

Information letter – project AIR, Rotterdam

Subject	Newsletter– nr. 2
Date	11 October 2022
Period	Q4 2022

Dear entrepreneur, local residents,

On behalf of developer NEOO and building contractor Visser& Smit Bouw, we are sending you this information letter about the construction activities of AIR, the transformation of the former Hudson's Bay building in Rotterdam. This is the second information letter. Now that the work is in full swing we will keep you informed at least once a quarter by means of this newsletter until the completion of the building.

The Project

AIR is being transformed from an inward-looking department store into an outward-looking, sustainable building with a mix of functions including five floors of state-of-the-art offices, hospitality, retail such as C&A, Jumbo Supermarkets and a public bicycle parking facility. As general contractor, Visser & Smit Bouw is responsible for construction. Construction has now started and the project is expected to be completed by the end of 2023. More information and impressions can be found on the website: www.air-offices.nl

Progress and contractor planning

The construction of AIR is a big job. The work will last until the end of 2023, after which office tenants will move in and finishing work will take place.

Roughly speaking, the planning is as follows:

- Demolition work until approximately the end of Q1, 2023
- Facade work on Hoogstraat until approximately the end of Q1, 2023
- Facade work Red Sand and Westewagenstraat until approximately the end of Q2, 2023
- Scheduled opening of C&A March 1, 2023
- Scheduled opening of stores in basement, including Jumbo: Q2, 2023
- Completion offices: Q4, 2023
- Finishing offices: starting at Q1, 2024

Specific work in the coming months

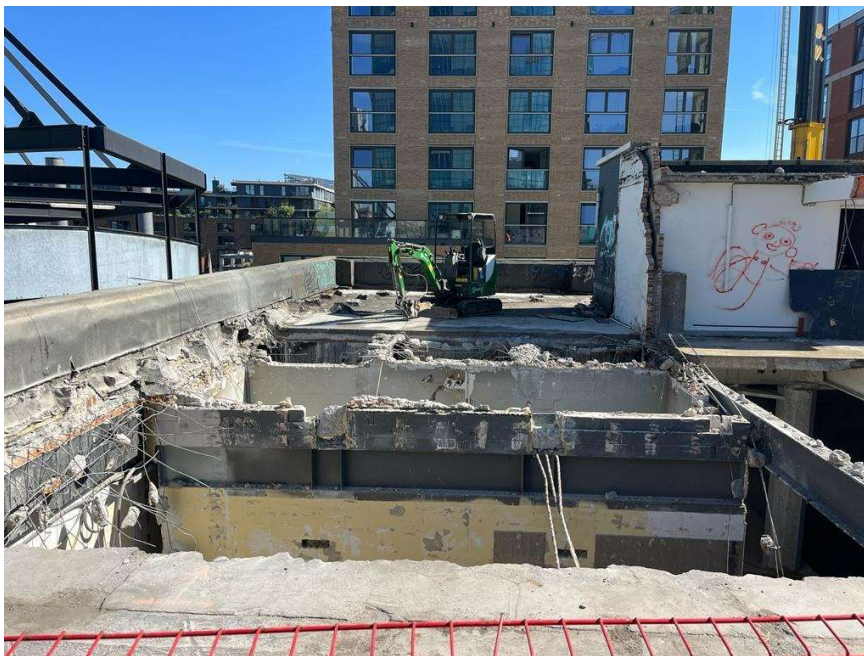
- **Tower crane:** A tower crane has been placed on the building and will remain there until at least mid-2023 to remove all the debris and bring in building materials. The tower crane stands on a 2-story roof structure, which will be the height of AIR's new roof.



- **Westewagenstraat Closure:** A construction elevator has been placed on Westewagenstraat on the side of AIR. That side of the Westewagenstraat will remain closed off until the end of construction for the purpose of safe supply and removal of materials. The other side of Westewagenstraat will be released again as soon as the construction work of the residences and restaurants on that side is completed.



- **Demolition work:** Large new voids will be created in the building for the purpose of daylighting. In addition, some additional structures and stairwells will be demolished and holes will be made in the facades. Because floors will first be rebuilt in certain places for stability reasons, construction and demolition work will be combined. Naturally, the demolition work will involve more noise and vibration nuisance. Unfortunately, this is unavoidable. As a neighboring business owner or resident, you may be inconvenienced. We ask for your understanding. We will of course do our best to limit this nuisance as much as possible. The noise is monitored by means of noise and vibration meters, resulting in accurate reports. Should the standards be exceeded, a notification will be issued so that action can be taken. The demolition work will last until approximately the end of Q1 2023.



- **Facade work.** The facades of the building will be partially retained, but will have large daylight openings with aluminum frames and glass. Scaffolding has therefore been installed around the building. In Q4, 2022 scaffolding will also be installed at the site of café In the City and Westewagenstraat. In consultation with the store owners, it is ensured that store locations will remain clearly visible. On Hoogstraat, the facade openings have already been partly sawn out. This will also happen along Rode Zand and Westenwagenstraat. After the facade openings have been sawn out, the new window frames will be installed. The Hoogstraat will be finished first. Once the window frames are ready, the scaffolding will be removed. This is expected to take place on Hoogstraat, Rode Zand and Westenwagenstraat by the end of Q1 2023.



- **Preparing first new stores.** On Hoogstraat and part of Rode Zand, the new stores will also have new facades. This work will take place from Q4, 2022. In addition, hard work is being done to ensure the timely completion of the largest store on the first floor by the end of the year, which is located at the head of the Rode Zand and Hoogstraat. This is where the C&A will move in and start the finishing work in the new year.



Questions or comments: [Considerate Constructor](#))

Visser & Smit Bouw is a considerate builder with an eye for its environment. Conscious, safe, social, environmentally friendly and precise. These are the pillars of Considerate Constructors, an independent foundation, code of conduct and hallmark of various initiators in the construction industry, including VolkerWessels. Limiting disruption is our aim. Have we overlooked anything? Report nuisance or tips via www.verbeterdebouw.nl.

[Take a look inside the building](#)

Would you like to take a virtual look inside the building after its completion? Then scan this QR code. You can then take a digital tour.



We thank you in advance for your understanding.

NEOO & Visser en Smit bouw