

# All eyes on contractor GSE ITALIA following VETROPACK facility triumph

**G**SE Italia has taken a big step forward after establishing itself as a point of reference for industrial construction in Italy - particularly respecting heavy industry. The company recently delivered Vetropack's new facility in Boffalora sopra Ticino. Constructed on a brownfield site, operations adhered to the highest sustainability standards - all while integrating with the surrounding environment. Here, with the precise intention of minimising land use, GSE Italia assisted Vetropack in reclaiming a de-industrialized site that spans 347,000 square metres. This process involved the complete remediation of land con-

taminated with mud, asbestos and cement materials. It also included the demolition of 20 pre-existing buildings. Totalling approximately 120,000 cubic metres, materials resulting from the demolition were subsequently crushed and reused on-site as both primary and secondary resources, with contaminated materials being subject to reclamation.

## A TITANIC PROJECT

Numbered now among Italy's major industrial projects of the last decade, the new Vetropack facility is to be dedicated to the production of container glass, with more than half of its output consisting of bot-

tles for the Italian wine market. This makes it a strategically important facility within the realm of Italian excellence (Made in Italy). The project is notable for its complexity, its regulatory approvals - even the scale of the investment itself. That certainly makes it one of Italy's key industrial projects over 2023, especially in the heavy industry sector and particularly in the glass industry. Besides, the installation of two melting furnaces in Boffalora sopra Ticino opens up new possibilities in terms of product availability and logistics.

## SOUND MATTERS

Here project features include a

Skillfully managing every challenge while keeping both worker safety and noise reduction top of mind, GSE ITALIA recently completed the construction of VETROPACK's new eco-friendly, 347,000-square-metre industrial facility. Now, prioritising sustainability, the installation of two melting furnaces in Boffalora sopra Ticino are all set to make a significant difference to Italy's container glass industry - enhancing both product availability and logistics.



construction area spanning 347,000 square metres, in which 160,000 square metres are dedicated to buildings. Notably, it has incorporated an operational 'hot end' with two highly-efficient melting furnaces, a 'cold end' focused on quality control and a two-level warehouse for finished products. Construction prioritised the well-being of workers - carefully designing the ergonomics of production spaces as well as dedicated colour studies for flooring, walls, roofing and external facades. This approach ensured

that noise emissions remained below the legally-authorized limits through optimised internal acoustics. Moreover, specific ventilation and heat extraction systems were employed to maintain a suitable indoor microclimate for production workers, thereby minimising additional electrical consumption.

## LOOKING OUT FOR THE LOCAL COMMUNITY

Sustainability, integration with the local environment and benefits for the local community were all

key aspects of the new Vetropack production facility. The design, too, integrated seamlessly with the surrounding landscape - fully respecting its morphology. As for the project, it focused upon selecting technologies that could reduce energy and water consumption in order to best address the substantial energy and water demands of the production process. This involved solutions for highly-efficient resource utilisation, together with a significant reduction in the company's environmental footprint. Here's just one example: a heat recov-





ery system from the furnaces and a closed-loop water circuit were used so as to minimise groundwater withdrawals while ensuring continuous filtration and purification.

**A HIGH FIVE FOR TEAMWORK**

Collaboration between the municipality, Vetropack, and the support of GSE Italia proved instrumental in the project's community-oriented design - emphasising both environmental planning and sustainable development in the area. The project introduced a 35,000-square-metre public park along the Naviglio Grande and a 2.5-kilometer cycling path connecting the new facility and the public park to the existing cycling network. Not only. To mitigate the impact on local traffic, extensive on-site parking was provided for company vehicles and public use. Here GSE Italia demonstrated its stellar design and management capabilities in handling the bureaucratic complexities and challenges of this multifaceted project. Said GSE

Italia Country Manager Valentino Chiarparin: "We're truly proud to have successfully completed this complex, sizable project for the Italian industry. Here, dual activities of intensive and meticulous preliminary design have afforded us the opportunity to manage all the bureaucratic and operational phases to obtain the building permit getting positive approvals by more than 50 authorities grouped within a unique administrative process, including the environmental authorization to operate, while handling a construction site that, at peak times, involved more than 750 people per day."

**THE ENDURING FRUITS OF PARTICIPATION**

According to GSE Italia Senior Project Director Stefano Piccoli, one very complex challenge was that of dividing various lots - both to ensure backup contractors and to minimise risks associated with rising labour and material costs, which are influenced by the challenging national and international

context in which the project was conducted. Finally, being part of a project that had significant national relevance and which represented a significant challenge was a source of great satisfaction for the team.

**AN EXCELLENT 2022 FOR GSE ITALIA**

After announcing consolidated data for April 2023, GSE Italia continues its exponential growth. Indeed the company's revenue has more than doubled, increasing from EUR 123M to EUR 259M (plus 111 percent). These figures affirm the company's position in the Italian market, where it has managed over 1.9 million square metres of projects in 24 years.

Said GSE Italia Country Manager Valentino Chiarparin: "We're very satisfied with these results -all achieved in a complex historical context. They confirm the commitment and quality that every team member places at the core of every project. Today, we're proud to be among the one percent of companies certified as Ecovadis

Platinum, which is also why we aim to create an ecosystem of expertise to accelerate the ecological transition in the real estate sector."

**COMMITMENT TO SAFETY AND TRAINING**

The success of GSE Italia is rooted in a people-centric corporate philosophy. Since 2018, the company has grown from nine employees to over 100, prioritising employee safety and rigorous training. In 2005, the Quality and Safety Department was established - focusing on constant risk assessment and continuous training. All to improve safety it emphasises near-miss accidents. In 2023, 1,304 hours of training were delivered - a 34 percent increase from the previous year.

**2022-2023 PROJECTS**

During this business cycle, GSE Italia focused primarily on seven projects that showcased versatility as well as innovative, eco-friendly solutions. These promote sustainable development by preferring brownfield sites over agricultural or urban areas to combat soil

**ABOUT GSE**

Founded in 1976, GSE Group is the reference global contractor for managing all aspects of a construction project - being contractually committed to delivering a fixed price, assured construction timelines and a guaranteed work quality. Currently employing 554 people across Europe and China, the GSE Group achieved a turnover exceeding EUR 1 billion in 2022. It specialises in the construction of industrial, logistics, office and commercial buildings. In 2019 GSE was acquired by Goldbeck GmbH, a European leader in the real estate market with a 2022 turnover exceeding EUR 6 billion and more than 10,000 employees across over 100 locations in Europe. The two companies jointly constitute the primary pan-European operator - capable of executing both 'tailor-made' and 'system-based' projects with a dense network of operational branches to be as close to the customer as possible.

As Italian subsidiary of the French group established in 1999, GSE Italia operates as General Contractor in the real estate and construction sector. It specialises in the logistics and industrial market - serving as partner to real estate funds, developers, grocery retail companies, logistics operators and manufacturing companies. With around a hundred employees, GSE Italia achieved a turnover of EUR 256M in 2022. Some of the end-users and clients of GSE Italia include such big names as Carapelli, Euronics, Kramp, Fresenius Medical Care, Lyreco, Marchiol, Michelin, P3 Logistic Parks, Pirelli, Vetropack, Susa Trasporti, DEA Capital Sgr, Prologis, Vailog, Carlyle, BentallGreenOak and Scannell Properties.

erosion. Half of GSE Italia's projects have been in brownfield areas - aiming to increase this percentage. Several projects achieved notable certifications. The Orbassano

(TO) logistics warehouse, used by a leading e-commerce company, secured BREEAM International New Construction by BRE at the



Excellent level and is competing for the Zero Carbon certification by the International Living Future Institute. Notable is the use of Class III/B and III/A cement with recycled aggregates, resulting in a 30 and 25 percent reduction in CO2 emissions as compared to traditional mixtures. Here GSE Italia delivered a 42,750 sqm logistics warehouse in Piacenza - with jointless flooring and high thermal insulation aimed at LEED Silver certification. The 49,983 sqm warehouse in Mesero (MI) included a 3.5-hectare ecological corridor for biodiversity preservation. In September, it will inaugurate a new logistics and office centre for a significant electrical material distribution player in Roncade (TV). This eco-friendly building, powered by renewable energy, covers approximately 40,000 sqm. October 2023 saw the completion of one of Italy's largest industrial projects - a cable glass production plant in Boffalora (Milan) featuring a 35,000 sqm green area for public use near the Naviglio Grande. This autumn, a 20,878 sqm logistics warehouse in Truccazzano (MI) is being delivered - aiming for LEED Gold certification.

**ONGOING PROJECTS**

Work has resumed in Vidigulfo (PV) for two logistics warehouses that are focused upon both landscape integration and environmen-



tal sustainability. Striving for LEED Gold certification, these cover a total area of 116,523 sqm. Another construction of a logistics warehouse began in Altedo (BO) on a brownfield area of 140.000 smq,

which aims for BREEAM Excellent certification. This project also includes such community benefits as road reconstruction, overpasses, bus stops and a 1.1 km cycle path with two cycle-pedestrian bridges.

ABOUT GOLDBECK

Goldbeck is a leading German company in industrialised construction, with 54 years of experience, 12,000 employees, 111 locations in Europe, and a turnover exceeding EUR 6 billion for the 2021/2022 fiscal year. In 2019, Goldbeck acquired 100 percent of the shares of the GSE Group, and in 2022, it also acquired 100 percent of the shares of the Danish construction company DS Gruppen. DS Gruppen is a leader in commercial building construction in Denmark and the production of steel and concrete building components. It operates in Norway, Sweden, the Netherlands and Germany. These acquisitions have solidified Goldbeck's position as the primary pan-European operator in 'turnkey' construction of buildings for both private and public markets, with a highly-optimised or 'customised' construction system. With sustainability being an integral part of product development, business activities and company culture, Goldbeck aims to achieve the ambitious goal of becoming carbon neutral at Group level through training, emissions reduction and compensation activities by the fiscal year 2023/2024.

**GSE ITALIA BUSINESS AREAS**

In 2022, GSE Italia expanded its operations by creating two dedicated units for specific business lines, namely industrial and multi-story parking structures constructed with the Goldbeck parent company's building system.

**GSE ITALIA CERTIFICATIONS**

GSE Italia prioritises quality, safety and sustainable development. The company embarked on a path to obtain certifications -including Ecovadis Platinum- which reflects its high sustainability performance, as well as ISO 9001 certification for quality man-

agement. It's also in the process of obtaining SOA qualifications for public projects. Sustainability is a cornerstone of GSE Italia's development strategy. Over the past year, GSE projects earned three LEED Silver certifications, one LEED Gold, two BREEAM Very Good, and one BREEAM Excellent certification. Five more projects, either completed or in progress, are competing for three LEED Gold certifications, one LEED Silver, one BREEAM Excellent certification and the prestigious Zero Carbon certification from the International Living Future Institute - a first for an Italian logistics building. ■



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