

CASE STUDY: DELTA DEVELOPMENT GROUP



Heerema, the occupant, could see a €42 million net present value over 20 years due to increased productivity, staff retention, and reduced absenteeism, according to KPMG.

ABOUT THE OFFICE

Voldellaan 47 is the global headquarters for Heerema Marine Contractors B.V. (HMC), housing 1,100 full time employees within 23,336 m² over 12 storeys, and is certified to BREEAM-NL 'Excellent'.

The project was Delta Development Group's first foray into jointly measuring workplace effectiveness using the Leesman Index and KPMG's holistic True Value methodology for the measurement of social, environmental, and economic impacts of a commercial building; the first such attempt world-wide.



HEALTH AND WELLBEING ACTIONS

- Orientation of façades – optimise views and natural daylight while blocking solar heat gain
- LED lighting for artificial lighting needs
- Solar boilers combined with groundwater heating and cooling for further improvements to thermal comfort
- The use of low VOC and where possible Cradle to Cradle Certified™ materials.
- Considerably more biophilia than the previous building



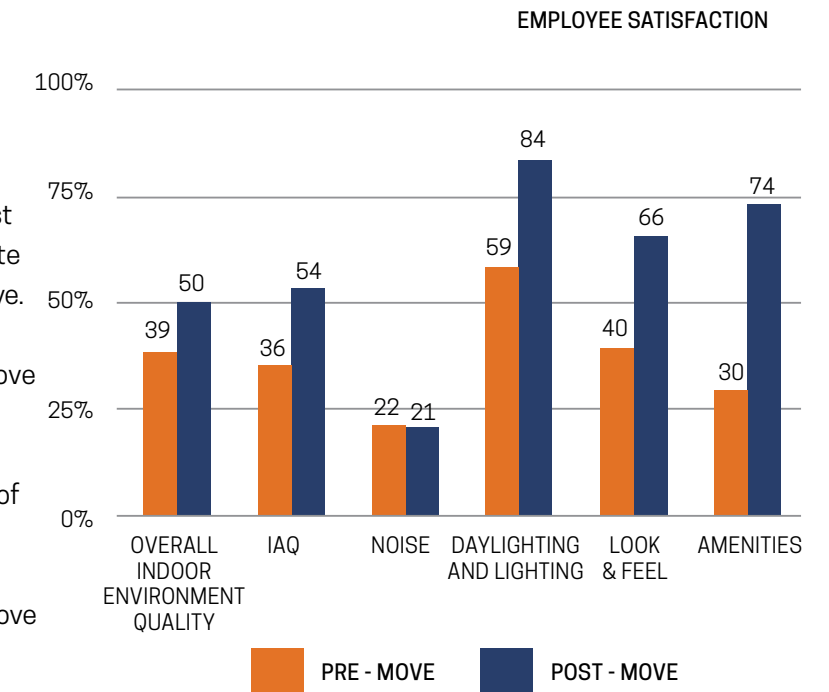
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LEESMAN OCCUPANT SURVEY RESULTS

At Vondellaan 47, Delta and HMC worked together with Leesman to measure workplace effectiveness. Pre and post move Leesman surveys were conducted with a response rate of 405 employees (35%) pre-move and 433 (38%) post-move.

The Leesman Index (LMI) increased from a 57.7 LMI pre-move to a 70.1 LMI post-move, making this building the highest scoring building housing over 500 employees within the Benelux countries. With this score, it is within the top 5% of all Leesman projects world-wide.

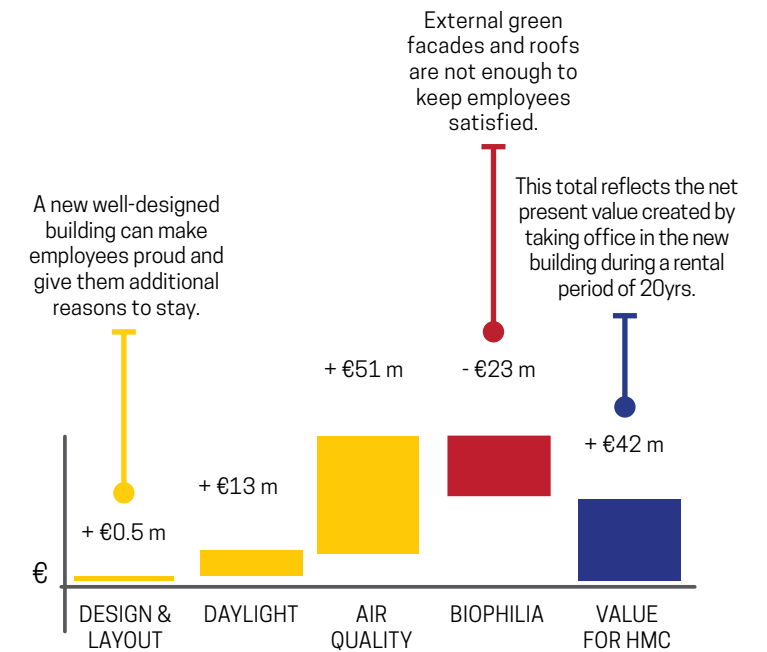
The Leesman study gives actionable results to further improve the working environment for those who are using it.



ECONOMIC IMPACT



KPMG supported the Delta Development Group with the application of its True Value assessment tool to quantify the impact of the building on productivity, absenteeism, and retention, using the results of the Leesman surveys and multipliers from literature on variation in those factors and the influence on costs and revenues. The results are shown below:



The office design increased retention rate

Improved daylighting and air quality reduced absenteeism

A further increase in greenery could increase user satisfaction

+€42 million
net present value benefit over the 20 year rental

For more information on the KPMG True Value Methodology visit <https://www.kpmg.com/Global/en/topics/climate-change-sustainability-services/Documents/introduction-kpmg-values.pdf> or PAGE 48 - References.