

## CASE STUDY

# Project extranet cuts time and cost for Asda

Kajima used BIW Information Channel to speed up design and build of a new superstore for Asda in North Wales during 2000, and both Kajima and Asda have since gone on to use it for a variety of other projects.

### Key benefits

- Improved team integration through selection and use of a single, shared source of the latest documents, drawings and other information
- Net cost savings of over £12,000 on printing and postage
- Drawing issue/review/re-issue process reduced from ten days to an average of just two days (the best time noted was four hours)
- Around £31,000 saved on design team fees
- Fewer meetings
- Faster location and retrieval of drawings
- Contributed to saving of a third in overall time taken to deliver project

### Background

Kajima Construction Europe (UK) Limited, part of the global Kajima organisation, adopted the use of BIW Information Channel from BIW Technologies during 2000. As one of Asda's partner contractors, Kajima was to carry out a new £10million superstore development in Wrexham, North Wales, for the retailer. Asda wanted fast-track delivery of the new 45,000 sq ft superstore, and Kajima set a very tight target for the design and build project.

Kajima seeks out innovative and improved methods and materials on an ongoing basis: "We look at things in a different

way. We see what we can do to make a difference without increasing cost", said contracts manager Mark Corrigan. "The key things for us are attitude and approach. Innovation and quick delivery go hand in hand - so we look at new ideas, and when we find good ones, we go for them!"

The Wrexham design phase lead time was short, and there was enthusiasm from Asda, Kajima and the other suppliers (who included consultants Dewjoc, WSP Northern and DDA, and specialist contractors Walters, Severfield Reeve, Lakesmere and Elequip) for the concept of using an online system to hold information centrally.



## The approach

BIW Information Channel assists project collaboration and supply chain integration. It provides a secure project-specific information hub or exchange. Every team member uses this for creating and sharing all project data via the internet, using a standard web browser, and with no need for any specialist software.

BIW Information Channel was implemented for the Wrexham project to good effect. In total, around 30 different companies had access to the system, collectively logging-on some 7,000 times during project delivery, and publishing 400 documents and 1,261 drawings.

Because client and supplier team members could simply log in to view drawings, there were useful cost savings of more than £11,000 on printing and £1,000 on postage. The project architect reported an 8% increase in efficiency. Traditionally Kajima finds the drawings issue/review/re-issue process can take ten days; here the team was able to reduce this process to an average of just two days. The best time noted was four hours! Around £31,000 was saved on design team fees. The number of meetings decreased as the feeling of control grew.

Using other innovative techniques and materials during the build phase, the team took just over 13 weeks to complete the superstore - which Asda was able to open a day ahead of

schedule (planning Permission was granted on 3 March 2000 and the store was completed on 15 September 2000.

"BIW Information Channel gave us a lot of help in this," concludes Mark Corrigan. He now sees the service as key to the success of fast track design and build projects.

The benefits of this new way of working have been noted with interest by other clients of Kajima; the company then used the BIW system on more than a dozen other projects, including office developments in central London, government agency buildings in East Anglia and Merseyside, and factory buildings in northern France. In June 2002, it agreed a four-year, £1m deal to use BIW Information Channel as its corporate standard for all projects in the UK and mainland Europe up to 2005.

Dick Barker, managing director of Kajima Construction Europe (UK) says: "In every project where we have used this technology, we have saved time, cut costs and improved efficiency during design and construction. Moreover, the system has helped to support and differentiate our bids."

Asda (2002 turnover of £10.7bn, from 240+ UK stores) has since used the BIW system on over 30 projects, both new-build schemes and store refurbishments, and is using it to manage standards across its projects.

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