

IN BRIEF

Organisation: Koninklijke Bibliotheek (KB), National Library of the Netherlands, www.kb.nl | **Contact person:** Yvette Watson, Circular Building Project Leader (interim via PHI Factory), [LinkedIn](#) | **Product & sector:** Construction | **Country:** The Netherlands



Circular building National Library of the Netherlands



A pragmatic story is a better way to get a go.

Sustainability is not yet anchored in the policy of the Koninklijke Bibliotheek (the National Library of the Netherlands). Even so, this has not prevented the organisation from establishing the ambitions of circularity and energy neutrality in the tender for the new accommodations, renovation or construction.

Project description

The Koninklijke Bibliotheek (KB) is a social organisation that preserves the library collection of the Netherlands and makes it visible and usable. It was time to update the building. In consultation with the building owner, the Central Government Real Estate Agency (RVB), the KB is thinking about the question of how best to state the high ambitions of a circular and energy-neutral building in their tender. The building should add strength to the KB's vision, give energy back to its surroundings, and have optimal flexibility in its function and use.

Approach

The KB started by formulating ambitions. The building has to add social value and also contribute to the creativity and productivity of people who work, study and do research in the building. For the KB, a circular building means a closed system in terms of the design, construction and operation of the building. Another important ambition is the flexibility of the building and its ability to adapt. The Building & Facility Management department has worked from the bottom up to gain support for these ambitions from the board. Social responsibility was the deciding factor for a go, and yield also played a part. The KB wants to show that you can also make conscious choices with the building, and wants to use it to set an inspiring example for other organisations.



FACTS & FIGURES

- > 15,000 m² in public space
- > 30,000 m² in storage
- > total 85,000 m² building
- > 500 study places for the public
- > about 850 workplaces
(for the approximately 550 employees and 25 resident institutes)

Results

The tender is in the pre-commercial phase. The ambitions for energy neutrality and circularity are established in all the scenarios for the KB that are being considered. A business case has been drawn up according to the process of the Central Government Real Estate Agency. The calculation is based on a ceiling amount. This is actually a linear approach, but it is a start to fulfil the ambitions within the available budget. The KB is now looking for the right contract form to put the project to the market on the basis of three criteria:

- minimising the lead time and transaction costs of the tender;
- maximising the experiences and knowledge of market actors;
- maximal flexibility in the management and operation contract.

The ambition is not to be the first with a circular building, or to build the most sustainable building in the world. It is about everyone being able to observe and learn in the process. The KB hopes to be an inspiration by setting the bar high, and thus creating an inspiring building.

Lessons learned

- People get more enthusiastic about the idea of 'smarter' rather than 'consuming less'.
- A pragmatic story that relates to the primary process is more likely to lead to a *go* than an emotional story or theoretical figures.
- Don't ask the market for solutions, but give direction about what you want.
- Take the space to look at what fits best for your process. Take inspiration from examples.
- Being a good client involves giving space and direction.
- You have to invest in each other to start speaking the same language.
- By selecting parties on the basis of ambition, you get the right players at the table.

'Using the world's intelligence instead of wasting it.'

Yvette Watson, Circular Building Project Leader

About REBus and the Green Deal Circular Procurement

The Green Deal Circular Procurement (GDGP) is an initiative of CSR Netherlands, NEVI, the Government of the Netherlands, Duurzame Leverancier (Sustainable Supplier), PIANOo, Kirkman Company and Circle Economy. Several pilot projects that have come out of the GDGP are financed in part by the European project REBus, which is being implemented in the Netherlands by Rijkswaterstaat (Department of Waterways and Public Works). Together, they are working to support entrepreneurs and governments with their circular procurement ambitions.

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