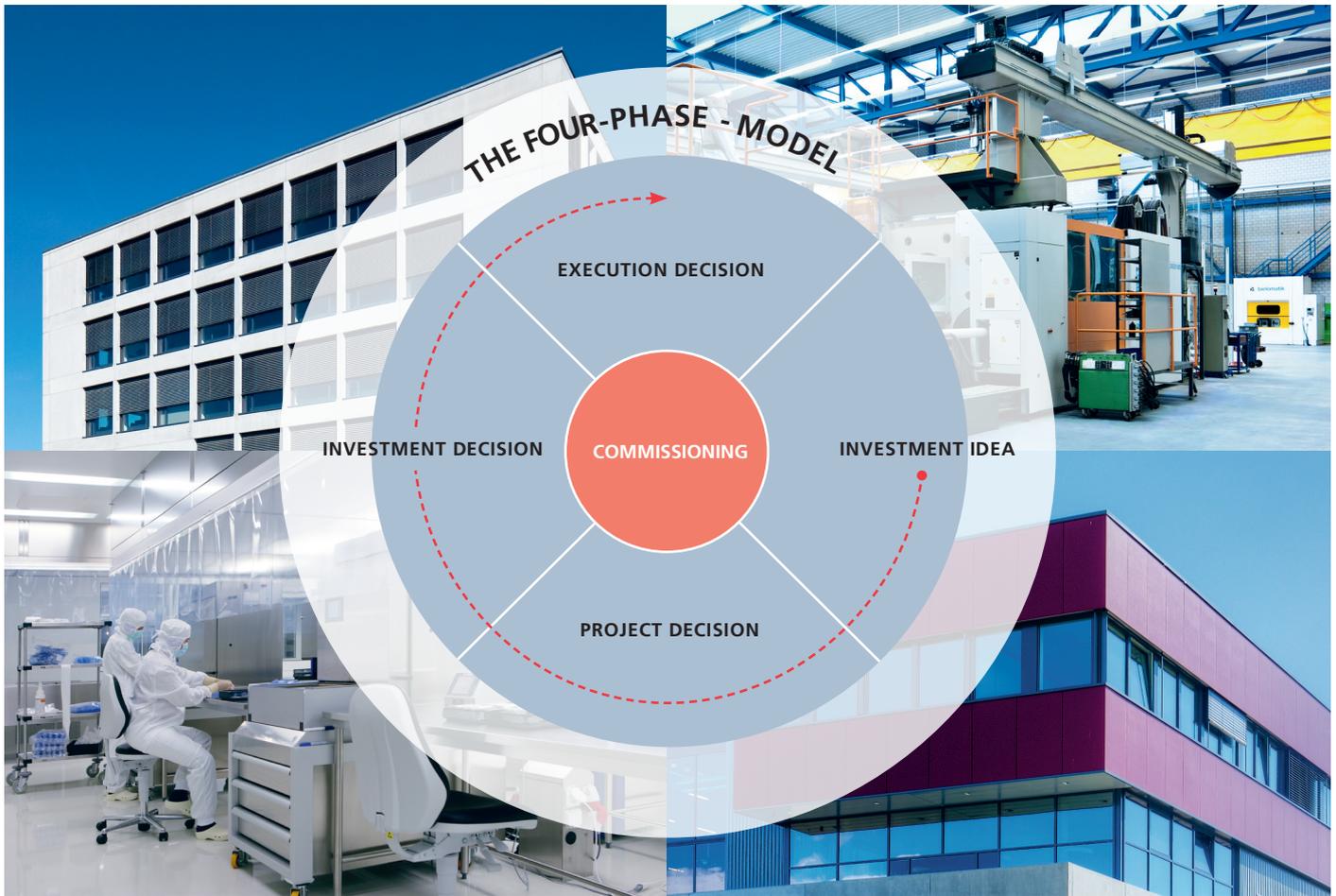


# METHODOLOGY



## The recipe for a successful industrial building project

It is not only operations and construction planning that influence each other in industrial construction projects. Logistics and sustainability requirements must also be taken into account from the outset. This calls for an approach that can handle this high level of complexity. This is exactly what the special IE methodology does: it consists of four clearly defined phases and have already proven themselves in over 250 industrial buildings.

All relevant aspects are included in our IE methodology in order to optimally coordinate production processes, technical building equipment, and construction planning. The individual phases provide our clients with clarity about where the project currently stands and what to expect - both in terms of internal resources and investment costs.

### **Clients are on board**

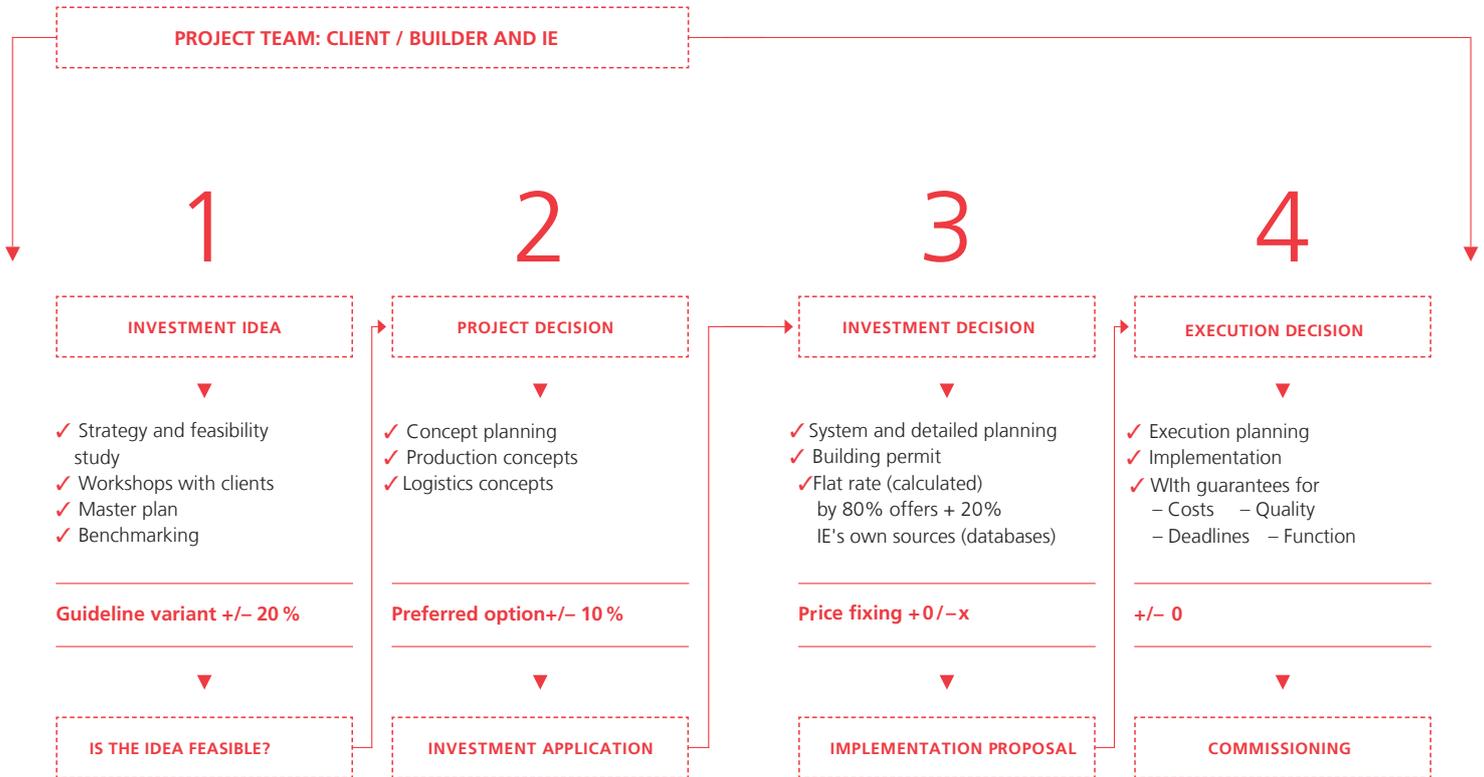
No one knows production as well as the companies themselves. That's why we systematically involve our clients in the planning process, primarily in the form of workshops. By bringing all disciplines and knowledge carriers together around one table, we create creative and viable solutions.

### **Client retains control**

A separate contract is concluded for each of the four project phases, with clearly defined objectives, services, and milestones. This gives clients the opportunity to make adjustments after each phase.

**The specialist for industrial building.**

# The Four-Phase Model of IE



## Flexibility when time is short and approval status is unclear

The four-phase model has proven itself in over 250 projects. In individual cases, however, it may be necessary to deviate from it, for example if the approval capability is difficult to calculate and there is high time pressure. In such cases, IE combines phases 2 and 3. This allows us to obtain a preliminary decision from the authorities as early as possible on whether the construction project is eligible for approval in principle.

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# Industrial construction using proven methods, but without a by-the-book approach

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## **Balance between routine processes and creativity**

On the one hand, industrial buildings are so complex that a clear approach is necessary. On the other hand, tailor-made industrial buildings are required. This is because the basic requirements of individual companies and locations vary greatly, and the building must be just as individual. Only then can the optimum investment and operating costs be achieved.

## **Freedom for more ideas**

IE's solution: the four-phase model with clear project steps and methods that incorporate a maximum degree of creative freedom. The analyses in the first project phase generate ideas that later lead to significant efficiency gains in production - often with surprising solutions.

## **Balance aus routineInvest time so that your construction project pays off**

Solutions that are too short-sighted in the initial planning phase will affect the entire construction project and can later only be corrected at great expense and time. That is why we consistently plan from the inside out: First, we take a look at the operations and optimize them as much as possible. Only then do we design the appropriate structural solution. For this reason, every hour invested at the beginning is doubly worthwhile. Specifically, we run through the possible options as part of the feasibility study and clarify how your investment idea can be implemented technically and economically. For this reason, every hour invested at the beginning pays off twice over. Specifically, we run through possible options as part of the feasibility study and clarify how your investment idea can best be realized, both technically and economically.

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# Step by step towards greater efficiency and cost certainty

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## **Our planning today already considers the day after tomorrow.**

The master plan ensures that today's construction measures do not hinder the future development of the site. Based on change and growth scenarios, the master plan sets guidelines for the phased development of buildings and infrastructure — until the optimal final state of the property development is achieved.

## **Ideal-Layout: Benchmark for the optimal solution**

First, we develop an ideal layout for the factory in which the operations processes run as efficiently as possible. In the second step, we adapt this ideal layout to the existing structures, for example, the existing buildings, the layout of the property, and the logistical processes. The option that comes closest to the ideal layout is the best possible solution — with the most efficient processes.

## **High cost certainty – right from the start**

Our specialization in industrial buildings in a few sectors is the basis for our high cost certainty. Accuracy increases from phase to phase: before the investment idea is approved, the tolerance is still 20 percent. As soon as the concept planning and thus phase 2 is complete, we already guarantee cost accuracy of 10 percent — a reliable basis on which builders can make their project decisions. When it comes to construction, you can rely 100 percent on us to stay within budget. We give you our word — and contractual guarantees.



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## Your advantages at a glance

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**IE's proven methodology will give your construction project a competitive edge.**

- › **The optimal combination** of operations and construction planning results in an industrial building that permanently reduces your operating costs.
- › **Thanks to forward-looking planning**, you will continue to grow in efficiency with future expansions.
- › **Clearly defined phases**, each with their own contracts, allow you to retain full control over your construction project: after each phase, you decide whether you are satisfied with our work and whether you wish to continue the collaboration.

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## Contacts

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