



Gaea



Solve maintenance maturity challenges with Unifier Facilities and Asset Maintenance Management.

Gaea is the leading Oracle implementation partner for Primavera Unifier, the best-in-class project lifecycle management solution for capital planning, project delivery, cost control, and facilities management and real estate (FMRE). This solution allows your organization to align maintenance strategies with roles and responsibilities, real estate strategies, and corporate sustainability targets.

Owned buildings and capital-intensive assets may require implementation of a time-sensitive preventive maintenance strategy. Leased buildings and non-business-critical assets, on the other hand, may call for a corrective maintenance strategy instead.

With high-energy-consuming assets, your organization might choose to combine planned preventive maintenance with energy-reduction

measures to meet sustainability and asset-lifecycle targets in a single, integrated plan.

With Unifier's Facilities and Asset Maintenance Management, all processes are interconnected, use the same data, and are integrated with other Primavera FM modules to maximize the benefits of having a truly integrated workplace management system.

Corrective Maintenance

- Process any incident or unplanned maintenance request from beginning to end; track incoming calls via the online service portal through all project phases.
- Automate internal assignment or external dispatching of work with standardized workflows; proactively monitor service-level agreements, costs, and quality of execution.
- Analyze maintenance history of any asset or property regarding interventions, incidents, and reactive work.

Preventive Maintenance

- Create short-term and long-term maintenance plans from time-based activities that are linked to assets and properties.
- Translate maintenance plans into annual, quarterly, or monthly operational work-order plans that are executed by internal staff or contracted out to providers.
- Track costs, SLAs, and results to constantly align maintenance investments and efforts with budgets and targets.

Condition Monitoring and Assessment

- Integrate smart meters and networked assets with the application to automatically forecast and execute maintenance activities based on meter readings or threshold values.
- Assess actual condition of any asset and benchmark it against a required condition.
- Generate maintenance plans that bring assets back to a condition based on assessed defects and asset deterioration curves.
- Analyze and monitor purchase cost vs maintenance cost, asset warranties, facility inspections, repair deficiencies, and replacement deficiencies.
- Leverage Uniformat II code support for facility building systems and codification.

- See overall condition of all building systems, asset life expectancy, and expected deficiencies over the next 3-5 years. Assess current replacement value and monitor the facility condition index (FCI).

Maintenance Execution

- Collect all maintenance work in a single, central work-order repository to efficiently and effectively plan work, dispatch work to people, teams, or external providers, and monitor and analyze its execution.
- Support work execution with field service staff on mobile devices to increase processing speed and efficiency in planning, and assure compliance with health and safety regulations.
- Connect planning and execution of maintenance work with extensive stock control of materials and spare parts, and integrate with the associated purchase management and financial processes.

Project Management and Cost Controls

- Combine maintenance work into integrated projects for maximum value.
- Identify project activities, set priorities, view timelines and work breakdown structures, manage deadlines and budgets, and facilitate communication with project teams.
- Track all budgets and expenses related to projects across the enterprise portfolio and get automatic alerts to help avoid overruns
- Control and collaborate on all document management data including issues, RFIs, change orders, and pay requests.

Environmental Sustainability

- Support existing LEED rating programs.
- Capture, analyze, and monitor certified O&M checklists, emissions, monthly carbon footprints, water utilization, waste generation, and recycling.

