



CASE STUDY

University for the Creative Arts

M&E Asset Survey



Challenge

The university required a detailed M&E asset survey across its four campuses, measuring 72,000sqm, to create an accurate and up-to-date M&E asset register. The survey scope included capturing the core asset data (make, model, serial number, etc.), condition rating, supply and install of asset tags, and adding details such as replacement costs, SFG20 codes, etc. The large campus is made up of teaching spaces and accommodation buildings, all varying in age, size and condition, which are constantly in use throughout the day. This meant it was essential that the surveying team be flexible and had experience working on complex estates.

Solution

Before carrying out the M&E asset survey, Sircle had conducted audit and measured surveys across the university's estate, updating and creating up to date general arrangement CAD drawings. We were able to apply this experience and knowledge of the university's estate in the project initiation stages and throughout.

Sircle have gained extensive knowledge of working on various estates of all sizes, building types and uses, and were able to draw on this experience and knowledge gained from previous projects to provide the university with a detailed brief and approach, which guaranteed the project delivered the information it required.

Planning and flexibility were key, and to ensure the project ran smoothly and delivered on time, we allocated a Lead M&E Surveyor who took the time to discuss with the university's representative a suitable survey schedule as well as identify any potential issues/risks before the survey commencing so they could be resolved and managed. In addition, as the project covered four campuses, the project programme was shared with key stakeholders and building managers to ensure access was provided, minimising delays and return visits.

The estate consists of various properties, from modern to older. This meant choosing the right survey teams was vital. Sircle's M&E team consists of time served engineers who have spent several years maintaining M&E equipment both in the healthcare and commercial environments, giving them a major advantage in surveying as they have vast knowledge and experience on asset types and what they deliver, how they should be supported and maintained.

As part of our continual improvement program, we used a mobile surveying app to capture the information, reducing site and back-office time to create the asset register in excel format for the properties surveyed. It also gives us the ability to have a larger team conduct the surveys and have consistent capture of information across the estate whilst maintaining a high level of quality data.

Outcome

After completing the M&E asset surveys, we provided the client with M&E asset registers in excel format that allowed for easy upload into their CAFM system of choice. The reports included details of each asset and replacement costs and condition grade, which would help the University plan, budget and forecast over a period of up to 25 years.

We were also able to bring our vast knowledge and successful delivery of similar projects to the project advising on the approach, the level of information to be captured, the assets in scope, and how it should be presented. This led to a reduced timescale, cost savings and increased use of the data to aid in other areas such as H&S, occupancy comfort and maintenance overhead reductions.

Sircle have continued to support the university in the management of their estate and M&E Asset Surveys. This has included audit / measured survey, 2D CAD draughting, support in implementing and updating their MICAD IPR and fire services (fire compartmentation surveys and fire risk assessments).

Insight for the built environment

0333 999 3747

info@sircleuk.com | sircleuk.com





Our services



Survey Services

Measured Building Surveys
Drawing Verification
M&E Asset
M&E Services
Medical Gases
Vertacility
Occupancy
Point Cloud
Topographical
Building Elevations
Space & Asset Tagging (GS1)
Drainage / CCTV
GPR / Utilities
Drone Surveys



CAD & BIM Services

CAD Bureau
Drawings Review, Maintenance & Management
BIM Model Hosting
BIM / Revit Modelling
Drawing Gap Analysis
Drawing Register Creation
Schematic / Isometric Creation
Land Registry Compliant Plans



Scanning

Document Scanning
Document Management System Population
Drawing Scanning (incl. Large Format)
Invoice Scanning
Indexing & Bookmarking
OCR
Document Hosting
Legacy Scanning
Compliance Document Scanning
Estates, Facilities & Capital Manual
Scanning



Compliance

Fire Fighting Equipment and Asset Surveys
Fire Compartmentation Surveys
Fire Door Surveys
Fire Risk Assessments
Glazing Audits
Window Restrictor Audits
Asbestos Re-Inspections
Clinical Waste Audits



Project Management

Project Management
Contract Administration



Head Office
Churchill Court
Palmerston Road
Bournemouth
Dorset BH1 4HN

Manchester Office
The Atlantic
Business Centre
Atlantic Street
Altrincham WA14 5NQ

London Office
Regus
Admirals Park
Victory Way
Dartford DA2 6QD

Insight for the built environment

0333 999 3747

info@sircleuk.com | sircleuk.com

