



Henniges Automotive: Extending Facility Life While Protecting Supply Chain Continuity

Project Size:

284,644 SF

Delivered:

2001

Henniges Automotive is a global supplier of sealing systems, anti-vibration components, and encapsulated glass solutions serving major automotive OEMs across North America, South America, Europe, and Asia. The company manufactures critical components used in doors, windows, trunks, liftgates, sunroofs, and hoods, making operational uptime and supply chain reliability essential to customer performance.

The Challenge

As automotive supply chains became increasingly focused on efficiency and production continuity, Henniges faced a growing real estate challenge with an existing plant in Missouri. While the location remained strategically valuable with existing client relationships, a skilled workforce and decades of investment in existing infrastructure, and operational systems made a traditional redevelopment approach costly, disruptive, and operationally risky. Henniges needed a solution that would support long-term manufacturing needs while preserving continuity of operations and avoiding the expense of a complete site relocation.

Becknell's Approach

Becknell evaluated how the existing facility could be strategically repositioned through reuse by expanding the building on three sides while maintaining normal operations.

Leveraging its integrated development, design, construction, and project management capabilities, Becknell developed a plan that maximized the value of the existing infrastructure while modernizing the facility to support future operational requirements.

The strategy focused on:

- Preserving functional infrastructure and production equipment investments
- Minimizing operational disruption
- Avoiding unnecessary redevelopment costs
- Extending the useful life of the facility (which had already been operational for 20+ years)
- Delivering a facility solution aligned with long-term production requirements

This approach allowed Henniges to maintain continuity while gaining the benefits of a modernized, purpose-built environment.

The Solution

Becknell worked with the client's facility management team and production engineers implementing a reuse strategy centered on adapting and upgrading the existing facility rather than replacing it, thereby maintaining uninterrupted production within the existing facility during construction. This required careful logistical planning, for example, to ensure shipping & receiving was unaffected, while maintaining a safe work environment for Henniges' employees during construction.

The expansion ultimately increased the facility from 47,000 square feet to 285,000 square feet, a five times increase in size, including 23,000 square feet of new office space. By working within the building's established framework and infrastructure systems, Becknell was able to create a facility designed to support Henniges' operational needs for the next generation of automotive production while significantly reducing the time, cost, and disruption typically associated with a complete redevelopment effort at a different site.