

CONNECT

INTERACTIVE ONLINE NEWSLETTER BY QUADRANT4

THE VIEW ROTTERDAM

Ger Rosier & Eric de Vetten

NEW DISTRIBUTION CENTER IN HAPS

Abena Healthcare

THE SMARTEST GOVERN- MENT BUILDING IN THE NETHERLANDS?

Tilburg has it!

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Roy Roxs

RECIPE: BOEUF BOURGUIGNON

By Dennis van der Plas

SEPTEMBER 2022

An architectural rendering of a modern urban development in Rotterdam. The scene features two prominent buildings: a tall, slender tower on the left with a white, grid-like facade of rectangular windows, and a longer, lower building on the right with a similar but more varied facade. The buildings are set against a clear blue sky with soft, wispy clouds. In the foreground, there is a wide, paved pedestrian plaza with several young trees planted in rows. People are depicted in the plaza, including a person walking, a person on a bicycle, and a person in the foreground wearing a hat and carrying a bag, looking towards the buildings. The overall atmosphere is bright and modern.

The View Rotterdam is an impressive project made for living, working and retail in the Katendrecht district. It is right across from the well-known Wilhelmina pier where you can find the renowned Hotel New York, among others. The View forms an important part of the Rhine Harbor District: a new and exciting prospect for the city of Rotterdam. The project comprises of two parts: a building with 110 apartments, a hotel and retail services (fase 1, currently being built). After that a residential tower with 235 apartments, offices, and retail services (fase 2, currently being developed).

Quadrant4 has taken the project management of phase 1 upon themselves. Ger Rosier – architect, partner of DEDRIE Architects and already involved in The View – approached Quadrant4 for the job. He tells us, together with Eric de Vetten – director and co-owner of Quadrant4, more about this project and the challenges that came with it.

Because we dare to rely on each other

Ger: “First, let’s go back in time for a bit, since I first met Eric in 2013. We had just made the design for the new city hall in Tilburg. At that time, Eric was responsible for the process management. At the start of this extensive project, we were faced with tough challenges. And it is when business is tough that you really get to know each other. From the very start we just clicked. We both had a problem-solving attitude which partly helped us bring this project to success. Ever since, we have been working together more often.”

The View Rotterdam

Ger: “I got into contact with the project developer for designing the second phase of The View. But quickly more (managerial) problems arose surrounding phase 1. This was around the end of 2020/start 2021. I took this upon myself and asked Eric to pick up the project management,”

Eric: “About fifteen years ago, people wanted to realize the European China Center here. However, that project stagnated. Only the parking lot was realized.

It's about people



Because there is plenty of developing potential in this part of the city, new plans and new designs were made in 2017, by Joke Vos Architecten. In 2019 the construction of phase one started. In 2019 some parts of the plan were changed, with permission of Joke Vos. The residential quarters are expected to be finished in the third quarter of 2023. The shell of the hotel can possibly be done by the fourth quarter of 2023. Hopefully, it will be able to open its doors to the public in 2024.”

Technically complex

Eric: “Because the development plans cover such a long span of time, we are confronted with three different Building regulations. This makes the contracting difficult. Aside from that, phase 1 is not a ‘run-of-the-mill’ building. There are many different forms of detailing. No corner is the same. Moreover, you have to keep into account that contracts were closed at the time and the current prices of materials and labor. Matching that isn’t as easy as it

seems. Good that we, partly because of that, enforced the building management.”

Ger: “We want to prevent uncertainties between the different building partners involved. Previously, there was a ‘vacuum of control’ on the process. Because of that, I’m glad that Eric came along. It’s a tough job. But luckily the train runs smoother now. Simply because we build each other up.”

Eric: “We look at our tasks together and always work from a shared responsibility. That is worth a lot.”

The Match

Ger: “To me, working with Quadrant4 is giving each other space and having faith in each other’s craftsmanship. This has grown over the years. You know, organizational philosophies are great, but ultimately, it’s about the people. And I enjoy working with people who you know will get the job done.”

Eric: “Ger is a rather stubborn architect with mountains of technical knowledge. We are evenly matched and reinforce each other. Together we must ensure that the concept, the main idea of phase 1, remains intact. And it works. I look forward to the next challenges that we will take on together.”

**‘We
connected
immediatly
from the
beginning’**



An architectural rendering of a modern building with a white, cantilevered roof and a facade of vertical wooden slats. In the foreground, there is a landscaped courtyard with a paved walkway, various green plants, and a low wooden wall. Three people are visible: one sitting on the wall, one walking, and one standing. A large grey rectangle with the text 'DESIGN ABENA' and a right-pointing arrow is overlaid on the left side of the image.

DESIGN ABENA





Welcome to
ADENA



Quadrant4
EEN FRISSE KIJK OP HUISVESTING

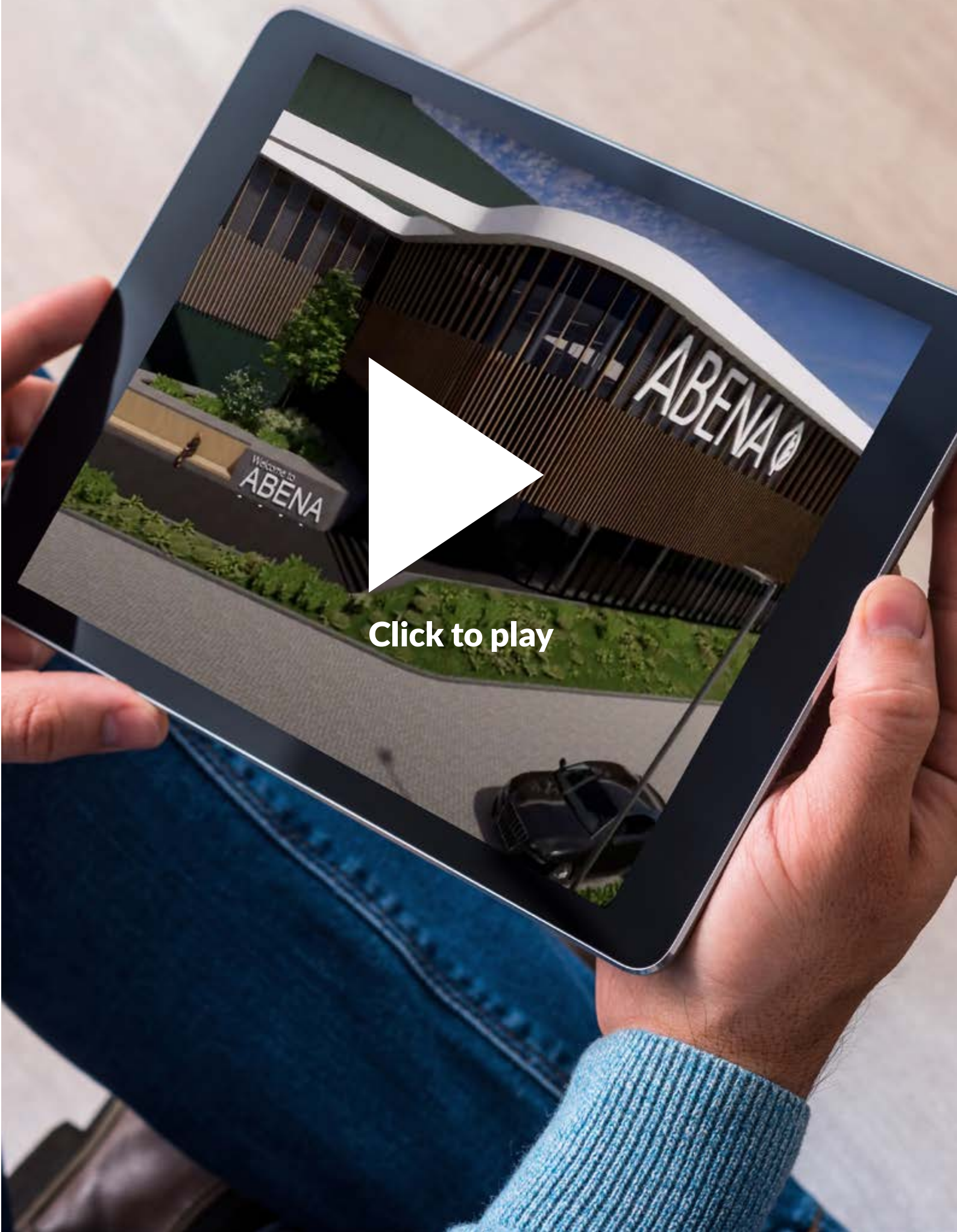
3D NEW CONSTRUCTION ABENA HEALTHCARE

Abena is a Danish manufacturer and wholesaler of daily personal care and protection equipment for the healthcare, hospitality, and cleaning sectors. As a family business, founded in 1953 in Aabenraa, Denmark, Abena has grown into a multinational company with subsidiaries in 13 countries.

In the Netherlands, Abena Healthcare has been providing daily personal care and protection equipment to care institutions and homecare for 25 years. Quadrant4 made the design for Abena Healthcare's new European Distribution Center at the Laarakkers business park in Haps.

Curious to see what it'll look like? [Then take a look](#) at the 3D impression we made.





Click to play

“THE MUNICIPALITY OF TILBURG WILL SOON HAVE THE SMARTEST GOVERNMENT BUILDING IN THE NETHERLANDS”

Ilse Schapendonk is program manager “Werken in Verbinding”, or Working in Connection, at the Municipality of Tilburg. In short, this means that she’s responsible for the entire inside: think of the design, work processes, digital work environment and the behavior of the employees, to make sure that they are able to work in a new work environment. This applies to both the town hall and the city shop. The Municipality of Tilburg started developing a vision for housing all the way back in 2010. The goal is clear: all employees work optimally for and connected to the city and its inhabitants. From that moment, Quadrant4 has been involved in the plans.

A good workplace concept (as part of Smart Building) is an integral part of this. Ilse called in Quadrant4 to think and act along. By smartly designing and linking systems, the Municipality of Tilburg is more than ready for the future. Together with Rudy van de Water – director and co-owner of Quadrant4, Ilse takes us through this process and the next steps.





Ilse: “Hybrid working has become the norm. Corona gave this an extra push. Our housing has to facilitate and stimulate work independent of place and time. In concrete terms, this means that we need to use meeting rooms and workplaces efficiently. Smart and integrated systems help with this. Moreover, we save on accommodation costs. In the near future, we’ll be able to dispose of buildings, because we no longer need the space.”

Data-driven innovation

Rudy: “As an employee, you reserve a workspace via Outlook. Then the air is filtered in advance and the room

temperature is increased. Lighting and AV sources are also already on ‘stand by’. And during booking you can indicate for how many people you are booking and whether you’ll need the audiovisual resources at all (for example for video calls or presentations) and even whether you need coffee/tea/sandwiches. This doesn’t require any additional technology. This does ask for the linking of installations and systems, and the use of data. This way, you encourage efficient use of available space, supply oriented. You won’t be sent to the seventh floor if there are available rooms on lower floors. Employees can also reserve clusters if

they want to work together in groups. You can monitor installations to base maintenance on the use, not just 'every six months' if it isn't necessary. And if you see that a screen on a certain floor has been used a hundred times, you switch to the next screen to manage the need for replacement in a targeted way. The possibilities are endless, and the sky is the limit... but you also have to be able to properly involve all employees in the steps we are taking."

Changing mindset

Ilse: "When I presented the plans to the council three years ago, they asked me to submit a good reference project. I wasn't able to find that in other municipalities. But I did at a commercial company. But it's clear that we have to be pioneers and we have to take our employees on board. They thought it was all very abstract at first. Now, however, they see the opportunities and benefits and want everything to be ready as soon as possible. That mindset has really changed. At the same time, I am aware that it is an enormous challenge to involve all employees in change in such a way that they can also grow it themselves. More and more actions are needed to make it work. Your organization has to be able to adapt to that."

Shared pride

Rudy: "I am proud of the fact that the organization really picked up and embraced smart working. Something truly unique will be established soon. And much more is possible, but the organization has to be ready for that."

Ilse: "I am proud of all of the concrete

steps that we have taken so far. I used to come across parts everywhere but not the integral approach we have now. In my opinion this is essential to get the most out of the possibilities. And because of the data-driven nature, we are less dependent of human actions. With Smart Building, we use our square meters much more efficiently and we need less space in general. Aside from that, it makes work more pleasant, which means we'll perform better for our residents. You know, it really is innovative. The right combination of working sustainably, hybrid working, and Smart Building innovations is unique in the municipality space."

Innovating together requires goal-oriented collaboration

Ilse: "In this process we chose Quadrant4 because of their independence, expertise, professionalism towards our suppliers. I need Rudy for his technical knowledge. Rudy needs me for my knowledge and insight into the organization and processes. The complexity of the organization, IT and privacy legislation play an important role, we want to safeguard everything properly. After all, I have also grown on this issue and that is very valuable to me."

Rudy: "Honestly, I could not have done this project if I hadn't been able to work side by side with Ilse. We make a good team!"





ROY PROFESSIONALLY

**Roy Roxs,
Spatial designer
Quadrant4**

“Sweeper Keeper. That aptly typifies my role within Quadrant4. I am not permanently scheduled for projects, but I use my knowledge and qualities where they are needed at that moment. The first contacts with (new) clients often go through management. After that, however, I quickly join the team to translate the client’s wishes into a beautiful building. Constantly striving to exceed customer expectations. That’s so cool thing to do. I have been working at Quadrant4 for almost seven years, but I never grow tired of that.”

Plot of land, new accommodation

“It all starts with a piece of land from which a plot study is made. The grid sizes must be correct. But you also have to think, for example, about the amount of space you need for trucks driving up and having to be able to turn. The zoning plan indicates what is possible and permitted at the location. The image and quality plans of the municipality indicate what you must adhere to. I then work this up in 3D and incorporate the customer’s Plan of Requirements. I start with the inside and finish with ‘the jacket’. Within the frameworks that the municipality establishes for logistics buildings, I do everything I can to ‘make boxes that are

not boxes’. That is the challenge, and we are very creative and innovative in this. In addition, Quadrant4 is – and I am – a big supporter of sustainable, demountable, and nature-inclusive construction. Not a choice but a must if you ask me. For example, solar panels on roofs are almost mandatory. Unfortunately, the return to the grid still causes problems sometimes. Really unfortunate.”

Atmosphere

“The Quadrant4 office is a gem of course. And my colleagues are really great. Those factors combined ensure that I still have a great time working. I would also like to mention that both Rudy and Eric take very



ROY IN PRIVATE

Curious about Roy's catch? [Click here!](#)

good care of all employees. They are both a kind of Chief Happiness Officers. Fulfilling that function; that's what they're really good at."

Roy in private

"Thirty years ago, I started carp fishing. With an old fishing rod from my grandfather. I can't always free up some time for it, but I try to travel to France once or twice a year, with a group of friends to fish. Where, mind you, fun and relaxation come first. Just having a bit of fun together. And good food and drinks are certainly part of that. We often opt for payment water for convenience. With that you are ensured to have a place and you can usually take a nice shower."

Record catch

"My record catch? I once caught a carp of no less than 28 kilos (!). It takes a while to reel in a fish that size. It is important that you then carefully place the fish on the unhooking mat and take care not to damage the carp before releasing it into the water. That's why I always check thoroughly if everything is okay. I won't forget that catch anytime soon. We were

in a boat which was (slightly too) small, and it was just getting dark. That is when we spotted this massive fish in the beam of our headlamp. You don't experience that often."

Early in the morning and at sunset

"If you want to catch carp you have to get there early or try around sunset. Waking up at 5 am is wonderful. You enjoy the rising sun and the low-hanging fog above the water. The moment for me to relax and to let go of my busy family life with four children.

For carp fishing we use a remote-controlled boat that has a depth gauge and GPS. We therefore know exactly what the best place is to drop the bait. So that we (hopefully) manage to catch some nice specimens. In the evening we preferably combine carp fishing with a nice glass of wine. A few days away together is thoroughly enjoyable. I think it's mighty beautiful."



CLASSIC RECIPE

BY DENNIS VAN DER PLAS

Let me know how your
Boeuf Bourguignon tasted?
Best wishes, Dennis

[Click here!](#)

The classic Boeuf Bourguignon, an all-time favorite in our house. Because of the long preparation time, it is not a dish that we make often, but we do prepare it for festive occasions such as Christmas, birthdays, and family visits.

We like to eat it in combination with home-cut, freshly baked fries, and Belgian mayonnaise. We haven't (yet) been able to excite my four-year-old daughter for it, she only likes poffertjes. I'll share that recipe sometime. But we will, of course, keep trying. Please take some time for the preparation. The longer the meat can simmer, the better it will be. You can of course vary with the ingredients, except for the red wine and the meat. And drink a glass of wine during the preparation, that'll only make the Boeuf Bourguignon tastier!

BOEUF BOURGUIGNON

Ingredients (for 6 people)

- 2 onions
- 1 winter carrot
- 340 g of pearl onions
- 400 g of mushrooms
- 900 g of rib steaks
- 25 g unsalted butter
- 125 g of lean bacon strips
- 2 tbsp of wheat flour
- 375 ml of full-bodied red wine
- 380 ml of meat stock
- 1 bone-in beef shank
- 2 dried bay leaves
- 2 sprigs of rosemary
- 5 sprigs of fresh thyme
- 1 garlic clove
- ½ tsp of chili flakes

Preparation

1. Chop the onions. Scrap the winter carrot and cut into small cubes. Drain the pearl onions and clean the mushrooms. Cut the ribs into dice-sized cubes. Melt the butter in a large frying pan.
2. Add the bacon strips and fry until crispy. Remove the bacon from the pan with a slotted spoon and drain on kitchen paper..
3. Fry the ribs in parts in the remaining shortening until brown on all sides. Remove the meat from the pan, add the onions and carrots and fry for 3 minutes in the remaining shortening on low heat. Add the flour and fry. Add the wine and stock and bring to boil.
4. Add the pearl onions together with the meat cubes, bacon and beef shank, and toss. Add the bay leaf, rosemary, thyme, garlic, and chili flakes and let it simmer over low heat with the lid on for at least 3½ hours (but the longer the better, I start a day in advance and let the meat simmer for at least 10 hours). Halve the mushrooms, cut large mushrooms into quarters, and add them during the last 30 minutes. Toss occasionally.
5. Before serving, remove the garlic, bay leaf, rosemary, and thyme. Remove the shank from the pan, cut the meat into pieces and return to the pan.

Enjoy!



QOOKIE?



Quadrant4
EEN FRISSE KIJK OP HUISVESTING