

Achieving Results with FAMIS Integrated CAFM

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Integrated CAFM Helps BAE Systems Improve Space Utilization by 75%, Saving \$2 Million/Year

Implementation of FAMIS’s integrated computer-aided facilities management (CAFM) software helped BAE Systems’ Information Systems Sector (ISS) reduce its vacancy rate from 12% to 3%, yielding a 75% improvement in facility utilization that saves the company and its intelligence and military community customers approximately \$2 million per year. In the past, ISS used an out-of-date legacy system to manage its 1.2 million square feet of space. The legacy system produced cryptic, and often invalid, reports because it could not communicate with the CAD software that generated floor plans. ISS decided to replace its legacy system and selected FAMIS, which seam-

lessly integrates the graphical and tabular aspects of space management while making it easy to visualize space utilization.

“The accurate information and graphical reporting provided by FAMIS Enterprise Facilities Management software allowed us to quickly realize that we had a lot of empty space we didn’t even know about,” said Eric Baugh, Information Systems Sector Director of Facilities. “The software also gave us information about the empty space that made it easy to match it with appropriate groups. We have also saved substantial sums by demonstrating to our clients that we are efficiently utilizing space assigned to customer projects.”

FAMIS Integrated CAFM

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BAE Systems’ Information Systems Sector provides a full spectrum of information technology systems and services to the intelligence and military communities and geospatial products for commercial use. It specializes in the design and integration of large, distributed, network-based computing, archive and dissemination systems, and provides automated systems for supporting battle management, mission planning, and force executive objectives. BAE is an industry leader in automated routing of low observable (stealth) air vehicles and the generation of highly accurate, imagery-based targeting

material for precision strike weapons. It is also a leader in developing high-quality image exploitation and archiving systems for stereo photogrammetry, photointerpretation, mapping, charting, and geodesy applications. ISS also develops, integrates, and produces test equipment for advanced electronic systems including space launch, satellites, and provides avionics systems for the Atlas and Titan launch vehicles. In the IT service arena, ISS applies the latest information technologies to customer office automation needs by providing full-service IT solutions.

BENEFITS OF MOVING TO AN INTEGRATED SYSTEM

Baugh and other BAE managers recognized a number of years ago the benefits that could be achieved by moving to an integrated system. ISS engaged a CAFM consultant and began a three-month evaluation of all leading CAFM software providers. The company selected FAMIS Software, Inc., developer of the FAMIS Enterprise Facilities Management solution, largely because its Oracle database and support for Peoplesoft enterprise resource software provided the scalability required to manage BAE’s large volume of space and need to reduce maintenance expenses.

In the past, ISS used a hosted database to track the utilization of its facilities. A 16-person team was responsible for entering changes into the database. The biggest challenge with the old system was that the database was not linked to computer aided design (CAD) drawings of the space. So while the facilities management team was able to update the database on a regular basis, the drawings were only updated once or twice a year. The result was that the only reports they could rely upon were the tabular outputs from the database.

“It’s very difficult to get an understanding of what you have and where it is when you are looking at pages and pages of spreadsheet data,” Baugh said. “It was even more difficult communicating the information to our management or our customers. Consider the difficulty of trying to explain with a stack of tabular printouts that the 192 workspaces under discussion are spread over eight different buildings, on two campuses and have three different levels of security. The difficulty of getting or understanding information in this format helps explain why it was so difficult to get a handle on our vacancy rate.”

BAE Systems

FAMIS Enterprise Facilities Management software provides a complete solution for managing facilities, maintenance and operations, real estate, capital projects, and performance while integrating with outside enterprise systems and providing powerful business intelligence capabilities. From a space planning perspective, a key advantage of the FAMIS application is its visual planning functionality that allows users to generate alternative space plans quickly and visualize the impact on the organization without changing the underlying database.

The FAMIS system delivers an integrated solution in which the database and CAD drawings simply provide two different views of the same information. Because it is a single system, the facilities group can now easily enter data changes as soon as they occur and deliver highly accurate graphical and tabular reports at will.

MEETING EXTRAORDINARY SECURITY REQUESTS

At this time, the facilities management group is responsible for 1.35 million square feet from Rome, New York to San Diego, California.

The group is unusual in that it operates as a profit center, since it often provides facilities to customers working on classified projects. BAE has the ability to meet the extraordinary security requests of its customers, such as providing secret rooms that are secured from physical, electronic, or audio penetration. For example, a top-secret agency might require the use of three secret rooms, contiguous to each other and less than 20 miles from Washington DC, within two weeks. Being able to identify space that meets the agency's requirements

“Our ability to provide accurate information in graphical format at any time has greatly improved our value to the company,” Baugh said. “The graphical reporting capabilities of the new software allow us to present the information any way we want. Instead of generating pages and pages of spreadsheets, we can put the information that management has requested onto a single chart that is color coded by whatever is of interest, such as which department or agency is occupying the space, whether the space is vacant or occupied, type of space or security level. If a top-secret agency calls us because they are tracking a suspected terrorist and all the people that are providing intelligence for the operation need to be located in a contiguous space in a secure facility, I can call up a report in minutes that tells me that the only place I have that meets their requirements is the 8th floor of building 47.”

quickly and, if necessary, find other suitable space for its current occupants can make the difference between winning and losing a contract of this nature. In addition, the government's special cost control procedures make it essential for BAE to ensure that space used for government projects is being efficiently utilized. FAMIS not only makes it possible to have confidence that their records are current and accurate, but also allows BAE to provide associated cost information instantly, avoiding the expense of a potentially drawn-out auditing procedure.

HIGHLIGHTS

COMPANY PROFILE

- > Provider of full spectrum IT systems and services to intelligence and military communities
- > Industry leader in technologies such as automated routing of stealth air vehicle and image-based targeting material
- > Developers of advanced electronic systems' test equipment
- > Managing 1.35 million sq. ft. of space in locations across the nation to meet extraordinary security requests

FAMIS SOLUTION

- > Fully integrated interface between CAD and data for highly accurate floor plans and graphical reporting
- > Reliable reporting with granular detail and flexible formats
- > Scalable solution on Oracle database and support for integration with legacy enterprise systems
- > Visual planning functionality to quickly generate alternative scenarios without impacting underlying data

RESULTS

- > Confidence in current and accurate cost information and ability to expedite auditing procedures
- > Demonstrable validation of compliance with government space utilization regulations
- > Faster access to consistently accurate data for strategic real estate and business decisions
- > Flexible reporting capabilities for more effective presentation of critical data for management

The information provided by the FAMIS solution helps BAE ensure that it is providing taxpayers maximum value for their money. Shortly after the software was installed, a government agency analyzed BAE facilities and questioned whether the company was allocating more than the benchmark amount of space per employee. If the allegation was true, the company could have been liable to refund up to \$19 million to the government. FAMIS made it possible to produce reports in only a few minutes against which the government's figures could be checked. A comparison of the numbers generated by FAMIS with those calculated by the government auditor made it obvious that the auditing agency had included space designated secondary circulation, such as hallways and aisles, as assignable space. BAE management ensures continued compliance with government space regulations by using reports generated from FAMIS' Enterprise Facilities Management software to monitor its space usage.

ABOUT ACCRUENT

Founded in 1995, Accruent is leading the industry with a new generation of enterprise solutions designed to fully leverage real estate and facilities as a corporate advantage. Accruent solutions optimize the impact that locations have on organizational performance by driving portfolio optimization, reducing costs, and achieving financial compliance. Accruent's solutions are used by over 400 leading organizations including 20 percent of the Fortune 500, more than 40 percent of the Top 100 Retailers, leading universities, and public sector entities. Another Accruent customer goes live every 10 days.

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