

## Building Smartly with Higher Profits!

Buildings can be realised, renovated and maintained much more efficient, clean and economic! Still, the building and managing of houses and companies has not been improved for certain decades. The 'Slim Bouwen' foundation, KPMG and S&G gather forces at the 'Building and Facilities' seminar to show how this can be changed.



To realize a building asks effort from different disciplines. This makes the lead time from a construction-project relatively long. The failure costs within the construction sector are highly above the 10 percent. 30 per cent of the total refuse-dump is caused by the construction companies and one-third of the road transport can be linked to these companies. Traditional buildings can only be adapted with much trouble, so the life-time is often short.

Slimbouwen means: Reduction of material, volume, energy, efficiency and flexibility within the design-realisation and using-phase of a building. Smart floors and walls are important elements in this concept. Slimbouwen is offering space for climate-technical, innovative and strong energy cost and using reducing construction solutions.

By pre-fabricage the disengaging of the installations of the construction elements en the coping 'smartly' with material and labour, the construction time is reduced elaborately.

The foundation costs of Slimbouwen, often are not higher than those of traditional building. When the volume's increasing, it is often cheaper.

The concept of 'Slimbouwen' can be applied for new housing projects and renovation projects as well.



As a support for the economic substantiating, when the choice for Slimbouwen is made, KPMG and S&G and partners can calculate the costs and benefits for different construction- and renovation options. This is done with the help of **cost-benefit analyses** and **qualitative maintenance analyses** on the basis of Life Cycle Costing principles.

The **quantitative maintenance analyses** have two goals:

- Screen the current maintenance method and get insight in cost-reducing adaptations of the design.
- Calculate the business economic life-time.

Investment- and purchase choices are made on the basis of the lowest foundation-costs for the owner. The living charges for the resident often are not taken into account. The use of energy is an important factor when it comes to this. These costs can be lower with Slimbouwen. **Cost-benefit analyses** over the life-time give a clear insight in this and all other cost-effects of the total life-time of the project. Next to economic benefits, ecological benefits for traditional construction can also be brought to view by KPMG and S&G and partners. We can calculate with or without the impact of the social costs.

KPMG and S&G and partners can, objectified and extensively, calculate the long term costs of capital, maintenance and management for different construction alternatives.

The results of this calculation can lead to very interesting insights and are also important when it comes to decision making about maintenance and renovation.

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