

# FOOD



We turn industrial buildings into your competitive advantage.  
Through smart solutions specifically designed for the food industry.

The specialist for industrial buildings.





**You offer high-quality food products –  
we offer the right industrial construction**

Consumers expect long shelf lives but reject preservatives. Retailers are cutting costs but demanding ever newer, more attractive packaging: food manufacturers have a difficult task in reconciling hygiene standards, economic efficiency, and consumer expectations.

This is exactly where we can support you: with industrial construction that is perfectly tailored to your operational processes and hygiene standards. Thanks to our more than 60 years of experience, we have a firm grasp of the complexity of new buildings, conversions, and extensions. Logistics and production processes, regulatory requirements, hygiene standards, energy management: each of these tasks is relatively easy to solve on its own. The real art is finding the optimal solution across all areas. That is where our strength lies.

At IE Food, architects and engineers from the food industry work together with hygiene and logistics experts in a team – led by a single contact person who is available to you throughout the entire project. This means you get operations and construction planning from a single source and don't have to deal with conflicting recommendations from different specialists.

Our industry experience is evident in the handling of seemingly small details: for example, floor drains are made of stainless steel as standard and embedded in epoxy floors. However, the two materials expand at different rates, often resulting in cracks. This problem can be easily solved. But there are hardly any architectural firms that take this into account.

Rely on experts who have an eye for both the big picture and the small details. We guarantee that with a holistic industrial building from IE Food, you will have a decisive competitive advantage – for many years to come.

Rainer Pirkelmann  
Managing Director IE Food Zurich

Tobias Rosenbaum  
Managing Director IE Food Munich



# Smart solutions in industrial construction: Competitive advantages, engineered by IE

We provide you with more than just a shell for your production facility: we increase the efficiency of your processes with industrial buildings that are perfectly tailored to your manufacturing processes. A clear architectural language reflects the optimal process. How do we achieve this? With a great deal of ingenuity. We are not satisfied with standard solutions. The end result is clear competitive advantages for our customers. Here are a few project examples.

1

Turning old into new

## Change of direction increases efficiency

A manufacturer of specialty cheeses wanted to merge two production facilities at one of its two locations. The challenge was to reuse the existing buildings there as much as possible. The core of IE's solution was a five-story extension on the east side of the building. This is where the processes with high hygiene requirements were primarily located. These can be implemented much more cost-effectively in the new building.

The old building was upgraded and reorganized. IE reversed the previous direction of the production processes by 180 degrees. Previously, the raw materials were brought from the warehouse on the west side to

the directly adjacent plant and then passed through production to the packaging line at the eastern end of the building. The finished products then had to be brought all the way back to the warehouse. Now, the raw materials are delivered directly to the new building in the east, production runs westward, and the finished, packaged products are transported to the neighboring warehouse at the end.

This saved resources in logistics. Together with other optimization measures implemented by IE, this significantly reduced the company's operating costs while simultaneously raising hygiene standards.

2

Waiting time becomes planning time

## Short construction time thanks to precast concrete elements

The customer's decision to change the plant supplier at an advanced stage of planning threatened to completely disrupt the original schedule: the production plant could only be delivered much later.

As general planner, IE then proposed a solution using precast concrete elements. The advantage: the waiting time until delivery of the plant could be used for detailed planning. This was necessary because all plant details had to be taken into account during the production of the 641 precast elements, for example component dimensions, loads, and suspensions. Subsequent corrections to the concrete elements, each weighing three to four tons, would have made the entire solution uneconomical.

Thanks to the precast concrete elements, the actual construction time was only around 25 weeks, as there was no need for time-consuming facade work such as insulation and substructure. Despite a delay of several months in the delivery of the system by external suppliers, IE was able to meet the original commissioning date.

Another advantage of precast concrete elements was their smooth and virtually void-free surfaces. They can be used to create hygienic, high-quality production rooms with little effort. And the highly heat-insulating precast elements (concrete – insulation – concrete) ensure lower heating and cooling costs.



General planner



COMBINATION OF OPERATIONS  
AND CONSTRUCTION EXPERTISE

# 3

Make two into one

## Better utilization through synergies

A potato croquette manufacturer and a pasta producer had both reached their previous capacity limits. They presented IE Food with an unusual task: would it be possible to set up a new joint location for both companies that would save costs, for example by sharing buildings and facilities for packaging, storage, and logistics?

As part of a feasibility study, IE's construction and operations planners combed through both companies and their production processes for possible synergies. The surprising result: the greatest savings potential lies in the shared use of cooling processes.

Both companies are subject to strong seasonal fluctuations in demand and had therefore built an additional cooling tunnel at each of their old, separate locations to

cope with these order peaks. IE developed a concept that enabled both companies to use the same cooling tunnel to freeze the filled pasta and cool the croquettes. At the same time, order peaks can be covered by the higher overall cooling capacity.

One of several advantages: the companies can dispense with their "standby systems." This saves them considerable costs in terms of both investment in the systems and ongoing operation. This is a potential synergy that many companies can also realize within their own operations.



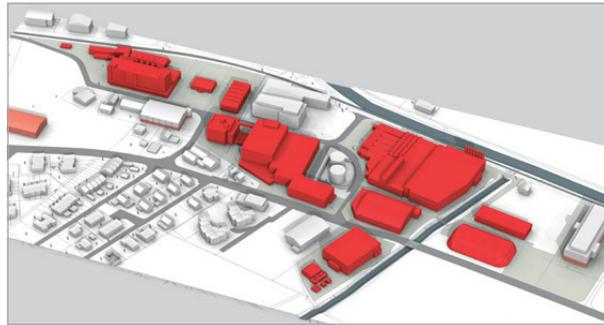
## The IE master plan: orderly instead of uncontrolled growth

You may be familiar with the effect: business is booming, you expand your production facility, and just a few years later, the next adjustment is necessary. Unfortunately, the first expansion now stands in the way of the second. This situation can be avoided with the IE master plan. It is a reliable control instrument for your investment planning. With the IE Master plan, change and growth scenarios can be

anticipated and guidelines set for the step-by-step development of buildings and infrastructure - until the optimal final state of the property development is achieved. Well-known industrial companies such as Nestlé, Emmi, Hochdorf Swiss Nutrition, Ehrmann, and Pacovis are using the IE master plan to secure their investments.

## The space miracle: same plot of land, more space, more efficiency

A company's production facilities had grown over many years. When space at the headquarters slowly became scarce, management was faced with a fundamental decision: Should it stick with the existing location, whose property cannot be expanded? Or would it make more sense to move to an additional location and gradually expand production there? The company commissioned IE to prepare an expert opinion on the expansion potential of the existing premises. The results were surprising.



Gewachsenes Areal ohne klare Trennung der Funktionsbereiche.

During their initial inspection of the facility, the experts from IE Food noticed that the various functional areas were located on the property without any discernible system: production areas, warehouses, administrative offices, and research and development buildings were scattered across the entire site in several small units. This led to an extremely complex flow of materials and people, as well as duplicate structures. In short, the uncoordinated growth of the company had led to inefficient structures and processes, and the potential of the site was far from being fully exploited.

This increases the available space from one implementation stage of the master plan to the next, while at the same time making processes more efficient.

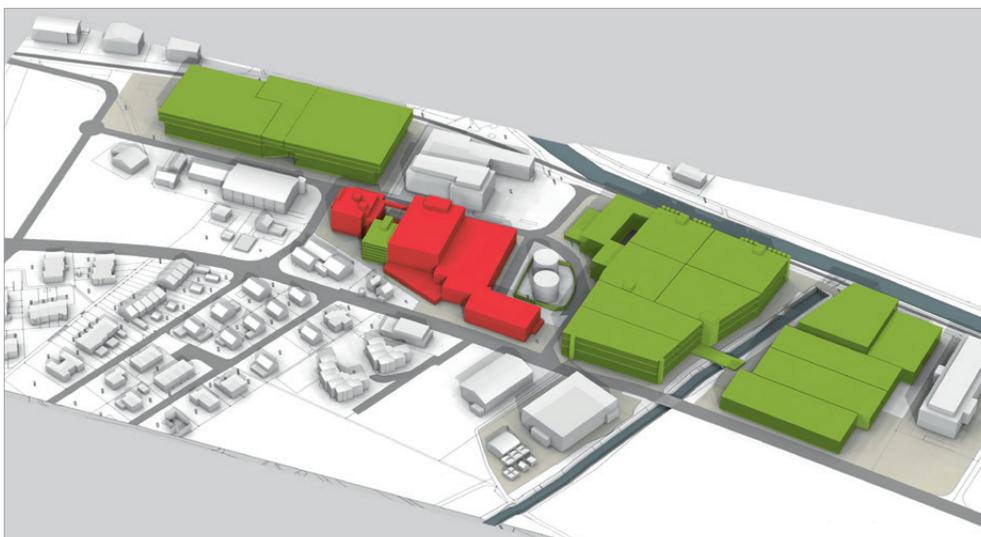
## Metamorphosis during ongoing production

It is precisely this increasing efficiency that demonstrates the potential of a master plan: it reverses the normal logic of organic growth. Increasing complexity and sprawling structures are replaced by a clear scheme for progressive expansion, geared towards an optimal end state. In this way, the company can "grow into" ever greater efficiency. And it can do so without major disruptions to production. In the case described here, the master plan was designed so that all construction measures could be carried out while production continued.

## Separate and centralize functions

IE's solution envisaged a phased conversion and expansion of the entire factory site, with the following end result: the areas are divided into different functional zones. Rooms belonging to the same functional area that were previously scattered across the site are now brought together in one place. The new buildings make consistent use of the cubic volume permitted under building regulations – wherever operationally possible and sensible.

And how much additional space is available to the company? Once the master plan has been fully implemented, the floor space will increase by a good 20 percent – despite the size of the property remaining the same. Relocating production was definitely not necessary.



Red: existing building fabric with no need for modification.  
Green: optimized building fabric (renovation – extension – new construction).

The final stage of the master plan: the functional areas are separated and the cubic volume permitted under building regulations is optimally utilized.



## IE Group: the 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. That's why, at the start of a project, we don't focus on the buildings themselves, but rather on factors such as production processes, the flow of goods and people, hygiene and cleanroom requirements, and potential for expansion. This means that we provide you with integrated operations and construction planning, regardless of whether it is a new building or the expansion of an existing facility. The end result is sustainable industrial buildings: efficient, low-emission, and flexible in use.

We work in manageable and therefore effective teams of industry experts. **IE Food, IE Plast, IE Life Science und IE Technology** are part of the IE Group, which has been in business since 1966 and provides the necessary financial backing - even for large construction projects.

### EMPLOYEES

› Construction and operations planners, architects, industrial and mechanical engineers, logistics and building technology experts

### ORIGIN

› Founded in Switzerland in 1966, now based in the DACH region

### LOCATIONS

› Offices in Zurich and Munich

### SALES

› CHF 100 million (EUR 95 million)

## What defines us



### AT HOME IN YOUR INDUSTRY

We specialize in industrial buildings in five sectors. Thanks to our extensive experience in these areas, we speak your language and understand your manufacturing processes. That's why we plan your industrial building consistently from the inside out.



### EMPLOYEES AS ENTREPRENEURS

At our company, all employees are involved in the business. That's why you can rely on the motivation and initiative of our teams. Experience a new form of partnership-based collaboration..



### ALL EXPERTS UNDER ONE ROOF

Our IE industry engineers, architects, specialist planners, and logistics experts all work together. This enables us to create industrial buildings that are impressive from every perspective. Manufacturing processes, technical building equipment, and architecture are optimally coordinated.



### SECURITY THROUGH GUARANTEES

Our guarantees for planning and implementation give you complete certainty in terms of costs, deadlines, quality, and function. From the initial design idea to the selection of production technology, operations and logistics planning, general planning, and execution, we take care of all project steps - also in the form of a work contract.

## Our range of services

### DEVELOPMENT

- ✓ Goal-setting workshops
- ✓ Investment strategies
- ✓ Feasibility studies
- ✓ Site structure plan/ Master plan
- ✓ Industry trends

### PRODUCTION TECHNOLOGY

- ✓ Requirement profiles
- ✓ Tenders
- ✓ Technical comparison
- ✓ Draft contracts
- ✓ Specifications
- ✓ Commissioning

### OPERATIONS PLANNING

- ✓ Requirements planning
- ✓ Operating concepts
- ✓ Process plant planning
- ✓ Hygiene concepts
- ✓ Logistics concepts

### CONSTRUCTION PLANNING

- ✓ New buildings
- ✓ Conversions
- ✓ Extensions for production, administration, and warehouse buildings

### EXECUTION

- ✓ Construction management
- ✓ Construction supervision
- ✓ Coordination of operations, building services, and construction
- ✓ Guarantees for costs, deadlines, function, and quality
- ✓ Documentation



LOGISTICS — HYGIENE AND CLEANROOM — SUSTAINABILITY



## We have a clear methodology, you have full control

We work in clearly separated project stages. This allows you to review the results of our collaboration with you from phase to phase and make adjustments if necessary - from the initial idea to building execution.

At the same time, you have greater cost certainty from project step to project step. During execution, you can rely 100 percent on us to stay within budget. We give you our word on that – and contractual guarantees.

### Trust and transparency characterize the relationship between customer and IE.

With our transparent approach and guarantees, we pursue one goal above all else: a solid partnership with our customers based on mutual trust. This is the basic prerequisite for close cooperation, which is crucial to the success of our projects.

INVESTMENT IDEA



PROJECT DECISION



INVESTMENT DECISION



EXECUTION DECISION

# Our services for the food industry

Why are we able to cover all these aspects and link them together in a meaningful way? Because we are at home in the food industry and have already completed a large number of industrial buildings. We are just as familiar with the production processes in the industry as we are

with the typical problems of organically grown facilities. Put your trust in the experience of our experts: together, we can create industrial buildings in which all the wheels mesh together.

PERSONAL HYGIENE  
 ZONE CONCEPTS  
 QUALIFICATIONS  
 LOCKS  
 STAGES  
 PRESSURE  
 MONITORING  
 CLASSIFICATION  
**HYGIENE**  
 PRODUCTION HYGIENE  
 CLEANROOM

CLOAKROOM  
 PARKING AREA TRAFFIC  
 COMMON ROOMS  
**TRANSPORT**  
 FREIGHT FORWARDING  
 VISITOR ACCESS

HEAT RECOVERY  
 ROOF GREENING  
 LED-LIGHTNING  
 WORKPLACE QUALITY  
 LOW EX ZERO EMISSION  
 GREY ENERGY LIFE CYCLE  
**SUSTAINABILITY**  
 ENERGY EFFICIENT MOTORS  
 CERTIFICATION  
 DAYLIGHT

PROCESS COOLING  
 POWER SUPPLY  
 COORDINATION  
**BUILDING SERVICES**  
 LAYOUT PLANNING  
 ENERGY EFFICIENT

INVENTORY MANAGEMENT  
**CONVEYOR TECHNOLOGY**  
**LOGISTICS**  
 WAREHOUSE LOGISTICS  
 WAREHOUSE SYSTEMS  
 PACKAGING  
**HIGH-BAY WAREHOUSE**

ORGANIZATION  
 INFORMATION FLOW  
 PROCEDURES  
 MATERIAL FLOW  
 MACHINE CONCEPT  
**PROCESSES**  
 PROCESS OPTIMIZATION  
 PERSONNEL SUPPLY  
 LEAN PRODUCTION  
 DISPOSAL  
 FLOW

SYNERGIES  
 INVESTMENT STRATEGIES  
**PROFITABILITY**  
 COST GUARANTEES  
 INVESTMENT SECURITY

CORPORATE ARCHITECTURE  
 COLOR CONCEPT  
 CHANGEABILITY  
 ATMOSPHERE  
**ARCHITECTURE**  
 CHOICE OF MATERIALS  
 INTERIOR DESIGN  
 FUNCTIONALITY MATERIALIZATION  
 SURROUNDINGS  
 ERSCHENUNGSBILD

## Try us out - and your own idea!

Do you already have an idea for your investment project? We will examine your idea in detail and assess the extent to which it can be realized within your budget. As part of this feasibility analysis, we will also identify possible alternatives and compare the cost-benefit ratio. This will allow you to familiarize yourself with our working methods and, at the same time, have all the facts you need to make a decision about the project.

**You have a lot to gain without risking anything: higher efficiency, lower costs, and better quality.**  
 Don't miss out on these competitive advantages.  
 Arrange a no-obligation initial meeting.

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