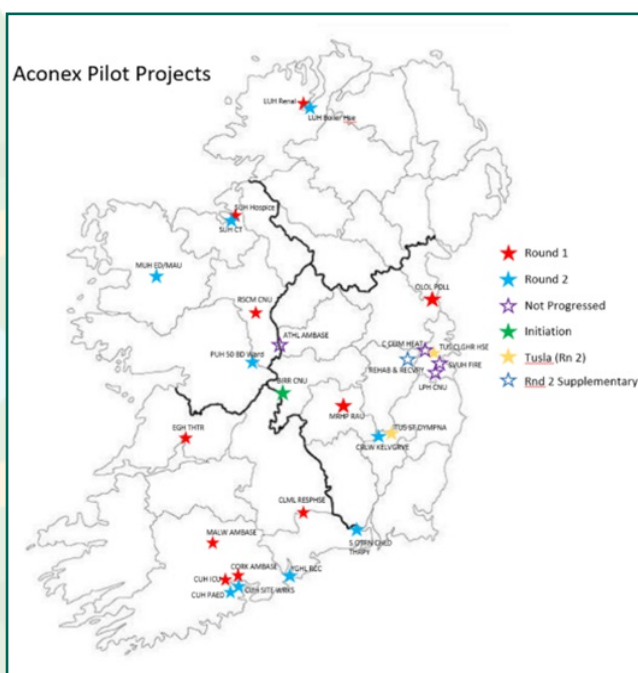# NEIS

NATIONAL ESTATES INFORMATION SYSTEM

BULLETIN

Above, the NEIS workshop in Tullamore which was attended by Chief Assistant Technical Services Officers, Project Managers, Estate Managers and Assistant National Directors from all regional areas as well as the corporate office. Right, a map of the Aconex pilot projects.

Workshop identifies key themes to improve uptake of Aconex platform

As part of the ongoing engagement with Capital & Estates staff using the Aconex platform, NEIS hosted a workshop in Tullamore in October which was attended by Chief Assistant Technical Services Officers, Project Managers, Estate Managers and Assistant National Directors from all regional areas as well as the corporate office.

The afternoon was focused on hearing end-users' experience of using the new platform for preparing and submitting Capital Project Initiation request and full Capital Project Submission. Key themes identified that would help improve uptake included simplifying the process, both in terms of the number of steps required within the system, and also how to obtain approval from stakeholders in a more streamlined fashion, as

well as continuing to standardise practise across all offices and increasing the number of projects being managed on the platform.

It was encouraging to see the increase of submissions that were successfully uploaded and even though there was a fallback in September, it is hoped that the actions agreed from the workshop will reverse this trend.
Continued on page two.

Workshop to improve uptake of Aconex platform

These actions include:

- Reducing the number of steps for project submission ☑ completed as per November Release
- Establish an "Aconex Champions" network ☑ thank you to all those that have stepped up, every office is represented
- Provide feedback loop i.e. confirm submission approved or otherwise ☑ completed as per November Release
- Bring on more projects ☑ as at 12th December more than 50 projects are set up and being managed via Aconex

Other actions that will continue into 2023 include further streamlining of the process, developing the "approvals" functionality and piloting service users accessing the system for signing approval of submissions online.

A BUSY 2023 AHEAD FOR O&M TEAMS

Larry Murphy
Co-Product Owner for the Operations & Maintenance Module of Tririga

I moved over to Capital & Estates in March 2022 as Co-Product Owner for the Operations & Maintenance (O&M) Module of Tririga, and work with Aidan Cullinane and the O&M team to deliver this module across HSE and HSE-funded agencies.

Prior to that, I was Group Buildings and Maintenance Manager for University of Limerick Hospitals (UHL) Group from 2014, and Electrical Services Officer in UHL from 1999. Over the last 30 years, I have worked across private, semi-private and public sectors, all in maintenance roles - primarily in the maintenance of buildings, plant and equipment in the power generation, aviation, health and electronic security industries.

The extensive use of maintenance management software across those industries caught my interest and in particular, the quality of information and its relationship to the quality of information that can be pulled out of such systems and used effectively.

During my time in UHL, I implemented and managed a maintenance management system from 2002 onwards, so I hope my learning, and some of the mistakes I made over the

Larry Murphy, Operations & Maintenance Product Owner, providing the NEIS team with a tour of the O&M equipment in Tullamore Hospital.

years, might help in the rollout of O&M across the HSE.

Since we went live in April 2022, we have seen very positive uptake of the O&M module, and I would like to take this opportunity to thank all of the live sites and in particular their maintenance teams in helping us to prove and improve the O&M module user experience.

We have made some small, but very useful tweaks to the system, based on your feedback. As we dig into delivering more O&M functionality to your areas in 2023, I'm sure O&M will impress with its operational offering.

We also delivered initial space management capability in August

2022, enabling data uploads of floors and spaces to buildings, and also facilitating integration of AutoCAD drawings to visualise floors and spaces in Tririga, enhancing the functionality available to those sites that have piloted this with us.

On-boarding of floors and spaces to buildings has been strong, and we are working with a significant number of sites across the country at the moment to bring this usability to them.

For those sites and areas that will be going live with new and extended configurations in 2023, I look forward to working with you in bringing O&M and space management to you.

All in all, it will be a very busy 2023.

GUEST SPOTLIGHT

Rachel Keating, NEIS Product Owner for Environmental and Sustainability

I began working with the NEIS team as the Product Owner for Environmental and Sustainability at the beginning of October this year. The NEIS team has been very welcoming to me as I find my feet.

For the previous 2 years I worked as an Energy Officer with the Capital and Estates Climate Action and Sustainability Office based in Limerick and covering the HSE sites in the Mid-West. Before this I worked for several years in an Mechanical and Engineering Consultancy.

The Environmental and Sustainability Phase is a vital part of the NEIS project as Climate Action has rapidly become a key global issue.

The release of the Climate Action Plan in Ireland has set out stringent targets for all public sector organisations, including the HSE. Among these targets is a requirement to reduce our carbon emissions by 51% by 2030 and achieve net zero emissions by 2050.

To achieve these targets the HSE needs to be able to monitor the energy usage, water usage, and waste generated across our sites and also implement sustainability strategies on new and existing buildings while allowing for tracking of the impacts of these strategies.

The Environmental and Sustainability Phase of NEIS is currently in the early stages and at the moment my day-to-day role consists of workshops with IBM and meetings with various stakeholders as we work through the HSE requirements and how these can be best delivered through Tririga. The main focus during these first iterations is consumption tracking and carbon footprint reporting.

One key item during this stage is identifying routes to capturing data from external suppliers to allow the easiest solution for users going forwards. As we move through the stages of the Environmental and Sustainability phase there will be a focus on tracking our sustainability strategies and resource conservation options as well as reporting which will allow us to review key information about sustainability variables on our sites.

Over the coming months I am looking forward to additional engagement with the Climate Action Office and other stakeholders as we work through the various iterations.

NEIS TIMELINE

Phase 1A: Aconex Project Common Data Environment (CDE), Contract and Cost Management, October 2021

Phase 1A: Tririga ''Projects'' i.e. Capital Programme Management, October 2021

Phase 1B: Tririga "Operations" i.e. Maintenance incl. Medical Equipment, April 2022

Phase 2: Tririga "Real Estate" i.e. Property Management, due October 2022
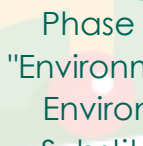
Phase 3: Tririga "Environmental" i.e. Environment & Substitutability, due April 2023

WE ARE HERE!

Phase 4: Tririga "Facilities" incl. Space Management, due October 2023

NEIS
HSE National Estates Information System
Better Data, Better Decisions, Better Outcomes

REAL CHANGE FOR REAL ESTATE WITH NEIS

Hugh Forde
Estate Manager, Corporate Property

The Tririga RE (Real Estate) module is one part of the NEIS project aiming to deliver a modern and consolidated software tool to strategically manage the HSE estate.

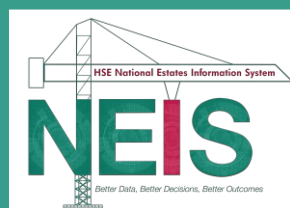Tririga RE will integrate with Capital, Space, O&M and Sustainability modules to give an integrated workspace for Capital & Estates staff to maximise the value of HSE properties and facilities. It will support decision making to ensure that appropriate infrastructure is in place when and where required in order to enhance patient, client and staff wellbeing.

Left, Hugh Forde, Estate Manager, Corproate property. Above, St Mary's Hospital, part of the HSE estate.

Phase 2 of the NEIS project commenced with the configuration of Tririga RE (Real Estate) module in April 2022 to meet the needs and requirements outlined by the HSE.

The module consisted of 5 iterations including, Transaction Planning, Lease Clauses, Lease Financials, Approvals and Reporting.

Each iteration was conducted in a five week period and included design, build, testing and deployment of the iteration. Tririga RE can manage property contracts and asset lease contracts. It can store contract documentation, conditions, clauses, options, and financial transactions in one central repository.

The application contains automated notifications and alerts about upcoming lease expiration dates and other critical dates.

We developed and configured the transaction and project planning section of Tririga RE which will allow the Estate organise portfolio plans, implementation plans, and transaction plans for the portfolio.

This would be targeted at nationwide portfolio projects such as disposals e.g. Health Centres or acquisitions e.g. Primary Care Centres (PCC) & Enhanced Community Care (ECC) programme. We also configured a digital approval process that mirrors the current Property Review Group (PRG) governances structure.

Portfolio data is the core information that you use to manage workplaces. Your portfolio consists of information about the organisations, locations, people, and assets that are associated with the portfolio.

Alongside the configuration phase, we also focused on the data required to ensure the system captured or had the ability to capture thousands of data points. We also carried out an exercise which refined the list of all Lease/ Licence contracts taken or granted by the HSE (c.1,241) and the summarisation of the key data points, where the documents were available. I worked closely with the Portfolio Product Owner and the Data Team to ensure the system reflects the estate as we understood it. Portfolio is a critical part to the foundation of Tririga and the cross module integration.

Having worked in the Property industry for over 17 years, I know the value placed on information. The HSE estate extends to over 4,500 buildings and with that comes a lot of data.

Tririga Real Estate is a critical central module for storing all data relating to the HSE's portfolio.

In replacing the Citrix based 3i system, Tririga will enable our Property Teams to make informed decision and to effectively manage our portfolio in an efficient manner.

The Pilot for Tririga RE is due to rollout in Q1 2023 to the Midlands C&E office and Corporate Property. It is envisaged the entire module will be rolled out by the end of 2023 and 3i will be retired in parallel.

Build Digital Project
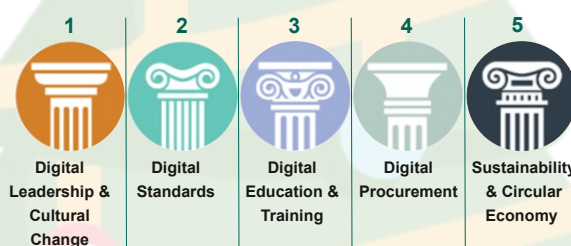A national centre of excellence

The Build Digital project was established under Project Ireland 2040 and launched on the 7th April 2022 to foster increased levels of innovation in the Irish construction sector.

The project, over a five-year period, will deliver digital adoption across the entire Irish construction and built environment sector. The project will transform the Irish construction and built environment sectors by enabling all stakeholders - particularly SMEs, clients, and suppliers - to develop, maintain, and continuously improve their capabilities as digitally enabled, standards-based, agile, collaborative, and sustainable participants in the delivery of Project Ireland 2040.

The success of the Build Digital Project will be ensured through ongoing, sector-wide and deep, collaboration between industry, academia,

government, society, and the environment. The project's team of innovators and academic leaders will work collectively with representatives of more than 20 identified "voices-of-customer" groups from across the regions, scales, sub-sectors and disciplines of the Irish construction market.

Participants in the project will assist in the identification of specific problems and challenges. They will support the co-creation of solutions appropriate to the Irish market and the sector's global ambitions. The project is structured around five pillars of interconnected activities:

1	2	3	4	5
Digital Leadership & Cultural Change	Digital Standards	Digital Education & Training	Digital Procurement	Sustainability & Circular Economy

Each pillar works with experts in that area to adapt international and national best practice to transform Irish construction.

Supports in the form of tool kits, guidance, exemplars, and templates will be produced by each pillar, with full interoperability and cognisant of the needs of all stakeholders, particularly SMEs, clients, and suppliers. These supports will be distributed and made available openly through the Irish Build Digital Exchange Hub.

Connect with Build Digital
Twitter: @BuildDigitalPrj
https://twitter.com/BuildDigitalPrj
LinkedIn
https://www.linkedin.com/company/build-digital-project/mycompany/?viewAsMember=true
Project Website
www.builddigitalproject.ie

Wishing everyone a happy and healthy Christmas from the National Estates Information System Team

Get to know Aconex with specialist training

CPD Opportunity! Aconex Training will continue in the New Year, as per the schedule below.

If you would like to be included in any of the training sessions which will be facilitated online, please send an e-mail to NEIS.Support@hse.ie with "Aconex Training" as the subject and details of which session(s) you would like to attend.

Aconex Training	Format	January	February	March
HSE Estates Staff Training	Typically 9 x 2h online sessions run over 2 or 3 weeks		9 x Sessions starting Monday 20th February 10am	
Design Team/ Contractor Training	Typically 2 x 2hr online sessions	Tuesday 10th & Monday 16th 10am	Monday 6th & Monday 13th 10am	Monday 6th & Monday 13th 10am
Project Initiation Training	1 x 2hr online session	Thursday 26th 10am		Monday 20th 10am
End User Training	1 x 2hr online session		Monday 20th 10am	

Quite often on the Aconex training we are asked about why we have certain processes built into the system. In the first instance we recommend attendees review the Capital Projects Manual & Approvals Protocol.

Secondly, there is also excellent training available from the OGP Commercial Skills Academy - Tiered Training Programme, as per Training Prospectus.

Training Syllabus for Public Capital Works Projects	
Tier	**Training Programme**
0	Introduction to Public Works Procurement
1	Practitioner Training, Commercial Skills for Public Capital Works Projects
2	Masterclasses for Public Capital Works Projects
3	Conference
Management of Public Capital Works Projects for Senior Managers in the Public Service	

If you have any questions?
Contact us on our dedicated email address
✉ NEIS.support@hse.ie

Find out more about NEIS on www.hse.ie