

Newsletter – project AIR, Rotterdam

Onderwerp	Newsletter – nr. 4
Datum	March 10, 2023
Periode	Q1, 2023

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. We will keep you informed at least once a quarter by means of this newsletter until the completion of the building. This is the fourth information letter.

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 the building 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

Last quarter we worked intensively on project AIR again. This has recently resulted in a delivery to the C&A. There is also a store along Hoogstraat that has been delivered to Schoonenberg. Both chains have already started finishing their stores so that they can open their doors to the public in the second quarter.

Furthermore, the escalators in the hallway to the basement floor have been installed, where the entrance to, for example, the Jumbo and the public bicycle parking will soon be located.

Because the project concerns a transformation of an existing building, the construction work sometimes runs differently than initially planned. The cutting of the floors and the construction of the two additional floors will take place a little later than previously mentioned, because the demolition and the closing of existing voids took longer than expected. This means that the schedule has changed slightly.

Here is a short summary of planned work in the coming period:

- Demolition work (cutting in voids) until the end of Q2, 2023
- Facade work Hoogstraat until the end of Q1, 2023
- Facade work Rode Zand and Westewagenstraat until the end of Q2, 2023
- Scheduled opening of C&A and Schoonenberg: Q2, 2023
- Planned opening of stores in the basement, including Jumbo: Q3, 2023
- Completion offices: Q4, 2023
- Finishing offices: from Q1, 2024

Specific work in the coming months

In the coming period new facade parts of AIR will become visible as the scaffolding on the Hoogstraat will be removed. After the opening of the C&A and Schoonenberg stores, large parts of the first floor will also be open to the public again.

Here are some more parts that will be further addressed in Q2:

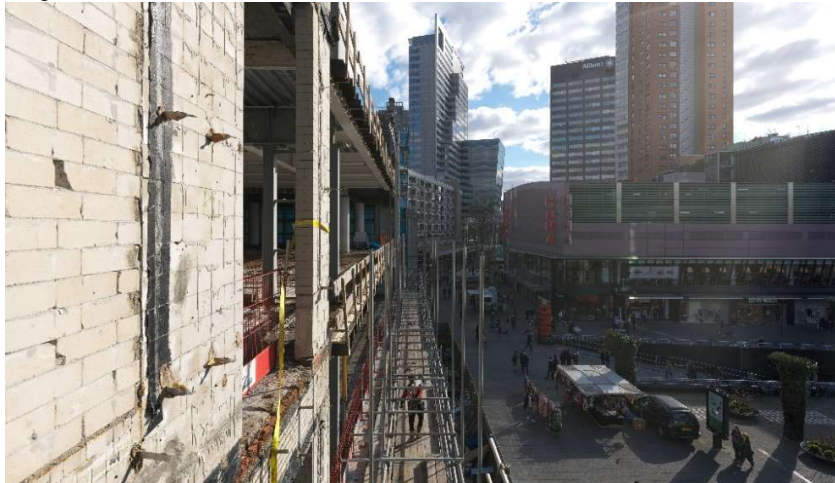
- **The additional two floors:** As you may have noticed, the iconic "ufo" where the La Place used to be located has been removed from the roof. This made it possible, on the (currently) top floor, to start creating the two additional floors. Work starts with pouring stability walls. By pouring floors to these walls, the walls are connected to the columns to transfer forces to underlying construction.



- **Demolition work:** To make sure the building is stable during demolition, floor fields are first being sealed where the Hudsons Bay's voids and escalators used to be. Then the floors can be cut in. Most of the floors have now been sealed. This coming period will focus on sawing in the floor sections, so that "the building within the building" that is visible on the artist impression below can slowly take its shape.



- As mentioned in previous newsletters and as you have undoubtedly noticed, this work does involve noise and vibration nuisance. This is unfortunately unavoidable and we ask for your understanding once again. Of course we will do our best to limit this nuisance as much as possible, but as long as we are still carrying out demolition work, this nuisance will continue for a while. By means of noise and vibration meters it is accurately tracked when standards are exceeded and action must therefore be taken.
Furthermore, safety during demolition is constantly monitored by the contractor, so that also the underlying stores and restaurants that are in operation can remain open in a safe manner.
- **Face work:** The fact that "the UFO" has disappeared means not only that the additional floors can be built, but also that this made it possible to build the scaffolding on the Rode Zand. This also means that the facade on this side can continue to be built. Where the voids have now been closed off, the new facade will now be created on this side as well by applying sand-lime brick and installing the large windows.



- This coming week, on the side of the Hoogstraat, the scaffolding will be removed up to the first floor and then disappear completely in mid-Q2. This means that in the coming period, the new facade with large open glass sections will be largely visible.



NEOO

air

 Visser & Smit Bouw

Questions or comments: Considerate Constructors

Visser & Smit Bouw is a considerate builder with respect for its environment. Conscious, safe, social, eco-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 look inside the building after its completion?

Take a virtual tour by scanning the QR code.

Curious to see what the building looks like during construction? We will be happy to give you a tour of the building under construction once the demolition work is completed. We will let you know about this in Q2 2023.



NEOO & Visser en Smit bouw