

PROJECT | CONDITION APPRAISALS FOR PFI REFURBISHMENT PROJECTS

OUR ROLE | ADVISORY AND PROJECT MANAGEMENT CONSULTANT

A detailed and comprehensive condition appraisal was delivered by NIFES at both Newcastle's Royal Victoria and Freedman Hospitals.

The project was commissioned in order to inform the PFI process in relation to upgrade requirements of the £130m Newcastle Hospitals Strategy Review Project. The scope of the assessment including building fabric, all M&E services, water, drainage (by CCTV), and it considered statutory compliance as well as condition.

Empirical assessments of the individual elements' actual site condition were made, as planned component life gave little guidance on the status of the installed equipment.

NIFES guidance was focused on advising on both immediate upgrade requirements (and their prioritisation), and the timing of future life-cycle replacements. This yielded cost estimate valuable to both capital and life-cycle packages.

Although intrusive assessments were required, the work was completed with little site disruption to the operational facilities and the seventeen-week programme set at the outset was met.

