

## Project details

### Services /

Construction Management  
Project Management  
Cost Management  
Relocation Management  
Property Advice

### Value /

£68.5m

### Location /

Andover

### Contract /

JCT Suite



Development of a purpose-built 130,000 sq ft office/production facility within a 13 acre site for an international wholesale bakery company. Works included the construction of a base-build shell (design and build) and highly serviced fit-out (Construction Management route) including installation of 6 automated production lines for premium bakery goods.



## Key challenges/features

- / Construction completed on-schedule despite initial six month delay to project start date and funding approval.
- / Ceiling required raising half way through construction, with no disruption to schedule or installed services and equipment.
- / Most technologically advanced bakery in Europe.
- / Fast-track design/planning/construction periods to meet required date for commencing production to meet business case (two year period from start to finish).
- / Procurement and management of over 100 contractors within a 13-acre construction site.
- / Structured approach to management/coordination of various work-streams covering the complete project scope.
- / Use of Construction Management procurement route to meet the programme requirement and allow integration of Client appointed production equipment contractors.

## Rekan scope

- / **Project Management** / overall project coordination/management including consultant scopes/appointments, Client/User briefing, design management/coordination, programme/logistics, Client reporting, stakeholder management/liaison.
- / **Cost Management** / overall financial management including cost planning, cost reporting, contractor procurement/commercial management, value engineering and consultant appointments.
- / **Construction Management** / management/coordination of site activities and trade package contractors including Principal Contractor role for fit-out phase and Client equipment installation.
- / **Relocation Management** / management of staff/equipment migration from existing facilities including equipment schedules, staff briefing/guidance, removals contractor procurement/management.
- / **Property Advice** / negotiating exit from existing premises with Landlords.