

Bio Sciences

SAFC

Services: Quantity surveying, CDM co-ordination, project management, employers agent

Contract Value: £20,000,000

Project Overview

Keegans have worked with SAFC over a number of years on the facility at Irvine providing project manager, cost consultancy, employers agent, project co-ordinator and CDM co-ordinator services to the Client. Primarily it was a design and build contract based on partnering principles and using the NEC contract.

This has included a new raw materials warehouse, a new finished goods store, new canteen, new quality control laboratories, new secondary changing rooms and toilets, office refurbishment and upgrade, internal layout changes to achieve a better flow of materials including link corridors.

Also included has been the building of a new production facility for powder and liquids, this has included clean rooms to the current standards, WFI, steam injection, purified water, steam boilers, chillers, additional power supplies and sub station, bag filling areas and movement for raw materials and finished goods. Formation of antibiotics area has also been completed.

We developed the initial cost budget with the client and the contractor

to agree a target cost on which the finance was agreed. Due to issues developing on site we undertook a comprehensive value engineering exercise which brought the project back on to budget. It was further complicated in that the programme had to be extended as the client did not have all the funding available. We worked with the contractor to agree re phasing and overheads. We also provided detailed costs so that the Company could apply and receive regional development funding and provided several breakdowns of costs for their accountants who were looking to minimize tax. We also carried out monthly valuations, priced and agreed variations with the contractor, produced monthly financial statements for the client and held quarterly reviews of cost and performance in order to demonstrate continuous improvement on the project.

We are currently working with the client to upgrade the current research building with the formation of new clean rooms and bag filling facilities. In conjunction with this we are working with them to build a new powder production facility which will include clean rooms additional manufacturing areas, storage and upgrading to existing services.

