

# Total Efficiency in practice: Butcher's Pet Care Pet Food Manufacturing Facility

**Client:** Butcher's Pet Care | **Project:** Food manufacturing facility  
**Sector:** Infrastructure and Industry

## CHALLENGES

To provide BPC a facility to manufacture and store pet food of approx 260,000 sq ft.

To provide a bespoke facility with the built in flexibility to attract investor/purchaser to secure sale of asset at completion.

To deliver a facility designed to minimise land take and maximise site density.

To design efficient internal floor space to accommodate manufacturing and ambient, chill and frozen storage of goods.

To integrate and cost the base build and BPC enhanced fit out works.

To produce master programme to integrate base and fit out works and sequencing of the migration from the existing facility.

To manage pre-commencement activities required on site prior construction.

To fulfil the developer's requirement to achieve early vacant possession from the existing facility.

## SOLUTIONS

Provision of employer's representative and commercial management throughout the project.

Advise on procurement of developer's base build and BPC enhanced fit out works.

Identify cost benefits for alternative design solutions through the design development stage.

Provide cost transparency and 'open book' through tendering process to ensure BPC obtain best value.

Support project management and design team to coordinate detailed design and requirements of BPC to provide full turn-key solution.

Early involvement of contractor to facilitate programming of all activities and migration with BPC existing operation and production plant the existing facility.

## RESULTS

Project programming of all project activities to align with developer's and BPC requirements.

Complete cost certainty and transparency between developer and BPC for a full turn-key solution.

## REFLECTIONS

Integration of all stakeholders optimises design solution.

Open book procurement provides transparency and total cost certainty to both parties.

Providing full turn-key approach reduces overall project and migration programme.

Early involvement brings buildability certainty.



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