



Agenda of this meeting

13:30 to 15:30

- Explanation of the decision procedure in 2019 for the redevelopment of the Hugo R. Kruyt Building
- Conversation about the decision
- Break (around 14:30)
- Follow-up and questions

Decision redevelopment Kruyt building



Explanation of considerations

Strategic frame

- The Executive Board approved the real estate and housing strategy in 2019.
- Utrecht University faced a major challenge:
 - o Poor condition of real estate and
 - o Increasingly high operational costs
- With consequences for education and research.
- Assignment to reduce housing costs to 15% of the total budget.
- And therefore a new perspective on housing research and education, including the Faculty of Science.

Considerations for maintaining the Kruyt building

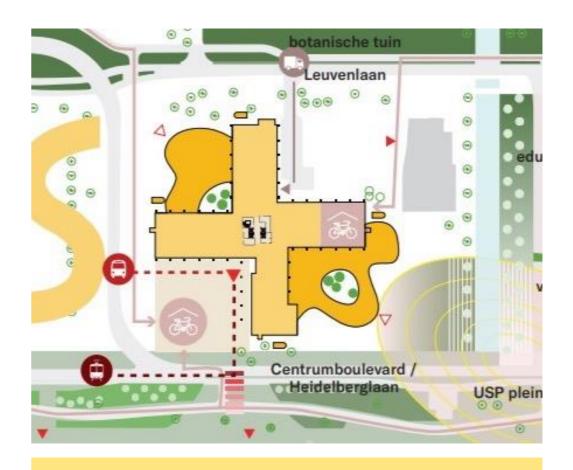
- Flexibility to grow
- Position in the Utrecht Science Park
- Financial considerations
- Sustainability



Explanation of considerations

Flexibility to grow

- 4th wing is empty and provides growth without adjusting the structure.
- Using the space between the wings creates an open structure that facilitates spontaneous contacts
- While the wings facilitate the laboratories.



The potential of using the space between the wings for a more open structure. This is just an impression. The design of the Kruyt building is not yet made.

Explanation of considerations

Position in the Utrecht Science Park

- Utrecht University is working for a better world by studying complex issues across the boundaries of scientific disciplines
- Our buildings should facilitate these multi-disciplinary collaborations, both between researchers and between faculties
- They should be recognisable and accessible, and located at the heart of the Utrecht Science Park
- The Kruyt building is one of the first university properties along this boulevard, forming a link between the Botanic Gardens, David de Wied and the buildings in the northwest cluster



Spatial planning vision

 Heidelberglaan as central artery

Kruyt building, Van
Unnik and Library as
connecting links.

Explanation considerations

Financial considerations

- Three components:
 - Investments: Keeping the construction and foundation saves between 10 to 20% compared with new housing. Taking into account measures to limit nuisance.
 - Revenues: Sale of lots 32 and Bleeker
 - Operational costs: Saving up to €200.000 tot €300.000 a year

Explanation considerations

Sustainability

We build energy neutral buildings and achieve the goal of CO2 neutrality

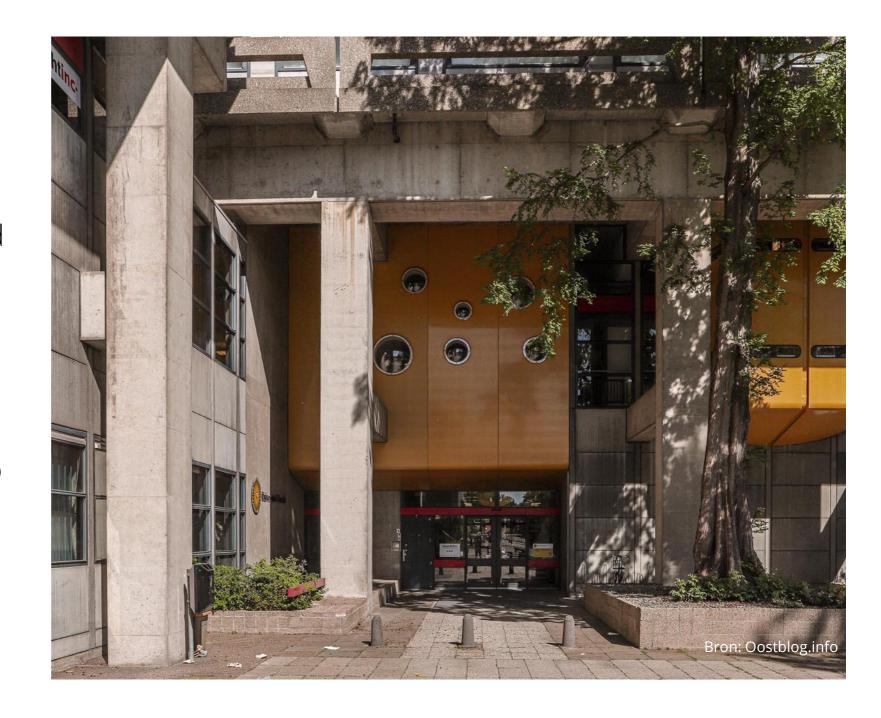
- Redeveloping Kruyt means a one-time 9% reduction of the university's entire CO2 footprint; 5.500 tons (to maybe double).
- We will also add value by using less primary and secondary raw materials.

Feasible to redevelop Kruyt while in use?

- Education and research must be able to continue at the same top-level throughout the redevelopment work.
- A survey of the impact of redevelopment with regard to vibrations and noise was done with several measurement installations in the building.
- There was a higher level of noise in the same wing. The simulation did not produce observable vibrations.
- The simulated building work did not result in higher noise levels than are already present in the other wings (the benchmark)
- Conclusion: It is feasible, with phasing per wing.

Summarising

The Kruyt building accommodates growth and is in a central spot in the Utrecht Science Park. There is financial advantage when we re-use the structure and foundation. This gives a 9% reduction of our carbon footprint. Redevelopment is feasible, when the renovation takes place per wing









Proces of follow-up

Programme structure for components:

- 1. Building: making a future design of the new Kruyt building together
- 2. Area: making a spatial plan together
- 3. Use: Working on the Integral Housing Programme toghether
- 4. On going: improving research facilities and Business Continuity Plan

Business Continuity Team

- Will remain operational
- Will be embedded in Redevelopment Program, including the 'specials' (like NPEC)
- Keeps on improving the business continuity of the Kruyt building
- Next: replacement of demi-water facilities and improved malfunction monitoring devices.

Involvement Faculty of Science

- We involve the faculty of Science with our next steps
- We will work out how to deal with possible delays in investigations, for example by setting up compensation fundings.
- The Steering Committee will make agreements as a guide and for confidence in the continuation towards a future-proof and modern building.









De informatie in deze presentatie is met zorg samengesteld, maar er kunnen geen rechten ontleend worden aan de inhoud.