



Interview with OLCO: Validation through an independent party

Robert Klein works at OLCO, a consultancy company that is specialized in real estate, mainly for education and sports. As a project manager he deals with all kinds of questions, mainly related to indoor sports. The city of Leiden hired him as a project manager for a project of a combined pool and ice-rink complex called 'De Vliet'. Besides developing a new complex for the pool and ice-rink, renovating the outside pool as well as furnishing the common area are part of the project.

The sports policy 2013-2018 of the city of Leiden was the reason for this project. At that time, he budget for the renovation of the outdoor pool, as well as the new development for the indoor pool were set. In 2016 Robert was hired as the project manager. He continued and helped in further development of the project. Meanwhile, the project was extended with the development of a new ice-rink, to replace the existing rink. By combining the pool and ice-rink into one complex several synergy advantages can be accomplished, like the exchange of the energy.

The first plans for the project were made in 2013 and a lot has changed since then, mainly on the construction market. Robert Klein had already foreseen price developments as a risk of the uprising market. Based on data from an independent party, he wanted to get a better insight in how the market had changed since that time. And how the market would continue to develop until the tender, specifically for the segment of pools and ice-rinks. BDB was asked to create an independent benchmark for the construction, investment and operational costs for both the development and renovation of the pool and ice-rink complex. Besides that, Klein wanted to have a better insight in the price developments during the duration of the project.

“The biggest value of BDB: the project has been verified by an independent party.”



OLCO is a consultant in the utilization, exploitation and development of real estate. We do not limit ourselves by fixed thinking patterns and restrictions. We challenge our clients to step out of their comfort zone and take a different view on their own wishes and questions.

“We created a list of requirements, to form a base for the investment cost budget. To check the factuality of the price level, BDB did a good analysis on this estimate and reviewed the cost level of the pool and ice-rink. They reviewed different sections in the budget, to check whether these weren't too high or too low. Besides that, they have given us a good perspective on how much influence the market changes have on the cost level of the pool and ice-rink. The results of the research BDB did, came to good use within the decision of the township council. BDB created a very accurate analysis and gave good advice, specifically focused on the pool and ice-rink. I was very content with the results. BDB is unique in offering such specific, customized solutions.”

“The results of the research BDB did were of value by proving the board that although the budget determined in 2013 was good, adjustments were necessary as a results of the structural and conjunctural market operations. Earlier experience and knowledge within swimming pool projects, had already given me a suspicion the budget was not right anymore. Because of research BDB did, I was able to give concrete prove and substantiate this to the board. The biggest value of BDB: the project has been verified by an independent party, that does not have interest in playing a role in the further completion of the complex. OLCO is, by default, not going to apply for the tender and BDB is not related to any building activities.”

“After this summer, the board is making a decision on the building credit of the development of the ice-rink. Next will be the start of the European tender of the development of the pool and ice-rink complex.” •