

An innovative

f.l.t.r.:
Rudy van de Water, founder and co-owner Quadrant4
Alphons van Erven, Senior Vice President Rhenus Contract Logistics
Jos Klanderman, managing director DOKVAST

team

Rhenus Logistics is a large, globally active logistic player. The German family business has been around for 100 years, has 750 branches and is a leader in the market with its 5,5 billion euros revenue and 33.000 employees.

DOKVAST is a project developer and investor with focus on innovation and sustainability. Both companies have been working on realizing multiple Rhenus locations in the Netherlands with Quadrant4 and each other for a long time. It's time for an exciting conversation with Alphons van Erven (Senior Vice President Rhenus Contract Logistics), Jos Klanderman (managing director DOKVAST) and Rudy van de Water (Quadrant4).

Alphons: "Many people know Rhenus because they have seen our eye-catching distribution center next to the A58. It has become a true icon. Together with DOKVAST and Quadrant4, we started the realization of this building in 2017. We wanted a sustainable and appealing distribution center, with a comfortable working environment. Which has definitely been accomplished. We even received the highest BREEAM score Outstanding. Our building is completely free from gas-use and the entire roof is covered in solar panels. There is as much daylight for the employees as possible and the interior is light, warm, and transparent. The insulation of the building even provides a cool working environment in the warmest of summers. Good for both the employees and the environment, because otherwise you'd have to start cooling.

It is tough to directly connect the two, but the absenteeism due to illness has fallen by 1,5 percentage points. Moreover, the consumption costs of the establishment have also decreased substantially, even though it covers more than twice the amount of ground, compared to our previous accommodation. We really set the tone within Rhenus. Our own architect came from Germany to observe how it could also be done. I see that as a big compliment."

Rudy: "Alphons told me there are people asking to be transferred, because they want to work in the new building. How amazing is that? It is simply a stunning case, which I love to illustrate and explain during presentations and at seminars."

Initial costs and exploitation costs

Alphons: “Quadrant4, DOKVAST and Rhenus all want to innovate. You do have to know what the long-term consequences of those innovations are. Keep asking yourself the ‘What if’ question. Because securing continuity is extremely important in a company like ours.”

Rudy: “Suppliers can have beautiful stories, but we like to test their promises. We make a test set-up for example. Which costs time, energy, and money, but it does pay for itself.”

Alphons: “It is also really important you are able and willing to invest initially. The user and developer of an establishment must find an agreement concerning this investment. If that’s impossible, it all comes to a halt. You won’t be able to realize an innovative, sustainable establishment.”

We want to do it differently

Jos: “We are bound by our want to get the most out of everything. This can cause some backlash from the traditional construction, but we don’t care.”



*Fun as
added value*





We are convinced about the importance of durable construction and choosing new routes. Aside from that, DOKVAST is both a project developer and an investor, which makes it easier. There are no contradicting interests. We largely want the same as the user of the establishment.”

Rudy: “All three of us know what the end product should be. Which is what all three of us work towards, and we let each other.”

Alphons: “I want to create something together. The details and the finish are important to realize that. You experience quality when you step into one of our buildings. We even receive compliment from the new tenants when we leave a building.”

The future expectations of sustainable construction

Jos: “Health of the employees is getting even more important. Think of ventilation, daylight, and the amount of particulate matter. Aside from that you see that circularity is being added to sustainability. Materials should be reusable and buildings dismant-

able. We already had ‘light as a service’ and now ‘materials as a service’ is being added. We are going to think dismantably.”

Chemistry

Alphons: “It’s never boring when we are working together. We love stepping up to technological challenges. Which is possible because I blindly trust in what Quadrant4 advises me.”

Rudy: “I feel the trust. It allows me to act and make decisions from the mind and thoughts of Rhenus. Aside from that, as a company, Rhenus is very quality conscious. That’s what makes it very pleasurable to work with them. And -last but not least- we always have a lot of fun together. ‘Work should be fun’ is our motto, and we always live up to that. Lovely!

Jos: “Quadrant4 aims for the complete picture. They think and innovate along. Not many can do all of the things they can. You need a mountain of experience for that. Alphons and I know like no other. We form a strong team.”

