



TECHNOLOGY

The specialist for industrial buildings.

BOSSHARD-FARBEN AG

INSIGHT



Bosshard-Farben AG develops and produces paints, varnishes, and glazes for building and wood protection. Since 1947, the family-owned company has repeatedly set innovative trends in the world of paints. In recent years, the increasing variety of products has posed major challenges for logistics. An expansion was inevitable. That much was clear. What was less clear was where and how this should take place - an exciting starting point for IE Technology.

The product range at Bosshard-Farben AG is also continuing to expand. Without any long-term planning perspective, new buildings and building sections were added to the existing facilities as and when required. This meant that production processes and material flows had to be adapted to the current structural conditions. The company therefore decided to purchase a neighboring plot of land and launch a project to expand its logistics facilities. It commissioned the planners at IE Technology to conduct a feasibility study and subsequently develop a master plan. This plan was also to include scenarios for changes to the existing production facilities, which no longer met current requirements. Ultimately, a solution emerged that did not require the use of the neighboring plot and focused entirely on the existing site. The areas of action: a comprehensive reorganization of operational processes, demolition of part of a building, and construction of a new building for production.

FROM PROCESS ANALYSIS TO A COMPELLING SOLUTION

NEW CONSTRUCTION FOR THE
**PRODUCTION FACILITY OF
BOSSHARD-FARBEN AG**
AT ITS HEADQUARTERS IN RÜMLANG

«Originally, we intended to expand our logistics capacities. Instead, IE Technology convinced us to invest in production with strategically sound process analyses. The new building is a complete success. I can recommend IE factory planners without hesitation.»

*Philipp Bosshard,
Managing Director Bosshard-Farben AG*



SUCCESS FACTORS

1

HOLISTIC VIEW INSTEAD OF FOCUSING ON ONE AREA

EXPLORING DIFFERENT STRATEGIC OPTIONS.

The feasibility study conducted by IE Technology for a new building with a focus on logistics on the neighboring property showed that this project would have been entirely feasible. However, the investment costs exceeded the client's expectations. As part of in-depth feasibility studies, the IE planners evaluated various expansion options, focusing more on the situation and possibilities on the existing site. The main aim was to achieve cost savings compared to the initial planning approach. In the meantime, the planning perspective had broadened: whereas the focus had previously been on the logistics sub-area, the entire production infrastructure and its core component, paint production, were now increasingly coming to the fore. The analysis of this planning phase resulted in three variants, which IE Technology transferred to concept and system planning.

2

CONCERTED APPROACH WITH EXISTING BUILDINGS

SPACE FOR A STATE-OF-THE-ART PRODUCTION BUILDING.

The examination and evaluation of the concept variants led to an unconventional solution in which the development of the acquired neighboring plot was no longer an issue. Instead, the aim was to free up space for a new production building on the existing site by re-arranging the various functional areas. This would also provide an opportunity to reorganize operational processes and material flows and achieve maximum production efficiency. The plan was to expand the existing production building in a first stage so that it could accommodate the binder tanks and container washing system housed in the adjacent old building. In the second stage, the old building would be demolished, the site cleared of contamination, and the new production hall built on this site. After it was put into operation, the existing production area would be converted and made available for logistics in a third stage.

3

CLARIFICATION OF THE RISK ASSOCIATED WITH MOVING THE BINDER TANKS

PROTECTION OF A SIGNIFICANT INVESTMENT.

IE Technology developed the preliminary study for the selected project variant approved by the client, contacted the authorities, and prepared the tender documents. Then an uncertainty arose: the planned transfer of the binder tanks and the container washing system met with skepticism from the operations managers at Bosshard-Farben AG. Damage to the equipment would be irreparable and replacement would incur enormous costs. The entire project would be called into question. The planners at IE Technology took these concerns seriously. They commissioned a rapid study to identify and analyze the potential risks of a transfer. The results dispelled the client's reservations. Ultimately, the board of directors gave the green light for the ambitious project to proceed.

4

A HYGIENE CONCEPT FOR THE BIOCIDES ROOM

PROTECTION OF EMPLOYEES FROM TOXIC INFLUENCES.

A wide range of chemical substances such as binders, solvents, and additives are used in the manufacturing of paints. The authorities are therefore keeping a close eye on this sector. Bosshard-Farben AG is subject to the Swiss Federal Ordinance on Major Accidents, which aims to protect the population and the environment in the event of accidents. Biocides, which prevent the formation of algae and fungi in outdoor applications, are among the critical additives used in paint manufacturing. To ensure the safe handling of highly allergenic biocides, IE planners developed a hygiene concept for this area with airlocks, eye wash stations, emergency showers, and other protective elements. In developing and implementing the concept, IE Technology was able to draw on its extensive expertise in clean production, which it typically applies to projects for the food and pharmaceutical industries.

5

FUNCTIONALITY CONSISTENTLY IMPLEMENTED

EFFICIENT PROCESSES AND A SOVEREIGN APPEARANCE.

The overall concept for the new Bosshard-Farben AG building reflects IE Technology's expertise in operations planning. This is combined with industry knowledge gained from previous construction projects for renowned paint manufacturers. The production process, defined in close cooperation between the client and IE planners, extends over four floors of the building from top to bottom: The raw materials brought in via the second floor are transferred to the first floor, where the binders, solvents, and additives are added. The actual paint production takes place on the ground floor with the addition of pigments. In the first basement, the products are filled, palletized, picked, and prepared for shipping. The cubic architectural appearance of the building accentuates its functionality. A full-surface color mosaic adorns the facade facing the driveway. With its colorful diversity, the artwork conveys what defines the identity of Bosshard-Farben AG: a passion for colors.



2014 - 2017

› Feasibility studies and master plans for various expansion options

2018 - 2022

› Tendering and execution, total construction time of 24 months in two stages



4 450 m²

› Usable area of new production building



CHF 16.8 MILLION

› Investment volume excluding plant



IE TECHNOLOGY SERVICES

› Project management as a general contractor
› Feasibility studies, concept studies, construction project, tenders, and construction execution



IE TECHNOLOGY

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 the help of 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. It goes without saying that 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 on 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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