

ARCHIBUS Implementation



The Internal Revenue Service manages a portfolio of approximately 28.1 million square feet in over 730 sites worldwide. With a budget of almost \$1.0 billion, the Real Estate and Facilities Management (REFM) organization manages real property assets and provides services to more than 100,000 employees who rely on it to meet corporate space and facilities needs of the Internal Management (IM) Business Domain. The realm of these needs expands beyond the physical boundaries of facilities, to ensuring the safety of people and buildings, managing energy utilization, preserving records and information produced by the day-to-day activities of the Service, evaluating the adequacy of furnishings, and managing the details of IRS operations, such as warehousing and mail distribution. The focus of REFM is to provide the services and products that enable all IRS employees to focus on delivering their missions.

In October 2008 REFM deployed the Graphic Database Interface (GDI) System. GDI is a rich dashboard-based, Total Infrastructure Facilities Management (TIFM) system built by integrating and deploying several proven commercial-off-the-shelf (COTS) products including ARCHIBUS and AutoCAD. It provides the IRS

with access to accurate and up-to-date information about facilities and their occupants and is used to visualize, analyze, and manage data related to the IRS real property portfolio including facilities and personnel. The system features an intranet application to provide organization-wide access to display, report, and change facilities and/or leasing information. GDI is also used to reconcile the IRS monthly rent bill, processing approximately \$50 million of rent payments each month for over 16,000 cost centers. The deployment of this functionality enabled the IRS to meet the Office of Management and Budget's (OMB) directive to transition from a per capita based rent attribution methodology to one based on actual square footage occupied.

Deployment of the GDI System enabled IRS to meet the primary goals of its initial investment of:

- Providing a Baseline Architecture using information technology to improve portfolio management, data management, and move management.
- Realizing significant reductions to the rent budget through right-sizing the portfolio in response to the reorganized workforce.
- Attaining the capacity to improve business function financial accountability by attributing rent expenses to the Business Units based on actual occupancy.

Counterpointe staff successfully implemented the baseline GDI system and continues to provide GDI administrative, operations, and maintenance support services as IRS expands its use of GDI by deploying additional processes including Capital Budgeting, Project Management, and Emergency Preparedness.