



Mechanical Engineering – University of Leeds

Project Brief

Backlog maintenance refurbishment, M&E replacement and removal of asbestos.

Project Summary

27,000m² building, first built in the 1950's. These three buildings built next to one another form the Faculty of Engineering. The services infrastructure is original and is now beyond its useful life.

The project was carried out during a phased sequence. All the phases resulted in decants over 3 years; some of the works in certain areas were refurbished during evenings and summer holiday periods. This helped maintain daily business use of the building and access for students and staff. This process was programmed and masterplanned by Aspect4 and signed-off by the Faculty.

A full whole life cycle analysis was carried out to review the carbon impact and what reduction would be made to reduce the carbon footprint.

Aspect 4 prepared the brief and business case for capital approval; appointed the Design Team; managed the cash flow; presented at Faculty Steering Group; managed all internal affairs relating to the refurbishment; co-ordinated events/functions; and managed the decants.

Problems & Solutions

Fully occupied Laboratories and Offices for refurbishment; Asbestos issues throughout the building; very intense decant sequence on a floor-by-floor basis, staff were moved out and returned within an eight week cycle.

Sustainability/Environmental Issues

Carbon improvements made such as plant and controls modifications.

The project was completed within the client's budget and on time. The product quality was excellent.

Project Value

In the region £8m.

Project Duration

3 years.

Project Overview

Client

University of Leeds

Location

Leeds

Market Sector

Education

Role of Aspect 4

Internal and External Project Management

