



Ministerie van Financiën

DBFMO Renovation Ministry of Finance

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Content

- Why renovate?
- Planning
- Value for money?
- Project Scope, Goals & Results
- Contractual relation
- Last but not least.....



Why was renovation necessary?

- Building dated 1975, 66.000 m²
- Problems with the Climate Installation

Address

- Indoor air quality
- Support organisational changes
- Improve cooperation and communication within the department

No "gold plating"!

Look into the possibility of PPP, first PPP housing project in the Netherlands



Planning

April 2002	Decision for refurbishment instead of newly built
August 2003	PPC:Public-private comparator
December 2003	Decision for PPP approach
August 2004	Start tender procedure
June 2005	3 different designs/bids
February 2006	Preferred bidder Safire
July 2006	Request construction permit
January 2007	Start demolition and building activities
November 2008	Renovation finalized



Scope

- Complete renovation
- Maintenance
- Services included:
 - Security (reception)
 - Catering
 - Cleaning
 - Handyman
 - Furniture
 - Fitness
 - Bicycles
 - Energy



Project Goals

- Maximum price: € 190 NPV
- Contract: 25 years
- Functional output based on organizational targets:
 - High quality architecture reflecting the character of the Dutch Treasury
 - Flexible and Efficient
 - Stimulation communication and cooperation
 - Sustainable
 - Accessible
 - Healthy
 - Safety

Creative and integral design choices based on a life cycle approach



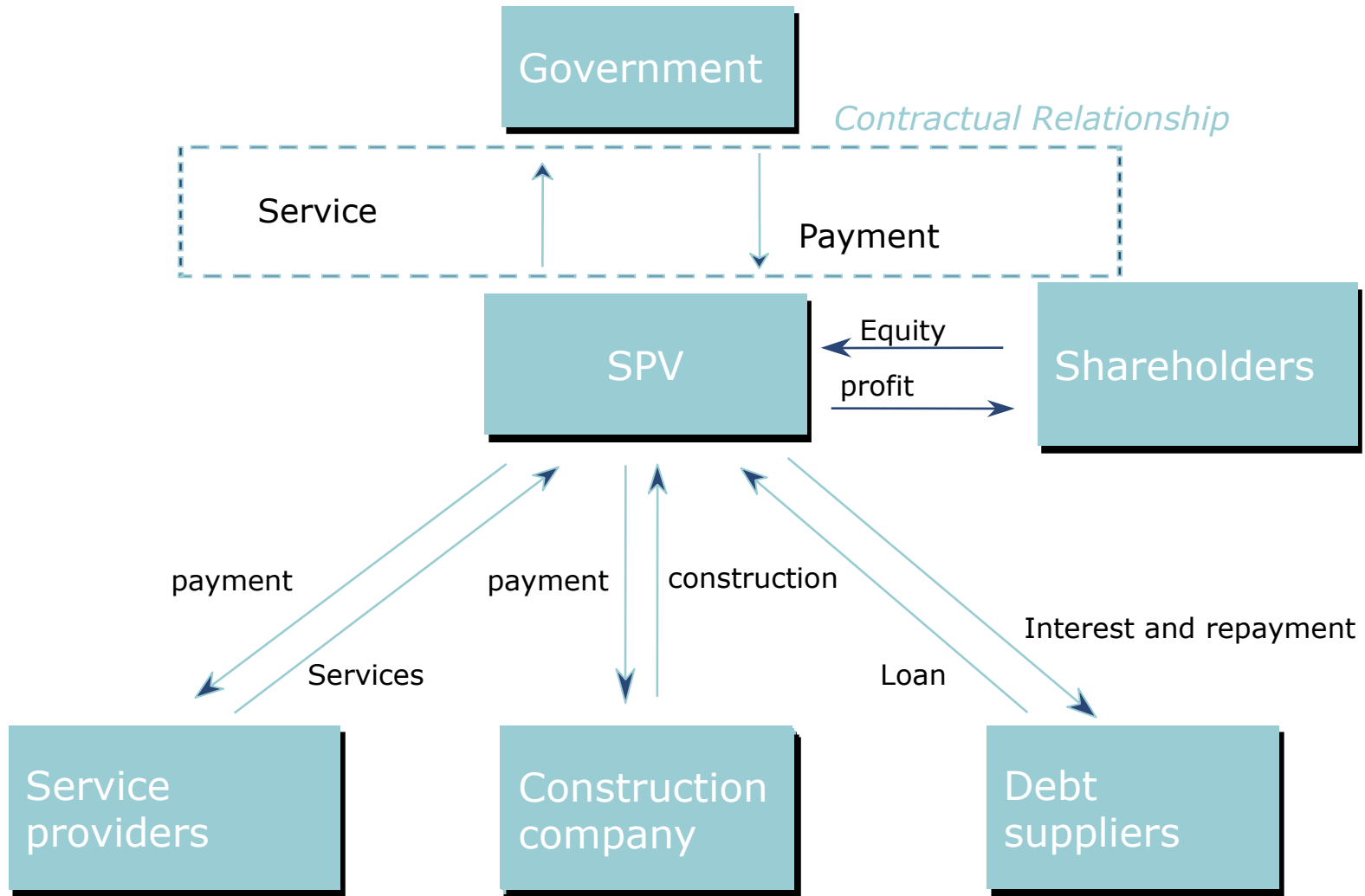
Project Results

Financially:

- Contract awarded to Safire for € 175 NPV = 15 % profit (ceiling price € 190 NPV)
- Safire consortium comprising of Strukton, Burgers Ergon, GTI, ISS Facility Services and an investment fund of ABN AMRO and Dutch Infrastructure Fund

Qualitatively:

- Great design quality (less limitations compared to a traditional building process)
- Great flexibility, atrium, choice of materials





Main challenges

- Bankability: Make sure that the private parties can bear/finance the risks
- Don't underestimate the complexity; preparation is everything
- Consistency in teams by change from tender to realization phase and from realization to exploitation phase
- Define the right level of output specifications, should be output driven and not input driven



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Last but not least

The PPP procedure has worked for the Ministry of Finance building:

- within budget
- within time
- good quality
- procedure led to a life cycle approach and creativity in the design process
- as a client you have to have an open mind