

Asset Survey and Building Services Consultancy for BioPark Medical Laboratory - A Case Study

Our Requirements

BioPark is a specialist and unique facility that was founded in 2006 and owned by the University of Hertfordshire, UK and developed with funding from the East of England Development Agency (EEDA). There was a need to carry out an asset survey and bar coding of the assets. Located in Welwyn Garden City, BioPark is the 'Outer London' science and technology park providing specialist facilities and support for bioscience and health technology businesses to grow, and to develop new products and technologies.

In 2017, Biopark approached Codub to help provide consultancy services for Asset Condition Survey, production of building services schematic drawings and gas pipe design works.



Codub's Innovative Approach



We used handheld barcode scanners using our in-house software with defined fields for data collection. All location and property references were obtained from the Estates Department and input into our Asset Collection tool. This ensured accuracy, speed and consistency. Also, there was no need to for paperwork for asset collection, which made this an environmentally friendly project.

The Solution

Codub was the sole contractor responsible for carrying out a comprehensive building and asset survey for BioPark Life Sciences, a Research and Development Centre. BioPark offers a range of ready-to-use chemistry and biology laboratories with a suite equipped to containment level 3 (CL3). The portfolio size was 51,844 square metres.

We surveyed all the properties on site and all the engineers used industry approved Motorola held PDAs to do the asset collection, which eliminated the need for paperwork and all the associated errors and time delays. Because the PDA packs the power of a cell phone, two-way radio, bar code scanner, digital camera and mobile computer, we were able to capture pictures of each asset.

As part of the contract, all the assets were bar-coded and we configured the screens specifically for BioPark to allow the ability to collect relevant information about any type of asset, which included the medical assets as BioPark provides specialist facilities and support for bioscience and health technology businesses. We were also involved in migrating the final data into Concept CAFM system for Reactive and Planned Maintenance.

Our building services design team carried out a measured survey to produce a CAD floor plan of the various plantrooms as well as the CL3 lab. We also provided installation survey and preparation of original schematic information.

The Project Outcomes

Codub delivered:

- i. Produced an Asset Register of all plants surveyed as specified in the scope
- ii. Asset Lists mapped to reference property names and space locations
- iii. Mapped Planned Maintenance Schedule in CAFM template for all Assets surveyed by Codub#
- iv. Updated Schematic drawings for the various labs
- v. A measured survey to produce a CAD floor plan of the North and Mezzanine plantrooms as well as the CL3 lab in Building 30 at BioPark at the University of Hertfordshire.
- vi. Installation Survey and preparation of Original Schematic Information. Visited site to understand 'As Is' installation:
 - o AHU plant and ductwork
 - o Associated electrical services, controls and interlock systems
 - o Compressed air services support
 - o Room equipment, sensors and Fire alarm
- vii. Produced Schematic Drawings with various points like dampers, AHU, fans etc.
- viii. Carried out a Gas Pipe Calculation at the Fielder Centre at the University of Hertfordshire.
 - o Visited site to identify gas route and gas demand
 - o Show gas route on a drawing
 - o Carried out calculations to determine if there was any pressure loss from the meter to the appliances and to confirm if it is within the allowable pressure drops
 - o Produced results showing the appropriate gas pipe size

About BioPark



A world class research and development centre located at the heart of the UK's life science's cluster, BioPark provides a unique blend of facilities and support within easy reach of London. With 6,000 sq m of ready-to-use chemistry and biology laboratories, specialist facilities, office accommodation and extensive conference and events facilities, BioPark is the ideal base for bioscience and health technology businesses. For more information, visit <http://www.biopark.co.uk/>



About Codub Consulting



For almost **20 years**, Codub Consulting, an international management consultancy company has worked with high profile blue chip companies offering highly integrated consultancy services across the full Property, IT and Infrastructure lifecycle.

We help develop **Asset Management Plans (AMP)** that provide the framework for managing assets in a safe, efficient and sustainable manner with respect to acquisition, maintenance, operation and disposal.

At the heart of what we do is **Data Governance** and with the evolving technologies (IoT, AI, Robotics) and a better understanding of the importance of proper data management, we offer operational tools and skills to handle data and improve overall data quality.

We are the developers of QuickSmartFM, a product that allows smarter asset data survey, collection and facilities management. Codub has experience with world class maintenance & facilities management companies e.g. Sahara Group, C B Richard Ellis (CBRE), BP, GE, Interserve Facilities Management etc.

To find out more about our expertise on the above case study, please contact our Senior Field Consultant:
sales@codubconsulting.com
+44 330 3230 587
www.codubconsulting.com

