



Plan long-term, be flexible – with the master plan

The Swiss company Georg Utz is a prime example of how a long-term master plan for the company headquarters is the right response to ever shorter innovation and market cycles. The result of more than 15 years of collaboration with IE: greater space efficiency, lower operating costs, and maximum flexibility.

Plastic pallets and large containers are Georg Utz's business area, in which the company is internationally successful. Short innovation cycles, a high degree of customization, and progressive automation are the Swiss company's recipe for success. This requires efficient and flexible operational processes and buildings. An important partner in this endeavor is IE Plast, a specialist in industrial buildings for the plastics industry.

Little room for high growth

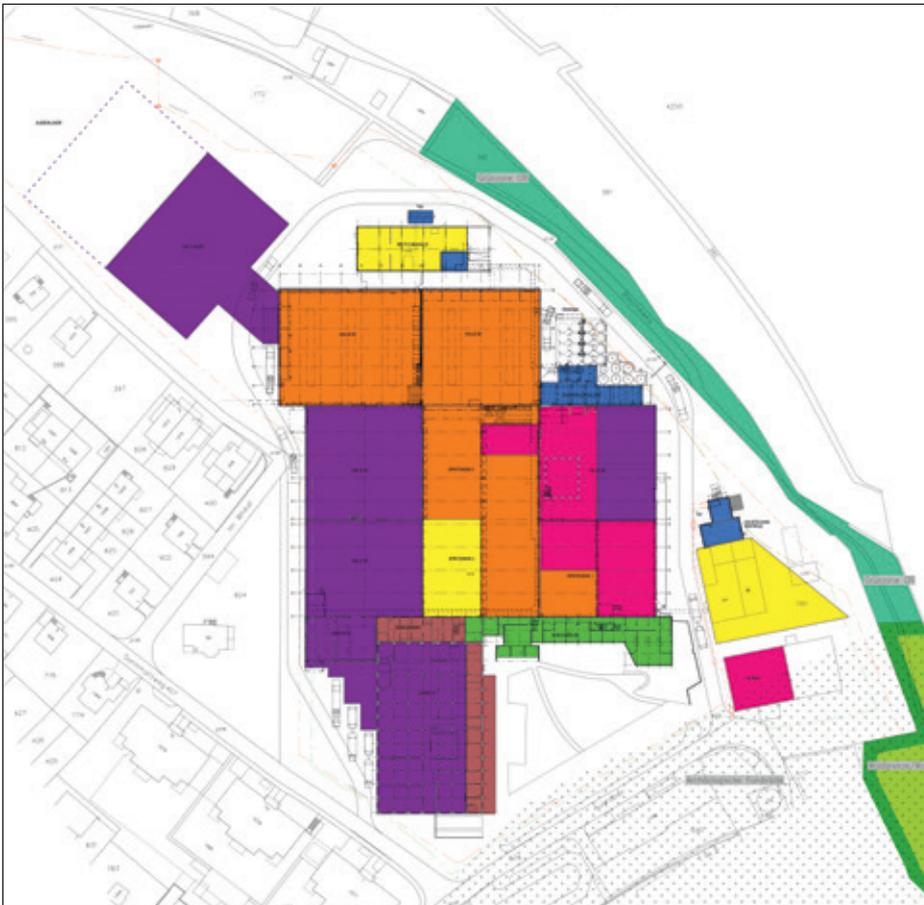
The main challenge for IE Plast's planners: Georg Utz has hardly any spare space left at its long-established headquarters in Bremgarten. The already densely built-up area is almost completely surrounded by residential areas and a river. For further growth at this location, Georg Utz therefore has only one solution: maximum space efficiency.

CONSTRUCTION SCOPE

- › 7 projects in individual stages over a period of 15 years

IE SERVICES

- › Master plan
- › Operations planning
- › Renewal of process cooling and power supply
- › Construction execution as total/general contractor



„The area development plan is our guiding principle. It defines our scope for action relatively narrowly, enabling us to pursue a targeted and sustainable investment policy.“

Rainer Grether,
Managing Director Georg Utz

- Production SG
- Warehouse HF-FW
- WZU-WZL-WZB
- TF-MP-MR
- Administration
- Building services
- Diverse



Specifically, when the collaboration with IE Plast began in 1999, the focus was on constructing a new hall for injection molding machines. Just a few years later, the next expansion for additional injection molding machines was already on the agenda. Given the already limited space available on the company premises, the recommendation of the industrial construction experts was clear: before the new hall could be planned, a scenario for the further development of the company premises was necessary - a long-term master plan. This was the only way to ensure that the upcoming construction project would not stand in the way of future expansions and that operational processes would not become increasingly complex.

Master plan: Achieving the optimal end state in stages

The master plan was intended to set the guidelines for the Georg Utz factory site over a period of around 20 years. The central question was: How should the buildings and infrastructure be designed in stages until the optimal final state of the property development and the production layout is achieved? This question raises many others: How can space be gained on the existing site in order to construct new buildings? What are the consequences of demolishing old parts of buildings and constructing new halls in terms of material flows and media supply? How can production areas be reorganized so that older and new elements of the infrastructure interact in the best possible way?

New building: Capacity expansion already planned

Based on the master plan, the ideal location for the new hall was undisputed: sufficient space could be created in the north of the site. This location also offered ideal connections to the existing buildings and functions. IE Plast proposed a significantly larger hall at this location than was required by Georg Utz for the injection molding machines at the time.



The calculation: as long as the company only installs one or two new injection molding machines, there will be space in the hall for storage, which is also needed. Only when several machines are installed will it be necessary to build a new warehouse. The master plan already provides for a location where the warehouse can be optimally integrated into the material flow. In this way, Georg Utz can gradually grow into new capacities - while continuing to operate.

Media supply, roof construction, floor panels: designed for flexibility

When planning the new hall, IE Plast placed particular emphasis on maximum flexibility – whether for later expansion, consolidation, or even a complete conversion of the building. IE Plast achieved this by supplying the production facility with the necessary utilities from above: electricity, water, compressed air, and even the raw materials are delivered to the injection molding machines via an elevated utility line. The advantage: this supply from above can be adapted without great effort.

In addition, IE Plast created a completely column-free production hall with the help of an innovative support structure. This gives Georg Utz maximum flexibility in designing the processes in the hall. It also eliminates the need for two of the three crane systems that would have been necessary in a hall with columns. The floor slab design provides additional flexibility: it has a uniform load capacity across the entire production area. This allows the company to move the heavy injection molding machines to any location at any time, regardless of their size and weight.

„Continuity in this partnership is very important to us. It is out of the question for us to start from scratch with new partners every time. At IE Plast Engineering, we have been discussing matters for over a decade with the same people who understand our business and know what they are talking about.“

Rainer Grether,
Managing Director Georg Utz



15 years of construction work: the puzzle comes together

The two halls for the injection molding machines were just two of many construction projects that IE Plast has carried out for Georg Utz over the years. All of them were carried out in line with the guidelines defined in the master plan.

- › 2005: Renewal of raw material conveyor system and complete expansion of the north silo site
- › 2008: Reorganization of media supply across the entire site
- › 2010: Renewal of cooling system
- › 2014: New building for thermoforming

Logically related functional areas

The new building for thermoforming demonstrates the positive effects of the master plan. It was originally located in the immediate vicinity of the shipping department. However, according to the master plan, this space should ideally be used for the finished goods warehouse, as this would significantly shorten distances. Since thermoforming and injection molding are completely independent processes, IE Plast placed a new building for thermoforming on a remaining area of the company premises that could not have been used optimally for any other purpose. Georg Utz was thus able to significantly increase the efficiency of operational processes - through logically related functional areas, as envisaged in the master plan.

Contacts

IE Plast Munich

Paul-Gerhardt-Allee 48
81245 Munich | Germany
T +49 89 82 99 39 0
muenchen@ie-group.com

IE Plast Zurich

Wiesenstrasse 7
8008 Zurich | Switzerland
T +41 44 389 86 00
zuerich@ie-group.com