

case study

“When you are going through a big factory move like this it is important to use a Project Management company, who specialise in this line of work. There is so much to think about that without the support of Premis it would have been virtually impossible and certainly a daunting task.”

Peter Dixon
Operations Manager

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Scholle Europe Ltd

In December 2007 Premis was commissioned by Scholle Europe Ltd to manage the fit-out and relocation services of its new UK headquarters in Gateshead. The new property at Follingsby Park, Gateshead totaled 42,000 sq ft, which required considerable conversion work. Premis was tasked with specifying the necessary infrastructure and specification to enable Scholle to enjoy a seamless transition. The new lease was to be signed in April 2008 and the planned timescale for the move was September 2008.

Comprehensive project management service

Premis provided a comprehensive project management, space planning and design service for the duration of the project. Included in the design and management were;

- Mechanical and electrical specification
- The requirement for electrical capacity upgrade
- Building conversion (wet trades)
- HVAC
- Internal fit out
- Signage
- Contract management
- IT control and management
- Telecommunication

The Pioneer of Bag-in-Box

Scholle Packaging, the Pioneer of Bag-in-Box™, is a world leader in bag-in-box packaging for the food, beverage and industrial markets. With manufacturing locations on 5 continents and products that are sold in over 60 countries, Scholle is committed to providing locally-manufactured products with unprecedented innovation, quality and customer service.

Scholle offers a broad range of packaging solutions and expertise dedicated to meet its customer needs. The breadth of Scholle's Bag-in-Box product offering includes flexible films, filling equipment, bags, fitments and caps. With significant resources deployed in areas such as R&D and innovation, Scholle is on the forefront of bringing flexible packaging technology and trends to life.

case study

continued
Scholle Euope Ltd

“In the end with the combination of our efforts and the support of Premis we managed to deliver the whole move “bang” on time and no customers were let down.”

Peter Dixon
Operations Manager

- Furniture layout and procurement
- Support and advice on overall procurement
- Physical relocation

Initially Premis supplied an M&E consultant to provide information to the client prior to commencement of any work on site which included; the assessment of necessary power requirements for the new site, the arrangement of a new upgraded power supply, an assessment of the current M&E infrastructure, and detailed drawings and specification for the suggested M&E installation. This enabled the Premis project manager to carry out a detailed tender process based on the results and findings.

This included the relocation of large production machinery, which needed de-commissioning and re-commissioning, to a strict programme to ensure minimum operational downtime and feeds into the support services in the new facility.

Premis provided a dedicated project management service to Scholle which included managing and detailing of the specification of works and items for procurement, assessing the client's timescales and financial limits for the project and developing the project strategy and management structure.

The project programme

Premis also prepared the overall project programme throughout, identifying and maintaining direction along critical activity routes, as well as establishing and facilitating lines of communication for the project team. Premis updated and produced the weekly Project Execution Plan as part of the ongoing communication support to Scholle.

Premis identified and pre-qualified contractors and suppliers for all agreed areas of the project and coordinated the preparation and production of tender documents for all works packages and equipment. On site the project manager directed all building contracts staff and major aspects of functional requirements.

Along with its space planner, Premis distributed “as built” and “as fitted” design drawings and other production information to the client and the relevant contractors.

As part of the on site management, Premis carried out the coordination of the new compressor installation and pipe work, as well as Scholle's ICT service. Premis managed the required electrical upgrade for an increase in electrical capacity and produced electronic drawings to enable the architects plan and planning application for a new transformer house.

Premis carried out complete Building Regulations and CDM Planning for the proposed works and supplied relevant documentation and drawings. As part of the construction works Premis coordinated new office partitioning, floor coverings, refurbishment, and the construction of new compressor housing externally.

Premis project managed the relocation of the existing telephony system, installed new structure Cat5e cabling and new security and a fire system into the office and warehouse area. Part of the management works included for a new HVAC heating system for the new factory, warehouse and upper offices. Warm air blowers were installed in the new warehouse and factory. Premis also provided management for the installation of new industrial racking to the new warehouse facility.

Premis delivered the new facility to Scholle to the agreed specification, working from a detailed brief, producing technical drawings to reflect the brief, controlling and coordinating the procurement and selection process for all contractors, managing all selected companies on site throughout and delivering a successful project on time and on budget.

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Premis
transition management