



The specialist for industrial buildings.

**PACOVIS AG**

**INSIGHT**



**Pacovis, a company specializing in food and non-food products, has experienced continuous growth over the past twenty years. This is reflected in the gradual expansion of its production capacities. Three stages have been completed so far as part of a long-term master plan. The third stage involved the extension of a new office building, which was boldly constructed by IE Food on the roof of the wet production hall while operations continued.**

Founded in 1935, Pacovis is a long-established Swiss company that has long since established itself as a dynamic and innovative partner to the food industry. Using the latest technologies, Pacovis Switzerland produces high-quality meat, delicatessen, and convenience products, as well as packaging solutions and consumables for the food industry at its Stetten site. Its customer base ranges from restaurants and food retailers to catering and retail businesses. In addition to general growth, the enormous increase in online sales also triggered a great need for office workspaces. Pacovis commissioned IE Food to plan an office expansion that was to be carried out on the existing company premises while production continued - a task that required many of the IE planners' skills.

# INCREASE IN PRODUCTIVITY IN THE TRADING BUSINESS.

CONSTRUCTION OF A  
**NEW OFFICE** BUILDING  
FOR **PACOVIS AG**  
DURING ONGOING  
PRODUCTION.



*«Two construction sites in the middle of production pose a major challenge for a food production company with high hygiene requirements. Thanks to IE's intelligent construction planning and the excellent cooperation of all parties involved, production and commercial operations continued without interruption.»*

*Michael Eser,  
CEO Pacovis AG*

# SUCCESS FACTORS

## 1

ON THE MOVE WITH AN IE MASTER PLAN SINCE 2001

### **SPACE FOR PLANNING THE FUTURE.**

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In order to keep all options open for the company's development, a long-term master plan is essential. It allows the company to respond flexibly to changes in the market and to implement each expansion step within the context of a long-term perspective. IE Food had already developed a master plan in close cooperation with Pacovis at the turn of the millennium. This formed the basis for the construction of a new factory section and the reorganization of the existing factory building in 2001/2002. It also served as a guideline for the addition of a building for wet production around ten years later. During this phase, the IE planners already envisaged a possible extension of this annex. This was implemented in 2019/2020 with an addition to the hall, which increased the number of meeting rooms and office workstations (from 80 to 155).

## 2

UNCONVENTIONAL WORKING HOURS FOR CONSTRUCTION WORKERS

### **NO INTERRUPTIONS TO ONGOING PRODUCTION.**

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Following an update to the master plan, IE Food developed a project divided into two parts: to the north, the second floor was extended on the roof of the wet production hall. In the southern area, the reception area for customers and guests was to be converted and a break room with a cafeteria and a covered loggia was to be created. The realization of the expansion project thus resulted in two construction sites in the middle of the production infrastructure, which had to continue to function with as little disruption as possible. Building while production continued - a core competence of IE - proved to be a particular challenge in this project. The IE planners got the noise problem under control by having the loud work done at lunchtime, after regular working hours, and on weekends. Construction walls were installed to protect the production facilities and prevent contamination of hygiene-sensitive areas. Logistical issues were resolved in consultation with Pacovis' production managers through a coordinated schedule. Some of the traffic was routed via a temporary ramp. A well-thought-out phasing of the work also ensured that production and construction activities could run smoothly side by side.

## 3

ARCHITECTURALLY CONSISTENT INTEGRATION

### **A SPACIOUS, FUNCTIONAL ROOM CONCEPT.**

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The newly constructed office floor forms an architectural unit with the existing wet production hall. Only a fine joint between the first and second floors on the facade indicates the different uses. The windows follow the same grid pattern throughout the entire building. On the new second floor, the shell encloses an open-plan office without high partition walls and with widely spaced slender columns. Light-colored parquet flooring laid across the entire area contrasts with the functionally designed working environment and creates a feeling of warmth. The room layout is based on a well-known modular furnishing program that emphasizes the functional appearance of the space. The deliberately small meeting rooms with lockable doors are integrated into the open-plan space as islands.

# 4

AN INNOVATIVE SOLUTION FOR AIR CONDITIONING

## GROUNDWATER BECOMES COOLING WATER.

Behind the pipe and duct systems lies a forward-looking concept for air conditioning. This is based on the supply of cooling water, which is extracted from the groundwater with official approval. Especially when heat radiates into the room through the generously sized windows during the increasingly warmer summer months, the comprehensive cooling system ensures pleasant temperatures in a sustainable manner. The integrated LED lighting is also highly energy-efficient and, in combination with daylight, creates a friendly atmosphere. This energy-efficient, acoustically and aesthetically impressive solution promotes the well-being of employees and increases their motivation.

# 5

TRUST BUILT ON DECADES OF COOPERATION

## DIALOGUE FOR CONFIDENT DECISIONS.

Pacovis has been working with IE Food for over twenty years. Over the decades, a stable relationship of trust has developed, contributing to the successful development of the company. For IE, it is this customer's cooperative attitude, dialogue on equal terms, and decisiveness that enable goal-oriented and effective planning work. Pacovis, in turn, values the strategic expertise of IE's planners, as well as their know-how in the key disciplines of logistics, food technology, hygienic production, and architecture from a single source, and their guarantees in terms of costs, deadlines, and quality.



### 12 MONTHS

- › Planning and construction period
- MARCH 2020**
- › Completion



### 300 m²

- › Area of new office building
- 400 m²**
- › Reception and break area



### CHF 4,1 MILLION

- › Total investment volume



### SERVICES

- › New office building, renovation of reception and break area: overall responsibility as general contractor
- › Installation of climate control/cooling ceilings throughout the entire office area (including existing section): general planning



# IE FOOD

The specialist for industrial buildings.

## We are the IE Group: your specialist for industrial buildings.

We plan, design, and construct industrial buildings. Our goal is to maximize the efficiency of your production with industrial buildings that are perfectly tailored to your manufacturing processes. We work in manageable and therefore effective teams of industry experts whose motivation and initiative you can rely on. Because at our company, all employees are involved in the business. Of course, we also give you guarantees on costs, deadlines, and quality. **IE Plast, IE Food, IE Life Science, and IE Technology** are part of the IE Group, which has been in the market since 1966 and offers the necessary financial backing - even for large construction projects.



**AT HOME IN YOUR INDUSTRY**



**ENTREPRENEURIAL THINKING AND ACTION**



**ALL EXPERTS UNDER ONE ROOF**



**SECURITY THROUGH GUARANTEES**

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