

PPP Kromhout Barracks Utrecht



The Kromhout Barracks is the first PPP project of the Ministry of Defence. Komfort has offered all elements of design, build, financing, facility services, maintenance and management in an integrated 25 year DBFMO contract (Design, Build, Finance, Maintain, Operate). The total contract represents a net value of about EUR 450 million.

Komfort is a cooperation between Ballast Nedam, Strukton and John Laing who have teamed up with Meyer en Van Schooten Architects, Karres en Brands Landscape Architects and ISS Facility Services. Komfort will realise about 3.000 workplaces for Defence employees. On the Barracks area the Head Quarters of the Royal Dutch Land forces will be established, as well as departments of the Command Services Centre and the Defence Material Organization.

The largest Accommodation PPP Project

The Kromhout Barracks is the largest Accommodation PPP Project in The Netherlands, possibly even throughout Western Europe. It consists of approximately 80,000 m² new offices and other buildings as well as the restoration works of three State listed monuments. Apart from offices also sports facilities, a health centre, a parking garage, a conference centre and an encampment for 150 employees will be realised.

Lower lifecycle cost

The lifecycle costs of the new facility are lower as Komfort has offered all services by one integrated contract for a period of 25 years. This tendering method will generate approximately 15% cost savings for the Dutch Ministry of Defence.

Very short construction phase

The very short construction phase (18 months) is made possible by an innovative architectural and structural design, using large prefab elements as well as an excellent cooperation between all parties involved.

Quick realisation of Finance contracts

Komfort has been able to close the finance contracts for this project within a short and efficiently used period of time. Only six weeks after signing the DBFMO contract the finances were arranged. Also

during the start up of the project execution, an additional contract was signed for the extension of another 1.000 workplaces.

Flexible, transparent and sustainable design

The design of the Kromhout Barracks is flexible, transparent and sustainable and is manifested by a maximum of materials being reusable, an optimal flexibility of the buildings as well as an integration of landscaping and architecture. The many gardens between as well as inside the office buildings intensify the green character. By concentrating functions on the total area open space has been added as a quality and possible growth of the occupation can be realised.

More: www.consortiumkomfort.nl

Client	Ministry of Defence
Location	Utrecht
Architect	Meyer en Van Schooten
Date start project	02 07 2006
Size	300 - 500 million EUR
Activity	
Type of work	Projecten in uitvoering
Project category	1;#PPS