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

June 2025





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

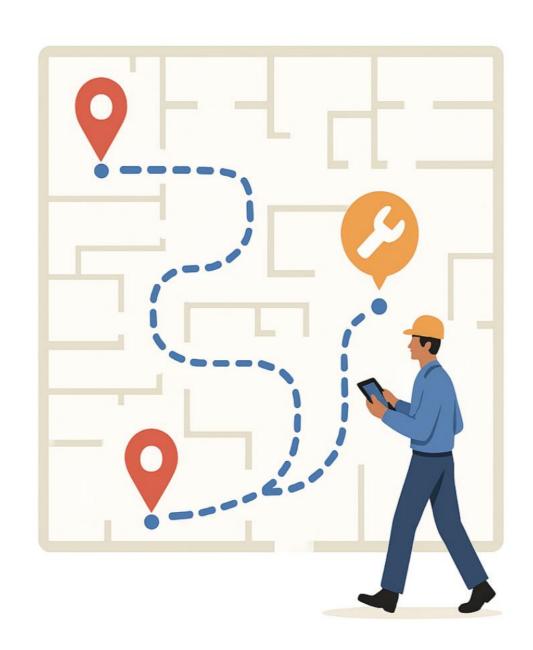


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The Challenge

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Without accurate spatial context, teams lose valuable time navigating facilities and maintaining outdated maps.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** 0 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.

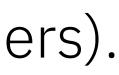
Educational Campuses

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

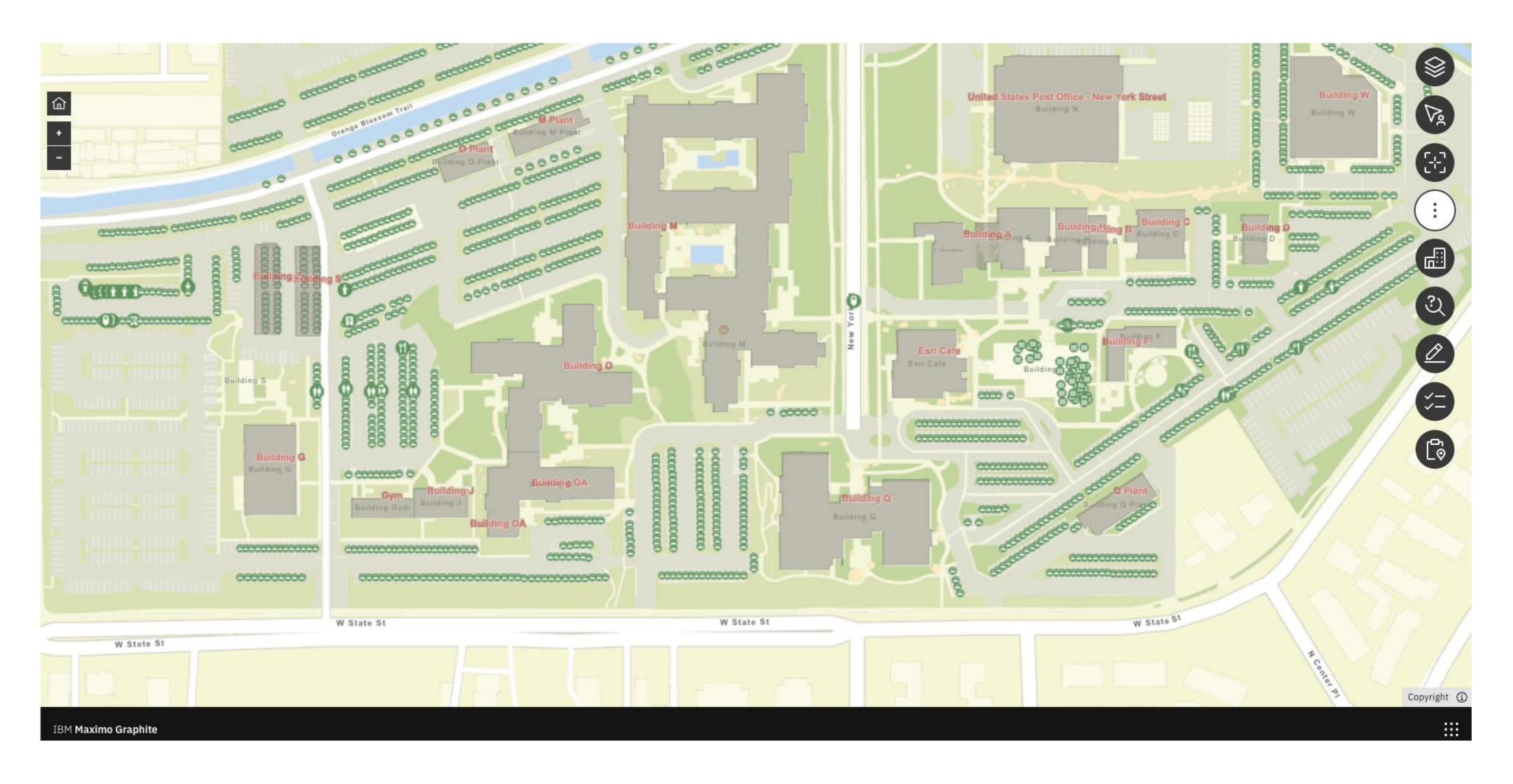
Airports & Transportation Hubs

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

incidents faster.

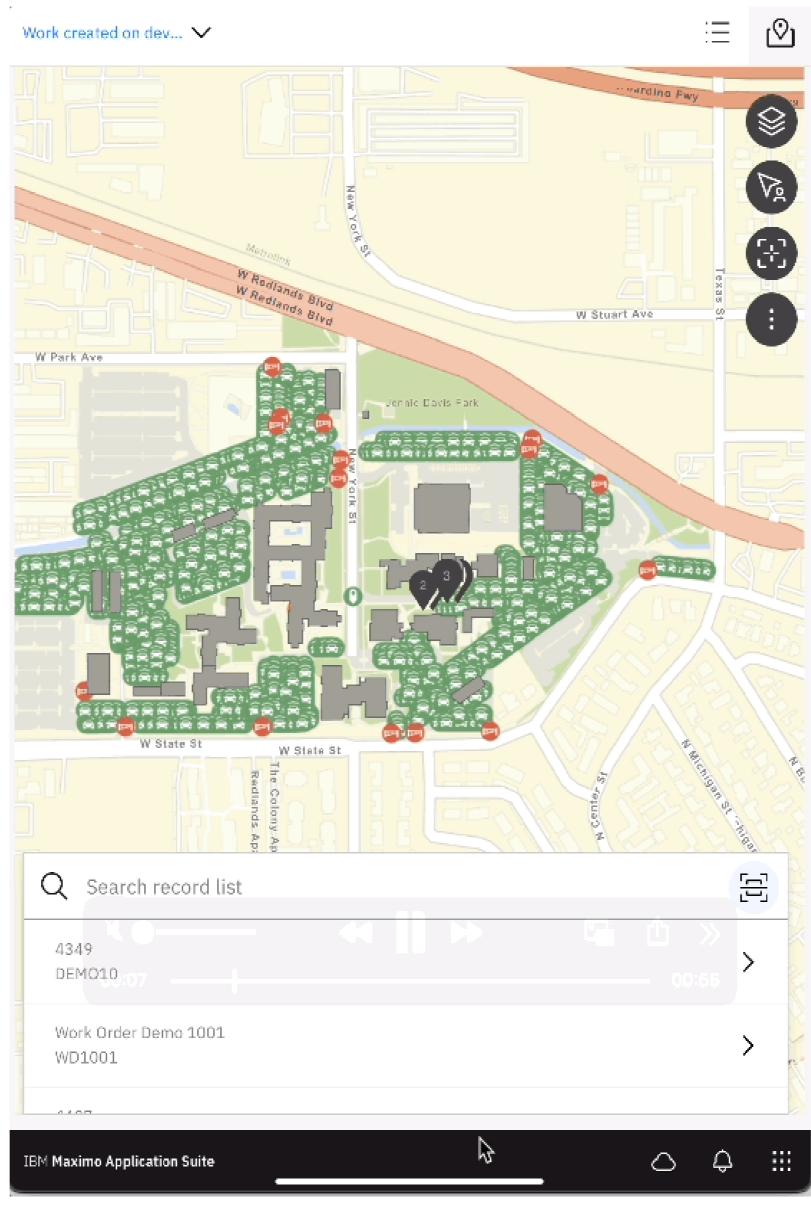


Demo



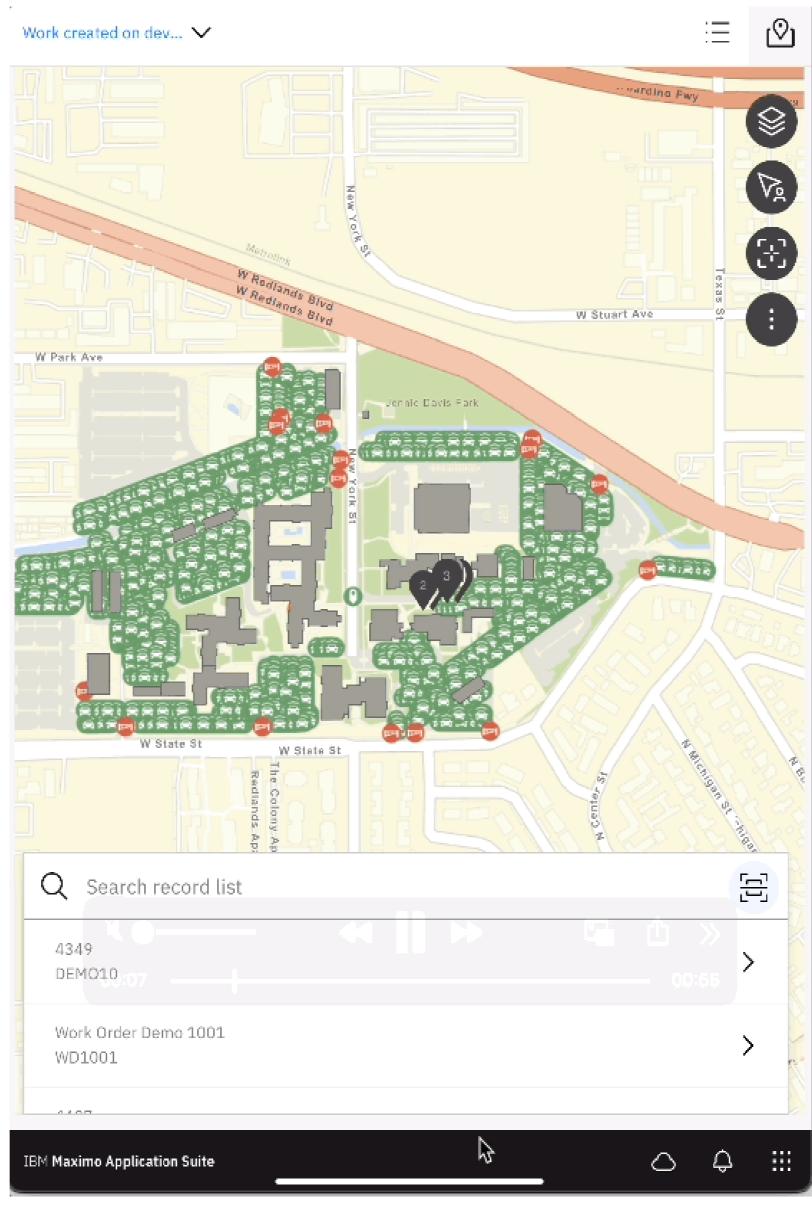
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Demo





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



MAXIMO INTEGRATION FRAMEWORK

Acts as the core engine managing data exchange between Maximo and

Maximo → Esri

Esri → Maximo

Status AssetNum

Assets

AssetType AssetGroup



Features

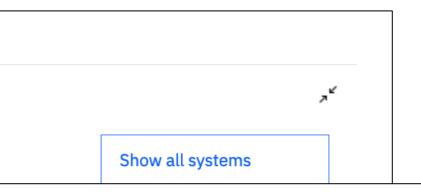


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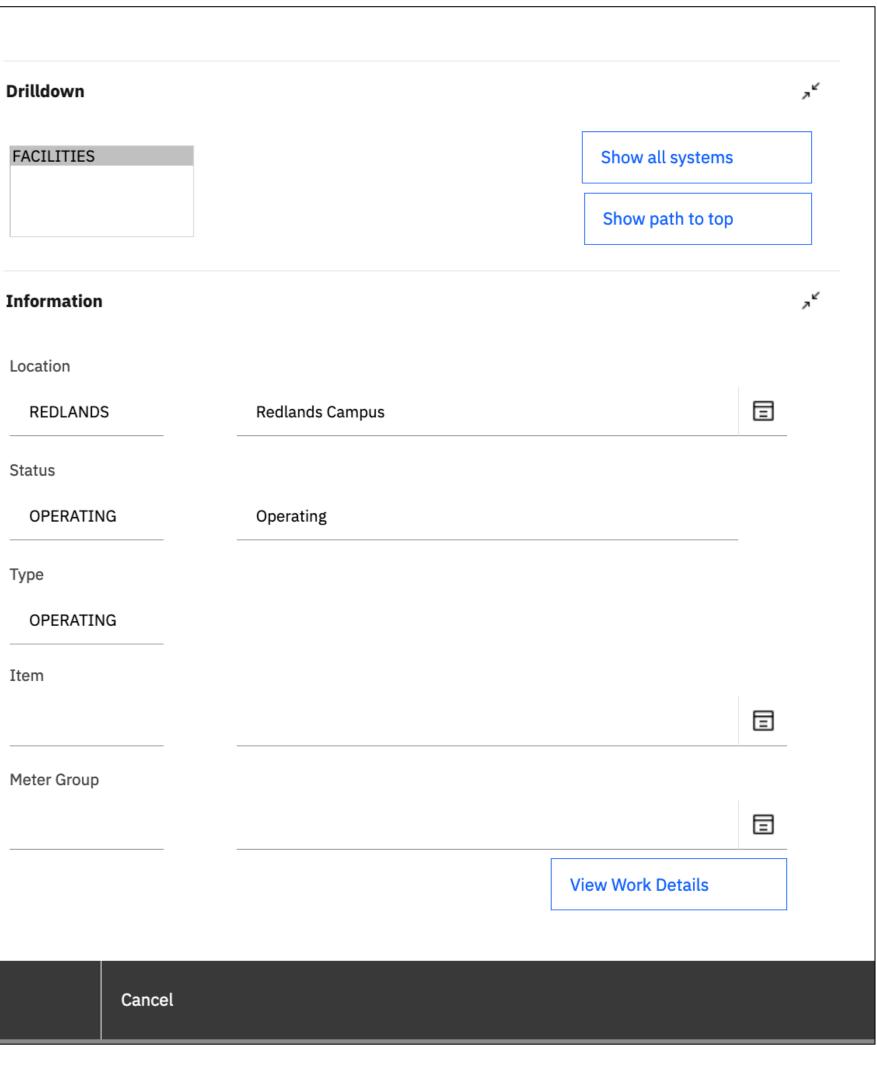


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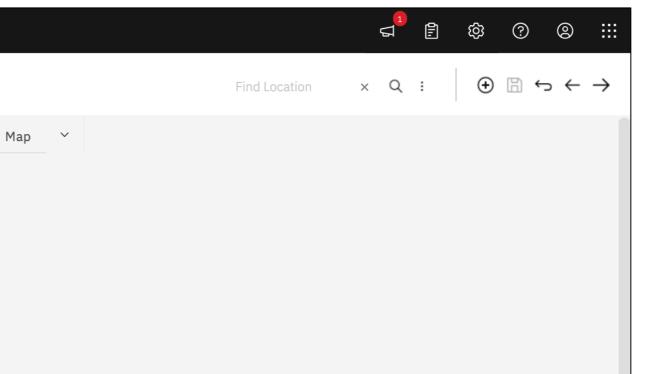
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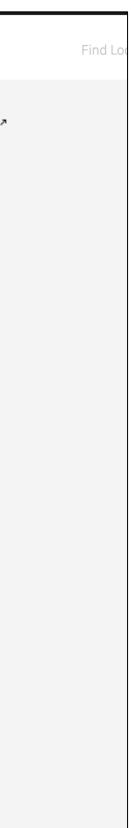
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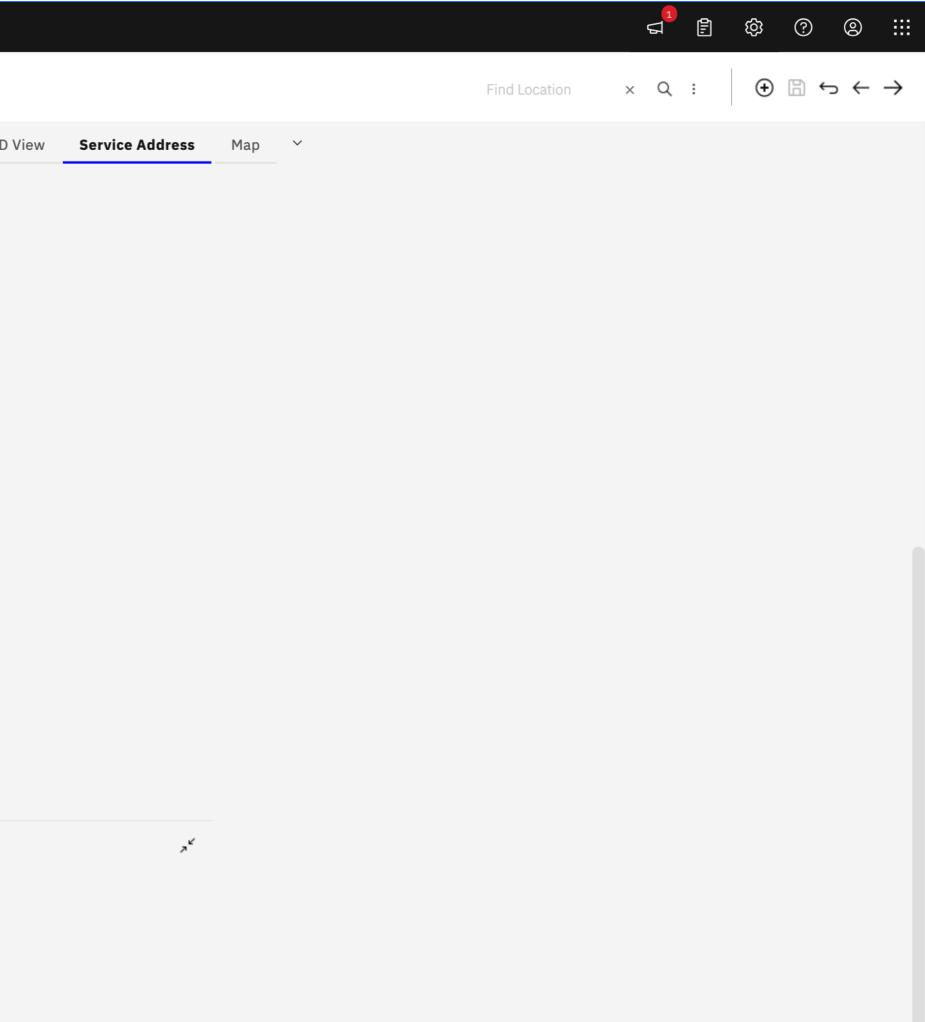


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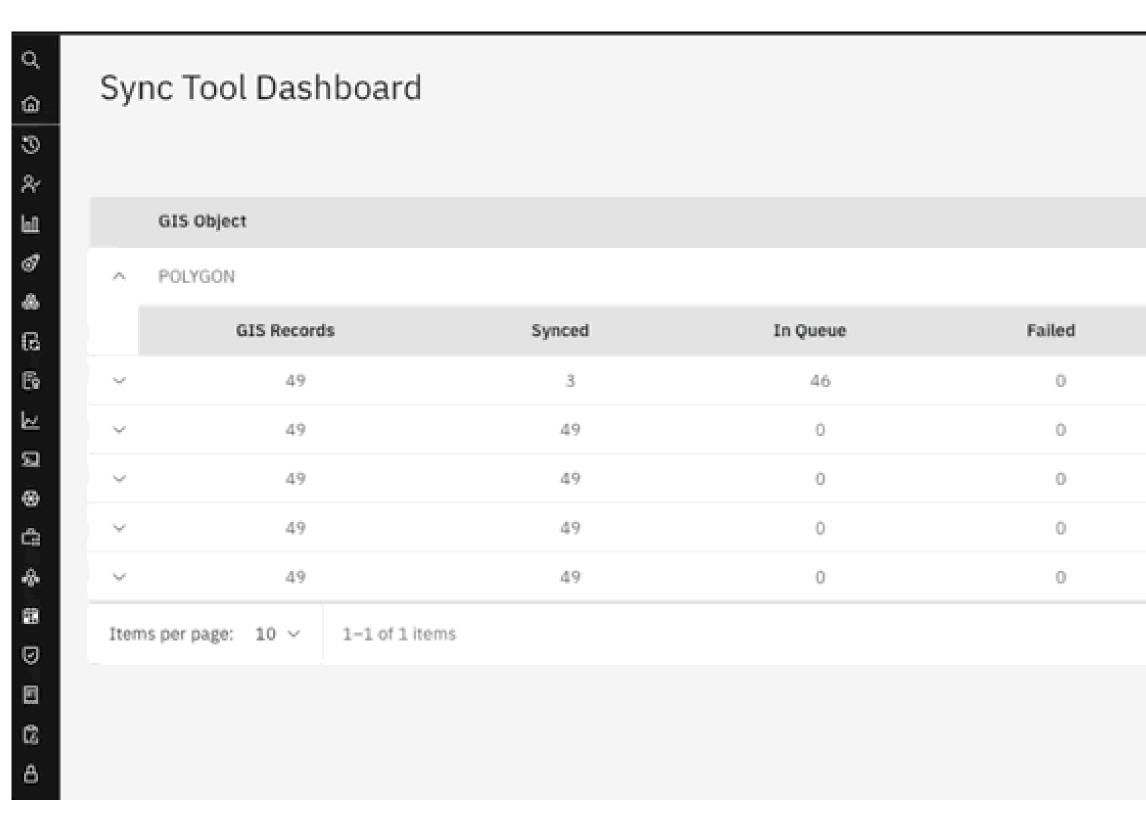


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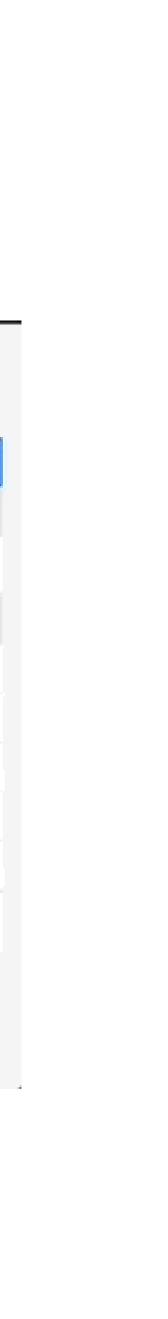




Synchronization - Operation Report



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Conclusion

Transform Spatial Data into Strategic Action Convert indoor mapping into real-time, data-driven decisions. Accelerate Service with Confidence Build the Future of Connected Facilities

- Deliver faster execution, greater visibility, and smarter maintenance planning.
- Create a dynamic, intelligent indoor asset ecosystem—one map at a time.

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Thank you

