Computer Aided Facility Management (CAFM) is a tool which provides facility managers with a technology to effectively and efficiently plan, manage and operate their building and site portfolios.

CenterStone was created from the beginning as an integrated Web-based solution to specifically help organizations manage the complete cycle of workplace building processes, including space, facilities, assets, leases, work orders and operations. It is being chosen by facilities professionals all over the world today for its ability to take advantage of mobility, cloud computing and analytics.
Today, facility managers, real estate professionals and service providers are expected to ensure the physical workplace is managed to its full potential. In addition, they are expected to ensure that budgets are met and to deliver cost reductions, whilst always maintaining the best possible service levels.

CenterStone provides the tools you need to streamline the tactical work of managing your real estate portfolio, nationally or globally, while helping to minimize operating costs and maximize the utilization of your facilities.

Developed from the ground up as an integrated, web-based solution, CenterStone provides a central solution for accessing facility management data across your entire real estate portfolio. Whether your focus is space planning and management, move management, maintenance, asset management or leasing, CenterStone can improve the way your company works and delivers its services.

**Space Management**

Space is a vital business resource - it is critical for a facility management organization to be able to understand the cost, amount, quality, environmental effectiveness and utilization of all of the space in their real estate portfolio.

CenterStone space management technology is perfect for organizations of all sizes and can be tailored to meet the needs of your organization - from those looking to manage a single building, to Fortune 10 companies with over 100,000,000 square feet of space that require an enterprise-wide facility management solution.

CenterStone offers space planning and management tools that facility managers can use to respond to boardroom and shareholder concerns about cost controls, regulatory compliance, and the effect of facilities on earnings per share. And, because CenterStone’s space management tools are easily implemented, facility managers will quickly begin realizing the benefits of the software, including a tangible return on investment.

**Benefits**

- Fully integrated solution with market-leading functionality to manage all workplace information and processes
- Business process automation accomplished via a state-of-the-art workflow engine that allows clients to build, execute and refine manual internal and collaborative processes
- Ability to access and analyze workplace data from disparate data stores and applications in one central location
- Cross-enterprise integration for seamless information exchange with Finance, HR and other enterprise systems that drive real estate, facilities and operations
- More “out of the box” capabilities, with fast and easy user configuration, in contrast to the steep learning curve and heavy customization required with competing products
- Executive dashboards and real-time reporting to improve insight, planning and decision-making
**Space Planning**

CenterStone software offers a visual, interactive and configurable way to format, update and report on space information. It allows users to measure space efficiency and quickly identify vacant and underutilized space that can be used for consolidation opportunities or on-boarding of new employees.

Web-based access to information lets you benchmark facility performance, drill down on space utilization, determine the total cost of occupancy, and compare the availability of space with the business’s future demands. CenterStone comes with more than 100 preformatted reports that reflect over two decades of experience in the CAFM (computer aided facility management) industry, including BOMA, allocation and occupancy reports.

**Benefits**

- Dramatically improve space optimization
- Achieve immediate ROI by understanding true portfolio occupancy
- Easily interface with AutoCAD drawings through the web without the use of CAD
- Reduce the cost of ‘churn’ due to more effective, proactive space planning
- Ability to take advantage of BOMA, IFMA and OSCRE standards for benchmarking

**Moves/Adds/Changes**

In today’s constantly changing workplaces, high churn rates make the resulting moves, adds and changes (M/A/C) increasingly expensive, involving a coordinated effort from an interdepartmental team of facility planners, IT, telecomm, the help desk, a move management company and customer service staff. Shifting large groups of workers following a company-wide downsizing, reorganization, merger or acquisition can be complicated and expensive.

CenterStone’s move management application provides the most robust and easy-to-use solutions available, simplifying single-person and large, project-based moves.

CenterStone’s robust workflow engine manages the process, from initial requests through approvals, execution of moves and post-occupancy evaluations (POE). CenterStone users can quickly design multiple ‘what-if’ scenarios, incorporating plans for relocations, renovations, adjacencies, consolidations and corporate reorganizations – all based on existing information and/or future requirements. This data is then readily presentable to all stakeholders so that informed decisions can be made and plans executed with the utmost efficiency.

**Benefits**

- Seamless planning, managing and executing small tactical moves, as well as strategic long term relocations

**Operations & Maintenance**

Businesses today are expected to get maximum performance from their high value facilities and assets. At the same time, organizations must adhere to rigorous occupational health, safety and environmental regulations while maintaining the highest levels of availability, reliability and operational safety for their facilities, equipment and assets. CenterStone provides the facility manager with an integrated solution for operations and maintenance that is linked to space planning and management functionality.

**Benefits**

- Delivers strategic cost management
- Maximizes building and asset lifecycles
- Minimizes total cost of occupancy and operation of facilities
- Improves efficiency of operations and increases productivity of resources.

**Reporting & Analytics**

CenterStone’s reporting tools let you capture and analyze available for review in the style and format that you need in order to make better business decisions about your portfolio, lease obligations and operations.

**Benefits**

- Create and edit reports on the fly that analyze all the available data in the CenterStone database
- Complete control over report layout and formats, and preview before executing and printing
- Links to Workplace Analytics

**Mobile Apps**

Mobile apps give you the power to get work done more quickly, efficiently and easily. With CenterStone you can view interactive floor plans, update space occupancy, create and update work orders, find and book rooms or desks, and assign labor, assets, parts… wherever your job takes you.
About Trimble

Positioning-centric information is changing the way people, businesses and governments work throughout the world. By applying Trimble’s advanced positioning solutions, productivity increases and safety improvements are realized.

Though best known for GPS technology, Trimble integrates a wide range of positioning technologies including GPS, laser, optical and inertial technologies with application software, wireless communications and services to provide complete commercial solutions. Its integrated solutions allow customers to collect, manage and analyze complex information faster and easier, making them more productive, efficient and profitable.

Trimble products are used in over 150 countries around the world. Employees in more than 35 countries, coupled with a highly capable network of dealers and distribution partners, serve and support our customers.

For over 35 years, Trimble has created unique positioning products that help customers grow their business. Our portfolio includes over 1,000 patents and serves as the basis for the broadest positioning offerings in the industry. Trimble augments its organic product development with strategic acquisitions to bring the latest positioning technologies to a wider market.

About Trimble Real Estate & Workplace Solutions

Trimble Real Estate & Workplace Solutions is part of Trimble Buildings, a world leader in technologies that optimize the complete lifecycle of buildings. Applications from this group span top brands such as Manhattan, CenterStone, Atrium, Proliance, and more. Trimble’s product and professional service offerings improve productivity, visibility and data interoperability, from site selection to optimization of the real estate portfolio. Trimble technology is a mainstay of the real estate and facility management industry.