

Estates and Buildings Information System The EBIS Project

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Drivers.

- 2007 Merger of University of Paisley (UoP)and Bell College (BC) two separate institutions with disparate systems.
- Two HEI's one operating two campuses, one operating three (one of which was common to both) .. 100 000m2 non res and 887 bed spaces
- BC had limited Information system development although had Archibus and a number of modules and was using “helpdesk.”
- UoP had range of separate information systems.
- SMT demanding more empirical evidence of performance.

E+B Drivers

- UWS would have 4 campuses and with the ethos to deliver HE locally, there might be more in future.
- Number of different systems.
- Number of life expired or date static systems.
- Large number of records to be stored AND retrieved..
- Need to be able to manage the range, scale and volume of info and integrate all campuses.
- Need to ensure compliance across range of buildings.
- Option to integrate with Finance system in future preferable
- BC had not long since purchased Archibus sensible to see if we could benefit from that investment.

The main info stores we need to accommodate and update.

- Schedules of Accommodation (Excel spreadsheets at Paisley & Hamilton)
- Maintenance Faultline (Email/telephone/spreadsheet system at Paisley) & helpdesk @ Hamilton
- Metrel Patlink (Paisley) & Patguard Plus (Hamilton)
- Estates Management Statistics – 2 large spreadsheets
- Property Condition Register (Excel spreadsheets at both)
- Asbestos Management System (Adobe/Excel system at Paisley) Excel spreadsheet at Hamilton
- Planned Maintenance System – (COMAC)
- Work order processing. (faultline and paper based)
- AutoCAD LT licenses

UWS EBIS Project

- Budget for project circa £240K to incl:-
 - Implementation.. initially 2 years
 - Staffing for 2 years, (1FTE who then transfer to revenue budget)
 - Additional hardware ie server, several PC's, PDA's etc
 - Software along with software to manage residences and sports facilities (not provided by Archibus)
 - data collection, cleansing and configuration.
 - drawings polylining, import and validation. Over 200
 - data uploads + validation
 - Training of up to 30 users
 - Business development unit within ICT assisted to ensure we were getting the right software, looked at our options and costs and we agreed to proceed with Archibus via Mass Systems..
 - ICT involved in project management of the implementation and were an invaluable resource for us.

The opportunities to excel!

- Vast quantity of data involved, multi campus, building + service..
- Under estimation of the scale of the task.
- Change to software platforms due to merger and IT upgrades.
- Logistics of and varying levels of training required.
- Accuracy, cleansing and inability to transfer data directly into Archibus, along with validation of uploaded data.
- Merger, major projects (£100m) and operational activity continued apace.
- Archibus modules could not match sports centre or residences management user criteria economically thus separate packages.
- Staff turnover ie We've got a new and much improved version 😊 James.. Who joins Paul and Ian in the essential tech support team.

Where are we?

- Helpdesk now on available all campuses (with web helpdesk collaborative partner access on Dumfries campus)
- The drawings at the core of Archibus.. these are now imported (some need tweaking to bring them up to date.)
- Staff are largely on board recognising the benefit.
- Space management and building condition info available.
- Residence and Sports centre management packages in use.
- PPM ready/in progress.
- PAT ready.

Future plans

- Complete PPM data import and schedule development
- PDA roll out to trades and front line staff. ***
- Implementation of remaining modules
 - asbestos management
 - EMS, fEC reporting
 - Drawings published to web enabled browser.
 - Lease management.
 - Financial management.
 - Asset/inventory management.
 - A bit further ahead perhaps, integration with Finance

***Dependant on agreement with staff/unions/HR

Lessons

- Do not underestimate scale of task.
- Allow extra training , don't deliver it too early
- Administration resilience essential.
- Assume existing data held will need work.
- Clarify/define rather than assume.
- Try for quick win eg helpdesk reporting of closed jobs
- Ensure staff are on side.
- The day Job will interfere:-- allow sufficient time (1 year)
- No one is infallible. IT, E+B or even Mass but as partners you can work through it.

When its "done":-

- Single source of information
- Auto update. Will release resource time (darkest before dawn stage at present though..)
- One song sheet, harmonisation of standards. Eliminate cries of XX gets all the attention.. we get nothing...
- Compliance will be more robust and auditable.
- Driver for improved E+B performance.
- Eliminates amnesia.
- Reporting to SMT + collaborative partners on SLA/service performance will be easier and more robust.
- EMS & fEC will be easier.

THANK YOU