

# **Workplace Integrated Management System (WIMS)**

**House Committee on Corrections and Institutions - 2/15/22**

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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*



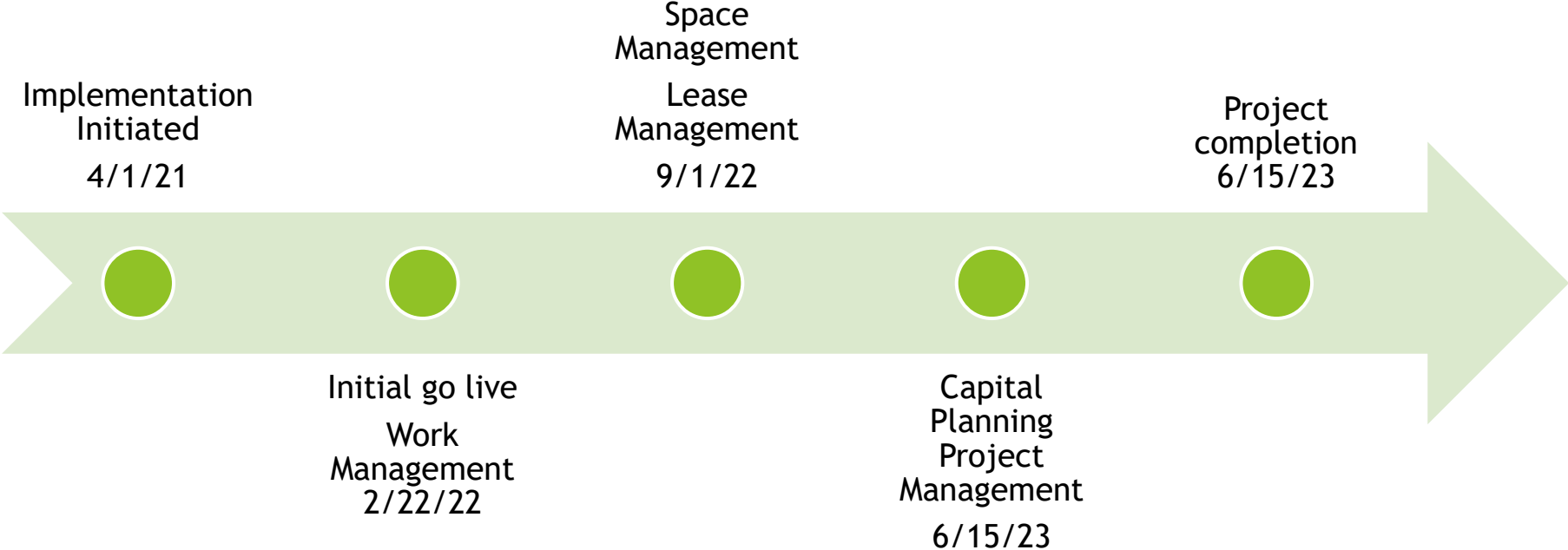
# The Solution - Facility Force

- ▶ 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: <ul style="list-style-type: none"><li>- \$106,175 maintenance fee</li><li>- \$ 73,462 hosting</li></ul>
<b>Estimated Total Cost</b>	<b>\$ 2,816,781</b>	

*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