

Real Estate Technology Enablement

Digital technology platforms empower leaders to make strategic, data-driven decisions around people, process, and operations to enable an enhanced workplace experience



Clients are increasingly realizing the benefits of leveraging technology to manage and enable large and complex real estate portfolios. Rethinking their legacy technology platforms and assessing opportunities to increase automation can lead to greater efficiency and real-time tracking of real estate assets.

Successful organizations of tomorrow will be far more integrated to easily connect and manage enterprise assets (EAs)—people, facilities, equipment, and supply networks—and this integration will grow at an unprecedented pace.

The challenge of knowing the location and condition of EAs will require radical new thinking around worker safety, asset management, and workplace practices. What was a novelty earlier may soon become a necessity as new ways of working transform organizations.

To realize improved results, leaders are crafting innovative programs to manage their real estate portfolios. A confluence of next-generation technologies enable more effective and efficient organizations to shape the worker and workplace experience and serve the functional aspects of the real estate life cycle:

- **Improving alignment of space allocation to space utilization** to reduce the total cost of ownership and drive workplace efficiency
- **Aligning technology** to eliminate disparate and misaligned work efforts across the real estate footprint
- **Modernizing key domains** by leveraging the power of real-time data to help eliminate redundancy within the portfolio and workplace

Trends and triggers affecting technology decisions



Support worker safety by tracking space allocation and asset maintenance



Reevaluate real estate asset needs per new operating models; optimize utilization; identify and monetize surplus and underutilized assets



Redirect spend toward optimal use of assets by adopting digital and improved collaboration models; highlight redundancies via better controls and analytics to eliminate waste



Consolidate systems and virtualize; move to cloud-hosted platforms, transition to agile models, drive on-demand data integration and interoperability

CASE STUDIES

Lease administration solution

Geographic scope: Global
Size of operations: ~30,000 locations
Scope of services: System evaluation, leased portfolio evaluation, lease implementation

Deloitte implemented a single lease administration solution to replace multiple legacy systems used to manage a portfolio located around the globe.

Real estate system consolidation

Geographical scope: North America
Size of operations: ~8,000 locations
Scope of services: System evaluation, portfolio management, space management implementation

Deloitte implemented a cloud-based workplace solution, integrated with broader enterprise infrastructure-enabled work order time tracking, cost center financial reporting, and real-time space management.

Asset inspection implementation

Geographical scope: North America
Size of operations: ~55 locations
Scope of services: Process realignment, dashboards and reporting, system compliance

Deloitte integrated asset management drone capabilities with IBM Watson™ for cognitive visual inspections to alleviate challenges with 20 wind farms operated by independent power company.

The big idea...

As a leader in real estate technology enablement, Deloitte provides trusted advice across the technology life cycle, leveraging a combination of experience, industry knowledge, and specialized capabilities.

How we can help

Delivering on your most transformative ambitions—from business transformation to system implementation— Deloitte offers unparalleled digital real estate and enterprise asset management (EAM) capabilities to support IT assessments and strategy, IT vendor evaluations, and platform implementations, as well as analytics and system support.

Our cross-industry, multidisciplinary capabilities span the dimensions of people, process, and technology.

IT assessment and strategy	IWMS implementation	Configuration and remediation	System upgrades	Managed services
<ul style="list-style-type: none"> • Current-state assessment • IT strategy development • IT road map formulation 	<ul style="list-style-type: none"> • Design and build • System integration setup • Full system deployment • Technical support 	<ul style="list-style-type: none"> • Technology assessment • Business process mapping • System gap identification 	<ul style="list-style-type: none"> • Release management • Sizing • Platform upgrade strategies and techniques 	<ul style="list-style-type: none"> • Levels 1–3 support • System administration • Vendor management

Deloitte has one of the largest integrated workplace management systems (IWMS) and EAM solution implementation teams globally, bringing a vast array of functional and technical skills, and proven methodologies, to drive successful outcomes.

Our technology practitioners hold industry-recognized, platform-specific certifications and are Tier 1-certified technology consultants for real estate information technology enablement.

Key real estate and EAM technology alliances

IBM TRIRIGA

Fully configurable solution with capabilities supporting the life cycle of real estate assets; different modules help drive greater visibility into facility utilization, capital projects, and lease administration and accounting



ManhattanONE

Cloud-hosted solution that streamlines the real estate management life cycle from planning, financial, and lease administration to compliance; includes modules for project management, workplace utilization, and maintenance



The only native connected workplace solution on the ServiceNow platform; integrates with ServiceNow's HR module and extends ServiceNow capabilities to support real estate and facilities management throughout the enterprise asset life cycle

IBM Maximo

Broad suite of offerings designed to support the needs of EAM; deployed in a broad cross-section of asset-intensive sectors, serving asset and work management requirements

Start the conversation and learn more

Explore our [Real Estate & Location Strategy site](#) to learn more, and contact us to start the conversation using either our [general mailbox](#) or through reaching out directly:



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