

Project: ***Manufacturing Facility Addition,  
Employee Center Remodel***  
*Designed with renewable energy, repurposed materials*

Location: ***Indiana***

Role: ***Construction Management***



*Front of completed 14,528-sf employee center and offices*

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*There is an unparalleled  
sense of ownership...  
to deliver results while  
building relationships  
within the project team.*

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### Description

Perry Construction Management (PCM) managed construction of a 9,981 square-foot manufacturing facility addition and 14,528 square-foot remodel. The employee center included interior and exterior and doubled office space with a second floor to provide a work environment designed to support the well-being of employees.

Project scope included pre-construction through closeout and turnover. Pre-construction work required site preparation and civil infrastructure, relocation of existing utilities with new connections for stormwater, electrical and other services, cast-in-place concrete foundations and floors with CMU masonry wall systems, structural steel roofing and deck, TPO roofing and LED lighting systems.

## Project Description

Manufacturing Facility Addition,  
Employee Center Remodel

### **Client**

The Clif Bar Company

### **Project Architect:**

CSO Architects

### **Construction Project Manager:**

The Dennis Group

### **Prime Contractor:**

Pepper Construction

### **Start/Completion:**

3 / 2019 – 10 / 2019

9,981 square-foot manufacturing facility addition and 14,528 square-foot employee center remodel.

### **Client Rating of**

### **Perry Construction Management:**

Exceptional (5/5)

### **Client Comments:**

“(I) Highly recommend Perry for construction management especially for expertise and focus on safety programming and management. There is an unparalleled sense of ownership from Perry to deliver results while building relationships within the project team. Exceptional service from Perry, top-to-bottom.”

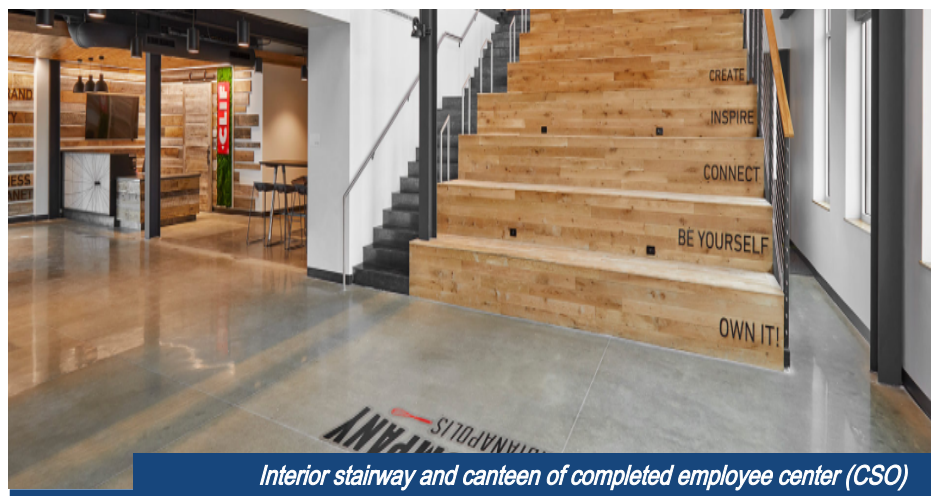
A robotic material handling and storage system with high density racking was installed following building completion. Project activities took place at an operational U.S. Food and Drug Administration (FDA) regulated food manufacturing facility.

PCM reviewed and approved the original design plan for conformity to Good Manufacturing Practices (GMP) and applicable requirements of authorities having jurisdiction (AHJ) for the manufacture of food. (GMP is a standard set by the U.S. Food and Drug Administration in the Code of Federal Regulations) PCM reviewed and validated design change orders and daily practices throughout the project.

Each trade contractor’s overall scope of work was reviewed to ensure it was in accordance with the design parameters. Trade contractor credentials were vetted and work product was inspected to meet project specifications and best practices of the trade.

Once construction and installation began, PCM performed daily worksite inspections and work product review to ensure conformity to design specifications, quality standards, government regulations and client site rules.

At project completion PCM facilitated, with project designers and client, the check-out and full commissioning of newly installed system(s) to ensure proper operation at turnover and startup.



*Interior stairway and canteen of completed employee center (CSO)*

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*(I) Highly recommend Perry for construction management especially for expertise and focus on safety programming and management. Exceptional service from Perry, top-to-bottom.*

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### Tasks and responsibilities

Acting as the owner's representative, PCM oversaw the construction schedule and budget, construction administration, managed all change orders, including cost and schedule, and reviewed and approved contractor invoicing. PCM facilitated consistent and smooth communication between project designers and contractors.

PCM provided daily, weekly and end of project reports on project status to appropriate stakeholders for client and design firm.

Tasks were coordinated with project stakeholders managing the project to successful completion as evidenced by an overall project rating of Exceptional (refer to Factor 1 – Past Performance, Table 2). This included daily inspections of construction site for food-safe containment, work site safety practices and adherence to regulations of AHJ.

At project completion a punch list completion of incomplete or open items that were part of the original contract and a Pending Items List (PIL) of open items outside of contracted project scope were created and distributed to appropriate parties. PCM provided assistance as requested by the client with follow up of warranty related concerns.

