

CONNECT

A man with grey hair, wearing a black long-sleeved shirt, is looking through black binoculars. He is smiling and looking upwards. The background is a dense wall of various green plants, including ferns and broad-leafed species. The overall lighting is soft and natural.

ARE YOU COMING?

INTERVIEWS

Delta, Van Eerd, Klictet, ISE, elho,
DCD, C2N, Mobion Group

ROY AT HOME AND AT WORK

A word from a colleague

RECIPE FOR TIRAMISU

By Marieke



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Colofon

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All of us have, yet again, had a strange year. It is time for this 'covid-chapter' to close. At the same time, we're not complaining. We took the extension of our office into use in January 2021. Working there has been very enjoyable so far. Aside from that we have tried everything to keep connected with each other. From at-home dinner boxes to lunch walks (two colleagues having lunch, walking, and talking to each other) and 'grilled cheese challenges': we kept (safely) 'meeting' each other, when we didn't feel like yet another TEAMS meeting. Fun as fuel.

Are you coming?

Business-wise, 2021 was a success. Our revenue increased by 25%. Moreover, Roy Bruggeman and Ben Kessing became partners in Quadrant4. This important step marks the next phase of the development of our office. Roy and Ben now join us in taking decisions about the direction we will go in. Aside from that, we are expanding our team with six new colleagues. We are making our transport more sustainable. And we started an international adventure with our winning design for Levi Strauss & Co in Germany. It rewards us with a lot of positive energy and recognition.

What strikes? That our distinctive and integrated package of services really pays off. Housing advice. Architecture and building design. Interior design. Sustainability and integration of building management. Project management. Customers who reach out for one thing are often surprised we provide all the other services too. They see the added value and make use of it. Cross-pollination takes place. Customers then are still customers today. We were, are and will stay Qnnected.

Example

Through the years, we have accumulated a lot of knowledge about and experience in the fields of sustainability and installation technics. Quadrant4 was already working on creating Smart Buildings before that term even came into use. Currently, we are working hard on making the City Hall and the City Shop of Tilburg smart; a (housing advice) customer from the very beginning. We do this by linking reservation systems, audiovisual resources and building installations.

Another example

As a project manager, Quadrant4 supervises the realization of a large and luxurious apartment complex and hotel in Rotterdam (on Katendrecht): The View of Rotterdam. We have started working on it full of energy. There, at the Rijnhaven, a beautiful new part of the center of Rotterdam will be added.

The fact is also that Quadrant4 is never 'done'. We are working on further making our business sustainable. We

are continuously guarding the level of quality and investing in the knowledge of our employees and in maximizing processes. Moreover, we are preparing ourselves for the new environmental code. Innovating runs like a thread through our company. For example: further developing VR and 3D as process tools. This way, we can easily take our customers along in every step of the (design) process. We are very excited about the coming years. Especially



now that Roy and Ben are partners. Our team consists of a combination of experienced people and young talent with fresh ideas. And yes, the majority of our team is somewhere in between. We all bring our own energy and expertise. We work hard and we have a lot of fun at the same time, with each other, but also with clients or collaboration partners. We are ready for the future and will take on all challenges. Are you coming with us?

Eric de Vetten and Rudy van de Water





Stepping out of your comfort zone together



For the Amsterdam project developer DELTA Development Group, sustainable construction has been number one for over twenty years. Which makes sense. Because sustainable construction leads to lower costs, fewer risks and healthier buildings for the people who live or work in them. Quadrant4 shares the same conviction and both parties found each other in this. Together they will work on the new European distribution center of Levi's in Germany. Qnnect spoke with Coert Zachariasse (founder and CEO DELTA), Edwin Meijerink (director Germany DELTA), Roy Bruggeman (architect Quadrant4) and Rudy van de Water (director Quadrant4) about this beautiful project. And about the power of smart collaboration.

Coert: "DELTA Development Group was founded in the mid-eighties by my father. I took over the shares in 2001. In 2002 I was already inspired by the ideas of William McDonough. Design differently. Cradle to Cradle. That's the direction we had to go in, and so we went. DELTA focuses on the long term. Adding quality to the investment." Edwin: "Even in more difficult times, we maintained our conviction that sustainable and circular construction is not an option, but a must. And now it's fully in the picture. For the younger generation, it's a no-brainer. And of course, the consequences of climate change make it very urgent."

European distribution center (EDC) Levi Strauss & Co in Dorsten (Germany)

Roy: "The value of the Levi's brand is high, but it is also vulnerable. The company has more than 900 stores worldwide. You really want to do it right. They therefore do not go for the cheapest EDC. But for the EDC with the

European Distribution Centre (EDC) voor Levi Strauss & Co. Germany

In December 2019, DELTA Development Group and Quadrant4 won the pitch for a new EDC for Levi Strauss & Co. This high-quality EDC has an area of approximately 70,000 m² and will be located in Dorsten (North Rhine-Westphalia). The EDC will be equipped with an innovative, fully automated material handling system.

In addition to the exterior design, Quadrant4 will also work on the office concept. Again, we make extensive use of VR techniques. For example, we include the construction team and the user in all parts of the 'design journey'. Construction will start in mid-September 2021. In December 2023, the first deliveries of Levi Strauss in Europe from this EDC will take place.



Edwin Meijerink



Coert Zachariasse

sustainable appearance that suits them. DELTA Development Group and Quadrant4's pitch for this project fully focuses on Human Centered Design, energy-neutral footprint, biodiversity, LEED and WELL. Which really appealed to the Levi's project team. We won the pitch with that."

Edwin: "You can also see that in the Netherlands we have really come a long way in this area. Germany is a little more patient. In any case, I am pleased that the investment we are making now matches the value of the EDC in the future."

Dynamics in the collaboration

Rudy: "We had been in contact with DELTA for some time, but that was about a project in Amsterdam. Then the EDC for Levi's came along. We found each other in dynamism and in acting quickly."

Edwin: "The complete proposal had to be presented to Levi's within three weeks. We knew right away that we

needed creativity and inventiveness, so we jumped in at the deep end with Quadrant4. Transparency was a must. And so was trust. We stepped out of our comfort zone together and that worked out well. Also because Quadrant4 really has a lot of knowledge."

Roy: "The request fit us like a glove. In the field of DCs, we can't be over-asked, because of all the knowledge and experience we have built up in recent years. It's a piece of cake for us."

Coert: "We were very complementary in the presentation. I took care of the sustainability part while Roy went into more detail about the technology. We went for content and experience. This, combined with the spectacular design, was ultimately the deciding factor."

Rudy: "It will be the most highly automated warehouse we have ever worked on. I even think it could become 'the most sophisticated warehouse in Europe'."



TREND SETTER IN THE CANAL ZONE

Royal Van Eerd (Tilburg) makes quality folding cardboard packaging for the pharmaceutical industry. The family business has grown a lot in recent years and therefore started looking for expansion. Unfortunately, that was not possible at the existing location. There was also no plot available for the realization of a single new business location. The solution? A second location at a prominent location on the Ringbaan-Noord in Tilburg. Father Roel and son Martijn van Eerd and Eric de Vetten from Quadrant4 are happy to tell us more.

Roel: "We are a real family business. 'We all care' is our slogan and we live up to it. Together we take good care of our customers and the customers of our customers (patients). Actually, we are much more partners with each other. In 2019 we celebrated our 100th anniversary and received the Royal designation. We are very proud of that."

Martijn: "A year and a half ago - as the fourth generation - I also joined the family business. We were already looking for expansion because of the solid growth. A new location proved unfeasible because there was no land available in the region. Together with Quadrant4 we had made a master plan and we eventually decided on a second location. We checked with our 11 largest customers what they thought of it, and they were excited. This way we can offer a backup and continuity."

Roel: "Our second location will be located at an attractive high-profile location on the Ringbaan-North. In the Canal Zone. Of course, then you go all out for a beautiful and sustainable new accommodation. Our building will really be an enrichment for the city of Tilburg."

The value of integrality from Quadrant4

Roel: "I wanted a business administration approach to our building requirements and was looking for a partner who can guide us in everything. Understanding the problem. Ambitious. And close. A partner that puts our business processes first above all. Who, for example, thinks along about sound, about the arrangement of the machines, about indoor climate and air humidification. Quadrant4 turned out to be the best option."



Eric: “We drew up a master plan, took care of the design of the building and took care of the entire permit process. We subsequently put out a request for two construction companies. And yes, we include everything: routing, layout, waste flows, incidence of light, fire safety, parking, et cetera. But we also have it crystal clear in our minds that we want to deliver a beautiful and distinctive building. It is definitely possible to do both.”

Martijn: “The construction of our new location is planned to start in the fall of 2021. I am very confident about it. Working with Quadrant4 has been very nice. The whole team radiates energy and enthusiasm. And they make me feel like our project is THE project. They do that well.”

Eye-catchers new location:

- The terrace on the canal side and the facade on the Ringbaan-North.
- The abundance of daylight that connects the inside with the outside.
- The parking deck on the roof, which means that local residents are not inconvenienced.
- Connection between the office spaces on the first floor, the work café, and the production. We are a whole. We all care.

Sustainable features:

- Solar panels on the roof, heat recovery, optimal insulation, 100% gas-free, new type of data and power distribution, green facade surfaces to combat particulate matter, attention to biodiversity.



WE LO OTHE



LOOK FOR EACH OTHER'S STRENGTH

Since late 2020, installation consultancy Klictet has the same visiting address as Quadrant4. At 12 Schijfstraat, both companies deepen the original collaboration.

Why? Because it 'clicks'. In vision, in values and in ambition. Qnnect spoke with two directors of Klictet: Willem-Jan van den Berk and Stefan Jansen. Eric de Vetten and Rudy van de Water from Quadrant4 also joined. What is the added value of the collaboration?

Willem-Jan: "Klictet stands for Climate, ICT and Electrical Engineering. Klictet focuses on new construction and renovation projects, maintenance and management and energy and sustainability advice. We serve many clients in social real estate. As an installation consultancy, we always take that extra step. It is of paramount importance for us that it clicks with our clients and with all other parties involved in the process.

Fifteen years ago, we started in Waalwijk. At the end of 2020 we moved to De Schoenfabriek in Oisterwijk. The sustainable and inspiring office environment was very appealing. And at the same time, we are now intensifying the collaboration with Quadrant4."

The plus of the collaboration

Stefan: "Quadrant4 opens up a new world for us and we for them. We really complement each other. With us the emphasis is on installation advice, building physics and acoustics and with Quadrant4 focusses on architecture, housing advice and project management. So far, we are active in other markets in 70% of the projects. And with a different service package. Which makes us very complementary, and it offers opportunities. We seek each other's strength. Together we offer customers a complete package."

Rudy: "Now that we are in the same building, we are able to get to deeper topics faster. If we have any questions, all we have to do is look around the corner. That's ideal. And the knowledge of installation technology that Quadrant4 has had 'in house' for ten years is also additionally fed by Klictet. I am happy with that."

Willem-Jan: "The greatest opportunity for our collaboration is the sustainability challenge that many organizations now face. For example, I see opportunities for a kind of 'BREEAM light' in both education and healthcare. We are often called in for installation advice and we are then asked whether we can also manage the entire project. Well, we can. With Quadrant4."

Eric: "When a project is in the initial phase, it is now very easy to quickly check things with each other. And because we are completely transparent towards each other, there is a lot of room for the transfer of knowledge and growth for employees. We both benefit from that."

Shared Values

Stefan: "We don't just inspire each other with ideas. We also find each other in terms of atmosphere. In how you treat your employees. These four men at the table really have the same values."

Eric: "For example, we are now working closely together on the design and realization of the new building (14,000 m²) for the Van Eerd printing company in Tilburg. Redesigning approximately 86 JVH Gaming locations is also a major job. Everything is going really well, because both Klictet and Quadrant4 always put the customer first."

Willem-Jan: "Our engineers also really enjoy working on completely different projects. I find that enriching."

Rudy: "But after all, we don't agree with everything. Overall, Quadrant4 employees are wine lovers. At Klictet, I see beer on the table suspiciously often on Friday afternoon."





Long term relationship

We are each other's memory

Meine Stoker (Chairman of Board of Directors Bestuur Stichting Internationaal en Funderend Onderwijs) and Eric de Vetten (Director Quadrant4) have been connected for many years. They started the project of the new International School Eindhoven (Campus ISE, delivered in 2013) and they now concentrate on the expansion of Campus ISE.

Meine: "We have been working together for about 12 years. Within ISE Eric fulfills three different positions for us: he is the contract manager of the public-private partnership around ISE. He fulfills an important role of technical advisor. And, I can spar with him about all kinds of strategic housing business.

Eric: "Because we have both been involved with ISE for such a long time, we always know more than the rest.



We are each other's memory because we know the context of all steps taken and decisions made as well. Currently, we are working on composing program requirements (PvE) for the expansion of the ISE. This is a real challenge because of the storm-like growth of the number of students. You aim to keep as much space for the students, while also thinking about how to use the space more efficiently."

Meine: "You know, purely looking at the contents of the job, there might be others who could do it. But working with Eric is genuinely enjoyable. We recognize each other in trust, norms, and values. And we keep each other focused. This creates connection and depth."





elho®



“Quadrant4 makes the right translation”



Rudy van de Water and Olaf Elderenbosch

Ever since 2008, Elho has been located in a stunning building in Tilburg. The establishment breathes durability and sustainability which is noticeable as soon as you walk through the door. In 2006 Rudy van de Water (director Quadrant4) was already connected to the process of realizing this establishment. Together with Olaf Elderenbosch, co-owner and ceo of Elho, he looks back on years of collaboration.

Olaf: “My parents started the company in 1964 in Amsterdam. My two brothers and I also started working in the family business. Up until 2008 we were located in Rosmalen. Elho grew, and we started thinking of our very own establishment. We started the preparatory study together with Rudy. We decided on Tilburg. It’s an important logistic junction, it housed the right employees and it had available grounds and possibilities for us to realize our plans, which were our main reasons for choosing Tilburg.”

Focus on sustainability

Rudy: “The establishment was built in two parts. The first part was completed in 2008. In 2010 a second part was added. Elho strives to deliver the highest possible quality and focusses 100% on sustainability. They aim high. They’re specific in their requests. If we had started a BREEAM-procedure all those years ago, the establishment would definitely have acquired an BREEAM Outstanding score.”

Olaf: “Our strategy = sustainability. In every aspect. Whether it concerns our buildings, our employees, or our



Rudy: “It’s nice that we understand each other on even the most detailed levels. I know how to make decisions and I know exactly what and when to share things with Olaf. That saves a lot of time. The last couple of years more people from Quadrant4 have joined in on projects. We work closely together, which ensures continuity in our collaboration.”

NATURE MAKES HAPPY. THANKFUL! AND IT ENERGIZES.

Family company Elho has made it their goal to bring that nature into your home. The company has been making – sustainably – the most beautiful pots for plants since 1964 and sells these world-wide.

products. As an example: we have our own windmill which provides us with all the energy we need.”

Few words are needed

Olaf: “The first preparatory phase and the realization phase were intense for both Rudy and I. Rudy possesses talents I don’t. He has much knowledge of, and experience in, construction. He understands the consequences of different processes. Aside from that, he has a valuable network of specialists. He translates the needs and wishes from our company into the best solutions. Very few words are needed between him and I”

Lasting involvement

Olaf: “Together we took on building, and later adding to, our establishment. Recently we asked Quadrant4 to aid in remodeling our office too. And now, we are studying the possibilities surrounding branching out our production facility. We would be talking about an extension in possibilities on the same limited amount of ground, unless more ground will be available to us. I appreciate the fact that Quadrant4 stays involved, even after the building has been completed. There is a lasting aftercare. Proper maintenance contracts are put into place and installations are regularly checked. Their functioning is being checked. They, lastingly, take the burden of our shoulders.



ROPARUN



This autumn the 30th edition of the Roparun took place; a relay race with the goal to collect money for people suffering from cancer. The team of extremely motivated employees of light specialist Trilux and architectural firm Quadrant4, took part again. Normally, the Roparun starts in either Paris, Bremen or Almelo and finishes together in Rotterdam. This year, the route had to be shortened because of covid, so it took place in Limburg and a part of Noord-Brabant. Nevertheless, it was an unforgettable experience. You can read about the experiences of some teammates [here](#).



**WE
PARTICIPATE
AGAIN!
ROPARUN 2022
4-6 JUNI**

“Goosebumps”

“This year, I participated for the second time. The start and finish were both in Landgraaf this year. Eindhoven was the northernmost spot. This edition of the Roparun was short and powerful, but definitely not easier than the other years. The altimeters at the start were something that I personally struggled with.”

“During the race there was a street lined with twenty pictures of people with a candle. Their first names were also added. This is definitely very heartwrenching to see.”

“I am a football player. To be honest, I am not the biggest fan of running. But, doing something to help people with cancer is something that appeals to me. That is a piece of extra personal motivation.”

“We managed to collect 14.437,50 euros. That is almost 1,5 times the amount we collected last time. Wow!”

“The runners deliver a physical performance, but all teammates are necessary to get to that finish line. The team ranges from cyclists to caretakers and drivers. This year we did have the luxury of staying in a 5-star group accommodation. With the ability of having a nice shower and good food. The menu even included diamond hare and tiramisu. Usually you wouldn't have a basecamp like that.”

“It is such an amazing experience to do this together. It is so satisfying. We are already discussing the next edition.”

“We almost forgot our team member Kees. Turned out he was still in the shower when we really needed to leave. The race doesn't stop and wait. Inconvenient, because we really needed Kees.”

“It was a shame that there weren't as many supporters as previous editions. Especially in the middle of the night, during moments when you are struggling, supporters can really give you the push you need to go on.”

“It is such an emotional rollercoaster. Because of the goal of the Roparun. Because of your fatigue. Because of everything surrounding the event. I would definitely recommend it!”

“We created a WhatsApp group with all the people who stayed home, which proved to be an incredible decision. Everyone was so involved!”

“I especially liked the feeling of togetherness. Not just within our team but also between all other teams. Everyone is very willing to help each other.”

“I think this is the only running event which could really be classed as a team sport. We are all a part of an incredibly strong chain.”





Green
Square
Logistics



Mixed use
and Quality
are the
FUTURE



Remi Leunissen and Robèrt Verheijden

Urban Wishes, Human Solutions. That is the philosophy of area and project developer Dutch City Development (DCD, located in Diemen/Amsterdam and 's-Hertogenbosch). It is all about adding value to the location and the city. And about creating added value for the property owners and the users of the property. About a year and a half ago, the collaboration between DCD and Quadrant4 started. The way this came about? There is a beautiful story behind it, in which the Tilburg carnival plays a central part. Robèrt Verheijden, director of DCD and former Carnival Prince of 'Kruikenstad' (Tilburg) and Remi Leunissen, team leader at Quadrant4 and former member of the 'Council of Eleven' of 'Kruikenstad', tell us more.



Remi: "Robèrt and I have two kinds of pasts. He approached me in 2011 when, as chairman of the Carnival Foundation Tilburg, he needed music for various parties. I was chairman of the Music Committee (which has about forty music groups behind it) and was able to help him with that. Together we immediately saw the added value of combining parties and musicians."

Robèrt: "We clicked quickly. This is because we both had the mission to make the Tilburg carnival an inclusive party above all. A party for and of everyone. In 2014 I was asked to become Prince Carnival and, despite a very busy business period, I said yes. I was Prince Carnival in 2015, 2016 and 2017 and ran into Remi again. He was then on the Council of Eleven. During these intensive periods we got to know each other incredibly well."

from the municipality of Aalsmeer. For Quadrant4, this is an example project for how we would like to work in the future."

Robèrt: "Everything fits in with the zoning plan, so I expect that we can start construction in May. Quadrant4 also takes care of the aesthetic guidance during construction. In any case, I think it's special that Quadrant4 accommodates so many disciplines under one roof.

It is great for this project that they also have a lot of knowledge of BREEAM. We are now going for the BREEAM Very Good sustainability certificate. In addition,

"I still often address him as Highness."

Remi: "From January to Carnival you are out together every weekend. You experience festive but also emotional moments together and get to know each other so well. Friendships are formed for life."

From carnival to area development and architecture

Robèrt: "We have always followed each other. Remi also came to see our Holland Park area development project in Diemen/Amsterdam. In addition to shops, catering, and services, we have realized no fewer than 2,400 residential units there. About a year and a half ago we started developing the Green Square Business Campus in Aalsmeer. Some of the objects here are logistics. I wanted a good architect for that and then I came across Quadrant4."

Remi: "We now have a beautiful design, and everything is ready for the application for the environmental permit

director Eric de Vetten of Quadrant4 also contributed ideas about the entire master plan. Our collaboration is that good."

Robèrt: "I don't believe in monotonous industrial estates. Mixed use is the future, preferably also with housing. The well-being of people plays an increasingly important role and that is a good thing."

Remi: "The construction sector now faces an enormous task. What we all have to watch out for is that we do not sacrifice quality because the time pressure is so enormous. I'm glad that DCD and Quadrant4 are very good in that area. We are both driven by quality and that makes working together very pleasant. Although I still have to remind myself to not address Robèrt as Highness. I will continue to cherish that history."



ROY AT HOME

Roy Bruggeman, Architect Quadrant4

“My talents do not lie in hitting a ball perfectly straight ahead.

But this does call on my ability to get myself out of less-than-ideal situations. You know, the great thing about golf is that I can really let go of my thoughts. Plus, you get to know people in an entirely different way. Looking at the way people play and how they regard the rules, you can estimate what kind of person they are quite well. Golf also has things in common with my work as an architect. Both call for your ability to find new ways to get to the best plan. It is amazing when that works out! Sadly, I often don't have enough time. Even though I have plenty of wishes. I would love to play on the court of the Kennemer Golf & Countryclub in Bloemendaal. And I would love to play a game with the colleagues in Portugal. The last time, we ended, after playing 18 holes in the burning sun, completely wrecked, on a terrace. We were too stubborn to take a golf cart with us.”



ARCHITECTURE

"It has now been seven years since Eric and Rudy asked me to come work for Quadrant4. My first question was: 'What do you want with an architect at a project management bureau?' However, I knew both of them already, so I knew what they could offer me. Together, we took the plunge. It quickly became clear what my value could be. I think I have done project management for about 3 months. After that, the first design requests from clients started coming in. The designing within Quadrant4 has grown fast but organically. We now have 3 designers and (junior) architects working at Quadrant4. I am really excited that, from 2022 onward, Ben Kessing and I are partners and will decide what direction Quadrant4 will go in."

OWN PHILOSOPHY

"Designing a beautiful jacket and then looking if someone fits? That is not my style of designing. Housing is an asset. It needs to work for you. I design with functionality in mind, but I do like to make a statement. My goal is to let aesthetics and functionality come together perfectly."

ARCHITECTURE & QUADRANT4

"Architectural firm as a name is a good steppingstone within Quadrant4 to which we can attach our diverse package of services. Yes, we are indeed an architectural firm, but we offer so much more aside from that. The integrity of services creates value. We have to make sure we don't present our assets as solo services. I can see a shift happening in that regard in the last two years. Quadrant4

has grown quickly. Our designers are stepping up and taking their chances. Not everything is my thing anymore, so to speak. Which is good for two reasons. People get freedom and responsibility which causes them to grow. And everybody develops when we design and evaluate as a team. I still see all the designs, but the transitioning is happening."

CHALLENGES AND OPPORTUNITIES IN THE FUTURE

"The demand for building grounds is a big problem in the Netherlands. But the energy transition also poses challenges. For example, we put solar panels on record number of roofs (often obligatory), while the network itself doesn't have enough capacity to deliver it back. Aside from that, there are opportunities in the large-scale repurposing of existing real estate and industrial estates. Looking differently at real estate is a must in 2022. Demountable construction and the material passport ensure that housing retains its value and can otherwise be depreciated."

HAPPINESS IN THE WORKPLACE

"Quadrant4 consists of an incredibly nice group of people. I enjoy challenging and stimulating them in their growth every single day. Aside from that, I get to look at the behind the scenes of clients. This is very valuable to me. I can use all that input when having conversations with new clients. Because mind you, the design and the realization of new housing are a deciding factor in the future of the company. This is exciting for the client, but also for me."



ROY AT WORK

C2N (Voorburg) is a consultancy firm for project management and making property sustainable. They focus on practical solutions and durability. C2N has been focusing on sustainability in the construction sector since as early as 2008. BREEAM flew over from England to Europe around that time too. 1+1 quickly equaled 3. C2N thought the BREEAM ideas were relevant and future minded. Time to get to work on it. That same thought was present within Quadrant4 since the establishment in 2011. Since that same year C2N has been a steady partner to Quadrant4 in the area of BREEAM certifying (assessments).



Ben Kessing, Cathelijn Sperber and Edwin van Eeckhoven

Edwin van Eekhoven (co-founder of C2N), Ben Kessing (project manager Quadrant4) and Cathelijn Sperber (project leader Quadrant4) look back.

Edwin: “Our team currently consists of 17 people. We offer our services to both international investors as well as to project developers and executive construction companies. On top of that, we are good at technical inspections, which we often perform on request by Quadrant4. Quadrant4 and C2N understand that sustainability is not just about energy consumption, but also about health and circularity. Just think about the rise of WELL certificates. Buildings without certificates will just be less valuable in the future. It’s as simple as that.

Working together

Ben: “We both serve the top of the market, and we understand each other well. When a client has shared their ambitions with us, we never adjust them downwards but often we raise the bar a little higher. We have the right

Cathelijn: “We design and implement different solutions to get to an extremely sustainable building, commissioned by our clients. Then, it is up to C2N as assessor to test both the design and execution according to the assessment guidelines, to ensure that the certificate can be awarded by the Dutch Green Building Council (DGBC). This works best when we deliver everything properly. We have mastered the collaboration quite well.

The future is now

Ben: “Sustainability certificates are only going to get more important in the future. Which is good because we are doing this for the future generations.”

Edwin: “Quadrant4 is a venturesome and honest group of people. Which is what makes working together so much fun. I can be just as comfortable and informal with Quadrant4’s people as I would be with my own colleagues. And there are many opportunities for us in the future. We will take those by building upon our sustainability story.”

“Sustainability certificates are only getting more important”



knowledge and ability to do so. The culture in C2N and Quadrant4 work well together. We are always looking to get the most out of the situation and realize our vision. And we manage to make it work. That feels awesome every single time.”

Ben: “Once we worked day and night together to get a certification approved. The result? We achieved the highest BREEAM score in the Netherlands and a nomination for an international BREEAM award in London. This is when I knew: this is real partnership”

*The involved partners who participated in this group conversation:
Patrick van Rijt, owner and CEO Mobion Group
Hein de Bont, director H. de Bont Klimaattechniek
Henry van Eijndhoven, director HVE Elektrotechniek
Laura van der Net, interior designer aarts & co interior and consultancy
Ronnie Tiemissen, project leader construction company Berghege
Jeroen Weijers, architect and co-owner Van Oers Weijers Architecten
Remi Leunissen, project and team leader Quadrant4
Rudy van de Water, director Quadrant4



On De Lind 42 you will find one of the oldest buildings in Oisterwijk. In this former inn 'In de Drie Swaentjes' investment company Mobion Group has been located since 2002. Mobion Group is active in the purchase, sale, rental and (re)development of real estate in the Netherlands – with an emphasis on North Brabant. In addition, the company invests and participates in various (start-up) companies. In 2003 Mobion Group had the building thoroughly renovated. However, in 2018 there were some problems with the installations, especially regarding acoustics and climate. This relatively small demand (optimizing installations) eventually led to a full renovation and an expansion of the Mobion Group accommodation. This renovation was, to say the least, not without a struggle. But the result, on the other hand, is astonishing. We invited all involved partners* for a group discussion. How do we look back on this journey together? Where were the challenges? And how did we manage to bring such a complex process to a very successful conclusion?

**“We have
both pushed
and cursed
each other”**

Monument Commission

Jeroen: “The building is a municipal monument. And the supervisor from the municipality can almost see it from the town hall. Together we have the task to make sure the requirements and wishes of a growing company and the requirements of the monuments committee are ‘tied together’ properly.”

Ronnie: “It is difficult for a structural engineer to work when it comes to monuments. In fact, there may be conflicting interests. It was valuable that the municipality thought along with this.”

Remi: “I’ll be honest: new construction is often less complex. For example, we were dealing with load-bearing beams that were of poor quality. We solved this by adding new beams underneath which we gave a classical look. This satisfied the monuments committee.”

Blood, sweat and tears

Patrick: “From a small request, this renovation grew into a complex and time-consuming process. We set the bar very high in terms of sustainability and we did not want to compromise on quality in any way. We are very happy with the result, but such a renovation once every fifteen years seem more than enough to me.”

Rudy: “A lot has changed during the entire process. Many consultants and executive companies were involved. But the entire process has also resulted in continuous innovation. We would not have been able to achieve this result if we had drawn up a set plan in advance. Which was not possible, and it would have definitely had a negative impact on the quality.”

Laura: “Sustainability and quality are features that are reflected throughout the entire building. That has not been



Remi Leunissen and Patrick van Rijt



Jeroen Weijers

sacrificed and you can see it. Especially in the details. We realized the 'warm commercialism' that we had in mind. Was it an easy process? Absolutely not. We have cursed each other regularly. But together we did manage it in the end, despite or maybe even because of all the 'obstacles'. For me it was one of the most challenging but also one of the most beautiful projects."

Remi: "We were definitely critical of each other, but it is visible in the result."

Henry: "As an electrical installer, I prefer being able to install the electrical equipment before the rest of the work follows. Here it was the other way around. In addition, the building became all electric and did not have suspended ceilings. It is then quite complex to hide everything in cupboards and coves. For our mechanics it was a game to make sure that you really can't see anything anymore."

Hein: "I have also wondered why this project cost so much energy. Laura, Jeroen, Henry and I were involved from the start. It was often a search for who had to be called in for what. The seniority of us together and the passion for creating made sure that it all worked out."

Remi: "A compliment to all construction workers is certainly in order here. They have done extensive amounts of work on a relatively limited number of m². It requires careful planning and optimal cooperation."

Gems and learning opportunities

Ronnie: "I am proud of the glass extension and the masonry. Learning opportunity? Maybe you have to seek each other out even more for the right coordination."

Hein: "We have delivered new-build quality in an old building. There were no delivery points. That's beautiful. The amount of engineering involved, however, I will leave that to someone else in the future..."

Jeroen: "I thought it was special that Mobion Group asked us back to also take care of the design for this renovation after the renovation in 2003. The glass extension is beautiful and the detailing in the building is of an extremely high level. My learning opportunity? Sometimes you have to let go of everything you wrote down beforehand."

Remi: "I am proud of the collaboration within the team. It was, despite of everything, almost magical. Aside from that, I learned that it is important to put yourself in other people's shoes. It leads to insight and mutual understanding."

Henry: "Also, compliments to Remi from all of us, he, as project manager, always stayed kind, proper and calm. Even when it seems to crack."

“Mobion Group is prepared for a new phase of growth with this building”



Photo: Peter Baas Fotografie



Photo: Peter Baas Fotografie

Laura: “The detailing is simply top notch. You really dare to look everywhere, which is quite unique. I also learned that complexity and beauty can go very well together.”

Rudy: “Mobion Group is a new client for us. I retired from project management quite early on. I coached Remi internally and have seen him keep composed in difficult circumstances. I have learned from that myself and I am proud of it at the same time.”

Henry: “The electrical and security installations that we engineered and delivered were of an extraordinary high quality. It fits perfectly everywhere. And we didn’t engage any subcontractors for that. I am very satisfied with that. I learned that I should sometimes tone down my fervor and emotion. Quite difficult because it is really in my genes. We always strive for the best.”

Wrap-up of the client

Patrick: “Mobion Group has prepared for a new phase of growth with this building. Employees and relations enjoy hanging at the bar for a drink and a chat. Such an informal setting often yields good ideas. The property now fits our business activities, and it embodies what we stand for. And the tensions during construction? Yes, I was aware of some of that. That wasn’t always fun, but it kept everyone on their toes. Fortunately, the basic trust was always there. Finally, I have experienced that the emotion we want to evoke with our property costs serious money but is also worth it. I enjoy it every day.”



Tiramisu

by Marieke Beijnsens

The cozy dinners at friends' homes, in the restaurant or at our own kitchen table are beautiful memories from the time I lived in Italy with my family. Such a delicious meal often ended with tiramisu. Luckily, we have always kept the Tuscan recipe and the dish has remained a favorite over the years.

During the last Roparun 2021 in Limburg I prepared it for the Quadrant4 colleagues and LedsFoundation Team. For this QNNECT I would also like to share this recipe with you. It is not difficult at all, and it doesn't take a long time to make. Do keep in mind that the tiramisu has to set in the fridge for at least 6 hours. Good luck!

Ingredients

- 500 grams of mascarpone
- 4 large eggs or 5 medium eggs
- Sugar
- Sponge fingers/ladyfingers
- 2 cups of strong coffee
- Optional: Tia Maria

Preparation

- Mix the mascarpone with the egg yolks in a bowl with a spatula.
- Beat the egg whites with some sugar in another bowl until stiff.
- Gently mix both parts with a spatula.
- Dip the ladyfingers briefly in the coffee (possibly half coffee - half Tia Maria) and cover the bottom of a bowl or small serving dish. Don't use too much coffee or the dish will be too wet.
- Spoon the mascarpone over the ladyfingers.
- Alternate layers and finish the top layer with mascarpone.
- Let the dish set in the refrigerator for at least 6 hours.
- Sprinkle with cocoa powder before serving.

Buon appetito!





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