

CONNECT

TASTE THE FUTURE, FUTURE PROOF



INTERVIEWS

CTS

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Swietelsky

DSV

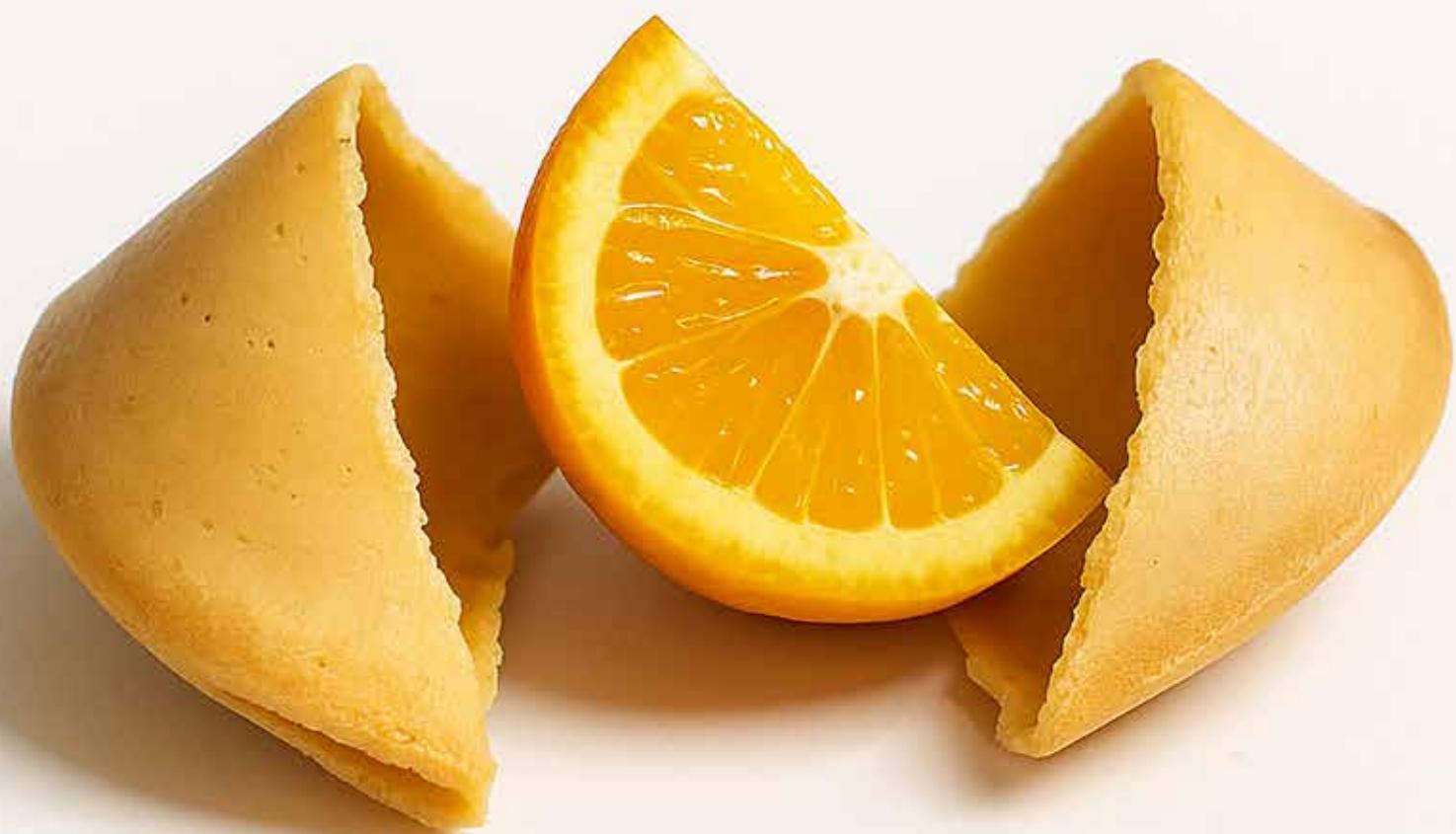
Zuivergroen

IN THE SPOTLIGHT

Working with Dalux
Board of Directors Movares

RECIPE

by Ben Kessing



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Joining FORCES

Elfi de Wit and Eric de Vetten

The

highlight of 2025? For Quadrant4, that was undoubtedly the decision to continue as part of Movares. We can now seize even more opportunities and continue to grow in terms of knowledge, size, and ambition. And with our integrated focus on sustainable construction and strong position with private clients, we add value to Movares. A double win that primarily benefits our clients! Elfi de Wit (Market Unit Director Buildings at Movares) and Eric de Vetten (founder of Quadrant4) kick things off.

“What else would we like to achieve? That was the question we asked ourselves as management in 2024,” Eric begins. “Further internationalization came up, as did strengthening our position in the residential and public sectors. We started looking for a partner who could help us achieve

this. Movares was the first company we came across, and our ambitions turned out to be a good match. It was a perfect fit right from the start.”

“I joined Movares in March 2025,” Elfi continues. “And I immediately heard that Quadrant4 was joining us. I understood right away. Quadrant4 supervises construction projects from start to finish and works very closely with clients. It’s an entrepreneurial group of people. That’s why it was a perfect fit. We now have 270 colleagues, all professionals who work with buildings and operate from various locations in the Netherlands. This is a huge asset for all our clients.”

ALL KNOWLEDGE IN-HOUSE

Elfi: “It all starts with initial ideas. What is possible in a particular location? Movares has a market unit that focuses primarily on planning and conditioning, such as zoning

‘We are curious about each other and focused on COLLABORATION.’

plans. Movares also has a strong track record in design and engineering. We, in turn, learn from Quadrant4 when it comes to providing comprehensive support for housing projects. This creates synergy, also with Movares’ other market units.”

Eric: “Movares was not yet very active in the period between the zoning plan and the start of the project. Within Movares, we contribute knowledge and experience in this phase with regard to possible building concepts. We also boost knowledge in the field of asset management. These are great examples of the many opportunities that exist.”

STRONG SIMILARITIES IN DNA

Elfi: “For me, it’s about entrepreneurship. Wanting to do business really well. And also creativity and culture. We are curious about each other and focused on collaboration. The projects connect us.”

Eric: “I see that our approach to design is very similar to what we see within Movares. We all focus on achieving the best end result. Our approaches may differ, but we easily find common ground when it comes to content. Our market approach is different, though. That makes sense, because we also serve different markets.”

FAREWELL TO DIRECTOR RUDY VAN DE WATER

“The biggest change is, of course, the departure of Rudy, co-founder of Quadrant4,” says Eric. “Rudy was always a

source of good cheer and is remembered fondly by all his colleagues. He stepped down for health reasons. We have lost a colleague, but retain a dear friend. For Rudy, recovery is in the driver’s seat!

We are also doing our best to involve all our colleagues as much as possible in the changes that come with a takeover. We have become a part of Movares, but what does that mean for employees personally and for Quadrant4 as a whole? Providing good guidance is crucial and I’m happy to invest in just that. Finally, the name Quadrant4 will also disappear soon. I find that quite heavy, and my colleagues are also attached to it. We definitely need to make a shift in that regard.”

THE FUN

Elfi: “Movares is in full swing. It’s great that we can make our mark on it together. The projects we do really matter. Sustainability and quality are paramount. We set the bar high and we don’t compromise on that. That makes our work incredibly enjoyable and challenging.”

Eric: “For many people, Movares is still primarily a civil engineering firm. I would like to work with Elfi to transform it into a truly multidisciplinary agency, one that focuses entirely on sustainable, future-oriented buildings. That intrinsic motivation must be there, and fortunately it is, both at Movares and among our clients. I was and still am very excited about it!”





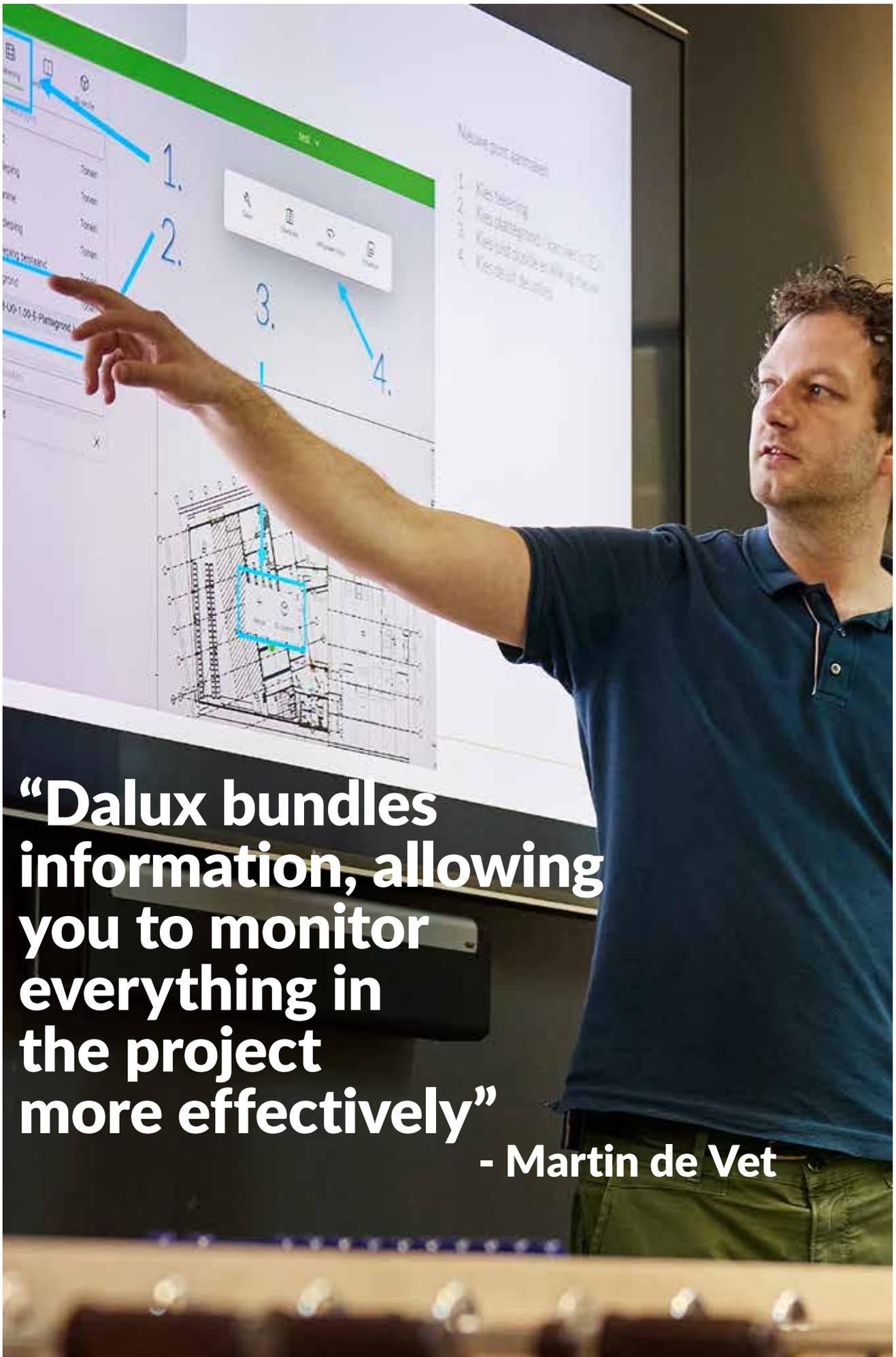
A blurred background image showing a group of people in a meeting or conference setting. The focus is on the text overlay.

Dalux:

ideal link
between
virtual
and real
construction



Want to integrate the Dalux digital tool into your daily work? There are only advantages to doing so. Dalux is a BIM viewer (BIM = Building Information Modeling) that makes working with BIM and working on construction projects on site smarter and more organized. This benefits our employees and collaboration partners in the construction industry. But it also benefits our customers, because Dalux gives them the opportunity to really experience everything that “their” building will offer them in the future. Martin de Vet is a project manager at Quadrant4. Martin is also the driving force and ambassador for the implementation of Dalux. He is happy to tell us all about it. >



“Dalux bundles information, allowing you to monitor everything in the project more effectively”

- Martin de Vet

“I see Dalux as a valuable, supportive tool that makes our work easier. We can upload buildings to Dalux as early as the engineering phase. This makes it very easy to communicate with stakeholders, for example about specific parts of the building. Navigating the building in 3D is also very easy with Dalux. In fact, you make all the agreements with each other in BIM, and you can use Dalux to communicate these agreements and check them visually. In the transition from virtual construction to actual construction, Dalux allows you to check whether the building meets the set requirements and the building’s design principles. For example, if a door is not positioned correctly, the contractor will receive a notification. And once the problem has been solved, the contractor reports this as ‘complete’. For my colleagues, the work becomes much more transparent. With Dalux, information is bundled, allowing you to monitor everything in the project much better.”

Dalux ensures that teams on the construction site and in the office can collaborate more effectively. Examples include viewing 3D models, recording delivery points, sharing drawings, and tracking progress.

ADVANTAGES OF DALUX FOR OUR CUSTOMERS

“We invite customers to view a 3D model of their building. It becomes tangible; they can follow the construction process step by step. If you walk through the building with a 360-degree camera on your helmet, Dalux allows you to compare the actual situation with the virtual situation. You can immediately see what is going well and what

might not be. It’s an extra quality assurance measure. And of course, it’s also a fun experience. Customers who have already tried it are very enthusiastic. It’s up to us to get as many contractors on board as possible.”



ARE THERE ANY DISADVANTAGES?

“Well, because you can look at things in such detail, you may focus too early on certain design details. Think, for example, of specific finishes that are only added later in the process.”

KNOWLEDGE TRANSFER

“As a kick-off, I gave my colleagues a knowledge lecture about Dalux. The response was very positive. I now believe in a natural roll-out. You automatically learn how it works when you use it often. I try to encourage doing just that. Colleagues quickly discover that it makes their work easier and more enjoyable, partly because you can standardize a lot. Dalux offers so many possibilities!”



First building with logistics at a crossdock!

CTS GROUP (Nieuw-Vennep) is a full-service logistics provider operating in Europe. The company distinguishes itself through a personal approach, proactive communication, flexibility, and innovative strength.

This proved to be a wise decision, as CTS GROUP celebrated its 30th anniversary in 2025 and grew steadily throughout those years – from 30 to 350 employees working at locations in Nieuw-Vennep and Rozenburg. In 2019, the management therefore began its search for a suitable location for new premises. A place where they could bring all business units under one roof. Where they could create a pleasant ‘home’ for employees, partners, and suppliers alike. And which would make them more than ready for the future. They found this place in 2022, Quadrant4 is responsible for both the architectural and interior design and the building’s installations. And they’re taking care of the BREEAM certification.

Miriam de Groot (Commercial Director, CTS GROUP), Steven Kersbergen (Logistics Director, CTS GROUP), and Roy Bruggeman (Senior Architect, Quadrant4) share more about this unique logistics building, which is set to begin construction in 2026. Edwin Beentjes (Managing Director, CTS GROUP) was present when the photos were taken.

>



From left to right: Miriam de Groot, Roy Bruggeman, Steven Kersbergen and Edwin Beentjes.

The

past years, we have added so many extra departures to European countries. More dock doors was really a necessity” Miriam starts. “Aside from that, we really wanted to all work together under one roof again. That way we are more efficient and are more connected to each other. Lastly, we set the bar high when it comes to sustainability. In our current building we cannot reach the sustainability levels we aspire. For our new space, we are going all-in for a BREEAM Excellent certificate.” “Our choice for the ‘vertical’ solution is the most sustainable in the long term,” Steven continues. The multi-story building will soon be home to all the different disciplines: distribution, storage, fulfillment, logistics for the web shop, and office spaces. And what’s special is that it will be the first logistics building in the Netherlands with logistics functions on a crossdock.” “In terms of construction, we are really charting our own course,” says Roy. “What we are doing is so new. That makes it more challenging to weigh up the gains in functionality within financial constraints.”

OPTIMAL PREPARATION

Miriam: “We have set up four internal working group to carefully consider and streamline all plans relating to the new building: interior, logistics, cross-docking, and general affairs. The input from these groups was extremely valuable for the Final Design, and they will remain active during the implementation phase. We are very aware that the world is changing rapidly and want to be able to respond to these changes continuously – including with our accom-

modation. What will we need in 2030, for example? Flexibility is therefore key.”

Steven: “We looked at various locations and visited reference projects in the field of logistics services.”

Miriam: “We also have electric trucks for which we want to set up a charging station. And we want to install a large number of solar panels. You have to take that into account from the outset.”

Steven: “Because we are building upwards, we only need half the amount of land that we would otherwise have needed.”

Roy: “Initially, we were only allowed to build on 70% of the plot. Fortunately, the developer and the municipality were supportive of our plans and expanded that. But it is and remains a logistical puzzle and a considerable challenge to properly implement this ‘unconventional design’.”

Steven: “In terms of electricity, the local energy cooperative fortunately offers sufficient capacity for now. But in the future, we want to be 100% self-sufficient.”

VERTICAL CHALLENGES

Steven: “These mainly concern internal movements. There will be three types of elevators in the building. And drivers will soon have to drive up a ramp.”

Roy: “We do indeed have to deal with a lot of vertical movements. The crossdock is 8 meters high and the logistics hall above it is 14 meters high.”

Miriam: “We strive for traffic movements that are as efficient and comfortable as possible. So the exciting part is how we can optimally align the business processes with

“It would be great if ‘taking our risk’ is rewarded in the future”

the stacked structure of the building. In addition, we consider the working environment and mutual connection to be very important. Openness must be central so that interaction is easy. And our new accommodation must be designed to be friendly for non-owner drivers.”

Roy: “That’s why it’s good that the office floors connect to the warehouse, that there will be a large canteen and a spacious reception hall, and that central coffee points will be set up throughout the building where people can meet. On top of that, we are making extensive use of glass to create openness, and there will be a large roof garden with a terrace that many colleagues can use.”

STATUS AT THE END OF 2025

Roy: “The final design is ready, the construction team has been selected, and all the details have been ironed out. We are now looking at how we can approach this in the smartest way possible so that we have enough money left over for the interior.”



CHOICE TO WORK WITH QUADRANT4

Miriam: “Quadrant4 is a great partner to work with. They know our market and are proactive and think along with us. I really appreciate that.”

Steven: “You know, we are a transport company, not a developer. As a result, there are so many things we don’t think about that Quadrant4 does. That is indispensable.”

WHAT WILL MAKE YOU PROUD IN THE FUTURE?

Miriam: “It will be a logistics building that has never been

seen before here in the Netherlands. We see it as a challenge and an opportunity to show that a construction like this is possible.”

Steven: “It’s true that it’s not a proven concept. Personally, I think it’s great when ‘taking a risk’ pays off and when the drivers and other colleagues are happy with the improved processes and their new workplace.”

Roy: “I’m always happy when people are truly satisfied with their new accommodation. That the building is and does what you expect it to.”



From left to right: Paul ten Kroode, Eric de Vetten and Barbara Visser.

MOVARES HAS
SIGNIFICANT GROWTH
AMBITIONS TO REALIZE
ITS AMBITION

Thinking ahead

In March 2025, Quadrant4 became part of Movares. Movares sets the tone when it comes to our living environment of tomorrow and works in a multidisciplinary manner from five market units: Planning & Conditioning, Infrastructure, Water & GeoSolutions, Energy, Buildings, and Rail. Creating added societal value is central to everything Movares does.

Time to get to know them better. Qnnect spoke with Barbara Visser (CEO Movares), Paul ten Kroode (COO Movares) and Eric de Vetten (founder Quadrant4).





We are building a new organization together

“As COO, I oversee all operations - people, customers, and projects - acting in line with our overarching strategy,” Paul begins. “I also manage our growth strategy, which consists of both organic growth and acquisitions. Together, we safeguard our culture and values. We are not a report factory. On the contrary. Based on market focus, collaboration, and entrepreneurship, we offer real solutions to tomorrow’s questions. We are the agency that thinks ahead.”

“Together with Danny Benima (CFO) and Harm Hoorn (CTO), Paul and I form the Executive Board,” adds Barbara. “Our HR director Carolijn Verburg-Klaverdijk also regularly joins our meetings. That makes sense, because we are first and foremost a people-oriented company. Our employees are our most important asset. And together, we have a strong ambition. We want to be the leader in our business, because because that allows us to make a difference. Solving the major social issues in the spatial domain requires a fundamentally different approach. We believe that these issues can be solved faster, better, more sustainably, and at lower failure costs. We call this creating maximum societal added value. And this requires fundamentally different rules. We are now in the midst of this transition.”

WORKING TOGETHER AND BUILDING A NEW MOVARES

Eric: “I can already see that there is a lot of collaboration within the buildings market unit, but also with the other market units. For example, it is already well known within Movares that Quadrant4 is the place to go for BREEAM

assignments. This certainly contributes to the growth strategy. At the same time, I realize that I need to keep all Quadrant4 employees well informed about all the steps and opportunities within Movares. Because yes, the acquisition means opportunities, but it can also feel a bit like stepping out of our comfort zone for our people.”

Barbara: “Of course, we are realistic enough to know that acquisitions can also cause tension. Employees may have consciously chosen a smaller agency and are now part of a larger organization. Is this still the right place for me? They may be asking themselves that question. That’s part of the process, but at the same time, we are working on something really cool together. An organization with a clear drive and ambition. In which we invest heavily in employees, but also in preconditions such as new workplaces where people can meet and enjoy working. The energy that is now being released is hugely contagious. People find each other on the basis of content.”

Paul: “We are now bringing all people’s qualities together and discovering what we can do with them. And note: we are qualifying ourselves for major social issues. This creates a lot of attractive opportunities for the employees of all Movares companies.”

KEEPING A LARGE COMPANY SMALL

Paul: “We want to grow significantly because we need scale for our ambitions. We are fully committed to tackling difficult and leading social issues. Think of complex inner-city projects. Think of transport hubs. Think of special constructions. Or think of projects that are technically complicated to operate. We want to be challenged to the limits of our

abilities. But we also want to keep the large company small, precisely because of this. We do this by placing responsibilities as deeply as possible within the organization.

Barbara: “We focus entirely on what is possible and deliberately avoid the bottlenecks within current legislation and regulations. How can we be faster, better, and more sustainable, and how can we prevent failure costs when tackling the major social challenges in our country? How can we best deploy our people, AI, and data technology to tackle these challenges? We strive to become the largest, to gain a seat at the table and be able to change the rules of the game.”

GENERATIVE AI AND PARAMETRIC DESIGN

It goes without saying that AI is also synonymous with major changes in everyday work in the world of architecture. Think of generative AI (the type of AI that automatically creates content based on prompts, the user's questions or requests). And of parametric design. You work with AI in an early stage of the design process to quickly and comprehensively weigh up many parameters (such as sound, daylight, energy consumption, comfort). What fits the client's intended design best?

Paul: “Parametric design software allows us to quickly calculate many variants of a building design. For example:

how open do you want the building's front to be, taking into account the loss of energy/heat that this entails?”

Eric: “Or how do you optimize the revenue model for your building? We can make the construction or operation of a building more cost-effective. The costs of a building that is more expensive up front are often recouped within a few years. But who can guarantee that? Parametric design helps to clarify these kinds of issues.”

INTERNATIONAL AMBITIONS

Eric: “Quadrant4 has been active abroad for several years now. So I'm curious to know what your international ambitions are?”

Barbara: “We certainly have international ambitions, but we still have a lot to do in the Netherlands first. If we are leaders here, we will also be in demand internationally. Nevertheless, we can already be proud of what we have achieved. We need to make that more visible. We have so much expertise and creativity in our organization. Every day, I am amazed by what we have to offer. These employees deserve a platform. We're going to promote this much more in the coming period.”

Paul: “The Netherlands is, of course, known worldwide for its water engineering. And we're also very good at train safety, bicycle parking, and structural integrity (which is the ability of a structure to resist external forces without collapsing due to fracture, deformation, or fatigue). A small and densely populated country like the Netherlands helps you to think carefully about how to make the best use of scarce space. That's why we're so good! But Barbara is right: for now, the focus is on the Netherlands. After that, we'd like to conquer Europe and then move on to North America. Because we can!”

IN
THE
SPOT
LIGHT





From left to right: Marijn Klomp, Ditmar Henkel.

A shift in *thinking*

Quadrant4 has been working regularly with engineering firm Zuivergroen in Utrecht for around three years now. Zuivergroen focuses specifically on materialization and environmental performance. For various BREEAM certification processes that Quadrant4 supervises for clients, Zuivergroen calculates the Environmental Performance of Buildings (MPG). This indicates the environmental performance of the materials used in a building. If you choose sustainable materials, this has a positive effect on the MPG, which in turn earns points for the materials credits at BREEAM. Ditmar Henkel (founder of Zuivergroen) and Marijn Klomp (project manager at Quadrant4) tell us more.

“I have been working at Quadrant4 and, together with my colleagues André Boudewijn and Cathelijn Sperber, I form the ‘BREEAM team’,” Marijn begins. I am heavily involved in BREEAM certifications and therefore have a lot to do with material credits. Zuivergroen’s expertise is particularly valuable to us in this area.”

“Just under 20 years ago, the impact of building materials on the environment was still a blind spot in the construction sector,” adds Ditmar. “But I found this extremely interesting. That’s why I started my own consulting firm, Zuivergroen, 15 years ago. There are now three of us working there. We advise contractors, architects, and developers on the environmental performance or impact of buildings.”

A SHIFT IN THINKING: TOYOTA PRIUS AS AN ILLUSTRATIVE EXAMPLE

Ditmar: “The first mass-produced hybrid electric car was the Toyota Prius (1997). At the time, we mainly looked at the benefits in terms of emissions (compared to fossil fuels). At the same time, there were lots of negative reports about the environmental impact caused by the production of the car and the battery, as well as the impact of dismantling the car at the end of its life. In the case of buildings, over the past 30 years we have also focused primarily on reducing energy consumption (think of heat pumps and solar panels), but we have paid little attention to the environmental impact of building materials. You can see that this has really changed over the past 10 years. We now take everything into account. To do this, we use a calculation method that maps out the environmental impact of the entire building, including its lifespan and dismantling.

COLLABORATION IN PRACTICE

Marijn: “I gather all the information Zuivergroen needs for the MPG and share the ambition we have for a specific BREEAM project (almost always BREEAM Excellent or higher). Zuivergroen then gets to work on that. They then report their findings in a clear and simple overview so that it’s readable for everyone.”

Ditmar: “Most of the BREEAM projects we’ve worked on with Quadrant4 were for logistics buildings. Recently, we also mapped out the material credits for a residential building. Then you start to pay attention to other things. Think, for example, of screeds, interior walls, and window frames. The impact of these is virtually nil in industrial buildings, but significant in residential buildings. We have often calculated the environmental performance of residential buildings, but not often within a BREEAM process. It’s educational to tackle this together.”

Where you can achieve the greatest environmental gains in terms of building materials (using sustainable variants or alternative materials):

- Concrete (40/60% of the building)
- Steel Construction (10/20% of the building)
- The Shell (20% of the building)

LOOKING AHEAD TOGETHER WITH THE CLIENT

Marijn: “Intrinsic motivation. Clients of clients who are increasingly demanding it. Subsidy flows. There are countless reasons why clients choose to build a sustainable building. And because BREEAM has been around for some time now, it also influences people’s way of thinking about sustainable construction.”

Ditmar: “Yes, and within that, everyone is also looking further ahead. People are thinking about what you can do with the building in 50 years’ time. For example, how it can be dismantled in the best possible way. A materials passport is very helpful in this regard. It has value, but it also gives you insight into exactly what is in your building and how easily materials can be removed.”

SHARED AMBITION AND MINDSET

Marijn: “At Quadrant4, we have long been at the forefront when it comes to sustainable buildings. Everyone ‘breathes’ sustainability, including our architects, our drafting room staff, and our installation consultants. So Ditmar and I understand each other well. Zuivergroen takes care of certain issues for us because they have very specific knowledge in-house. We are happy to make use of that.”

Ditmar: “We are both pragmatic and solution-oriented. I don’t ‘bore’ Quadrant4 with mountains of theoretical substantiation. And in turn, I don’t need to know everything there is to know about BREEAM (for example, what is happening in the field of water or ecology). Together, we simply look carefully at what we can achieve in terms of environmental gains and then DO it.”

Marijn: “That’s right. We look at what the goal is, how many BREEAM points we want to achieve, what has the greatest environmental impact, and where additional environmental gains can be made. Of course, we always have to match the environmental gains to be achieved with the available (construction) budget. We coordinate this closely with the clients.”

Ditmar: “Coordination with the contractor and architects is also important. We want them to work with us when it comes to sustainability.”







One with the **wooded** surroundings

an impression >



FIGURES

The total surface area of the building is 25,000 m². It includes the workshop for cleaning and assembly, combined with ample storage space for mobility equipment and 1,500 m² of office space. Construction began in December 2025. We expect the building to be ready for use in early 2027.

At Welzorg, people with limited mobility are the focus. Welzorg wants to increase the mobility and independence of this group of people with the right resources and the right service. Quadrant4 designed the new fulfillment center for Welzorg Nederland and its sister companies RSR and Mango Mobility. The center is being built on the Vijf Eiken industrial estate in Oosterhout. Welzorg found exactly the space it needed here.

PLOT STUDIES AND NATURAL COLOR PALETTE

Commissioned by developer HVBM Vastgoed, Quadrant4 first carried out various plot studies for the development and redevelopment of the plots they had purchased on the Vijf Eiken business park. Based on this, we created the Final Design for tenant Welzorg. We opted for a natural color palette of warm wood tones and green facades. This is to

allow the building to blend seamlessly into the wooded surroundings. The rounded shapes soften the appearance of the building and ensure a friendly, harmonious integration into the landscape.

LET'S GET STARTED ON THE INTERIOR TOO!

Welzorg is very enthusiastic about our design, resulting in them also asking Quadrant4 to create the interior design, which is great fun! Together with the future users, we are now busy designing the interior. In doing so, we are focusing explicitly on Welzorg's identity and their services: enabling movement. We are translating this into dynamic and organic forms with a nod to mobility.



**“INTERDISCIPLINARY
DESIGN TOGETHER.
THAT’S WHAT WE’RE
ALL ABOUT. THAT’S
WHAT WE’RE GOING
FOR.”**



**“You can
already see
things coming
TOGETHER.
That is
AWESOME!”**

**“AT QUADRANT4,
THE PROCESS OF AN
ORGANIZATION DETERMINES
THE ARCHITECTURE AND
NOT THE OTHER WAY
AROUND.”**



“studioSK IS VERY ACTIVE IN TENDER MARKETS. THAT’S LESS OF A THING FOR YOU, RIGHT?”

“GOOD TO SEE THAT WE ARE BOTH PRETTY FAR ALONG WHEN IT COMES TO AI APPLICATIONS.”

studioSK - Movares meets Designteam Quadrant4

studioSK is a design agency for architecture, urban planning, and landscaping, and part of Movares. They are located in the beautiful Wonderwoods - a new icon of the city Utrecht. Because Quadrant4 also became part of Movares last year, both agencies arranged a lunch meeting in October so that employees could get to know each other better. They introduced themselves to each other and had a pleasant chat about the design profession, the role of AI in architecture, and the opportunities they see together. What knowledge does studioSK have in-house and what does Quadrant4 focus on? Where is the synergy? All this, of course, in an informal setting and in a very relaxed, pleasant manner.

What stood out? That everyone is convinced that bringing together so much knowledge, experience, and disciplines will take both agencies further. That, looking at the workflow, there are striking similarities between studioSK and Quadrant4. That those present really enjoyed getting to know each other. And that a certain energy was immediately released. Wonderful to see. studioSK and Quadrant4 are clearly looking forward to 2026!

“studioSK IS ALREADY QUITE ADVANCED IN PARAMETRIC DESIGN, I HEARD. WE FIND THAT VERY INTERESTING.”





EACH OTHER'S EXTENSION

In April 2025, DB Schenker became part of DSV, a global leader in transport and logistics. Quadrant4 has been working enthusiastically with DB Schenker (now DSV) for around 13 years, particularly in project management. Sebastiaan Suy (Real Estate Project Manager at DSV) and Maarten Peters (Project Manager at Quadrant4) are so attuned to each other that they know exactly how the other thinks and works. Together with Nienke van Thuijl (Interior Designer at Quadrant4), they zoom in on the most recent DSV project they worked on together: a large warehouse at Schiphol Airport. They also explain how long-term collaboration pays off.

>

From left to right: Nienke van Thuijl, Sebastiaan Suy and Maarten Peters.



“Skilled.
Multidisciplinary.
Thorough follow-up.
Expertise.
The relationship.
And intuitive collaboration.
That’s what Quadrant4
means to me.”

- Sebastiaan Suy

“We work on a few projects together every year,” says Sebastiaan. “It’s great to work with Quadrant4 on project management because they add a lot of value for us. In addition to project management, we have worked together over the past few years to build our own building identity and quality level for our logistics warehouses. Since 2017, this has been based on a house style book that we continuously upgrade. This collaboration in the field of interior design arose from our project relationship. The users of the new warehouse at Schiphol were impressed by this and wanted us to translate it into an interior design concept for them. We did just that. Together with Quadrant4 and in close consultation with the users of the building, we took care of the interior design and the interior itself, in addition to the project management.

COMPLEX PROCESS

Nienke: “The location of this building is challenging, so close to a Schiphol runway. In addition, we worked with a developer and contractor we didn’t know yet. We made sure to invest more in those relationships. This was valuable,

because they were not yet sufficiently aware of the synergy that integrated development and construction can deliver. **Maarten:** “It was a dynamic and complex process. We had to get all stakeholders on the same page. It helps enormously that Sebastiaan and I are on the same wavelength.” **Sebastiaan:** “We were in frequent consultation with Schiphol. We had to convince the developer of the importance of our ‘close control’. Quadrant4 and DSV are very critical and have a keen eye for detail. This ultimately leads to a lot less hassle, because you hardly have to make any adjustments at the end. That saves a lot of time and money.”

A LOOK AT THE INTERIOR

Sebastiaan: “The cohesion between all parts of the interior is very successful. The colors, the customization, the furniture, the visuals, and the architectural structure form a beautiful whole. It is spacious, open, and has character. You definitely don’t walk into a ‘logistics farm’ here. All users of the building are very enthusiastic and positive. That is exactly what we want to achieve together.”





**“We are one team together,
and certainly not a client
and a supplier.
It is a partnership that brings
me a great deal.”**

- Sebastiaan Suy

Nienke: “It’s an evolution of the existing DB Schenker work concept. The wooden cores. The spaces for meeting, coffee, and relaxation. The blending of the corporate colors of the three companies that fill one floor together. It all worked out very well. As a designer, you like to apply innovative things if the spirit of the times, the architecture, or the type of user clearly benefit from it. For example, we opted for white system doors instead of black ones here. These made the whole thing light and fresh alongside all the colors.”

Maarten: “It’s great to see how we keep making a corporate identity future-proof. And in addition to the interior, we’ve also been able to add a lot of quality to the exterior, for example when it comes to insulation of the building. I’m really happy about that.”

EACH OTHER’S EXTENSION

Sebastiaan: “Maarten is my Quadrant4 contract and project manager. He knows exactly what’s going on with the projects we’re working on together. We talk several times a week. Maarten brings structure, which takes a load off my shoulders. That way, we can handle an enormous workload together. We switch gears quickly and aren’t afraid to take risks. That’s how you get the best results.”

Maarten: “Because we know each other so well by now, we do indeed work together very efficiently. For example, I prepare many permit applications. And together with Sebastiaan and Nienke, I also evaluate our key suppliers every year. And finally, I would like to add that we also learn a lot from each other.”

Sebastiaan: “We are a team, not a client and supplier. It’s a partnership that brings me a lot.”





From left to right: Diane Bekkers, Victor Verdonschot and John Weijtmans

NEW BUILDING Swietelsky

The Austrian family business Swietelsky is the largest all-round contractor for railway works in Europe and is also a leading player in the Benelux. Due to the company's strong growth, expansion of the existing premises in Oisterwijk, where the Benelux office is located, was highly desirable. The official opening of the new building and parking deck took place in the fall of 2025. John Weijtmans (former CEO of Swietelsky Benelux), Diane Bekkers (interior designer at Quadrant4), and Victor Verdonkschot (project manager at Quadrant4) are happy to look back on this wonderful project with us.





“In recent years, we have experienced much stronger growth than we expected,” John begins. Our premises in Oisterwijk became too small. We had to rent additional space and have people work externally. And we opened a building in Zwolle. But none of this was ideal. We want to have all our rail people together, especially during project preparation. The decision to renovate and build new premises was quickly made.

“The project consisted of a new three-story office with a new warehouse and a single-story parking deck,” adds Victor. “In the initial phase, we made sketches and carefully considered what was possible and permitted within the zoning plan. That led to the final design. Quadrant4 took care of the exterior and interior design, the permits, the selection of the contractor, the project management, and the construction supervision. And for ‘the finishing touches’ (such as AV screens and mood lighting).”

SUSTAINABLE FOCUS

John: “We made a conscious decision to pursue level 5 on the CO₂ performance ladder. We had the warehouse dismantled so that materials could be reused. We also wanted to work as emission-free as possible in order to remain within the nitrogen-standard.”

Victor: “We applied for the necessary permits from the municipality, which has a legal deadline for approving or rejecting them. That took quite a long time, but there was little the municipality could do about it. The reason is the national nitrogen problem. We had changing stations installed on the new parking deck. That naturally increases the demand for electricity. In addition, we are dealing with grid congestion in our country, which further increased the demand for electricity. A 1-megawatt battery, solar panels, and an energy management system have been installed. Swietelsky took the lead in this. The new office building has a sedum roof.”

John: “Because we have switched to modern installations, our gas consumption has also been significantly reduced.”

CONNECTING AND OPEN

Diana: “We started with a workplace analysis. What are the experiences of the current team? What do you do during a day and what are your needs? But also: what are challenges you face in the current office? We put all of this down on



“Employees are extremely happy with the new working environment”



ENJOYING CONSTRUCTIVE COLLABORATION

Victor: “The atmosphere and cooperation were good from the start right through to completion. Everyone was on the same page.”

Diane: “Swietelsky gave us every confidence to shape the connection to shape the connection between the existing and the new in line with our ideas. I really appreciate that.”

John: “We always discussed everything thoroughly and critically with each other. Within budget and on time. I value that. In addition, Quadrant4’s strength lies in their approach. They understood that we had to remain open during the renovation and new construction. They made an excellent contribution to that.”

paper. We then created a room book that illustrates how many and what kind of spaces you need. We redistributed spaces in the existing building and expanded the work café. In addition, a training room and a Strategy Room were added. There were also too few meeting rooms and focus areas. The new building hosts an increased number of these spaces. Above all, Swietelsky wanted openness and connection. We therefore created a good connection between the ‘existing’ and the new. Lots of glass ensures transparency, and we have created meeting rooms and spaces on all floors. By choosing the same types of furniture, floor finishes, and wall coverings as in the old part, we have created even more unity.”

John: “We are and will remain an industrial company. So the building has to feel good for the employees, but at the same time it has to have and retain the industrial look that suits us. We’ve succeeded in both respects. When colleagues from Austria visited us recently, they asked me when the ceiling would be installed. All I hear from employees is that they are very happy with the new working environment. That’s who you do it for, after all.”





Space. Atmosphere. Safety.

MSI (Micro-Star International) is a successful global player in the gaming industry. Originally from Taiwan, the company started in 1998 with an office and warehouse in Eindhoven/Son (at the Ekkersrijt business park) to serve part of the European market from there.

MSI Computer Europe B.V. and Myster Computer B.V. (both part of Micro-Star Netherlands Holding B.V.) moved into this building. Due to steady growth, MSI soon sought additional business premises and found them in Helmond in 2025. However, working at two locations is not ideal, and the premises in Son no longer meet MSI's requirements. The company has therefore opted for a completely new building at its existing location in Son. MSI has once again chosen to collaborate with Quadrant4 for this redevelopment. Kevin Wang (Managing Director MSI Netherlands), Jolanda Aarntzen (currently project manager for MSI's new construction), Rob Jansen (project leader Quadrant4), and Jeroen Veeffkind (project manager Quadrant4) take us on a tour.





From left to right: Jeroen Veeffkind, Jolanda Aarntzen, Kevin Wang and Rob Jansen

The

building in Son is now completely empty, and the demolition order has been given. All logistics activities are now taking place in Helmond. Once the new building in Son is ready, the vast majority of employees will move back to Son. It is possible that a (small) part of the activities will remain in Helmond.

OPTIMAL PREPARATION

Kevin: “Previously, we had warehouses in Frankfurt, London, and Paris. Between 2002 and 2006, centralized our warehouse facilities in the Netherlands, and we now supply 15 European branches from here. However, our building in Son is now 27 years old and no longer meets our accommodation requirements. Finding a new, suitable location in Eindhoven proved difficult, however. We therefore came to the conclusion that demolishing the current building and rebuilding it was the best option for us.”
Jolanda: “Our wish list for the new premises? That the

nice working environment for our people. This is what we set to work on with Quadrant4.”

Jeroen: “To map this out, we held working group sessions with office staff in 2025 to find out what their needs are. We also took a close look at the logistics process with the team leads and warehouse managers. We will tackle the IT and security aspects in 2026.”

STATUS AND SUSTAINABILITY GUARANTEE

Jeroen: “The preliminary design has now been completed, and we have recently started work on the final design for the building. We are selecting contractors in collaboration with MSI. And the demolition of the old building has been commissioned. What is Quadrant4’s role in the new construction? We are responsible for the design of the building and the interior, together with the overall project management, installation advice, and BREEAM certification. I would also like to mention that it is easy to work with



security of all items is optimally guaranteed. That we have more than enough storage space. That we choose an attractive design, both for the exterior and the interior. That it will function optimally. En mostly, that it will be a

MSI because we have collaborated on previous projects. One project involved the sprinkler system that had to be installed in the building in Son. The other involved project management and interior finishing work for the

(temporary) accommodation in Helmond.

Kevin: “Storage is really key in our new premises. We are going from 3,000 pallets in the old building to 8,000 pallets in the new building, and the office space is also growing by around 30%.”

considering installing a battery on our own premises. Later in the process, we will also explicitly include sustainability in the choices we make for the interior.”

Kevin: “Everything will come together in our new building. Short lines of communication. A pleasant working en-



Jolanda: “Demolition of the building will start in January 2026 and be completed in April 2026. The interior will be harvested and reused (circular demolition). We will also

vironment. Allure. You know, the growth of our company also gives our people confidence. And in addition, this ‘transformation’ also attracts new employees.”

“We laugh a lot together!”

have a large number of solar panels on the roof, and the new building will be 100% gas-free. We are not yet expecting any problems with grid congestion, but we are already

CONSTRUCTIVE COOPERATION WITH A SMILE

Rob: “You know what I really like? The incredibly fast response time. When I ask a question, I get an answer from MSI in no time.”

Jeroen: “The atmosphere is just great. If something needs to be said, we say it and solve it together.”

Kevin: “When you work with Quadrant4, you’re dealing with professionals who also communicate well and in a timely manner. They inspire confidence. I appreciate that.”

Jolanda: “We’ve gotten really good at working together and complement each other perfectly. Quadrant4 knows what we don’t know and vice versa. And not unimportantly: we laugh together a lot! That makes working together so much more fun.”





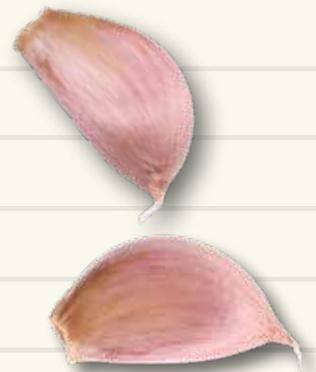
TAHU KECAP

By Ben Kessing

A special recipe from our family cookbook and my favorite dish when my mother cooks. My children love it too. The entire family enjoys eating this dish!

Ingredients:

- 1 block of tahu
- 1 package bean sprouts
- 1 bunch of celery
- 1 large shallot
- 2 cloves of garlic
- 1 teaspoon salt
- 1 lemon (juiced)
- 6 tablespoons kecap kaki tiga
- Boiling water (a little)
- Rawti (to taste)
- Gula djawa (to taste)
- Fried onions



Preparation:

Cut the tahu into cubes and soak briefly in salted water. Drain, pat dry, and fry in oil until the cubes are lightly browned. Place the cubes in a bowl.

Briefly blanch the bean sprouts in boiling water, drain and leave to dry.

Then place on top of the tahu. Finely chop the celery and sprinkle over the tahu and bean sprouts.

Mix the other ingredients to make a kecap sauce. Spoon the kecap over the dish.

Finally, sprinkle the fried onions on top.

Be careful not to use too little of the spice mixture. Make sure all the flavors are well balanced: sweet, sour, salty, and spicy, with an emphasis on spicy. You won't taste this type of pepper at first, but the afterburn hits later.

Ready to eat!

Delicious on its own, but also pairs well with rice and green beans, or with satay. And good krupuk!

Do you have any questions about the recipe? Feel free to call me!

