

Facility MasterPlan



The primary purpose of a facility masterplan is to provide documentation on an existing facility while providing a roadmap for future capital investments. Whether these capital investments include correcting existing deficiencies, eliminating persistent maintenance issues, replacing equipment, or increasing capacity, the masterplan will insure that the investments that are made today will be compatible with the long-range vision of the facility.

With the assistance of client resources, including management and operations personnel, the Baisch Project Team will work through the process of evaluating the facilities infrastructure as it relates to existing and future production requirements. The Team will analyze material and personnel flow through the facility today, and in the future, to improve efficiencies and reduce costly relocation of improperly located processes and/or equipment.

The resulting masterplan can be used to develop a capital plan for the facility and to establish long-range objectives. Immediate needs can be addressed in a manner that is consistent with the long-range plan and equipment/rooms can be located so as not to obstruct future anticipated growth.

The long-range masterplan can also be used to determine if an existing facility is capable of being expanded to meet the future production requirements. If it is determined that the existing facility is not capable of meeting the production requirements, the information gathered can become the programming information what will be required to design a new/expanded facility. This information could also be used in evaluating an existing facility during acquisition planning.

Ideally, the masterplan would remain an active document, which should be updated on a regular basis as the needs and/or the focus of the organization changes.

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PROJECTS

THE ANTIGO CHEESE COMPANY

Antigo, Wisconsin

Paul M. Bauer

Chief Financial Officer

715-623-2301

A facility masterplan was completed as the preliminary phase of a proposed expansion to determine the feasibility of expanding their existing facility versus building a new greenfield facility. The existing material flow was analyzed to insure that expanding the existing facility would not create bottlenecks, which would increase production costs.

All utility support systems, including steam, condensate, city water, ammonia refrigeration, chilled water and power distribution was included in the analysis.

The completed masterplan included a phased approach, which addressed increased production, new incoming power and distribution, a new ammonia compressor room with increased capacity, new evaporative condensers, and a new chilled water system. Each system was designed to accommodate existing production requirements but could also be expanded to accommodate future production with minimal throwaway costs.

The first four phases of the masterplan have been successfully completed and the masterplan has been updated to include additional production and packaging capacity.

CONFIDENTIAL CLIENT

Medford, Wisconsin

Documentation of available storage, building HVAC, material flows and existing process equipment including bakery lines, spiral coolers, assembly lines, cheese shredding and packaging equipment. Documented building utilities, employee facilities, offices and site access.

Identified know deficiencies and provided recommended changes related to capacity increases, increased efficiency, storage and staffing.

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SWISS VALLEY FARMS

Platteville, Wisconsin

Greg Rexwinkel

Vice President – Manufacturing Division
Swiss Valley Farms
Davenport, Iowa
563-391-3341

A recently completed masterplan was developed to determine if the existing facility could be renovated to accommodate increased capacity and to address expanding product safety and regulatory constraints. The plan also addressed the need to improve employee facilities and to expand the administrative offices.

In addition, the masterplan identified some areas which require immediate attention to prevent continued deterioration of the facility, prior to implementing the masterplan.

Lastly, the resulting masterplan included a phased construction plan which will allow most construction activities to proceed while the existing facility remains in production. Existing process equipment will be relocated during regularly scheduled maintenance outages; when the equipment is relocated, the abandoned areas will be renovated to support the new operations. A key component of this masterplan was to minimize production interruptions as the facility is being upgraded, which reduces the overall project cost by eliminating the need for off-site manufacturing.

WHITE CLOVER DAIRY

Hollandtown, Wisconsin

Gary Fassbender

President
White Clover Dairy
Kaukauna, Wisconsin
920-766-5765

Identified existing storage, material flows, building HVAC and process equipment including HTST, separators, make vats, block forming towers, casomatic, brine systems, CIP systems, waxing equipment, packaging systems, whey processing and veal feed blending. Identified building utilities, employee offices and facilities and site access.

Recognized known deficiencies and made recommendations of changes relative to capacity increases, staffing, storage and improved efficiency.