

Case Study

Project:	Oldenburger Fritom BV
Subject:	Casestudy MAN 9, BREEAM-NL 2014 v2
Date:	May 5 th , 2018
Drawn up by:	Niels Verheijen

Oldenburger Fritom

Description

Building: New business premises with offices
 Image:



Website: www.remco.nl / www.oldenburgerfritom.nl

Project data

Client: Oldenburger Fritom BV
 Expert(s): Niels Verheijen (Hercuton), Matthijs van Rooy (W4Y Adviseurs)
 Assessor: Daniël van der Flier (Prestige NL)

Building information

Location: De Zwaai kom 9 9641 KW Veendam
 Area: 19,625 sqm
 GFA building: 5,094 sqm
 Functions: Infrastructure 100 sqm, technical area 1.6 sqm, bathroom 29.3 sqm, workspace 5,129.5 sqm, room for events 11.8 sqm
 Elements: Platforms for loading and unloading, forwarding, vegetation.
 BREEAM-NL-qualification: Ambition: Outstanding (≥ 85%)

Project description

Description: *Founded in 1917, Oldenburger|Fritom is a family-owned logistics company and part of the Fritom Logistic Solutions Group. We specialize in providing customer-focused supply*

chain solutions. Combined with our worldwide network of business partners, we distinguish ourselves as an innovative global service provider and a logistics knowledge organization. By focusing on the Lean Six Sigma method, Oldenburger|Fritom adds value to your supply chain while we do not lose sight of our social responsibility. Sustainable business practices are closely intertwined with our strategy. In this way, we aim at achieving the right balance between the interests of all our stakeholders.

The new building of Oldenburger Fritom offers space for long-term and short-term storage of products. Oldenburger Fritom itself transports goods from its premises in Veendam.

A team was assembled for the development of this modern and flexible distribution center, consisting of Oldenburger Fritom, Remco-NL, subcontractors and suppliers. Construction of the project started in Q3 2018 and will be transferred to the owner in Q2 2019.

Ambitions,
planning process:

Oldenburger Fritom wants to certify the new construction of Phase 1 and the future plans to be realized in this area with a BREEAM sustainability certificate. This ambition was laid down at the start of the development and was included in the design phase and the call for tenders. The basis for this is the Scheme & Version: BREEAM-NL New Build and Renovation 2014 version 2. The ambition level chosen for as a starting point is the BREEAM-NL certificate “Outstanding” (≥ 85%).

Technical solutions:

The technical solutions of this project include:

- Heat pump.
- LED lighting.
- Purchase of renewable energy.
- Water efficient toilets.

All these solutions have been chosen in view of reducing the carbon footprint and energy costs and the personal sustainability goals of Oldenburger Fritom Veendam.

Ecology:

The local flora and fauna are positively influenced by an insect hotel, nutrient-rich plants for insects and birds and nesting opportunities for birds and bats. The property offers added value compared to the situation before development.

Energy consumption:	<p>Expected energy consumption in kWh/sqm Office: 114.8 kWh/sqm. Expected energy consumption in kWh/sqm Industry: 31.6 kWh/sqm (energy requirement).</p> <p>Expected consumption of fossil energy in kWh/sqm GFA: 0 kWh/sqm (no gas connection).</p> <p>Expected consumption of renewable energy sources in kWh/sqm: 101% of the energy requirement (146.4 kWh/sqm).</p> <p>Expected water consumption in m³/person/year: 6.1 m³. % water consumption that is obtained via rainwater or gray water: 32.4%</p>
Process, organization:	<p>Our ambitions are realized by the involvement of experienced parties, who recognize the importance of all the different BREEAM-NL phases. All aspects of BREEAM-NL are discussed in detail during the biweekly construction meetings. The starting point for this project is “Outstanding” (≥ 85%).</p> <p>The steps taken to reduce the impact of construction on the environment are:</p> <ul style="list-style-type: none"> - Responsible management at the construction site, see MAN 3. - Use of materials with low environmental impact, see MAT 1. - Construction on a site with a low ecological and landscape value, see LE 1. - Working in accordance with an ecological working protocol, see LE 3. - Reuse of rainwater on site
BREEAM-NL credits:	<p>Oldenburger Fritom has translated its sustainability ambition into a BREEAM program of requirements together with Remco Ruimtebouw. There is a specific reference to BREEAM-NL in this program. A scan was made for this purpose and for each credit to be obtained it was indicated what needed be done to achieve the intended objectives.</p>
Costs/benefits:	<p>The costs of developing the BREEAM-NL requirements are relatively high. Various parties must be engaged to draw up documents through which it is investigated or demonstrated that certain requirements have been met. In addition, technical solutions are sometimes more expensive than the usual solutions. The most sustainable building was chosen as a starting point when drawing up the Pre-assessment, because this is in line with the ambition of Oldenburger Fritom. A</p>

requirement of Oldenburger Fritom is to have no gas connection installed.

Advice on next project:

Integrate installation design in the selection process of the individual BREEAM-NL credits so that the choices for these credits can be better substantiated, improving efficiency. In that way, we can make better use of the financial scope to take measures that have a greater impact on environmental improvement.

It is very important to start early and regularly review the status with all parties involved.

Elimination of a construction site with different soil types (Clay, peat) contributes to a better environment and is appreciated by BREEAM-NL.