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### Deloitte University EMEA, an ambitious project, just steps away from Paris

On behalf of Nexity, France's leading real estate group, BESIX France and its partner Dalkia Smart Building are completing the construction of the new Deloitte University EMEA building, the audit and consulting firm's new training centre in Bailly-Romainvilliers, near Marne-la-Vallée. Located about thirty kilometres to the East of Paris and at a stone's throw from the famous Disneyland Paris theme park, this project is extremely ambitious in terms of energy performance and biodiversity and has been designed to obtain five top-class environmental certifications, among others the 'Biodiversity Excellent' and 'BREEAM Excellent' validation.







#### **Project details**

### Deloitte University EMEA

#### Location

Bailly-Romainvilliers (Paris), France

#### **Client** Nexity

Construction period 2020-2023

Contract type Build

Contract value 73.8 million euros

#### artner

Dalkia Smart Building

#### rchitect

**Dubuisson Architecture** 

This stunning complex is meant to become a training centre where Deloitte's staff, active in Europe, in Africa and in the Middle East, will come together to learn and network. Designed by Dubuisson Architecture, the buildings will cover an area of 22,000 m², surrounded by green spaces and by a man-made lake, the whole complex reaching a total surface of 13.5 hectares. The campus will include a big multifunctional auditorium, 43 flexible classrooms, 12 meeting rooms and multifunction boxes, a restaurant, a fitness, and 265 bedrooms. BESIX was selected to undertake this project owing to its operational and planning commitment and to a prior positive experience by a senior member of the Client's team with the Dexia tower project in Paris.

## Full-service execution at a spectacular speed

BESIX was in charge of all construction works, which include earthworks, foundation works, the structural, and the finishing works, allowing BESIX to show its capability of providing clients with a full-service solution. The construction works started in 2020 and will be finished in 2023, after a challenging period of 37 months only, during which works progressed at a spectacular speed, in spite of the Covid-19 pandemic, the war in Ukraine and its impact on costs, and the scarce availability and long lead time of wooden material. The structural works began in the summer of 2020 and were completed at the end of 2021. BESIX made several technical proposals to meet the stringent architectural requirements, searched for alternatives and applied value engineering to meet the client's requirements, both from a technical as an environmental point of view. Substantial completion of roofing and facade works (windows and curtain walls), making the building air- and watertight, was achieved by the summer of 2022 and remaining wall cladding (wood, tile, zinc, sunshades) was completed by the end of 2022.

This project allows us to show our execution capacities, from the foundations to the finishing touches. BESIX has looked for solutions and alternatives to meet the high expectations from the client and to respect the stringent architectural requirements, both on the technical and the sustainability sides.

Guillaume Cornille, Project Manager

# Low-carbon footprint and green spaces

The Deloitte University EMEA will be a reference building in terms of energy performance and biodiversity by meeting the most demanding certifications and norms thanks to cutting-edge solutions to fulfil Deloitte's expectations. The building was built using mostly low-emission green concrete and designed to obtain five first-class certifications: 'BREEAM Excellent', 'Energie+ Carbone-', 'Biodiversity Excellent', 'Well Building Institute Gold' and 'Cradle to Cradle' referencing. The building will be powered to more than 40 % by local green energy, provided by 1,100 m² of solar panels.

Additionally, BESIX has taken care of the landscaping of the site, the gardens and the development of a wooded park and an artificial lake. These will host a wide variety of local water and land plants. Once operational, this area should not require external water supply, nor drilling operations as it will be fed by rainwater.

The Deloitte University EMEA has won a MIPIM award in the category 'Best alternative project' out of 43 finalists. These awards celebrate the most useful, sustainable, and innovative projects in the real estate sector worldwide.

135,000 m<sup>2</sup> of total plot area

800 m<sup>3</sup> of laminated timber frame

500 tonnes of steel structure

6,000 m<sup>2</sup> of façade wood cladding

4,500 m<sup>2</sup> of windows and curtain walls

18,000 m<sup>3</sup> of concrete, of which a large part is green

4,000 trees and shrubs for the park