Facts & Figures

Project Duration
2022 - 2026

Client
N3 Engine Overhaul Services GmbH & Co. KG

Location
Arnstadt, Germany

Investment - ca.
€187 million

Project Area - ca.

- Expansion of Cleaning Line and Shop: 10,500 m²
- Expansion of Casino and Conference Area: 624 m²
- New Logistics Building : 21,900 m²
- Office renovation within existing buildings: 3,890 m²
- Temporary facilities and external areas: 30,120 m²

Services
URS, Project Management/Steering and Subproject leadership (Construction), BIM Management

Watch Video: Client Testimonial

Projekt-Info PDF

N3 Engine Overhaul Services – Expansion of Production Facilities

N3 Engine Overhaul Services is a joint venture between Lufthansa Technik and Rolls-Royce. At the Arnstadt site, OPM was responsible from 2005 to 2007 for needs assessment, project management, and project control for the construction of a facility for the overhaul of Rolls-Royce engines (TRENT 900; XWB). OPM also carried out equipment coordination and integration.

In 2022, N3 commissioned OPM to support the expansion of production capacity from 150 to 270 engines per year, as well as the introduction of overhaul services for the Trent 1000-TEN. This required associated structural expansions of the Arnstadt facility.

Key Challenges and Solutions

From the outset, the project was under unusually high time pressure due to customer demand. Following the COVID-19 pandemic, production needed to be ramped up as quickly as possible. Processes typically required for projects of this complexity had to be accelerated through innovative ideas and unconventional approaches.

All construction measures, including the installation of operational equipment, were carried out during ongoing operations. It was essential to ensure during planning and execution that production could continue without disruption alongside the construction activities.

What services did we provide?

Using an accelerated approach, OPM worked closely with the N3 team to develop a URS (User Requirement Specification) for the expansion. Based on this, all necessary tenders for planners and construction companies were initiated.

OPM subsequently assumed project management responsibility for the Construction subproject (i.e., all structural measures) as well as BIM management.

What made us stand out?

BIM Augmented Reality

The simultaneous construction of the building and the installation and testing of operational equipment required reliable on-site verification between planned and actual conditions. Through regular technical inspections using the BIM model, OPM ensured that all requirements were met.

Agile Project Management

To accelerate processes related to office renovations within the existing building and to coordinate the parallel activities of production, construction, and equipment installation, many decisions had to be made on short notice directly on site, and construction workflows had to be closely coordinated. OPM implemented agile management methods such as stand-up meetings and successfully applied them in collaboration with all stakeholders.

What our clients say

Thomas Vogel, N3 Project Manager “Construction Subproject”

“What sets Otte Projektmanagement apart is the rare combination of competence, reliability, and precision with proactive, effective management—a combination that makes a decisive difference in demanding construction projects.”

Stefan Landes, Managing Director, N3

“Large construction and infrastructure projects present particular organizational and strategic challenges for Companies that undertake such projects only rarely. In this context, Otte Projektmanagement plays a central role through clear project leadership, structured decision-making processes, and consistent representation of the client’s interests throughout all project phases.”

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