TRIRIGA for Airports

A Leading Property and Revenue Management System

TRIRIGA for Airports is an effective solution for airport property management. In a single software system, a complete set of features supporting lease administration / accounting/ tenant invoicing, concessions, maintenance, capital improvement project management, facility and permit management are available. TRIRIGA for Airports offers airport managers a soup to nuts solution for managing receivables, contracts, billing, concessions, landing fees and rental income. The solution also provides an analytics platform with pre-built analytics and KPI reporting tools across all modules.

Challenges

Contract Administration

Managing critical dates within the large number of contracts maintained at an airport is a critical component of reducing overall property management costs.

- IBM TRIRIGA provides dozens of prebuilt notifications covering expirations, option renewal, and other clauses.
- Additionally, user defined notification can easily be created.

The complexity of managing detailed rent streams and calculating rates and fees usually ends up in a spreadsheet which is difficult to maintain and doesn't pass audit requirements.

- IBM TRIRIGA manages the data for each exhibit defined in the contract and supports automatic calculations of rent against fiscal year rates for the airport.
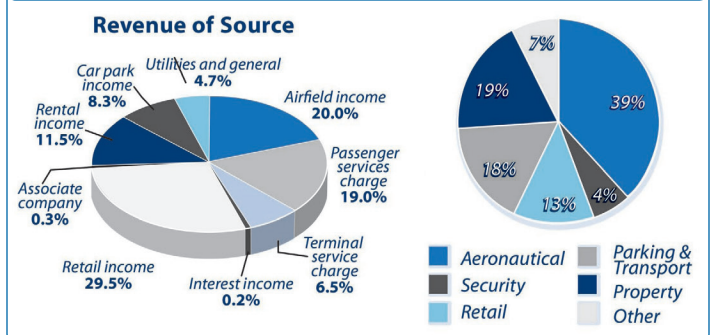- Landing Fees based on landed weights, turns are automatically calculated. Additionally, variable rent is managed effectively through IBM TRIRIGA's ability to enter complex market share and carrier based on non-exclusive space.
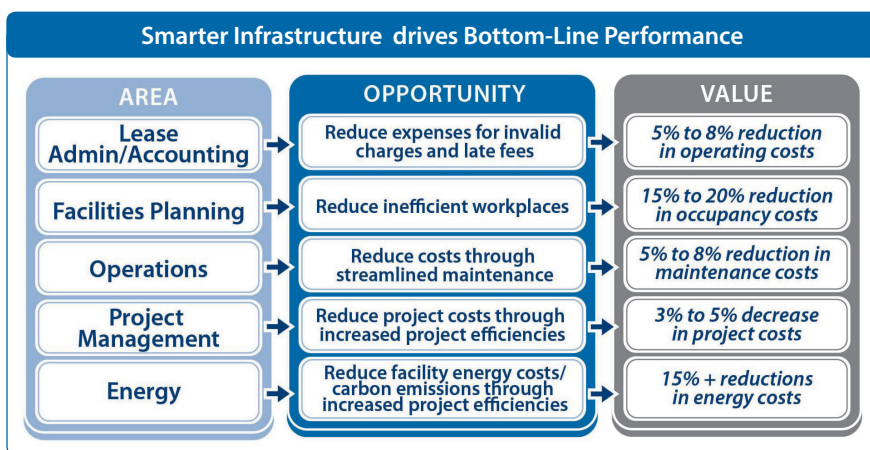
Contract Accounting

CFO's and Controllers are planning for the impending GASB (Statement No. 87) accounting requirements and need a solution that meets the needs of the Accounting Department's need to provide full disclosure reporting.

- IBM TRIRIGA is the industry leading solution for generating accurate data related to right-of-use asset valuation and related amortization schedules.
- Organizations are going to want a seamless solution that IBM TRIRIGA provides which can generate journal entries that easily feed into any kind of accounting system.

A Large Portion of Airport Revenue comes from Non-Aeronautical Related Activities

Revenue of Source

Car park income 8.3%
Utilities and general 4.7%
Rental income 11.5%
Airfield income 20.0%
Associate company 0.3%
Passenger services charge 19.0%
Retail income 29.5%
Interest income 0.2%
Terminal service charge 6.5%

7%
19%
39%
18%
13%
4%

- Aeronautical
- Security
- Retail
- Parking & Transport
- Property
- Other

edi.

An **ARORA** Company

Smarter Infrastructure drives Bottom-Line Performance

AREA	OPPORTUNITY	VALUE
Lease Admin/Accounting	Reduce expenses for invalid charges and late fees	5% to 8% reduction in operating costs
Facilities Planning	Reduce inefficient workplaces	15% to 20% reduction in occupancy costs
Operations	Reduce costs through streamlined maintenance	5% to 8% reduction in maintenance costs
Project Management	Reduce project costs through increased project efficiencies	3% to 5% decrease in project costs
Energy	Reduce facility energy costs/carbon emissions through increased project efficiencies	15% + reductions in energy costs

Concessions Management

Airport Property Management Team's develop effective contracts for collecting the optimum revenue from the concessionaires operating in the airport. The challenge of placing these complex calculations in an automated system keeps this work in spreadsheets.

- IBM TRIRIGA provides a robust yet flexible solution that manages sales data feeds and automatically calculates the rent due.
- Invoicing & Billing functions are provided linked directly to the complex calculations which can fed to any accounting system for automated processing.

Document Management

As each contract and agreement is amended, renewed and modified, the document storage requirements become more onerous and documents become more difficult to manage

- IBM TRIRIGA provides a multidimensional document management solution which provide the right documents in the right place throughout the system.
- Additional document metadata is utilized to provide a mechanism for searching and retrieving document throughout the system.

CIP

Managing large design construction contracts over multiple projects, each drawing off a changing landscape of funding sources, bonds and grants results in difficult questions and expensive answers.

- IBM TRIRIGA Programs and Capital Project Management module is an industry leading solution for owner/operator Program and CIP automation and collaboration solution.

- Managing Construction, Design and On-Call contracts and the resulting invoicing and payment with IBM TRIRIGA is easy and numerous reports and analytics features provide ready executive level answers.

Facility Assessment

Allows airports analyze the existing and projected future condition of facilities, and the building systems and assets within those facilities. The process is made up of four main steps. First, you plan and set up the assessment details, then you conduct the assessment. After the assessment, you analyze the findings, and then begin addressing the opportunities for improvement. The assessment process enables organizations to address the operational requirements along with required funding requirements.

A Modern Technical Solution

Backed by the industry leading Cloud offering IBM TRIRIGA Integrated Workplace Management System, TRIRIGA for Airports is an advanced, robust solution which can be offered in a true cloud-based solution, or as an on-premises installation. IBM provides upgrade on a semi-annual basis insuring the solution maintains optimal security and co-integration with modern integration technologies. It is backed by IBM's support infrastructure and integrates with many other IBM cloud based IOT, analytic solutions, and Watson.

Benefits

- Transparency across multiple organizations and processes
- Auditable Lease Accounting support for GASB compliance
- Maintain control over complicated Rates, Fees & Concession Revenue calculations
- Increase documentation availability
- Application consolidation and increased infrastructure economy
- Improve reliability, productivity, safety and operational efficiencies
- Improved airline, concessionaires and tenant management
- Increased visibility into energy utilization
- Carbon Footprint calculation visibility and reporting
- Improve construction contract and project management