

# CONNECT

INTERACTIVE ONLINE NEWSLETTER BY QUADRANT4

## FITS LIKE A GLOVE

New accommodation for TBV Wonen

## BREEAM CERTIFICATIONS

3 projects have been certified

## SHARE YOUR PASSION

Remi Leunissen

## RECIPE: EGGNOQ

By Rob Jansen

JUNE 2023



# IT FITS LIKE A GLOVE

TBV Wonen is a housing organization that manages around 9,000 rental properties in Tilburg and nearby areas. With a history of over 100 years, TBV Wonen aims to provide everyone with a comfortable home. They have a strong focus on catering to the needs of the elderly and individuals with special needs.

Frank Metsemakers has been serving as the Property Manager at TBV Wonen for 4.5 years. In his role, he oversees the development of the housing vision and the renovation of their main office. Frank, along with Nienke van Thuijl (interior designer at Quadrant4) and Maarten Peters (project manager at Quadrant4), shares the success story of how TBV Wonen has accomplished this with their new accommodation.

**Frank:** “We initiated a thoughtful examination of our accommodation, considering factors such as required space, facilitating flexible work arrangements, the significance of working in the neighborhood, our desired level of visibility, and the integration of our home store and services. When you have a clear vision, it serves as a starting point, and then you collaborate towards achieving a desired outcome. Both Quadrant4 and TBV Wonen have meticulously gone through this process over multiple years.”

**Maarten:** “It was advantageous for us

that part of this analysis had been conducted prior to and during the pandemic. The concept of flexible working has undergone significant changes in numerous organizations, including TBV Wonen, as a result of the pandemic. In concrete terms, you can achieve more with relatively fewer square meters.”

## **Accessibility. Visibility. Safety.**

**Frank:** “Our current office is situated opposite Tilburg Central Station, and the accessibility it provides to our tenants (train and bus stations) as well as the

# ‘At Quadrant4, I always experienced a relentless pursuit of excellence.’

availability of parking spaces played a crucial role in our decision not to relocate. This decision was particularly influenced by the growing number of tenants who no longer own cars and rely on public transportation.”

**Nienke:** “We also conducted a thorough examination of TBV Wonen’s identity and desires. Working closely with TBV Wonen’s interior working group, we explored possibilities that align with the organization’s nature. It was essential to create an environment where both visitors and employees feel welcomed and at home.”

**Maarten:** “Visibility, approachability, and friendliness were the primary considerations for the furniture store. We extensively researched how to seamlessly integrate the home and shop elements. In fact, at the suggestion of one of TBV Wonen’s working groups, we recreated and reenacted various customer interactions. This provided valuable insights into these encounters, the processes involved, and the requirements for reception and safety.”

## TBV Wonen’s identity can be felt everywhere

**Nienke:** “The sense of comfort and homeliness – which is so characteristic of TBV Wonen – you truly find on every floor.”

**Frank:** “We have indeed made fundamental choices that visitors and employees will recognize instantly. For instance, the use of carpet in TBV colors, the homely stair coverings, and the open and transparent character. Even the restrooms resemble those found in our own homes. Nearly half of our organization was involved in the renovation process, so what we have accomplished seamlessly aligns with our work culture. It fits us like a glove.”

## Focus on sustainability

**Nienke:** “We made a conscious choice to repurpose old doors from the TBV Wonen storage facility. These are now the doors to the meeting rooms. In terms of styling, TBV Wonen employees looked at what was already there and what they could



From left to right, Nienke van Thuijl, Maarten Peters and Frank Metsemakers

# 'You need friction'



The work had not yet been completed at the time of the interview. The photos therefore give an impression of the project in (the final phase of) implementation. The new building was taken into use on April 24, 2023.



Meeting room 'Schuurtje' (little shed) is being decorated

See more  
of this  
renovation  
project  
[HERE](#)

buy second-hand, including from thrift stores. They really invested in this, and the outcome is truly impressive.”

**Frank:** “The building has been completely transitioned to being gas-free, and it incorporates energy-efficient air treatment, a heat pump, and solar panels to enhance sustainability and energy conservation.”

### Constructive criticism

**Frank:** “When approaching a project in this manner, you should never do it internally. External perspectives are necessary for constructive criticism. It was important to me that Quadrant4 openly communicated any concerns they had and expressed any potential regrets. They were firm in their approach, which I

anticipated from them. It was a collaborative journey that required open and honest communication. At Quadrant4, I always experienced a relentless pursuit of excellence. That’s precisely what we were seeking. We made deliberate choices that proved to be the correct ones in hindsight.”

### New collaboration on residential care location De Eikelaar

**Nienke:** “I am pleased that we are continuing our enjoyable and long-term partnership. Currently, we are working on the design for the renovation project for De Eikelaar (a residential care location owned by TBV Wonen and part of the care foundation ‘t Heem) in Udenhout. Here too we take care of the interior. Very excited!”



Want to know more about the BREEAM certification for Porsche Centrum Brabant?

Check the interview with Robert van Barneveld (Business Developer PGZ) and Rudy van de Water (Quadrant4) [HERE](#)



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Casco

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# BREEAM EXCELLENT CERTIFICATES FOR THREE PROJECTS

**In the first half of this year, Quadrant 4 successfully completed three projects as Sustainability Advisor for which it was responsible for the BREEAM activities. These projects, including the Porche Centrum Brabant, Abena Healthcare and the new Plus Supermarkets distribution center in Deventer, have all achieved the prestigious BREEAM Excellent certification in the design phase. These certifications recognize a commitment to achieving high sustainability standards and contributing to a greener future.**

BREEAM (Building Research Establishment Environmental Assessment Method) is an assessment system used to measure and certify the sustainability of buildings. BREEAM Excellent is one of the highest levels of certification within the BREEAM scheme.

A BREEAM Excellent design means that a building meets strict sustainability criteria in various categories, such as energy consumption, water consumption, use of materials, ecology, health and well-being, and management processes. The design must include significant sustainability measures and have a significant positive impact on the environment and the building's users.

To reach BREEAM Excellent level, design teams must implement innovative solutions that go beyond the legal requirements for sustainability. This may include the use of renewable energy sources, energy efficient technologies, stormwater management, material recycling, green spaces and a healthy indoor environment.

Achieving a BREEAM Excellent certification demonstrates that the design and construction of the building contribute significantly to a sustainable future and achieve high standards of environmental friendliness and efficiency.



# REMI REMI PROFESSIONALLY IN PRIVATE

**“I joined Quadrant4 in 2014 after gaining valuable experience at various architectural firms. During my time at Quadrant4, I also embarked on a four-year journey at Tilburg University, where I had the chance to lead a major project involving the design and construction of a brand-new educational building. Seizing this opportunity was important to me, and I received ample support and flexibility from Eric de Vetten and Rudy van de Water, the directors of Quadrant4. After completing this project, we reconnected in 2018 and it became evident that Quadrant4 had undergone tremendous growth. It presented an excellent opportunity for me to rejoin the company. Together with Roy Bruggeman, an architect at Quadrant4, I now co-manage the architectural firm. My responsibilities lie in the business and technical aspects of our work, with a strong focus on ensuring quality. This role is perfect for me, as I always consider the customer’s perspective and place great emphasis on meticulous design, high-quality materials, and sustainability.”**



## **REMI PROFESSIONALLY** **Coaching role**

“Helping people forward starts with listening carefully and interpreting what someone is saying. What is the underlying question? And what can I do to help moving forward?”

I find great satisfaction in investing my energy into determining what can be done next. I strongly believe in the power of providing certainty and appreciation. Validating someone’s efforts enables their growth. I am delighted to see that employees now take ownership of ensuring quality. That makes me very happy!”

## **Continuous improvement**

“How can we best support employees in their work? This is a question that I eagerly delve into. Over time, I have developed

several tools for this purpose. At Quadrant4, we consistently identify new areas to focus on as a team, striving to do even better in various aspects. Not every endeavor yields immediate results, but it always fosters innovative thinking.”

## **Happiness:**

“It genuinely makes me happy to review a colleague’s drawing that adheres to all the required standards and bears the distinct Quadrant4 signature. Additionally, I enjoy leading unique construction projects. I hold a particular fondness for historic monuments and repurposing buildings. They possess a magical essence.”

## **REMI IN PRIVATE**

“A flugelhorn may look like a trumpet but it is really a different instrument. The sound of a flugelhorn is softer and warmer. I started playing the flugelhorn



Remi Leunissen,  
Teamleader Quadrant4

at the age of six as a little boy and I even got the chance to perform with the National Youth Fanfare Orchestra. For over twenty years now, I have been playing the flugelhorn and cornet at the Koninklijke Harmonie Orpheus in Tilburg, where I have also served as chairman for sixteen years. So yes, music really is in my blood.”

### Clear parallels

“The parallels between my work and music are striking. The road to quality, to being able to do something well, is quite a long one. Countless hours of practice are essential for mastery. And you can only add creativity to something if you are genuinely good at it. This applies to technical knowledge, but also to playing an instrument. Therefore, it is no surprise that I hold high standards for both my involvement with the Royal Harmony

Orpheus and my work at Quadrant4. The importance of collaboration is also evident. Because you can only reach your highest potential through optimal teamwork. Within an orchestra but also within Quadrant4. And, finally, music connects. We all experience that. I also look for and find that connection at work.”

### Idol

“Do I have an idol? Of course. I have seen bugler and trumpeter Ack van Rooyen play live twice and spoken once. He played jazz and I’m more classically trained but he was definitely my role model. Unfortunately, he passed away in 2021.”

“Want to blissfully daydream to the sound of a flugelhorn?”

**LISTEN HERE**  
to a performance by my great inspiration, Ack van Rooyen.”



# EGGNOG

BY ROB JANSEN

Every day, our chickens graciously provide us with lovely, fresh eggs. As we searched for recipes to make the most of this abundance, we stumbled upon a homemade eggnog. Delicious in a glass, topped with whipped cream, or incorporated into a cake. However, our absolute favorite way to enjoy it is on sponge cake, paired with strawberries and whipped cream. While the original recipe calls for brandy, we have discovered that various other liqueurs can be used as well, such as Licor 43 or Bailey's. Our choice for this year's batch: with Licor 43 Baristo.

# QCLASSIC RECIPE

## INGREDIENTS

- 10 egg yolks (about 175 grams)
- 175 grams of sugar
- 1 vanilla pod
- 225 ml brandy, vodka or another liqueur (above 30%)
- Sponge cake, strawberries and whipped cream (as a serving tip)

Would you also like to make eggnog with fresh eggs from your own chickens?

### **ADOPT A CHICKEN!**

and who knows, you may soon be rewarded with the most delicious eggs!

## PREPARATION

1. In a heatproof bowl (preferably metal), combine the egg yolks and sugar. Whisk them together. Split the vanilla pod lengthwise and scrape out the seeds. Add the vanilla seeds to the egg mixture, along with your choice of alcohol. Stir well.
2. Heat the mixture using au bain-marie method. Place the bowl with the mixture over a pot of simmering water, ensuring that the bowl does not touch the water directly. This gentle heating process prevents the mixture from becoming too hot and curdling.
3. Take a pan large enough to hold the bowl. Fill the pan with a layer of water and bring it to a boil. Place the bowl on top of the pan, making sure it is heated only by the steam and not the water itself. Continuously stir the mixture while heating until it reaches a temperature of 62°C (144°F). You can use a digital thermometer to monitor the temperature. Be careful not to heat it too quickly, as this can cause the egg yolks to solidify.
4. Once the mixture reaches 62°C, remove the bowl from the pan and place it in a container of cold water. The cold water bath prevents further cooking of the eggnog and helps it thicken. Stir the eggnog for about 4-5 minutes while it is in the water bath, and then strain it through a fine sieve for a smooth consistency.
5. Serve the eggnog as desired. Any leftover homemade eggnog can be stored in the refrigerator for up to 4 weeks.

**Enjoy!**



**WE WISH YOU AN  
AMAZING SUMMER!**



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EEN FRISSE KIJK OP HUISVESTING