



Industrial

Exceeding Expectations

Constant Communication

Minimum Disruption

Building A New Home for World-Beating Logistics



CASE STUDY

SECTOR

Industrial

CLIENT

Melburg Capital

BPG was given the responsibility to fully strip out and refurbish Yorkshire's biggest industrial letting of the year. The site at Wakefield 41 was being prepared by our client, Melburg Capital, as a brand new distribution facility for Saint-Gobain to consolidate several smaller existing XPO Logistic sites. With this innovative global brand as the prestigious new tenants of a 210, 000 sq. ft location, there was an even keener motivation for our team to focus on the highest levels of communication, detail and quality of delivery.

Building For Efficiency & Sustainability

Saint-Gobain is on a mission towards becoming the world leader in light & sustainable construction. Their reputation is built on over 350 years of innovation in this area with unrivalled knowledge & experience made available to all their customers & partners. The 51.2 Billion Euro turnover of the organisation is driven by clear focus on integrated solutions for public and private buildings through continuous development for improved sustainability and performance.

BPG was tasked with creating a new Northern Distribution Warehouse to allow for simpler, faster and more efficient deliveries to their client base. This consolidated operation would dramatically reduce the number of individual deliveries that serve all their project orders, and therefore introduce an even greater positive impact for sustainability and distribution capability.



Understanding The Challenge

The BPG team was aware from the initial consultations that flexibility, adaptability and fully coordinated reactions to changes would be key areas for success on this project. This meant that communication lines between all stakeholders, subcontractors and suppliers must be frequent, detailed and professional at all times.

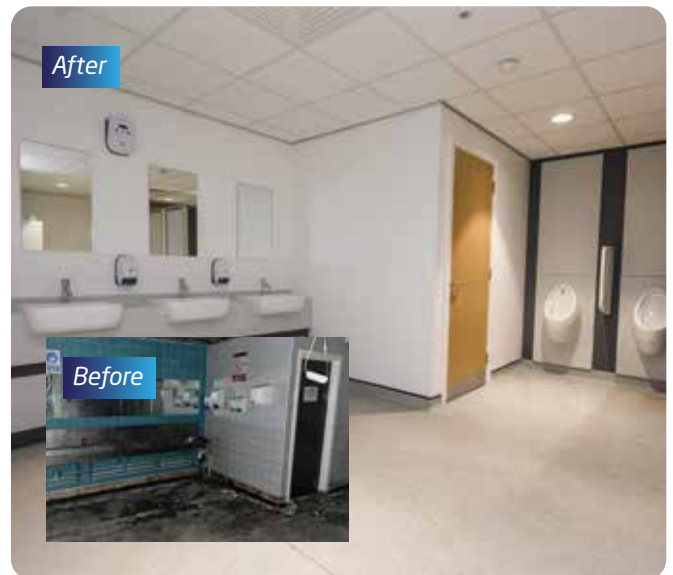
Changing the XPO logistic distribution process from multi-site to a consolidated warehouse presented the initial challenge of having fixed move-out dates for the current locations. All existing products from every site had to be rehomed in the new Wakefield 41 distribution centre without any margin for error on the deadlines that the project was given. This time lock also added an additional level of complexity for the overall refurbishment as Saint-Gobain was still designing the new space as our work had begun.

Operating in this live environment allowed us to successfully demonstrate exactly how important the BPG philosophy of constant communication and minimum disruption is to the way we work.

A Safe Pair of Hands

Every project has unseen obstacles that can't be accounted for during the planning stage. BPG's experience has taught us to prepare for anything and we are quite confident that we've seen our fair share of surprises over the years. However, finding 100 tonnes of solidified ink abandoned on the Wakefield 41 site definitely has to go down as a first. This had the potential to derail the fitout, and with an already tight schedule, we had to quickly connect with our network of specialist subcontractors to have it removed safely and rapidly.

The safety of all contractors on a BPG is always paramount, of course. At Wakefield 41, we were also quick to respond with the installation of a safety netting on the Southern Shed to protect our team and any subcontractors and ensure regulation compliance at all times.



Scope of Works

The entire project was carried out in just under 12 months from November 2022 to October 2023. The overall logistics involved working in tandem with both Saint-Gobain and XPO Logistics, who were operating in the building at the same time, to achieve two separate sectional completion dates.

Using RFI & RFP schedules throughout a job, in combination with our own established early warning sign identification procedures, is our tried and tested process of keeping everything to programme. This proved essential for the Wakefield 41 project due to the number of parties and contributors working in a live environment.

The scope of work on this project can be detailed in two broad categories:

Installations

- Before any installations could begin there was a full strip out of 210,000sq ft space to remove all machinery, M&E services, and internal layout to leave an empty shell.
- 32,000sq ft on concrete hard standing was broken out and newly installed concrete with 1000lm F900 heavy duty drains installed throughout the site.
- 38,000sq ft of cladding was installed to the perimeter of the building with all new purlins and support frames.
- 7 new sectional doors with support steels installed across the site.
- 210,000sq ft of concrete repairs to internal concrete slab and 5 large machine pits to infill.
- 140,000sft of cladding repairs to roof structure and sheeting
- New build and refurbishment of offices throughout the facility.
- New substation created with new incoming power to feed the whole facility.
- Installation of new FD60 rated fire doors to the first floor stairwells. These were complete with vision panels, door closers and stainless-steel kick plates alongside associated door casings and frames where necessary.
- Installation of new doors to storage rooms with suitable casings and frames.
- Installation of new full timber skirting boards.
- Installation of new 600x600 carpet tiles for the most efficient flooring solution.
- Installation of new suspended metal ceiling grid with inset 600x600 mineral fibre ceiling tiles.
- Installation of a brand new accessible WC to the former First Aid room. This includes the toilet, wash hand basin and grab rails in accordance with the regulations of approved Document M.
- Installation of new shower trays and associated fittings as defined by architectural drawings & design.
- Installation of a new steel mezzanine to facilitate a platform lift at a later stage in the future. This was all completed with reference to architectural drawings and design. New partitions were formed as part of this work to create a reception with internal doors.

Replacements

- Replace the existing ceramic wall tiling in WCs & shower rooms with white rock hygienic wall cladding. This was carried out to suitably allow for any dot and dab work to be completed after.
- Replace all existing sanitaryware in WCs including hand basins and showers.
- Replace all of the existing vinyl flooring with new non-slip equivalent vinyl flooring. This included proprietary nosings to the stairwells.
- Replace all missing doors with suitable casings & frames.
- Replace existing IPS and cubicles to all WCs.
- Replace aluminium framed double entrance doors to match the existing design.



Exceeding Expectations & Meeting Deadlines

The nature of working on a project that is subject to change and revision from ongoing design always means that extra work will be required. For the new XPO Logistics distribution facility at Wakefield 41, there was approximately £1 million pounds worth of additional refurbishment that needed to be undertaken. The BPG team is proud to say that this was all completed to the original project end date with no delays caused. This is a great illustration of our dedication to exceeding expectations for High Care environments in everything we do.

Working with BPG means Saint-Gobain now has the perfect distribution warehouse for their operations. It provides them with the foundation to keep building for future success and supports their ultimate vision to keep 'making the world a better home'.

"The quality of this refurbishment is reflected by the quality of the occupier. It's imperative to understand the operational and sustainability requirements of an increasingly discerning occupier base."

Andrew Burns - Head of Asset & Development Management - Melburg Capital



Let's Get Talking

Our Industrial High Care Environment Team of specialists are always ready to talk about your next project. Drop us a line here or give us a call and we can get started together.

 **Building Projects**
For High Care Environments

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