

Optimizing Asset and Facility Management with Maximo Spatial and ArcGIS Indoor Integration

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Speakers



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Maximo Spatial

GIS add-on for IBM Maximo

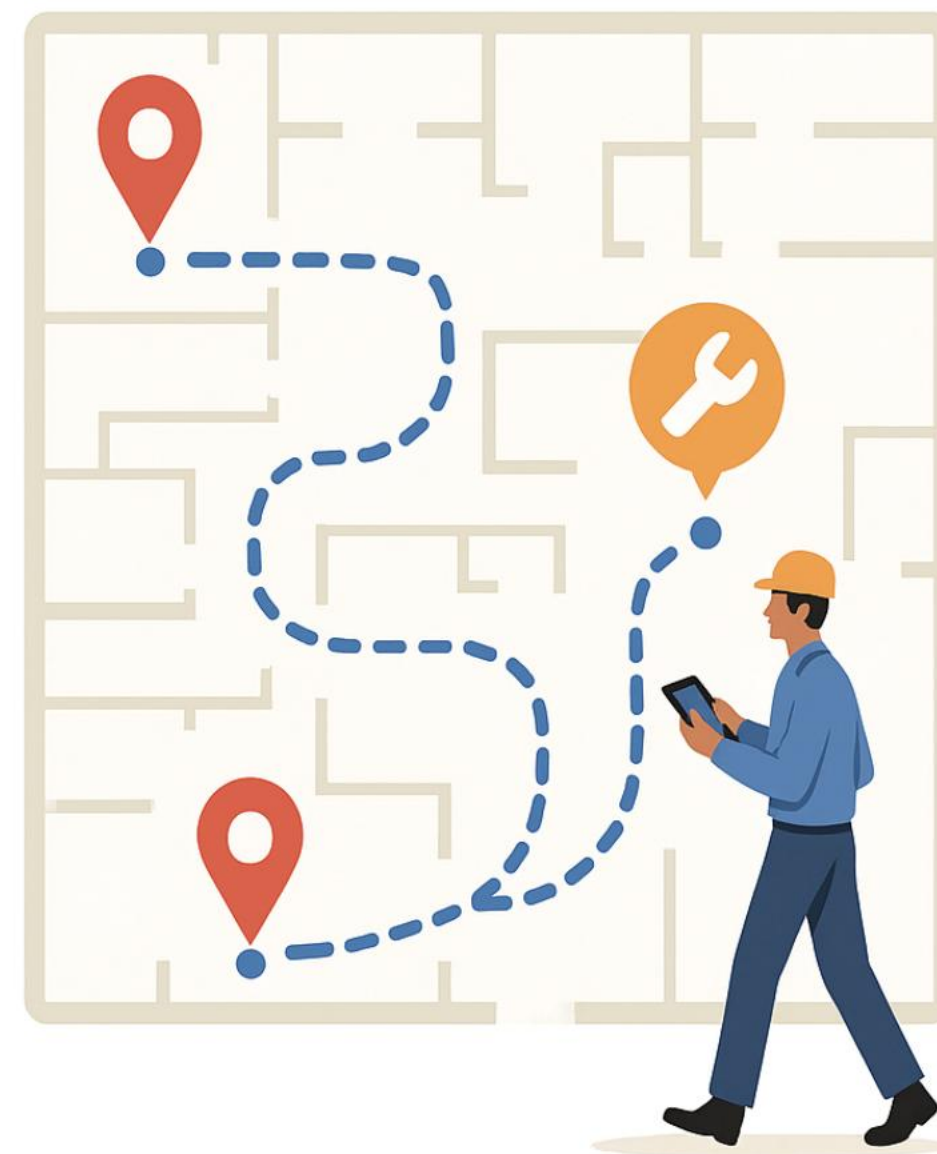
- Enables asset and work visualization on a map
- Spatial analysis and geolocation-based decisions
- Optimizes asset and maintenance workflows
- Enhances infrastructure and field operations
- Drives data-based decision-making using location context



The Challenge

Managing complex facilities comes with several key challenges:

- ✓ Locating assets and work areas is time-consuming
- ✓ Work execution processes are often inefficient and fragmented
- ✓ Frequent layout changes disrupt operations and desynchronize asset data



📍 Without accurate spatial context, teams lose valuable time navigating facilities and maintaining outdated maps.

The Solution

Seamless Integration: IBM Maximo + Esri ArcGIS Indoors

Transform CAD/BIM into Actionable GIS Maps

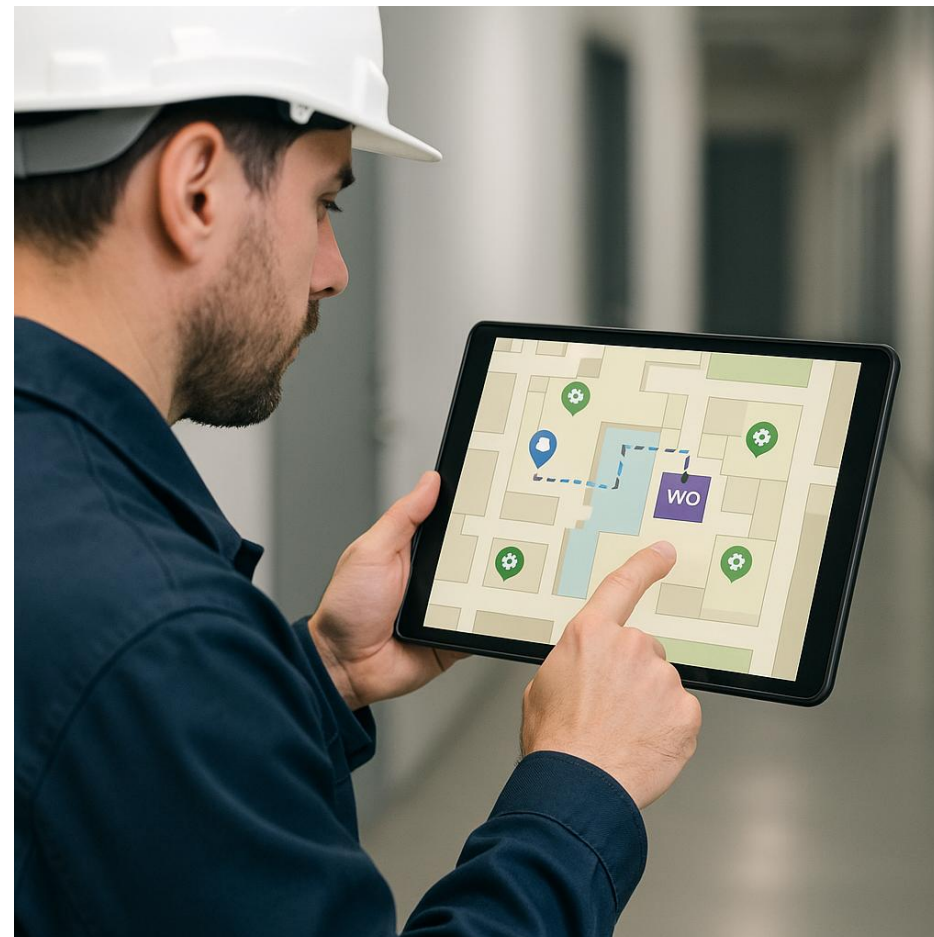
Convert static design data into dynamic, interactive indoor maps.

Real-Time Synchronization

Ensure Maximo stays aligned with facility layouts through continuous data flow.

Smarter Navigation & Work Execution

Quickly locate assets, WOs, by floor, room, or zone—directly on the map.



Strategic Benefits

Automated Indoor Hierarchy Setup

Easily generate building, floor, and room structures - no manual mapping required.

Map-Driven Asset Intelligence

Enable intuitive search, selection, and action directly on floor maps.

Boost Field Efficiency

Help technicians locate assets faster and resolve issues on the first visit.

Use Cases

Facilities Management

Track and maintain HVAC units, restrooms, and safety assets (e.g., fire extinguishers).

Healthcare Environments

Enable rapid inspection of critical equipment, rooms, and service points.

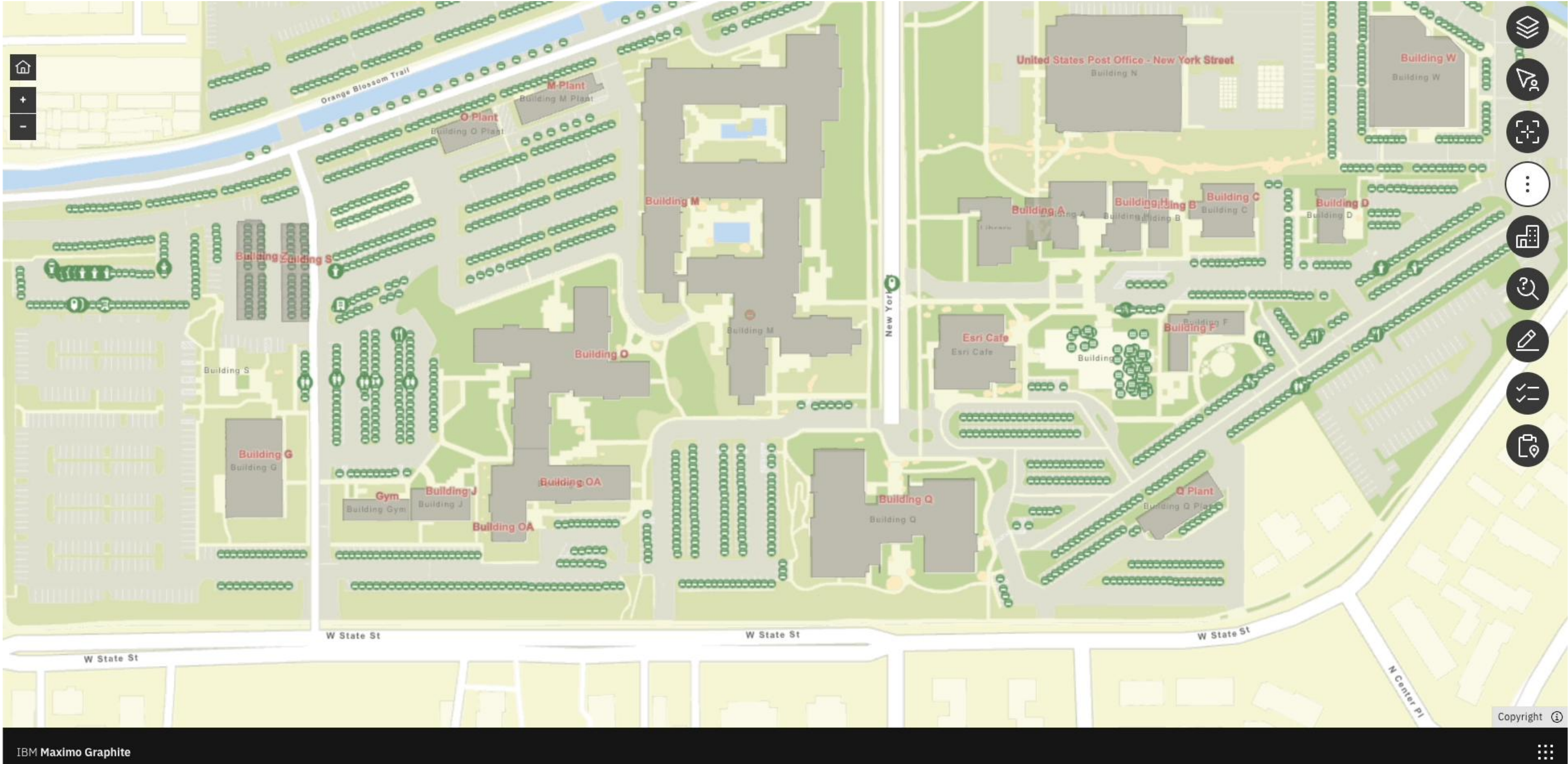
Educational Campuses

Gain real-time visibility of maintenance work across classrooms and buildings.

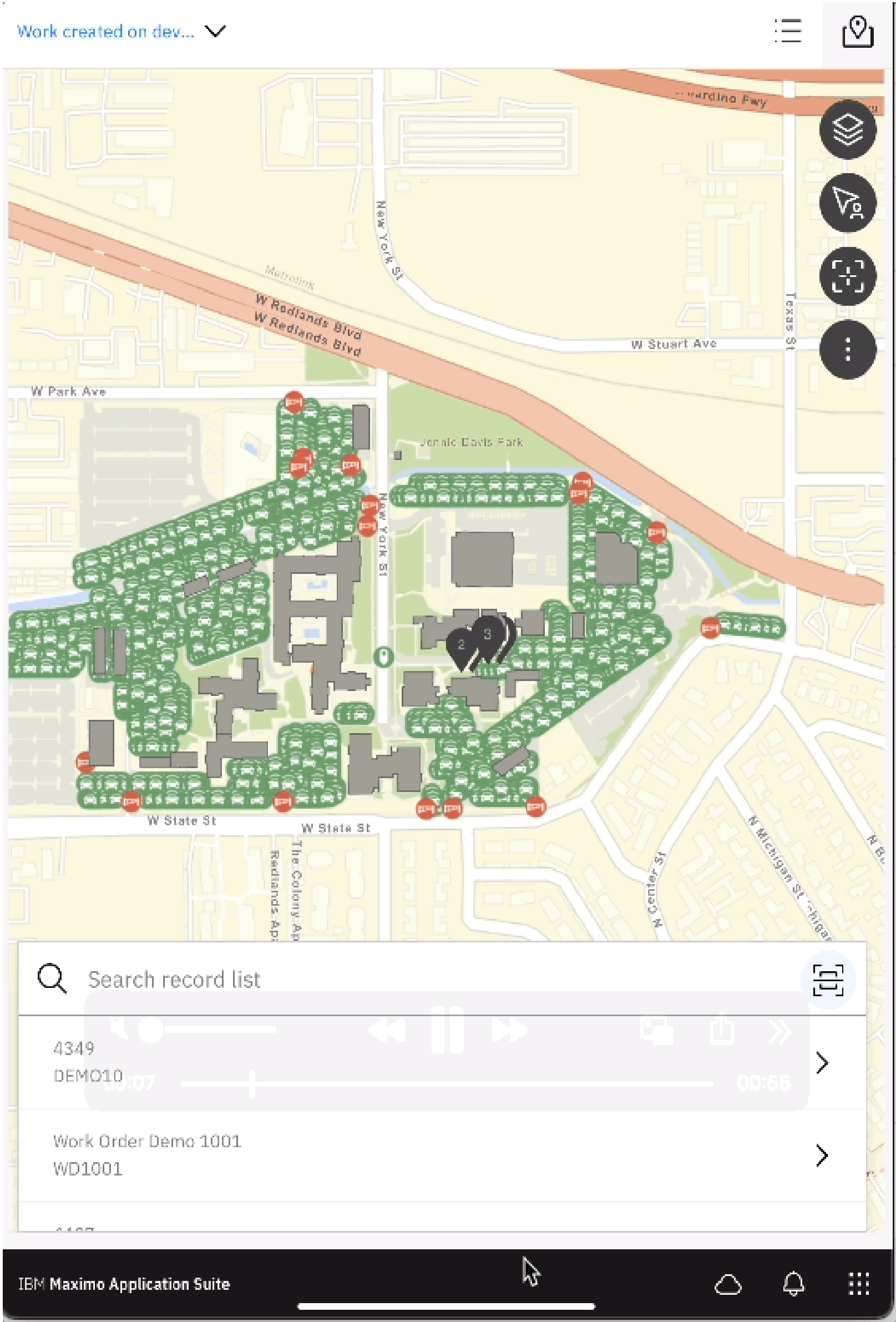
Airports & Transportation Hubs

Quickly locate shutoff valves, inspect mission-critical systems, and respond to incidents faster.

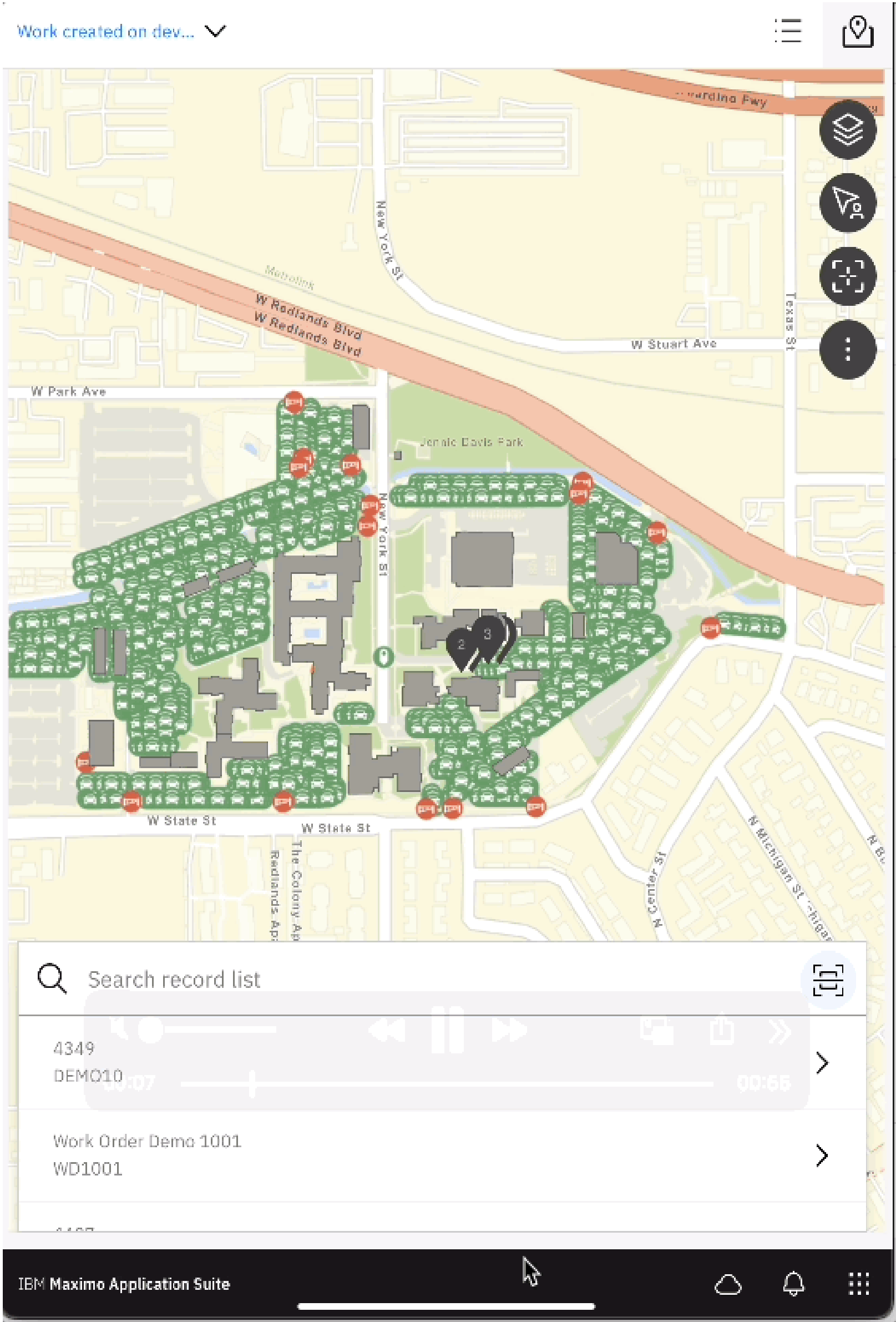
Demo



Demo

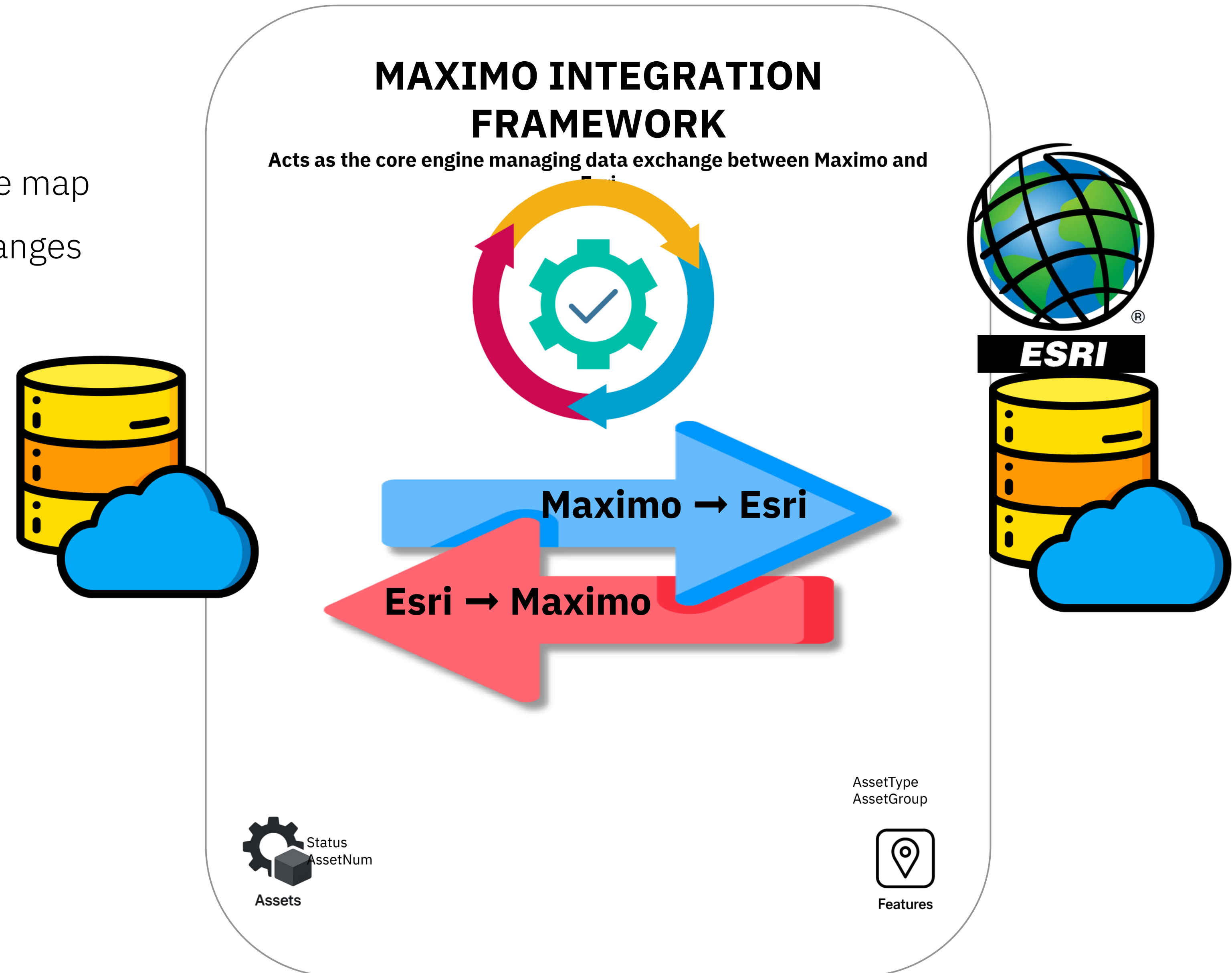


Demo



Maximo ↔ Esri Data Sync

- Seamless data sync between Esri and Maximo
- Auto-creation of Locations and Assets from the map
- Keeps Maximo aligned with physical space changes



Magic!! Location Data is Created!!

Drilldown

REDLANDS - Redlands Campus - OPERATING

ESRI.RED.MAIN.A - Building, A, 8, Building A, 14,311.0 SQFT, 394.98483, 3

ESRI.RED.MAIN.B - Building, B, 21, Building B, 2,276.0, 396.53265, 401.03

ESRI.RED.MAIN.BENJARONG - Building, Benjarong, 13, Benjarong Restaura

ESRI.RED.MAIN.C - Building, C, 14, Building C, 6,090.0, 397.23264, 401.73

ESRI.RED.MAIN.D - Building, D, 19, Building D, 2,925.0, 397.95969, 402.45

ESRI.RED.MAIN.E - Building, E, 11, Esri Cafe, 10,827.0, 394.74017, 401.74

ESRI.RED.MAIN.F - Building, F, 16, Building F, 4,776.0, 397.04617, 401.54

ESRI.RED.MAIN.G - Building, G, 10, Building G, 11,283.0, 389.03174, 393.5

ESRI.RED.MAIN.GYM - Building, Gym, 20, Gym, 2,823.0 SQFT, 390.05096, :

ESRI.RED.MAIN.H - Building, H, 12, Building H, 9,843.0, 395.99265, 403.95

ESRI.RED.MAIN.J - Building, J, 9, Building J, 11,478.0 SQFT, 390.72433, 39

ESRI.RED.MAIN.L - Building, L, 6, Building L, 37,445.0 SQFT, 396.12018, 40

ESRI.RED.MAIN.M - Building, M, 1, Building M, 225,762.0 SQFT, 392.28061

ESRI.RED.MAIN.M PLANT - Building, M Plant, 17, M Plant, 4,201.0 SQFT, 39

ESRI.RED.MAIN.O - Building, O, 3, Building O, 74,644.0 SQFT, 391.32129, 4

ESRI.RED.MAIN.O PLANT - Building, O Plant, 18, O Plant, 3,261.0 SQFT, 39

ESRI.RED.MAIN.OA - Building, OA, 5, Building OA, 41,899.0 SQFT, 391.401:

ESRI.RED.MAIN.PARK RR - Building, Park RR, 24, Jennie Davis Park Restroo

ESRI.RED.MAIN.POST OFFICE - Building, Post Office, 7, United States Post (

ESRI.RED.MAIN.Q - Building, Q, 2, Building Q, 89,875.0 SQFT, 394.30728, 4

ESRI.RED.MAIN.Q PLANT - Building, Q Plant, 15, Q Plant, 5,052.0 SQFT, 39

ESRI.RED.MAIN.S - Building, S, 23, Building S, 1,733.0, 388.83176, 393.33

ESRI.RED.MAIN.W - Building, W, 4, Building W, 56,960.0 SQFT, 397.69553,

ESRI.RED.MAIN.Z - Building, Z, 22, Building Z, 1,877.0 SQFT, 388.50607, 3

ESRI.RED.NEVADA.V - Building - BUILDING

ESRI.RED.NEVADA.VE - Building - BUILDING

ESRI.RED.TRAINING.U - Building - BUILDING

ESRI.RED.WAREHOUSE.P - Building - BUILDING

Drilldown

FACILITIES

Information

Location

REDLANDS

Status

OPERATING

Type

OPERATING

Item

Meter Group

OK

Cancel

Drilldown

REDLANDS - Redlands Campus - OPERATING

ESRI.RED.MAIN.A - Building, A, 8, Building A, 14,311.0 SQFT, 394.98483, 3

ESRI.RED.MAIN.B - Building, B, 21, Building B, 2,276.0, 396.53265, 401.03

ESRI.RED.MAIN.BENJARONG - Building, Benjarong, 13, Benjarong Restaura

ESRI.RED.MAIN.C - Building, C, 14, Building C, 6,090.0, 397.23264, 401.73

ESRI.RED.MAIN.D - Building, D, 19, Building D, 2,925.0, 397.95969, 402.45

ESRI.RED.MAIN.E - Building, E, 11, Esri Cafe, 10,827.0, 394.74017, 401.74

ESRI.RED.MAIN.F - Building, F, 16, Building F, 4,776.0, 397.04617, 401.54

ESRI.RED.MAIN.G - Building, G, 10, Building G, 11,283.0, 389.03174, 393.5

ESRI.RED.MAIN.GYM - Building, Gym, 20, Gym, 2,823.0 SQFT, 390.05096, :

ESRI.RED.MAIN.H - Building, H, 12, Building H, 9,843.0, 395.99265, 403.95

ESRI.RED.MAIN.H1 - Level, H1, 1, Floor 1, 4,921.0, 395.99265, 399.992

ESRI.RED.MAIN.H2 - Level, H2, 2, Floor 2, 4,921.0, 399.99265, 403.992

ESRI.RED.MAIN.H2-005 - Unit, Office-Executive, H2-005, Manager O

ESRI.RED.MAIN.H2-008 - Unit, Storage Room, Storage Room, Other, I

ESRI.RED.MAIN.H2-010 - Unit, Office Cubicle, H2-010, Office (Occup

SS2110 - Safety, Safety + Security, Fire Extinguisher, Fire Extingui

ESRI.RED.MAIN.H2-015 - Unit, Office-Executive, H2-015, Manager O

ESRI.RED.MAIN.H2-105 - Unit, Office-Executive, H2-105, Manager O

ESRI.RED.MAIN.H2-125 - Unit, Restroom, Unisex, Restroom, ESRI.RE

ESRI.RED.MAIN.H2-127 - Unit, Kitchen, Kitchen, Kitchen, ESRI.RED.M

ESRI.RED.MAIN.H2-130 - Unit, Restroom, Women's, Restroom, ESRI.

ESRI.RED.MAIN.H2-140 - Unit, Office-Manager, H2-140, Manager Off

ESRI.RED.MAIN.H2-145 - Unit, AC Duct Shaft, AC Duct Shaft, Other, E

ESRI.RED.MAIN.H2-150 - Unit, Office-Single, H2-150, Office (Occupi

ESRI.RED.MAIN.H2-155 - Unit, Office-Manager, H2-155, Manager Off

ESRI.RED.MAIN.H2-200 - Unit, Deck, Deck, Other, ESRI.RED.MAIN.H:

ESRI.RED.MAIN.H2-205 - Unit, Conference Room, H2 Conference Ro

ESRI.RED.MAIN.H2-215 - Unit, Atrium, H2 Atrium, Other, ESRI.RED.M

Drilldown

FACILITIES

Information

Location

REDLANDS

Status

OPERATING

Type

OPERATING

Item

Meter Group

Show all systems

Show path to top

View Work Details

OK

Cancel

Magic!! Location Data is Created!!

IBM Maximo Application SuiteManageTake a tour

LocationsFind Location

LocationAssetsHistorySafetyMetersOpen WorkRequirementsSpecificationsWork Zones3D ViewService AddressMap

Location

ESRI.RED.MAIN

L-215, Office (Vacant), ESRI.RED.MAIN.A1-215, 61.6560066444

Site

FAC

Attachments

View attachments

*Type

UNIT

Rotating Item

Meter Group

Calendar

Shift

Health

Formatted Geometry

Geometry

Is GIS?

Feature Class

GIS_UNITS

Site

Priority

Failure Class

GL Account

Internal Labor Account

Is a Repair Facility?

Status

OPERATING

Service Address

Bill to Address

Ship to Address

LocationsFind Location

LocationAssetsHistorySafetyMetersOpen WorkRequirementsSpecificationsWork Zones3D ViewService AddressMap

Calibration Details

A loop is a set of instruments that are grouped and calibrated together.You can identify the location as part of a calibration loop. [More information](#)

Loop Calibration?

Next Calibration Due Date

Due Date Extended?

Systems

1 of 1

System	Description	Network?	Address system?
FACILITIES	Facilities		

1 - 1 of 1

Parent of ESRI.RED.MAIN.A1-215 in the FACILITIES System

1 of 1

Parent	Description	Item
ESRI.RED.MAIN	Level, A1, 1, Floor 1, 14,311.0, 394.98483, 399.48483	

1 - 1 of 1

Children of ESRI.RED.MAIN.A1-215 in the FACILITIES System

0 - 0 of 0

Location	Description	Item
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Magic!! Location Data is Created!!

IBM Maximo Application SuiteManageTake a tour

LocationsFind Location

Location

AssetsHistorySafetyMetersOpen WorkRequirementsSpecificationsWork Zones3D ViewService AddressMap

Location

ESRI.RED.MAINL-215, Office (Vacant), ESRI.RED.MAIN.A1-215, 61.6560066444

Site

FAC

Classification

FACILITIES \ UNIT

Class Description

Unit

Specifications (1 - 5 of 5)

Attribute	Description	Data Type	Date Value	Alphanumeric Value	Numeric Value	Unit of Measure	Table Value
TYPE	Type	ALN		Office-Single			
NAME	Name	ALN		A1-215			
DESC	Description	ALN		Office (Vacant)			
UNIT_ID	Unit ID	ALN		ESRI.RED.MAIN.A1-215			
GROSSAREA	Gross Area	NUMERIC			61.6560066444		

Magic!! Location Data is Created!!

IBM Maximo Application SuiteManage

Take a tour

1

Locations

Find Location

×

Q

:

+

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←

→

>

Location

Assets

History

Safety

Meters

Open Work

Requirements

Specifications

Work Zones

3D View

Service Address

Map

▼

County

State/Province

Q

Zip/Postal Code

Country

Q

GEO Code

Time Zone

Q

Facility ID

ESRI.RED.MAIN.A

Floor ID

ESRI.RED.MAIN.A1

Location Hierarchy

Address From Location

Ancestor's Address

Synchronization - Operation Report

Sync Tool Dashboard

Refresh table

Refresh table

GIS Object	Status						
<div> <div>^</div> <div>POLYGON</div> <div>Disabled</div> </div>							
	GIS Records	Synced	In Queue	Failed	Average processing time (s)	Cron started	Cron ended
▼	49	3	46	0	0.8934	8/1/23 3:23:30 PM	8/1/23 3:23:32 PM
▼	49	49	0	0	1.007	8/1/23 3:20:00 PM	8/1/23 3:20:01 PM
▼	49	49	0	0	0.9948	8/1/23 3:19:32 PM	8/1/23 3:19:34 PM
▼	49	49	0	0	0.9953	8/1/23 11:32:21 am	8/1/23 11:32:23 am
▼	49	49	0	0	0.9939	8/1/23 11:31:52 am	8/1/23 11:31:53 am
<div> <div>Items per page: 10 ▼</div> <div>1-1 of 1 items</div> </div>							<div>1 ▼</div> <div>1 of 1 pages</div> <div>◀</div> <div>▶</div>

Conclusion

Transform Spatial Data into Strategic Action

Convert indoor mapping into real-time, data-driven decisions.

Accelerate Service with Confidence

Deliver faster execution, greater visibility, and smarter maintenance planning.

Build the Future of Connected Facilities

Create a dynamic, intelligent indoor asset ecosystem—one map at a time.

Thank you