

Primavera Unifier Facilities and Asset Management

Primavera Unifier: Ultimate flexibility in a pre-configured solution for project and asset lifecycle management

Effective [facilities and asset management software](#) helps owners prevent outages, downtime, and costly emergency equipment repairs and replacement. Automating preventive and corrective maintenance significantly decreases ongoing maintenance costs throughout the life of your facilities and assets and helps ensure warranty coverage is optimised and issues which do arise are resolved promptly, resulting in internal customer satisfaction.

[Oracle Primavera Unifier](#), arguably the most flexible project and asset management solution on the market has revamped the [Primavera Unifier Facilities and Asset Management](#) capabilities to include over 60 pre-configured, yet flexible business processes within the Unifier Accelerator base configuration, providing a powerful and easy-to-use solution for managing your properties and facilities. The Oracle solution provides automation and flexibility to handle customer-specific facilities and asset management needs. Automated processes include service requests, preventive and corrective maintenance, inventory management, space management, and lease administration, as well as facility condition assessments.

Capabilities include task reminders, notifications, document management and visualisation, messaging, and various-level reporting. The constantly changing state of information is managed through the Primavera Unifier workflow engine, which tracks all task assignments. All maintenance work-related costs are rolled up to a central cost sheet. Here, users can drill down through facility management costs by each transaction for the entire facility or across their portfolio of facilities. All cost structures are easily configurable by an application administrator.

Unified project and asset management from Oracle Primavera Unifier

With predictive analytics, including AI driven insights becoming increasingly important to successful project and asset management, unified processes and data to fuel those insights, is essential. Primavera Unifier provides over 25 years of project controls and over 15 years of both project and asset management and implementation expertise. This best practice knowledge is now available to you in the form of the no cost Unifier Accelerator base configuration. The Unifier Accelerator includes 125+ preconfigured business processes and 250+ reports and dashboards to help you manage all phases of your project and asset lifecycle in one proven, connected solution, with the stability and leading technology of Oracle and the Construction and Engineering expertise of Primavera.

“Without Primavera Unifier, Vesta would have needed more people, more time, and still never have the visibility or control we have today.”

- Ivan Saavedra Maufra
Project Manager
Vesta

Maintenance management

Maintenance management is essential to the smooth operation of any facility, keeping interruptions, system failures, and safety incidents to a minimum. The many preventive maintenance features in Primavera Unifier Facilities and Asset Management include best-in-class automated processes for: mobile-enabled service requests, dispatch and helpdesk processing, preventive and corrective work orders, preventive maintenance books, and job plans. In addition, the solution encompasses meter readings, seasonal maintenance control, scheduled, meter-based and gauge-based maintenance, invoices and payments, material and parts inventory management, and more. An unlimited number of users can submit service requests with no need for Unifier licenses.

Stand alone or integrated

Primavera Unifier Facilities and Asset Management can be used stand alone or can be integrated to other systems, including enterprise maintenance management or asset management systems. Mature REST APIs, Gartner leading Oracle Integration technology triggers, and support for virtually any middleware solution, improve integration speed and performance.

Facility condition assessment

Assessing facility condition is an important part of management and maintenance. This task includes inspecting, collecting, analysing, and reporting on the condition of the entire facility or each building system (for example, foundation, roof construction, exterior enclosure, elevators and lifts, plumbing, HVAC, and more. Such assessments are primarily used to support decision-makers in their annual budgeting and maintenance project planning.

Preventive Work Order

Preventive Work Orders are automatically created based on the PM Book setup of Scheduled and Gauge/Meter maintenance and job plans.

Work Order Details

Work Order Title: Monthly Maintenance
Status: In_Progress

Related Job Plan: JBPLN-00001
Effective Date: 05/11/2025 08:10 PM

Asset Information

Asset Record: ASSET-10000001
Serial Number: SN-1295847295847

Asset ID: ASSET-10000001
Asset Category: Facilities Equipment

Asset Name: Lennox AH - 122.4100
Asset Class: Air Handling Units

Manufacturer: Lennox
In-Service Date: 01/10/2025

Asset Model: LEN AHU-4100
Expected End of Life Date: 01/07/2040

Reference Records

Type	Ref No.	Title/User Name	Business Process	Status
P	PWO-100001...	Monthly Maintenance	Preventive Work Or...	In_Progress
P	PMBK-00000D1	Asset Warranty Ins...	PM Book	Active
P	ASSET-100000	Asset Warranty ins...	Asset	In_Service
P	JBPLN-000001	Daily Maintenance	Job Plan	Active
P	MSM-100007	20x20x2_MERV 7...	Material SKU Master	Active
P	MSM-100005	Chain Guide	Material SKU Master	Active
P	PMROLE-000...	HVAC Technician III	PM Role	Active

Figure 1: Primavera Unifier Preventive Work Order

[Find out how Bluecross/Blueshield of South Carolina has cut their internal work order closeout time by 50% and efficiently manages over 143 facilities across 21 states using Primavera Unifier.](#)

Space management

Whether moving a single person or restacking entire buildings, Primavera Unifier helps not only strategic planning and tactical reassignment of space but also the move process itself, including all associated tasks, dates, and assignments. The Space Manager feature provides a flexible and configurable solution to create, classify, and organise building floors and spaces by types such as leasable spaces, building amenities, and service areas, vertical penetrations, boundary areas, and more. Each space type definition has a configurable set of attributes for capturing critical data including occupant's name and department, measured and/or extracted space area, and space type.

The solution supports the Building Owners and Managers Association (BOMA) standards for calculating net leasable areas.

Lease administration

Primavera Unifier Facilities and Asset Management offers a set of flexible and configurable lease management capabilities. In addition to supporting tenant and landlord lease types, the solution addresses items including lease payment terms, contacts, key dates, clauses, tenant improvement allowances, and security deposits. It also supports the automatic creation and routing of lease payments and invoicing and dynamic task assignments with notifications.

The solution also provides the ability to manage the lease lifecycle, from lease creation to lease amendments, and lease termination. And for lease billing, the solution provides the ability to track payments and invoices and facilitates the process of lease reconciliation for CAM and other payment types. It also includes the ability to gather the information required to track critical lease information for reporting against federal guidelines and regulations, including future obligation statements and deferred rent liabilities.

Full lease expenses and payment management

- Track costs and expenses
- Associate lease payments with designated costs codes
- Allocate payments to different parties, departments, etc.
- Track expenses and payments separately
- Roll up to the facility's cost worksheet

Real estate owner, developer and asset administrator, Vesta turns leases around 4x faster using Primavera Unifier. [Watch their video to learn more. \(1:51\)](#)

Transaction management

Primavera Unifier Facilities and Asset Management supports a variety of common asset transaction types, including site selection and acquisition, dispositions, new lease initiation, subleasing and lease termination. Flexible workflows are used to manage the scope, tasks, and deadlines associated with each transaction. As a result, users can route, review, and approve transactions, and track and manage every step of the transaction process.

Asset portfolio management

Whether your portfolio consists of a single site with multiple buildings or hundreds of sites all over the world with thousands of buildings and structures, you need a portfolio

management solution that represents your current portfolio structure so that you can plan and manage its performance and total cost of ownership.

Portfolio management capabilities

Easily plan, organise, manage, and track the performance of your portfolio against strategic business objectives. Organise your facilities, properties, and buildings by any hierarchy that supports your asset portfolio. You have the flexibility to organise your properties by geography or by any other hierarchy, and you always have access to dashboards, providing real-time portfolio data at any level.

Sustainability and energy management

Measure and track reduction of resource consumption (including energy and water and waste production (including greenhouse gas emissions within facilities. Common features that support sustainability and energy management include the ability to integrate with building management systems (BMS), sustainability performance metrics, energy benchmarking, carbon emissions tracking, and energy efficiency project analysis.

Single integrated facilities and asset life cycle management

View, compare, and report on any information for a single property or across your entire asset portfolio—all in real-time. Unifier provides automation, flexibility, and the power to handle customer-specific asset management needs.

Primavera Unifier Facilities and Asset Management's configurable capabilities allow organisations to set up the processes they need to record, track and manage multiple dimensions of sustainability, including enabling your organisation to:

- Customise energy reports and provide dashboard capabilities based on each customer's needs and compliance requirements
- Determine LEED readiness through the LEED compliance checklist to determine which LEED level your facility may qualify for
- Calculate ROI of sustainability initiatives

Mobile application

Primavera Unifier provides a mobile application that allows users to action and create new tasks whether the user is online or offline. The support for offline allows users within a facility with no connectivity to capture details on a Facility Condition Assessment or the progress on a work order.

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