

# UCI Health: Establishing a Trusted Asset Baseline During a Time-Boxed Acquisition

A Case Study for Program and Facilities Leadership

## Who This is For

PMO leaders, facilities and IT leadership, and integration managers responsible for coordinating asset visibility, standards, and readiness across newly acquired facilities under fixed timelines.

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## The Program Reality After an Acquisition

After an acquisition closes, program leadership inherits more than buildings.

They inherit:

- incomplete documentation
- conflicting standards
- unknown infrastructure
- and immediate pressure to make integration decisions

PMO and facilities teams are expected to create a sense of order quickly—often while teams are still learning what actually exists on the ground.

The challenge isn't effort. It's coordination at scale.

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## Where Traditional Asset Surveys Break Down

As part of the Tenet acquisition, UCI inherited fragmented asset and room data:

- spreadsheets from different teams
- outdated or missing floor plans
- inconsistent naming and classifications
- no shared source of reality

Every downstream activity, standardization, planning, budgeting, started with reconciliation.

As conditions changed, teams didn't adjust once, they reworked repeatedly.

This created predictable strain:

- PMO teams chasing alignment
- Facilities leaders resolving conflicts late
- Field teams sent back to verify assumptions

Not because anyone failed—but because the process wasn't designed for acquisition speed.

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## What Changed with Xyicon

Xyicon gave program leadership a single, operationally reliable way to capture and trust asset data during the acquisition— without first having to design a survey program, staff it, or clean up results afterward.

Instead of collecting data and fixing it later, Xyicon handled inventory capture as part of execution:

- Room and asset data were recorded during walkthroughs
- Photos and 360° imagery were captured in context
- Rooms, assets, and locations were linked at the moment of entry

The result was a complete, usable baseline, not a draft that required cleanup.

Using four two-person Xyicon survey teams, the inventory covered:

- **3,777 rooms**
- **41,139 assets**
- **26 buildings** across **4 campuses**
- completed in **90 days**

UCI teams focused on access, validation, and integration planning—without managing survey logistics, staffing, or post-survey reconciliation.

No parallel spreadsheets. No cleanup phase. No last-mile scramble to make the data usable.

While Xyicon can support and train client-led survey teams, many organizations choose full execution during acquisitions to reduce coordination risk and reach a trusted baseline faster.

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## Why This Matters to Program Leadership

### Standards without enforcement overhead

Rooms and assets followed consistent definitions from day one—no retroactive normalization.

### Fewer escalations

Most questions were answered by the data itself, not by chasing updates across teams.

### Traceability under change

When conditions shifted, teams updated the model instead of rebuilding artifacts.

### Predictable handoffs

Downstream teams received usable information without restarting discovery.

Taken together, these changes removed friction from the middle of the program. Leadership no longer relied on heroics, follow-ups, or late reconciliation to keep projects moving. Execution became steadier, surprises were reduced, and teams stayed aligned around the same facts from acquisition through integration.

In short, PMO and facilities leaders moved from firefighting to orchestration.

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## Proven At Scale

This execution model wasn't invented for UCI.

Xyicon used the same approach during Kaiser Permanente's acquisition of Group Health, surveying more than **50,000 IT assets across 63 buildings and 16,000 rooms** within a similarly compressed window.

Different scope. Same execution discipline.

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## Beyond the Acquisition

Because the data persists:

- integration continues without re-surveying
- standards evolve without starting over
- planning, sourcing, and deployment reuse the same foundation

The survey becomes a baseline—not a throwaway artifact.

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## Next Steps

- Compare this approach to how asset data is gathered and reconciled in your current acquisitions
- Identify where PMO and facilities teams are absorbing coordination work today
- Walk through a real acquisition-scale example to see how room-based modeling reduces rework
- Request additional case studies covering activation and downstream execution

**Contact Xyicon** to establish a trusted asset baseline earlier in your next acquisition.

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*Disclaimer: Timelines and data completeness depend on site access, coordination, and the availability of existing records. Xyicon provides the platform and experienced execution teams; external constraints may affect outcomes.*