



**WELCOME...
WE WILL START SHORTLY**

Meeting decision
redevelopment
Hugo R. Kruyt building

**Steering Committee redevelopment
Kruyt building**



Universiteit Utrecht

WELCOME...



Universiteit Utrecht

Bron: Oostblog.info

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:
 - Poor condition of real estate and
 - 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



Bron: Het Utrechts Archief

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



QUESTIONS ABOUT THE CONSIDERATIONS?



BREAK...
WE WILL BE
BACK SHORTLY





FOLLOW-UP: WHAT COMES NEXT?

3 juni 2021

Bron: Oostblog.info

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 together
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.

QUESTIONS ABOUT FOLLOW-UP?

**END...
THANK YOU FOR YOUR
PARTICIPATION**



Universiteit Utrecht



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