the coordination of project activities.
2. Project management typically requires the participation of key project team members who can be assigned to specific project roles (e.g. project manager, project administrator, project team member, etc.). Each assigned role can have different levels of authority for performing actions related to the project. In addition, assigned project team members can be assigned to project schedule tasks and can receive automatic notifications on project activity.
3. Establish project documentation hierarchies. Each hierarchy folder allows for document level permissions to be established for maintaining document integrity. Once hierarchal folders are created most document types can be pointed to a folder during upload. This level of document management provides an efficient solution for tracking individual key project documentation.
4. Upload one or more project documents to the project folder hierarchy. Once uploaded, document management functions for version control, including document download, upload, check-in and check-out. Authorized users are able to view documents within the document



viewer. Project notes to the Notes & Documents tab and track date-stamped text comments about the project can also be uploaded.

5. Define project schedule and tasks that need to be completed to successfully accomplish the project requirements. The tasks are used in conjunction with the built-in Gantt chart which provides the ability for project managers and authorized project team members to monitor the project timeline, proactively address potential scheduled task delays, and provide more granular level of project schedule reporting. Project schedules can be exported into Microsoft Project.
6. Task assignment provides the team members a source record for tracking activity, storing task specific documentation, and proactive schedule monitoring. Assigning tasks also affords project managers the ability to track project resource availability and team/vendor performance. Once a task is assigned to a team member, the team member can use their portal views to monitor assignments. In addition, you may receive notifications of each assigned task.
7. Monitor the project by using issue tracking tools. Use reporting and communication tools to ensure that key project stakeholders are informed of the project's progress.
8. Monitor project closeout checklists providing the project team members a comprehensive list of reference to identify critical areas of review to ensure thorough project closeout is performed in accordance with department guidelines. The project manager can track all closeout-related activity on the Closeout tab of the project, including information related to financial project closeout, schedule completion, project punch lists, and more. The Closeout Report is accessed from the portal view, and is used at the end of the project to validate the completion of key activities. Each closeout task is status-based and should be completed prior to the project close event. The project manager can use the Closeout Report and other project notification tools to inform team members of open assignments and overdue items.
9. Once the closeout checklists have been reviewed and critical items are considered complete, the project manager can move the project to a status of Closed. Obligations such as payments to vendors may remain open after the project close date.

Creating a Project

Projects are created and maintained in the Projects portal. To create a new capital project, navigate to the Projects > Capital portal and in the All Capital Project section click New Project.

The screenshot displays the TRIRIGA Projects portal interface. The top navigation bar includes links for Home, My Reports, Requests, Projects, Tasks, Space, Maintenance, Sustainability, Inventory, Contracts, Procurement, Portfolio, and Tools. Below this, a secondary navigation bar shows Programs, Funding Sources, Funding Requests, Facilities, Capital, Real Estate, and Set Up. The main content area is divided into two panels. The left panel, titled 'Reminders - Capital Projects', contains a list of items: Notices, Change Order and RFIs, Proposals, Purchase Orders, Contracts, Invoices and Payments, and Tasks. The right panel, titled 'My Active Projects', shows a table with columns: Project Name, Classification, Plan Complete, Projected Complete, Budget Current, Forecast Final, and Variance. Below this, the 'All Capital Projects' section features a table with columns: ID, Name, Type, Budget Current, Actual, Budget Variance (%), Planned Start, Planned End, and Calculated End. A single project is listed in the table.

ID	Name	Type	Budget Current	Actual	Budget Variance (%)	Planned Start	Planned End	Calculated End
1000906	999 Training Capital Project - DP	Commercial	5.00	5.00	0	12/11/2014 16:35:22	12/11/2015 00:00:00	



General Tab

On the General tab, complete the following fields:

- Project ID
- Project Date
- Project Name
- Project Type
- Accounting Cost Center
- Project Location

Apply Template

The More action allows you to select the Apply Template action. The list of available templates can be filtered and the template record that contains the appropriate task information can be selected. Once a template is selected, click OK. The schedule tasks and contacts list are copied to the new project record.



Any template-assigned project tasks can be added to or removed on the Schedule tab. Any template-assigned contacts can be modified on the Contacts tab.

Scope Tab

On the Scope tab, complete the following fields:

- Scope Description
- Site Information
- Parking Information
- Building Information

Once data entry for the project record is complete, a draft version can be saved, and the record submitted for approval.



Capital Project: 1000919-Training Add To Bookmarks Print Help

General Scope Schedule Budget Procurement Activate Calculate Save Save & Close More x

(Optional): Describe the scope of the project. This information is used in Progress Reports and for publishing a project website.

Scope

Font Family Font Size Format A ab B I U ABC x x

Site Information

Site Gross Area	<input type="text" value="0"/>	acres	Site Usable Area	<input type="text" value="0"/>	acres
Project Gross Construction Area	<input type="text" value="0"/>	square-feet	Project Usable Construction Area	<input type="text" value="0"/>	square-feet
Total Floor Area Ratio	<input type="text" value="0"/>				

Parking

Parking Design	At Grade	Parking Ratio	<input type="text" value="0"/>
Total Parking Spaces	<input type="text" value="0"/>	Covered Parking Space	<input type="text" value="0"/>
Handicap Parking Spaces	<input type="text" value="0"/>		

Building Information

0 total found

		Building Designation	Construction Type	Number of Stories	Building Area	Rentable
No data to display						

Activate Calculate Save Save & Close More x

Revising a Project

An active project is constantly updated with the latest project progress information by the project manager. Projects can be selected from the available project lists such as My Active Projects or All Capital Projects.

Define Project Budget

On the project Budgets tab, budget items can be added to populate the budget. The required fields on the Budgets tab include the Date, Name, and Currency fields.



Capital Project: 1000915-03 Training Capital Project

Add To Bookmarks Print

General Scope Schedule **Budget** Procurement Cash Flow Contacts Closeout Sr

Revise More

(Optional): Summary of the budget and commitments for the project.

Summary

Budget Code Structure 1000915

BUDGET				INCURRED	
a. Original Budget	\$ 0.00	US Dollars		k. Invoice Amount	\$ 0.00 US Dollars
b. Budget Transfers	\$ 0.00	US Dollars		l. Discount	\$ 0.00 US Dollars
c. Budget Changes	\$ 0.00	US Dollars		m. Actual (k+l)	\$ 0.00 US Dollars
d. Budget Current (a+b+c)	\$ 0.00	US Dollars		n. Paid	\$ 0.00 US Dollars
e. Pending Prime Contract Change Orders	\$ 0.00	US Dollars			
COMMITMENTS				FORECAST	
f. Original Commitment	\$ 0.00	US Dollars		o. Potential Change Orders	\$ 0.00 US Dollars
g. Change Orders	\$ 0.00	US Dollars		p. Forecast To Complete	\$ 0.00 US Dollars
h. Current Commitment (f+g)	\$ 0.00	US Dollars		q. Forecast Final (h+o+p)	\$ 0.00 US Dollars
i. Pending Commitment Changes	\$ 0.00	US Dollars		r. Budget Variance (%) ((m-d)/d)	0
j. Uncommitted Cost (d-h-i)	\$ 0.00	US Dollars			
Last Update	12/15/2014			Updated By	
Total Funding Amount	\$ 0.00	US Dollars			

Define Project Schedule

On the project Schedule tab, the Add action is used to create a new task. Enter a Task Name, Currency, and Planned Start Date for the task. Other optional information includes the Responsible Org/Person and the Planned Dates/Duration fields.



General Scope **Schedule** Budget Procurement Cash Flow Contacts Closeout **Save** Revise More x

(Optional): Provide general information concerning the project schedule, project tasks and assumptions.

Summary

Plan Start 12/15/2014 Plan End 12/15/2015

Actual Start Actual End

Calculated Start Calculated End

★ Time Zone (GMT -7) Arizona [US/Arizona] ★ Calculate Project From Start

Project Tasks Gantt Open Gantt In New Window

Project Tasks **Critical Path Tasks** Task Hierarchy Dependencies

Project Tasks Refresh

Related Reports -Select- All Tasks

Export 1 total found

#	Type	ID	Task Name	Planned Start	Planned End	Percent Complete	Actual Cost	Status
0	Work Task	1027442	03 Training PM Schedule - MONTHLY	01/01/2015 10:52:05	01/01/2015 10:52:05	0 percent	\$.00	Active
							\$.00	

Schedule Assumptions

Upload Project Document

On the Notes and Documents tab, you can upload documents and attach them to the project record.

Contacts Closeout Security Notifications **Notes & Documents** Activate Save Save & Close More x

(Optional): Reference related documents or review comments to the record.

Comments Add | Remove

0 total found Show: 20

<input type="checkbox"/>	!	Comment Type	Created By	Reference Date	Comment
No data to display					

Related Documents Find | Remove | Upload

0 total found Show: 20

<input type="checkbox"/>	!	Document Name	Document Number	Document Status	Revision	Revision Date	File Name
No data to display							



Activate Project

On a project record, selecting the Activate action will change the project status to Active.

Revise Project

On a project record, selecting the Revise action will change the project status to Revision in Progress.

Complete Project

On a project record, selecting the Complete action will change the project status to Complete.

Closing a Project

The project closeout process can begin when the final tasks for the project are performed and the project reaches the completion stage. The system provides a series of tools to support project managers in the activities related to the closing of open or pending project activities. Prior to project closeout, closeout check lists can be generated to track completion of key project action items. The project manager can review open activities by monitoring the dashboard view or by generating a Closeout Report.

To review and validate project closeout activities, navigate to the Closeout tab on the project record. The Closeout tab contains several sections and sub tabs that cover elements regarding the completion of the overall project process. The Closeout tab also provides a consolidated view of the current status of the records associated with the current project including tasks and checklist items.

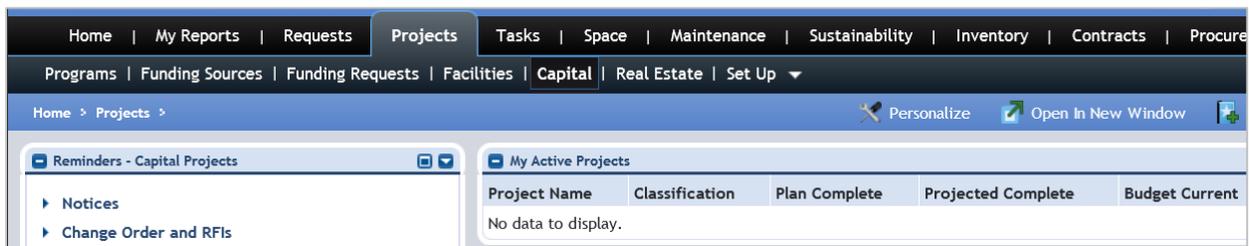
 **Manage a Capital Project**

Scenario

You are the project manager for a capital project. You need to create the project in TRIRIGA, update the project and then closeout the project upon completion.

Login to the TRIRIGA Home Page. Navigate to the Projects > Capital portal.

1. Click the **Projects** tab
2. Click the **Capital** option in the sub header to display the Capital Projects landing page



Project Name	Classification	Plan Complete	Projected Complete	Budget Current
No data to display.				

Create a new capital project.

3. In the Related Links – Capital Projects section, click **Create a Capital Project**
4. In the **Name** field, enter **## Training Capital Project**, where ## is your student number
5. In the **Currency** field, click the **dropdown** and select **US Dollars**
6. Click the **Schedule** tab



7. In the **Time Zone** field, click the **magnifying glass** lookup icon
8. Select **GMT -7 Arizona**

9. Click the **Create Draft** action
10. Set the Plan End to one year from today
11. In the **Project Tasks** section, click **Find**
12. In **Related Reports**, select **All Tasks** from the dropdown menu
13. Select any of the tasks you created earlier in the session, click **OK**

Update the capital project.

1. Click the **Scope** tab
2. In the **Scope** text field, enter **Build 1 new training facility for new employees**
3. In the Building Information section, click the **Add** action
4. In the **Building Designation** field, enter **## Training Building**, where ## is your student number
5. In the Values section, in the **Number of Stories** field, enter **2**
6. Click the **Create** action
7. In the Capital Project form, click the **Activate** action

Closeout the capital project.

1. From the **Capital Projects** landing page, reopen the project you just created
2. Click **Complete**

3. The record will become read only



Managing Moves

The management of moves includes managing move service requests, planning scheduled moves, and planning strategic moves. The move manager is responsible for moving people, assets, and equipment within an organization to ensure that move requests and move projects are implemented as required. The move planner is responsible for assembling move projects so that strategic space plans or facility move plans are organized with minimal cost and disruption.

A move request follows the service management process. The request is submitted by the requester, assigned to a move task or move project, and completed when the move is complete.

Move projects are often generated automatically, as a result of the Move Request process. A move project is associated with one or more move line item records that contain the details of the move. Move projects can be based on an applied project template which may include more information, such as the planned start date and estimated costs.

Steps

The steps below describe the statewide process. Your agency may have additional requirements.

1. A move request can be initiated using self-service or call center functions, allowing employees to directly request moves. The requestor can complete an online form to enter the request. The request form prompts you to enter the type of move, the employee(s) being moved, the from and to location of the move. The system sends a notification message to the requestor confirming receipt of the request and provides the requestor with a portal view to monitor the status of the submitted request if submitted via self-service.
2. The move request record is reviewed by a designated approver(s).
3. Move requests are addressed through the execution of move projects. The move project provides the move coordinator with the functions required to manage and execute the move, including management of costs, coordination of tasks, and updates to drawings and documents.
4. The move project serves as a container for the tasks that need to be performed. Tasks can be generated for the project based on pre-defined move project templates.
5. Once the move project tasks are completed, the move coordinator can manage the closeout of the move project as required. Move project closeout includes management of and revision to related CAD drawings. Upon closeout of the work, the system is automatically updated to display the new employee locations.

Submitting a Move Request

A move request can be submitted by employees or space planners to initiate the process of moving employees and their related assets (PC, phone, etc.). A move request can be managed in the system from the initial submission through delivery or fulfillment of the move transaction.



Move Services: 1000000-0

Add To Bookmarks Print Help

General Notifications Notes & Documents System Work Flow Instance Associations Audit Actions

Submit Save Save & Close More X

Move Details

Select From Floor Plan

Move From Location

- * From Building: 999 Training Building
- From Floor: Floor 01
- From Room: 100
- * Organization: ADA
- * Proposed Move Date: 01/12/2015
- Reason For Move:

Move To Location

- To Building:
- To Floor:
- To Room:

Include Requested For in the Move

Total Estimated Cost: 5.00

The move request must include information about the location from which the person is moving and the organization that is responsible for the location. When a move request is submitted, a series of automatic and manual activities are initiated that are managed by the move manager.



Reporting

Learning Objectives

In this lesson, you will:

- Review available reports
- Review the creation of new reports

Lesson Overview

There are different types of reports that can be used depending on how you want to view the information, whether in a report, chart, query, etc.

My Reports

The My Reports portal is the central warehouse of reports. There are four tabs in the My Reports portal.

- **My Reports** – Any report available in the Community or System Reports tabs can be copied to this tab for personal use and quick access
- **Community** – Any report available in the System Reports tab can be shared on this tab for organization use and quick access
- **System Reports** – A complete list of available reports. On this tab, reports can be added, copied, or deleted
- **Administration** – A list of reports added to the personal My Reports tab for all users

Filtering

Each tab in the My Reports portal contains filter fields that allow you to narrow down the number or reports displayed in the list. Any known information in the Title, Name, Tag, Module, Business Object, or Form fields can be entered as filter criteria in the corresponding field. The Display Type filter field provides a dropdown menu of all possible Display Types for selection, such as Report, Query, Chart, or Graphic.



Running a Report

Running a report is done by clicking on the Run Report icon for the desired report in the second column from the left. The selected report will be displayed in a new window.

<input type="checkbox"/>		Building records of Gross, Rentable and Usable Area by Building Primary Use	triBuilding - Building records of Gross, Rentable and Usable Area by Building Primary Use
<input type="checkbox"/>		Building Tenure By Primary Use	triBuilding- Building records of Building Tenure by Primary Use
<input type="checkbox"/>		Lease Clause associated to LA	triLeaseClause - Display - Associated to LA
<input type="checkbox"/>		Lease Clause associated to LAT	triLeaseClause - Display - Associated to LAT
<input type="checkbox"/>		Leases by Primary Use	triRealEstateLease - Portal - Lease Count by Primary Use
<input type="checkbox"/>		Space Distribution by Current Use	triSpace - Space records of Space Distribution by Current Use

Some reports may display “No data to display” if there are no returned items on the report. From the report window, the report can be exported straight to an Excel file by clicking the Export link in the top right corner of the report.

Building Tenure By Primary Use

[Add To Bookmarks](#) |
 [Export](#) |
 [Cancel](#)

Run an Existing Report

Scenario

You want to look at a report in TRIRIGA. You will use the My Reports portal to find and run a report.

Login to the TRIRIGA Home Page. Navigate to the My Reports > Community portal.

1. Click the **My Reports** tab
2. Click the **Community** tab

Search for a report using the filter fields.

3. In the **Title** filter field, enter **Task**
4. Press **Enter**

Home > My Reports									
My Reports Community System Reports Administration									
41 total found Apply Filters Clear Filters									
	Title	Name	Tag	Module	Business Object	Form	Display Type	Owner	Language
<input type="checkbox"/>	task	Contains	Contains	Contains	Contains	Contains	-All-		
<input type="checkbox"/>	All Completed Tasks	cstTask - Display - triMaintenanceManager - All Completed Tasks		triTask			Report		
<input type="checkbox"/>	All Work Task Report	cstTask - Display - triMaintenanceManager - All Work Task Report		triTask			Report		



Run and review the report.

1. Click the **Run Report** icon for the **All Completed Tasks** report

All Completed Tasks

14 total found Apply Filters Clear Filters Show: 50

ID	Responsible Org Name	Responsible Person	Primary Work Location	Task Type	Task Name	Start Date	End Date	Status
1000505	DEFAULT Workgroup (for Default Service Plans)		\Locations\999-Training Facility\999 Training Building	Planned	DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task	12/10/2014 22:27:34	12/11/2014 15:40:00	Completed
1000511	DEFAULT Workgroup (for Default Service Plans)		\Locations\999-Training Facility\15 Training Building	Planned	DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task	12/15/2014 13:49:26	12/15/2014 14:13:51	Completed
1000512	DEFAULT Workgroup (for Default Service Plans)		\Locations\999-Training Facility\016 Training Building	Planned	DEFAULT - Condition Assessment Work Task Template-Condition Inspection - Task	12/15/2014 13:51:46	12/15/2014 14:11:25	Completed

2. In the Report window, click the **Clear Filters** action
3. Review the information in the report

Copy the report to My Reports > My Reports.

1. Click the **Cancel** action to close the Report window
2. Click the **checkbox** for the **All Completed Tasks** report
3. Click the **Copy as My Report** action
4. Click the **My Reports** tab

Home > My Reports Open In New Window Add to Bookmarks My Bookmarks

My Reports Community System Reports Administration

New Copy Delete Copy as Community Report Share Report

2 total found Apply Filters Clear Filters Show: 50

	Title	Name	Tag	Form	Display Type	Owner	Shared Groups
<input type="checkbox"/>	Contains	Contains	Contains	Contains	-All-	Contains	Contains
<input type="checkbox"/>	All Completed Tasks	Copy Of cstTask - Display - triMaintenanceManager - All Completed Tasks(4)			Report	4, Student - Student4	

5. Observe that the report has been added to the My Reports list

Creating a New Report

From the System Reports tab, you can create new reports by clicking the New option. This will display the Report Builder page.

Home > My Reports Open In New Window Add to Bookmarks My Bookmarks

My Reports Community System Reports Administration

New Copy Delete Copy as My Report Share as Community

1 / 213 10612 total found Apply Filters Clear Filters Show: 50

	C	Title	Name	Tag	Module	Business Object	Form	Display Type
<input type="checkbox"/>	<input type="checkbox"/>	Contains	Contains	Contains	Contains	Contains	Contains	-All-

General

On the General tab of new report, enter a Name, Title, Description, and select a Type from the dropdown menu. The Business Objects tab is used to add reportable objects to the report by clicking the Add Business Object link on the right side of the screen. In the Business Object window that appears, the Module, Business Object, and Form can be selected from the available options. This tab is required in the report creation process.



General Columns Order & Group Filters Advanced Where Used Save Save & Close x

Step 1 of 6 (Required):

General

Name: ID:

Header (Title): Tag:

Description:

Type: Report Data Scope: Active Project

Created By: Student 4

Show As Community Report

Business Objects Options Related Reports Security

Business Object: Add Business Object

Module Business Object Form Association Type

Columns

On the Columns tab, all of the available columns in the Business Object selected on the General tab are displayed in the list on the left. Checking the box for a column will add that column to the Display Columns section on the right. Columns can be reordered and removed using the links in that section. This tab is required in the report creation process.

General Columns Order & Group Filters Advanced Where Used Run Report Save Save & Close x

Step 2 of 6 (Required):

Select a Business Object to show associated columns

Business Object:

Module Business Object Form Association Type

Select column(s) to display on report

Columns:

General (General)

Field Label	Field Name
<input type="checkbox"/> I	triUserMessageFlagTX
<input type="checkbox"/> #	triSequenceNU
<input checked="" type="checkbox"/> Active End Date	Active End Date
<input checked="" type="checkbox"/> Active Start Date	Active Start Date
<input checked="" type="checkbox"/> Actual Duration	triActualDU
<input checked="" type="checkbox"/> Actual End	triActualEndDT
<input type="checkbox"/> Actual Percent Complete	triActualPercentCompleteNU
<input checked="" type="checkbox"/> Actual Start	triActualStartDT
<input checked="" type="checkbox"/> Actual Total Cost	triActualTotalCostNU
<input checked="" type="checkbox"/> Actual Total Cost Base	triActualTotalCostNUBase
<input type="checkbox"/> Actual Working Days	triActualWorkingDaysNU

Display Columns:

Field	Report Label	Width
<input type="radio"/> Active End Date (Active End Date)	Active End Date	<input type="text"/> %
<input type="radio"/> Active Start Date (Active Start Date)	Active Start Date	<input type="text"/> %
<input type="radio"/> Actual Duration (triActualDU)	Actual Duration	<input type="text"/> %
<input type="radio"/> Actual End (triActualEndDT)	Actual End	<input type="text"/> %
<input type="radio"/> Actual Start (triActualStartDT)	Actual Start	<input type="text"/> %
<input type="radio"/> Actual Total Cost (triActualTotalCostNU)	Actual Total Cost	<input type="text"/> %
<input checked="" type="radio"/> Actual Total Cost Base (triActualTotalCostNUBase)	Actual Total Cost Base	<input type="text"/> %

Order & Group

The Order & Group tab is used to specify the grouping and the ordering of the columns selected for the report on the Columns tab. Columns can be added to the groups on the right and reordered once added. This tab is optional in the report creation process.



General Columns Order & Group Filters Advanced Where Used Run Report Save Save & Close x

Step 3 of 6 (Optional):

Order & Group

Group By

Active End Date Actual Duration Actual End Actual Start Actual Total Cost Actual Total Cost Base	Active Start Date
---	-------------------

Order By

Active End Date Actual Start Date Actual End Actual Total Cost Actual Total Cost Base	Actual Duration (ASC)
---	-----------------------

Summary Columns

Name	SUM
Actual Duration	<input type="checkbox"/>
Actual Total Cost	<input checked="" type="checkbox"/>
Actual Total Cost Base	<input type="checkbox"/>

Filters

The Filters tab is used to add user and/or system-definable filters to the report to be completed by the user when running the report. This tab is optional in the report creation process.

General Columns Order & Group Filters Advanced Where Used Run Report Save Save & Close x

Step 4 of 6 (Optional):

Select a Business Object to show associated columns

Module	Business Object	Form	Association Type
<input type="checkbox"/>	Task Type	triTaskTypeCL	
<input type="checkbox"/>	Technician On Site	triTechnicianOnSiteTimeDT	
<input type="checkbox"/>	Technician Responded	triTechnicianRespondTimeDT	
<input type="checkbox"/>	Temp Hours Per Day	triTempHoursPerDayNU	
<input type="checkbox"/>	Time Zones	triTimeZonesCL	
<input type="checkbox"/>	Total Float	triTotalFloatDU	
<input type="checkbox"/>	Total Planned Working Hours Elapsed	triTotalPlannedWorkingHoursElapsedNU	
<input type="checkbox"/>	triRecurringBL	triRecurringBL	
<input checked="" type="checkbox"/>	Type	Type	

Select column(s) to use as filter(s)

User Filter Columns:

Join Operator	Field	Report Label	Filter Operator	Value
●	Type (Type)	Type	Contains	User Input

System Filter Columns:

Join Operator	Field	Report Label	Filter Operator	Conditional	Value
There are no columns selected					

Once the report has been built, clicking the Save button will save the report. Clicking the Run Report button will generate the report with the options selected in the Report Builder.



Appendix A

Terminology

The terms listed below are used throughout this training guide.

Term	Description
Acquisition	Defines the real estate details of a property being purchased from another party.
Approvals	Ensure that created and modified records meet the defined business requirements.
Assets	Owned or leased items, such as buildings, equipment or vehicles that are tracked in the TRIRIGA system.
Capital projects	Large-scale goals, such as the construction of a building project that typically requires significant funding to complete.
Condition Assessment Plan	A plan for ensuring that critical building systems are regularly inspected and the current condition of systems is recorded.
Current Terms	Defines the current terms and conditions of a lease agreement with another party.
Dashboard	Default page for each security group or user role that provides a snapshot of current activity.
Disposition	Defines the real estate details of a property that is being sold to another party.
Evaluation surveys	Used to follow up requests, maintenance, sustainability measurements, and space reservations with a questionnaire that provides feedback to the service provider on the quality of work performed.
Expiration	Defines the real estate details of a lease whose duration is elapsed.
Facilities projects	Smaller-scale goals, such as painting an office, moving cubicles, and handling plumbing or electrical repairs.
Funding Request	Used to request the necessary funds to pay for assessed opportunities.
Funding Sources	Budgetary resources for programs and projects.
Home Page	Returns the user to the default Dashboard page and includes the available portals for that user based on assigned security.
Job Plan	The primary record in the preventative maintenance process that defines who is responsible for the work to be performed and identifies the building systems, assets, and locations that will be serviced, also referred to as the scope.
Landing Pages	Contain actions organized into menus and sections of relevant information.
Lease	Defines the real estate details of a lease agreement with another party.
Leases Portal	Used to view real estate contracts and asset leases.
Manage Moves Project	Management of moves includes managing move service requests, planning scheduled moves, and planning strategic moves.
Notifications tab	A tab in each record that defines users who are notified of any changes or approval requirements.
Portals	The main application sections within TRIRIGA.
Portfolio portal	Central store of Locations, Organizations, People, Specifications, and Assets.
Preventative Maintenance	Work performed on a defined schedule.
Program record	Provides details about the higher-level business vision, business goals, or business objectives that govern and align the objectives across multiple inter-related projects.



Term	Description
Project	Defined by its general information, the team members, the scope, a schedule, and a budget.
Project Record	Used to manage all activity related to the completion of work for a specific project, including the tracking of costs, tasks, milestones, and resources.
Real Estate Contract Abstract record	The recording of a contract by entering specific summarized data.
Real Estate Functions	Allow users to plan real estate transactions and manage real estate projects for an organization.
Real Estate Transaction Plan	Acts as the central component around which all real estate transaction decisions are made. A Real Estate Transaction Plan can be developed that includes scenarios that use Real Estate Transactions as solutions to problems. A Real Estate Transaction Plan can also be a container for Real Estate Transaction Projects which use a Six Sigma rating system to compare the possible scenarios and help in the real estate decision-making process.
Requests portal	Used to issue, manage, and track various requests.
Service Level Agreements (SLAs)	Used to define the contractual terms and conditions for maintenance service agreements.
Service Plans	Used to centralize the rules used to manage service requests and work tasks.
Space Management	Used to maintain space plans and track space utilization data in buildings and structures. Also possible to manage the people and assets that are in the space and coordinate property transactions in the system.
Sublease	Defines the real estate details of a lease agreement between a lessee and a sub-lessee.
Termination	Defines the real estate details of a lease that is closing before its original end date.
Utility meters	Used to track utility consumption data for locations.
Work Plan	Used to manage work groups and assign work through scheduling of resources.



Appendix B

Acronyms

The table below lists the acronyms that are used in this training guide.

Acronym	Definition
CAM	Common Area Maintenance
CTQ	Critical to Quality
OpEx	Operating Expense
PM	Preventative Maintenance
RE	Real Estate