

Workplace Integrated Management System (WIMS)

House Committee on Energy and Technology -2/8/22

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Who is Buildings and General Services?

The General Services department for the serving ~7,000 state staff with ~300 employees.

Oversees and manages ~3,000,000 SF of owned & ~1,000,000 SF of leased space.

One of the largest, or number 1 statewide office occupiers.

Our presence in 100 + communities have immediate and long-term direct and indirect benefits & impacts.

Facilities in our portfolio

Health & Human Services

Judicial services



Central & district
offices

Natural resources &
environmental conservation



BGS



Motor Vehicles



Testing laboratories



Public
& fire safety



Corrections

Business Case 1

- ▶ Modernize core activities at BGS:
 - ▶ 300+ employees utilizing manual processes (spreadsheets, phone calls, emails, and a standalone workorder database)
 - ▶ Data today is currently siloed by program area; there is significant overlap in these program areas; lack of an integrated approach creates many inefficiencies and ineffective allocation of limited funding

Business Case 2

- ▶ Transform facilities planning portfolio (leased and state owned):
 - ▶ Desire to shift from cost of work to strategic approach of life cycle cost management
 - ▶ Financial scenario planning - when and how much do we invest in our building infrastructure
 - ▶ Performance based budgeting

Business Case 3

- ▶ Space Planning
 - ▶ Evolving requirements for space management - align with current space standards
 - ▶ Space usage optimization
 - ▶ Easily adapt to health and safety requirements

Technology Drivers

- ▶ **Current System - Maintenance Connect**
 - ▶ Legacy work order system that is no longer supported
 - ▶ SOV hosting last supported version in our hybrid cloud as interim solution
 - ▶ Will replaced with initial go-live scheduled 2/22/22
- ▶ **Fit with broader statewide strategy**
 - ▶ Plan to integrate with Vermont Asset Management Information System (VAMIS) for rigorous program level analysis.
 - ▶ Building the foundation for other SOV organizations that manage buildings

Workplace Integrated Management System (WIMS)

▶ Facility Force

- ▶ Centralized database for storing and analyzing facility data
- ▶ Configurable data collection and workflows
- ▶ SaaS system managed and hosted by vendor
- ▶ Designed for integrations into other systems (such as VISION and VAMIS)

**previously branded as AssetWORKS*

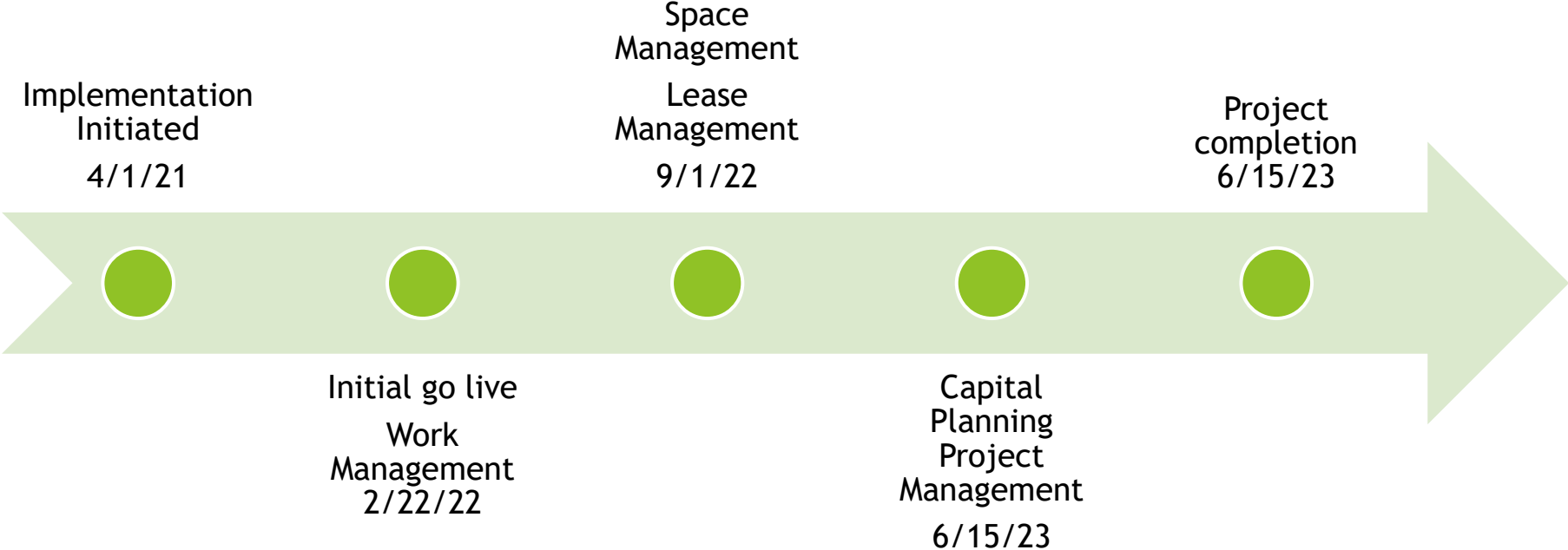
The Solution - Facility Force

- ▶ Proven Success with:
 - ▶ State of Alaska
 - ▶ State of New Mexico
 - ▶ State of New York
 - ▶ State of Wisconsin
 - ▶ State of Utah
 - ▶ State of Tennessee
 - ▶ State of Oklahoma
 - ▶ State of Delaware
 - ▶ State of Wyoming
 - ▶ State of Florida (Corrections)
 - ▶ Commonwealth of Pennsylvania
 - ▶ Commonwealth of Virginia

Strategic Change Management Structure

- ▶ Decentralized approach to tailor adoption by the various stakeholders and users within the department

Implementation Milestones



The Solution - Facility Force

Description of Cost	Cost	Comments
Implementation	\$ 2,080,462	
Lifecycle Operating	\$ 718,550	Includes annual cost of: - \$106,175 maintenance fee - \$ 73,462 hosting
Estimated Total Cost	\$ 2,816,781	

Costs based on current IT ABC Form last updated 10/26/21

Current Budget Ask

- ▶ Financial Services Division developed funding proposal for WIMS in fall of 2020
- ▶ Funding plan based on utilizing surplus fund balances due to COVID eligible reimbursements
- ▶ Funding plan approved on 10/9/20 by AoA Secretary Young
- ▶ Surpluses are being used to cover fund deficits
- ▶ Requesting \$1.8M of \$2.1M for implementation; remaining \$300K will come from fund surpluses