

P&G Case Study

Project: 74 000 m² warehouse

Location: G.Park Amiens, France

Contract value: 40 million €

Build period: 8 months

Handover date: February 2007



1. Overview

Gazeley, global provider of logistics space, delivered its largest development to date in France for the world-renowned consumer goods manufacturer, P&G. Located on an area of 200,000 m² in the logistics centre of Amiens Métropole, the development was designed to support P&G's strategic business needs in the area and completed in February 2007.

2. The challenge:

P&G wanted to simplify its network in France, and the Amiens region in particular, in order to streamline its distribution process. One element of this was the consolidation of four existing warehouses into one off-site service centre that could accommodate multi-category products.

With a production plant also located in Amiens which provides a constant flow of goods, the challenge for P&G lay in choosing a strategic location which was close to this existing plant and would have the capacity to store the high quantity of goods being produced and distributed.

3. Gazeley's solution

A tailor-made approach

Gazeley was able to offer a totally client-based approach, designed to suit P&G's activity and meets its strategic needs.

Technically, it was not possible to construct one single facility due to the existence of an underground high pressure gas pipeline passing through the middle of the site. Gazeley and P&G therefore decided to construct two identical buildings of smaller sizes in order to accommodate and overcome this restriction.

The result is that P&G now stores all of the products dedicated to the British market in the first building, whilst products in the second building are dedicated to all other destinations within Western Europe, primarily France and Italy.

P&G very much appreciated Gazeley's expertise, its skillful interface with the local communities, and other parties involved in the project. Gazeley's professionalism, monthly meetings and its "can-do" attitude towards the client encouraged a positive and fruitful cooperation between both parties

Environmental initiatives

A key factor in P&G's decision to work with Gazeley was the environmental credentials of the project. The latter introduced a variety of technologies to help P&G both reduce the carbon footprint of the buildings and also lower operating costs.

Gazeley proposed a timber frame roof using FSC timber and also decided to increase the thickness of insulation on the roof to a considerably higher standard than is required in France. Improving the thermal efficiency of the buildings in this way led to reduced heating requirements which brought about savings in energy, carbon footprint and running costs .

Gazeley also proposed a 20kW wind turbine as a source of producing renewable energy at the site, the first wind turbine of this kind to be installed at a logistics facility in France.

As a result of these environmental initiatives, the site received an award in 2008 from the French association of logistics professionals, "Aslog".

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Further details of the sustainable initiatives used in this development are listed below:

A. Initiatives to reduce CO2 emissions and energy use

- Photovoltaic panels
- T5 lighting in offices
- Service water heated by solar panels
- Economic warehouse lighting (Sunlux),
- Increased thickness insulation

B. Initiatives to improve management of water

- Spray taps
- Storm water collection
- Low flush volume WCs and waterless urinals

C. Other environmental initiatives

- Timber frame and FSC origin timber
- Planting from local provenance
- Dividing walls and ceiling tiles made from DSG gypsum
- Organic paint
- Carpet made from recycled material

Delivery time:

The two buildings were delivered within eight months, and P&G was able to start its operations from the 1st of April 2007 following the completion of their substantial installation work for the racking system and all other fit-out works. This speed of delivery ensured that Gazeley met P&G's precise requirements in a timely way.

Flexibility during construction:

P&G wanted to maximise the storage capacity of the buildings so that additional products could be stored. As a consequence, many changes were required in the racking layout.

Ensuring maximum flexibility for the customer, Gazeley worked to adapt and accommodate these changes within the delivery times committed.

P&G also decided to incorporate a 5,000m² mezzanine floor in the second building, which was not part of the original scope. The continued close co-operation between P&G and Gazeley enabled the additional space to be successfully incorporated without compromising the committed construction programme.

4. The results

The simultaneous delivery of both buildings was a well-tailored response to P&G's requirements, fully consistent with their Western Europe Distribution Masterplan and with sufficient capacity to accommodate acquisition integrations. The project has successfully reduced the company's finished product logistics costs, by reducing operational, storage and distribution costs.

The savings achieved are as follows:

- 1,960m³ reduction in water consumption
- 1750 MWh reduction per annum in energy consumption (electricity and gas)
- 266 tons of CO₂ savings, (equivalent to circa 292,600 truck km's)
- a saving of €90,000 per annum in operating costs

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Jane Hardman P&G Global MDO Engineering Leader, explains

“We are extremely satisfied with our partnership with Gazeley, who perfectly responded to our specifications. We worked hand-in-hand to design and construct a facility within exceptionally short timeframes – a great achievement. Gazeley was able to take account of our constraints and apply its know-how, and especially its environmental approach, to deliver our needs. This centre is now our largest stand-alone distribution unit in the Western European region”.

Impressed with the delivery of the twin buildings in Amiens, P&G is now looking at ways that the sustainable model can be applied to its other logistics projects throughout the world.

Maité Inglis, Directeur General of Gazeley France, observes:

“For Gazeley this represented the largest operation performed in France for an international client on the scale of Procter & Gamble, integrating a series of environmental initiatives. Today, G.Park Amiens is a perfect illustration of the commitment we give to all of our clients: a tailor-made service and delivery guarantee”.