

# CONNECT

## GROUNDBREAKING



### INTERVIEWS

Lemken Group  
Porsche Centrum Brabant  
ICN Solutions  
GJL+ Architecten  
TBV Wonen

### GIVING THE FLOOR TO ...

Colleague Rob professionally and in private  
Colleague Lien in Oeganda

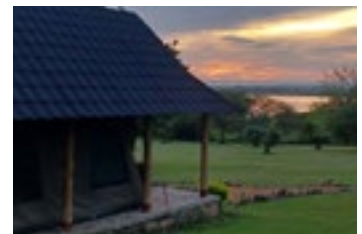
### RECIPE

Pumpkin risotto



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## Colophon

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From left to right: Rudy van de Water, Eric de Vetten, Ben Kessing, Roy Bruggeman

# Groundbreaking

**A very fitting theme! We serve many internationally active clients and, as a result, have more and more projects outside the Netherlands. This growing market offers us challenging opportunities that we are eager to seize. To achieve this, we have entered a collaboration with the renowned German architectural firm GJL+ (more about this in this Qnnect) and also have an architect registered in Belgium on our team.**

However, we also push boundaries within the Netherlands, right here in our office. We are making significant quality improvements when it comes to presenting our (pre) designs. In addition to more conventional renders, we show our clients beautiful moving images of their future buildings. In this aspect, we are truly at the forefront, and clients greatly appreciate it. We are also standardizing our

approach to creating digital building models (BIM: Building Information Modelling) and digitizing our site visits as much as possible. This applies to both construction and installation checks, as well as commissioning activities.

To consistently provide optimal service to our clients in 2024, we will be working with four dedicated teams: design, project management, sustainability, and technology. Sustainability will play an even more prominent role in our designs. We are also very pleased that we were able to keep our team complete last year. The atmosphere is fantastic, we are moving forward together, and there is a sharp focus on quality. Of course, our employees (and we too!) find it exciting to work on increasingly larger and internationally prominent projects, like Levi's European distribution center in Germany. It's fun and educational.



# We are looking forward to **2024!**



And, importantly, it brings great value to our other clients, who benefit from the knowledge and experience we continually gather and willingly share. And us? Above all, we are incredibly proud of our fantastic team.

Integrated thinking and action. That has proven to be our strength. Quadrant4 is the optimal interplay between design, project management, sustainability, and technology. For example, if there is network congestion, or 'traffic jams on our electricity highway,' we don't simply accept it but seek creative, reliable, and workable solutions. Every discipline has a part to play in this; 'cannot' is not usually in our vocabulary. What we conceive at the front end is well thought out, and to ensure that, we gladly guide the entire construction process.

We are looking forward to 2024. We are curious about the opportunities abroad. And because dreaming is allowed, as leaders in sustainable design, we would very much like to design and contribute to the realization of the ultimate sustainable building. It would be great if we can connect again this year because pushing boundaries together inspires. Are you in?



**Because  
pushing  
boundaries  
together  
inspires.**




**Will  
you  
join  
us?**

A large industrial factory interior. In the foreground, there is a large, blue, complex piece of machinery, possibly a robotic arm or a specialized tool, which is slightly out of focus. The background shows a vast, well-lit space with a high ceiling supported by a network of black steel beams. A prominent yellow overhead crane is visible at the top left, with the number '112-002256' printed on it. In the middle ground, there are several wooden pallets stacked on a table or conveyor system. The overall atmosphere is one of a modern, active manufacturing environment.

# FROM RED TO BLUE



A photograph of three people standing in a large industrial factory. On the left is a man in a dark suit and light-colored trousers, smiling. In the center is a woman with blonde hair, wearing a beige scarf and a grey blazer. On the right is a woman with long brown hair, wearing a grey blazer and dark trousers. They are standing in front of blue machinery. The background shows a large factory interior with yellow overhead cranes and blue storage racks.

The German company Lemken is a leading company in agricultural machinery. It is a true family business that has existed for 243 years. In 2018, Lemken acquired the Dutch company Steketee, a prominent name in crop care machinery such as plows and seeders. However, the building and production and logistics spaces that Steketee had in Stad aan 't Haringvliet did not meet Lemken's standards. The search for a new location began, and Lemken moved forward decisively, resulting in an impressive new building in Dinteloord, expected to be completed in March 2024. Quadrant4 was responsible for the interior design. Nicola Lemken (7th generation owner), Ina Högele (project manager), and Iljan Schouten (head of the crop care business unit and managing director of the Dinteloord location) from Lemken reflect on this journey along with Eric de Vetten from Quadrant4.



‘We want our employees to feel at home and comfortable, and to enjoy staying at Lemken.’

[Click here](#) to view the interior design of Lemken Dinteloord.

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And [click here](#) to view the design of Lemken’s headquarters in Germany

From left to right: Eric de Vetten, Ina Högele, Nicola Lemken, Iljan Schouten

Nicola: "I've been with the company for twenty years. As a board member, I am interested in the construction, structure, and design of our locations, with a focus on creating pleasant working environments for all our employees."

Ina: "I've been with Lemken for fifteen years, initially in HRM and in recent years in project management. This new location is my first major project, and I eagerly seized the opportunity."

Iljan: "I joined Lemken in 2018 and started thinking about a new location for Steketee in 2021, especially since the lease there would end in the summer of 2023. We spent a year planning and a little under a year on implementation. And here, there was nothing at all yet..."

#### Everything new

Nicola: "It's a total transformation, especially for the employees here. A new factory, a new brand, a new color (from Steketee red to Lemken blue), and a new logistics concept. We looked at what people really needed and anticipated as much as possible. We want employees to feel at home and comfortable, wanting to stay with Lemken. It makes sense because much of the know-how resides with them. We want to retain the people and their experience for Lemken."

Iljan: "A condition was that we wouldn't build too far from Steketee's previous location due to employees' travel times. We succeeded, and being more easily accessible, we are also attracting new employees."

#### Quadrant4 "spotted" by chance

Nicola: "We happened to see a design by Quadrant4 at a business meeting. It appealed to us because it was not dull but fancy and innovative. And affordable. We then visited several buildings designed by Quadrant4. Quadrant4 thinks carefully about structures, walkways, and functions. I think that's important. Their own office also has a pleasant atmosphere. And in the end, it's human work. You have to click. We had that, so we went into business together."

Eric: "We started with the interior but quickly took on

more tasks such as audiovisual installations and loose furniture. We listened carefully to Lemken's people. Only if we understand their way of working, we can deliver the best interior design. Transparency is key."

Ina: "What I particularly liked is that Quadrant4 consistently gave us choices between more expensive and less expensive options for interior design. This way, we could easily determine what was suitable for Lemken and at the same time, manage the budget well. The workshop with Steketee/Lemken employees, where we mapped out their wishes, was also very valuable."

#### Collaboration at other Lemken locations

Nicola: "At our office in Haren, Germany, Quadrant4 took on the interior design of the third floor. And they made a beautiful proposal for our main location in Alpen, where, in addition to the office part, we may want to create a training center, a showroom, offices and sanitary facilities. But we still need to finalize that."

Eric: "We are proud that we won this pitch. We collaborated with our new German partner GJL+ architects. They know the German regulations. That is indispensable. And from our DNA, we add something truly distinctive."

Iljan: "I have been working in both countries for a while now. It's incredible how much we can learn from each other. I experience that every day. You get the best of both

worlds. Isn't that great?"

#### Lemken and Quadrant4

Nicola: "What I'm especially satisfied with? Well, that we are a team, that Quadrant4 listens well, and that they are willing to change something (quickly) if we find it necessary."

Ina: "For me, Quadrant4's flexibility was of great value. I quickly got answers to my questions, and they provided me with valuable advice. We progressed rapidly, and Quadrant4 kept up well."

Iljan: "What appealed to me were the many photos and beautiful 3D animations of our new building. Quadrant4 is very good at that. It gives you the right idea and feeling of how it will be."

**"Quadrant4 carefully considers structures, walkways, and functions. I think that's important."**





From left to right: Rudy van de Water, Robert van Barneveld, Bart van Eijndhoven

# Porsche Centrum Brabant DRIVEN by dreams

In the summer of 2024, it's finally happening. Oisterwijk will be the new home for Porsche Centrum Brabant (part of PGZ). This was by no means a logical choice. Porsche's initial preferences, such as a visible location along the highway, were abandoned because in Oisterwijk, all the pieces of the puzzle fell into place. The zoning plan was suitable, the available land was large enough, the Oisterwijk Municipality was enthusiastic, and the ideas and ambitions of all those involved in the project seamlessly aligned. Bart van Eijndhoven (owner of the land and the upcoming building), Robert van Barneveld (Business Development Director PGZ), and Rudy van de Water (owner of Quadrant4) take pride in the fact that Oisterwijk will soon have an additional gem.



Robert: “The search took quite a while. We were looking for more than 5,000m2 which is not easy to find in Brabant. Especially when you want to be centrally located in the province, in or near a city, and at a visible location along the highway. Unlike in the past, local governments are not as supportive of ‘car-related’ projects. It’s a pity because, with this project, Porsche is leading in terms of sustainability and innovation. I’m glad we’ve found a near-perfect location now.”

Bart: “I have been a Porsche (Eindhoven) customer for 33 years and learned from the owners, Ad Geerts and Luc Vanderfeesten, that they were struggling in their search for a new plot to realize the new Porsche Centrum Brabant. I happened to have a piece of land (with an existing building) that might be suitable. I then approached the Oisterwijk Municipality to see if this was an option, and they responded very positively. That’s how it happened. The existing building was dismantled in 2022, and we are now working hard on

a magnificent building for Porsche. A small part of the building will be arranged differently, and I will use it as a family office.”

**Open, different, and sustainable**

Rudy: “We aim to achieve the BREEAM Excellent sustainability certificate for this building. Additionally, the building will have a beautiful, transparent appearance, and a high-tech workshop will be included. It will be a building of the future, considering its functionalities. VBJ Architects, the firm that designed the building, has done excellent work.” Robert explains, “The new architectural guidelines for Porsche businesses have recently been rolled out. ‘Destination Porsche’ represents a different philosophy. When you walk in, you’ll sense the distinctiveness. Experience. Hospitality. And openness. It will be a hotspot that you’d like to visit, even if you’re not buying a car. Facilities for corporate events or gatherings will also be available. In addition to housing the Porsche

**“You will also enjoy coming here even if you are not going to buy a car”**



Impressions  
interior design  
family office

[Click here](#)  
to watch the  
interior design  
video







dealership for Brabant, we will have PGZ's overhead staff, the cleaning and repair company, and spaces for motorcycles and Bentley occasions."

**Well-functioning construction team**

Bart: "I'm especially pleased with the very well-functioning construction team. We lay everything out on the table. Porsche, the tenant, is guided by construction advisor John van Spanje, while I, as the landlord, am supported by Quadrant4 and Janssen Aannemers. There is great trust. And Robert is an incredibly effective leader of the entire project. That also needs to be acknowledged."

Rudy: "This is so important. Only by working together in this way can you achieve the best result both qualitatively and financially. Porsche's advisor ensures the brand's identity is maintained. Quadrant4 focuses on sustainability and quality. And yes, many employees from companies involved in this project find it an attractive one to work on."

Robert: "You can definitely see that the magic of the Porsche brand overflows into this project. 'Driven by dreams.' Everyone is thrilled to participate and contribute."

**Happy with and proud of the result**

Rudy: "For me, it's mainly about the fact that they fully embraced our advice to make it sustainable. Additionally, I'm curious if it will indeed become a kind of 'clubhouse.' A place you like to visit and where you might enjoy lunch on De Lind in Oisterwijk before or after. I would personally find that very enjoyable."

Bart: "As a Porsche driver with two racing sons at Porsche, I naturally find it amazing that we are realizing this in my hometown of Oisterwijk. We didn't meet Porsche's location criteria, but we still succeeded. That's beautiful. And you know what I appreciate? We work with local partners as much as possible on this project."

Robert: "It will be a top place to work for all colleagues. A state-of-the-art facility that truly contributes to the joy of work. That's something all our hard workers truly deserve. I'm very happy about that. Just a little more patience..."

[Click here](#) to find out everything about Porsche driver Huub van Eijndhoven!





  
Quarium

**ICN Solutions**  
is an ICT specialist for  
architectural, mechanical,  
and civil engineering  
business environments.

From left to right: Paul Born, Kurt Felicia, Henri van de Rijdt, Roy Bruggeman

# READY TO DRAW (THE FUTURE)

Quality for our customers. That's always our priority. Therefore, we wanted to establish the optimal drawing and design standard for Quadrant4. To ensure that all employees can make the most of our design package (Revit) in terms of capabilities. But also, to make sure that we can continue to work according to our quality standards and drawing agreements. In addition to two-dimensional drawings, we also wanted to provide our clients with three-dimensional models. About a year and a half ago, we embarked on this journey with the company ICN Solutions. High time for an evaluation with Paul Born (from ICN Solutions) and Roy Bruggeman, Kurt Felicia, Remi Leunissen, and Henri van de Rijdt from Quadrant4.

Paul: "At ICN, I am the Business Unit Manager for the construction and mechanical engineering segments. I previously worked as a draftsman at an architectural firm for many years, which certainly helps in understanding the needs of customers. With Quadrant4, we have gone through a process together that ultimately proved to be a win-win for both parties. They, as well as we, have learned a lot from it."

#### Intensive preliminary phase

Roy: "Firstly, we created a comprehensive plan of steps and needs, considering what we can do ourselves and what ICN fills in. The entire implementation was an intensive process that took about a year and a half. Custom-made for Quadrant4."

Remi: "Some employees already had a lot of knowledge of Revit, and some had less. We wanted to level that. In this phase, we were very critical of each other and took ample time to map out our needs. In other words, how do we set this up as effectively as possible?"

Henri: "We expressed our wishes, and identified the

requirements and information we want to extract from the system. ICN anticipated that. They provided us with guidance, including how to optimize everything through the cloud."

Paul: "If we determine the standard, you won't achieve results. Quadrant4 has an idea, and we have an idea. Therefore, we looked at the current working methodology of Quadrant4, the templates, the library, and the skill levels of the programs used by employees. A sort of baseline assessment, you could say."

Roy: "Yes, this really helped us in realizing and documenting a new standard for Quadrant4. You want to work as efficiently as possible but still in your own way."

Paul: "We learned a lot from this preliminary phase. In the beginning, understanding each other was a challenge. Clearly defining what we want to achieve together and then making it concrete."

Remi: "The knowledge and expertise of Christiaan Harmse from ICN really helped us in this. He truly understands what we are doing at Quadrant4 and what we want to talk about."

### Shifting time and investment towards the starting point

Paul: "The ideal situation is to deliver an 'As-Built' model before the shovel hits the ground. That prevents a lot of failure costs. And you and I know that a major mistake in realization always costs much more than the investment you make in the preliminary phase."

Roy: "What makes it more complex is that we work with different parties. The architectural model, the construction model, and the installation model must be able to overlay each other. This way, you create an integrated design and thus limit potential failure costs."

### Final touches

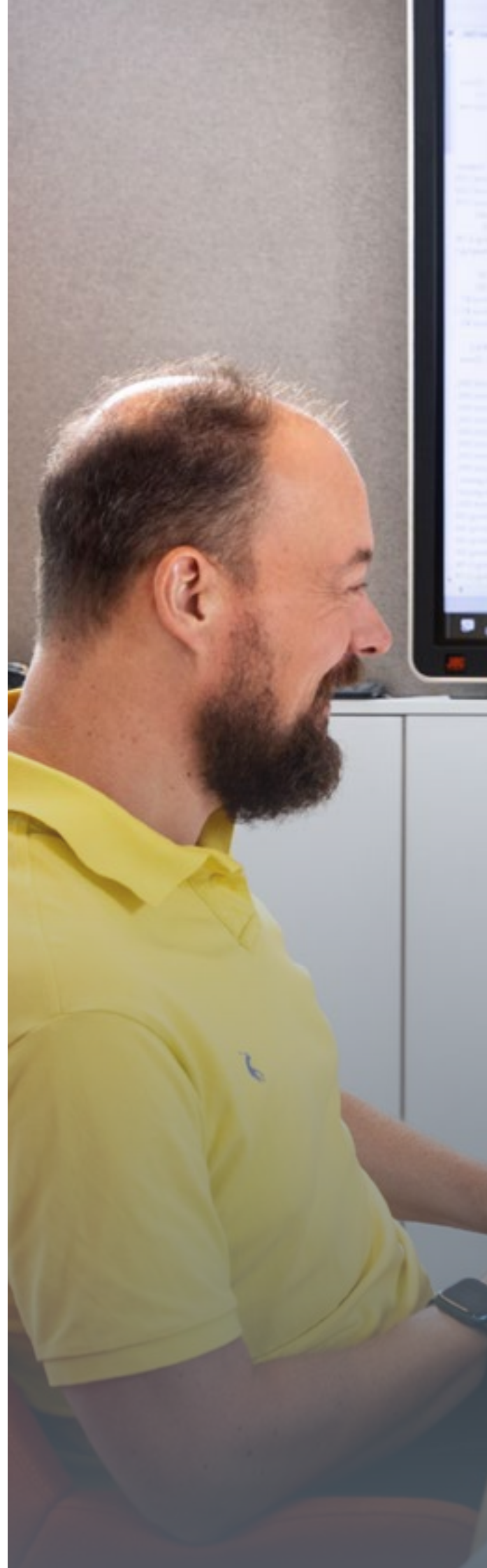
Kurt: "We are now at the end of the process together. About 95% of what we wanted to set up together is behind us. I was already very familiar with the program, but I found out that there is much more in the families (the elements used for drawing) than I thought."

Roy: "With the focus on the last 5%, you now also see the limitations of the system. What do you do with that? Accept that not everything is possible?"

Henri: "Usually, a workaround is possible, so I think we shouldn't worry too much about that."

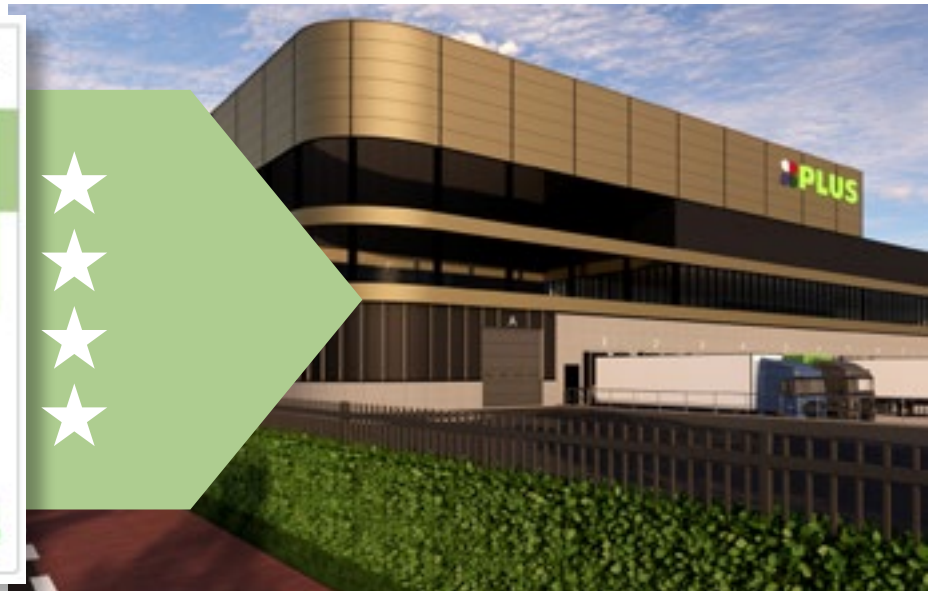
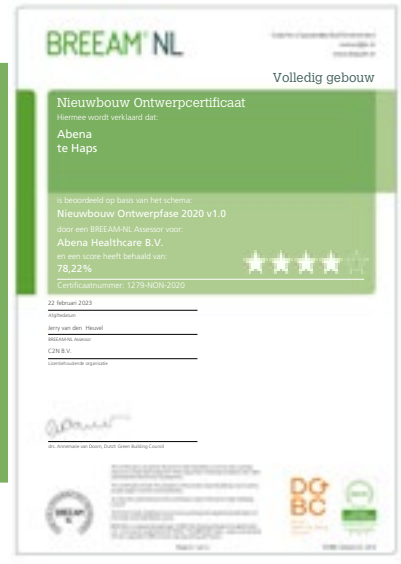
Roy: "We all want to be ready for the future, and now we are. We adhere to the most used BIM standard in the Netherlands. We can confidently share our 3D models, which comply with the BIM Basic ILS, with both designing and executing parties."

Paul: "Everyone really went for it, which was great. Was it easy? No. But we have worked together pleasantly and achieved what we had in mind. ICN and Quadrant4."





‘We all  
want to  
be prepared  
for  
**the future,**  
and now,  
we are’



# BREEAM CERTIFICATES FOR

## 8 PROJECTS

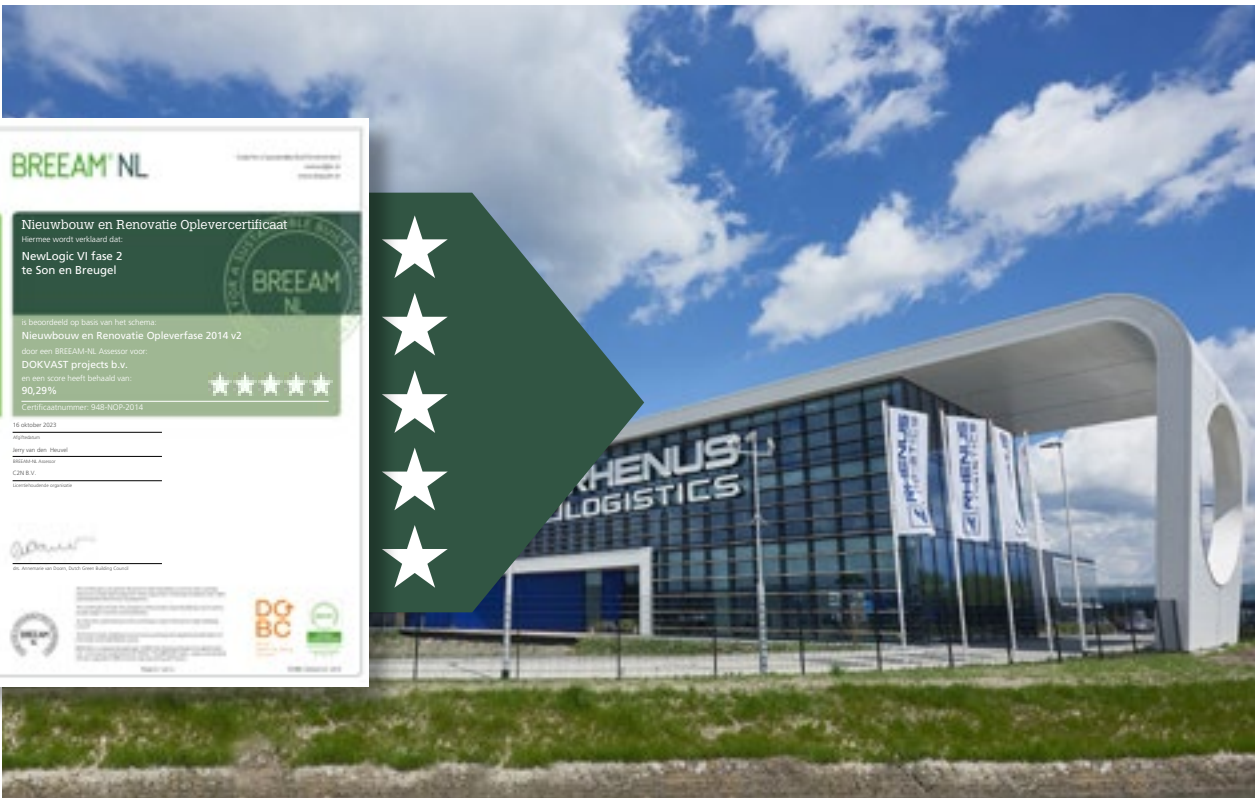
In the past year, 2023, Quadrant4 has successfully completed eight projects as a Sustainability Advisor, where they were responsible for BREEAM activities.

The New Logic VI project in Son achieved the prestigious BREEAM Outstanding certification for the completion phase, and the Green Square Logistics project in Aalsmeer obtained the BREEAM Very Good certification, also for the completion phase. Additionally, the following projects all achieved BREEAM Excellent certification in the design phase: Porsche Centrum Brabant in Oisterwijk, Abena Healthcare in Haps, three warehouses yet to be constructed for VGP in Moerdijk, and the new distribution center of PLUS Supermarkets in Deventer. These certifications acknowledge the commitment to achieving high sustainability standards and contributing to a greener future.

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

certification within the BREEAM scheme. A BREEAM Excellent design implies that a building meets stringent sustainability criteria in various categories, including energy and water usage, material use, ecology, health and well-being, and management processes. The design must incorporate significant sustainability measures and have a substantial positive impact on the environment and building users. To achieve the BREEAM Excellent level, design teams must implement innovative solutions that go beyond legal requirements for sustainability. This may include the use of renewable energy sources, energy-efficient technologies, rainwater management, material reuse, green spaces, and a healthy indoor environment. Attaining a BREEAM Excellent certification demonstrates that the design and construction of the building significantly contribute to a sustainable future and attain high standards of environmental friendliness and efficiency.

Want to learn more about the BREAM Design Certification for Porsche Centrum Brabant? Read the article on page 12.







**BREEAM NL** Tijd voor velerwenselijk! Environmental Leadership in Architecture

Casco en centrale installaties

**Nieuwbouw Ontwerpcertificaat**  
Hiermee wordt verklaard dat:  
**VGP Park Moerdijk – Warehouse A te Moerdijk**

is beoordeeld op basis van het schema:  
**Nieuwbouw Ontwerpfase 2020 v1.0**  
door een BREEAM-NL Assessor voor:  
**Hebema II**  
en een score heeft behaald van:  
**73,88%**

Certificatnummer: 1428-NON-2020

15 augustus 2023  
AlphaTeam  
Sjirry van der Heuvel  
BREEAM-NL Assessor  
CINIS-V  
Verantwoordelijke signatuur

Mr. Anthonis van Dijk, Dash Green Building Council

**BELAP** **DG BC** **Green Building Council**

**BREEAM NL** Tijd voor velerwenselijk! Environmental Leadership in Architecture

Casco en centrale installaties

**Nieuwbouw Ontwerpcertificaat**  
Hiermee wordt verklaard dat:  
**VGP Park Moerdijk – Warehouse B te Moerdijk**

is beoordeeld op basis van het schema:  
**Nieuwbouw Ontwerpfase 2020 v1.0**  
door een BREEAM-NL Assessor voor:  
**Hebema II**  
en een score heeft behaald van:  
**73,86%**

Certificatnummer: 1429-NON-2020

15 augustus 2023  
AlphaTeam  
Sjirry van der Heuvel  
BREEAM-NL Assessor  
CINIS-V  
Verantwoordelijke signatuur

Mr. Anthonis van Dijk, Dash Green Building Council

**BELAP** **DG BC** **Green Building Council**

**BREEAM NL** Tijd voor velerwenselijk! Environmental Leadership in Architecture

Casco en centrale installaties

**Nieuwbouw Ontwerpcertificaat**  
Hiermee wordt verklaard dat:  
**VGP Park Moerdijk – Warehouse C te Moerdijk**

is beoordeeld op basis van het schema:  
**Nieuwbouw Ontwerpfase 2020 v1.0**  
door een BREEAM-NL Assessor voor:  
**Hebema II**  
en een score heeft behaald van:  
**73,89%**

Certificatnummer: 1430-NON-2020

21 augustus 2023  
AlphaTeam  
Sjirry van der Heuvel  
BREEAM-NL Assessor  
CINIS-V  
Verantwoordelijke signatuur

Mr. Anthonis van Dijk, Dash Green Building Council

**BELAP** **DG BC** **Green Building Council**

A photograph of two men sitting on a dark grey sofa in a modern office setting. The man on the left is wearing glasses and has a slight smile, looking towards the man on the right. The man on the right is bald and has his hands clasped in his lap, looking back at the first man. They are both wearing light blue button-down shirts. The background shows a blurred office interior with a window and some greenery.

# OFFER GRID

**BOTH DIFFICULT AND INSPIRATIONAL**

From left to right: Ben Kessing, Peter Holleman, Egbert Caron

A man with short dark hair, wearing a blue blazer over a dark blue polo shirt and light-colored trousers, is sitting on a modern-style couch. He is smiling and looking towards the left of the frame. The background is a blurred indoor setting with a dark wall and a green cushion on the couch.

In 2025, a large warehouse with an accompanying experiential and innovation section will be erected in Tiel. Design-build firm Heembouw, in collaboration with a major, globally active logistics service provider, secured the tender for this project. For this project, totaling approximately 50,000 square meters, Heembouw sets high sustainability standards with a target of achieving BREEAM Excellent. Making it time to call Quadrant4. Egbert Caron (Plan Developer for Industrial Spaces) and Peter Holleman (Head of Development for Industrial Spaces) from Heembouw, along with Ben Kessing (Project Manager at Quadrant4), delve deeper into the challenges of this project and the enjoyment of their collaboration.



‘Quadrant<sup>4</sup> looks at and thinks completely holistically’

Peter: “In addition to residential and office spaces, Heembouw also focuses extensively on industrial spaces. We sit down with customers as early on as possible. As a design-builder with a substantial in-house architectural firm (Heembouw Architects), we provide customers with almost all the knowledge needed for creating a good (design) plan and for realizing the building. We gladly seize the opportunities that come our way, and this project in Tiel is a great example.”

Egbert: “Sustainable construction is a given for us. Most of the buildings we construct have a BREEAM certificate. For this project, we aim for BREEAM Excellent. In addition to the large warehouse section, we are creating an experience center in Tiel for the customers and employees of the logistics company, which surrounding businesses can also utilize. The entire building will be on newly developed land adjacent to an existing industrial area. The biggest challenge? There is (still) no power, and it may take a while...”

#### **Outside the Box**

Ben: “No power requires creative thinking. How can we think differently about energy consumption and generation? What developments in battery technology might be interesting for this project? Ultimately, how can we ‘stand on our own feet’ when it comes to energy supply? We are currently brainstorming about that together.”

Peter: “You start with a feasibility study at the front end and carefully consider how the building can be used. This way, you make early choices for certain systems and installations. For me, the added value of Quadrant4 lies here. They look and think entirely holistically.”

Ben: “The solution often lies in the choices you make regarding installations. But we continuously assess the risks for Heembouw. Installations must provide certainty, fit in and around the building, and contribute to the well-being of the people who work or stay there.”

Peter: “We must fully support it from a climate perspective. Quadrant4 understands that.”

#### **Off-grid: significant disadvantage and source of inspiration and joy**

Egbert: “We are now moving towards the Final Design (FD). After that, we can apply for the environmental permit. We aim for completion in Q2 or Q3 of 2025. What we are working on here is unique. Not being connected to the electricity grid is not ideal, but it challenges us enormously. And yes, it’s incredibly enjoyable. Ben and Peter think so too.”

Peter: “It will definitely be a flagship project in terms of sustainability and innovation. Nature-inclusive. With very low energy consumption. A true building of the future. We are going to surprise everyone.”

#### **Matching culture**

Ben: “We have been working together for almost fifteen years on energy consumption, sustainability, and installation advice. Sometimes Heembouw also asks us for interior design. People from Heembouw and people from Quadrant4 can understand each other very well.”

Egbert: “Quadrant4 indeed has a good understanding of what we want. In terms of culture, we fit well together. Quality always comes first. We simply don’t settle for less.”

**“Heem” translates to home or property. This is where the name Heembouw originates.**

**Heembouw creates spaces where people want to be. Together with all colleagues and suppliers, they leverage their knowledge and experience to create and realize living or working environments for customers where they feel at home.**





**They first met in Düsseldorf in 2019. There, they discussed the design and realization of Levi's new European distribution center in Germany. A substantial and prestigious project in which the German GJL+ Architects\* and Quadrant4 both play significant roles. And there was an instant connection. They thought alike and communicated well with each other. Both were always focused on solving problems and found a positive atmosphere and a pleasant way of working together, which tasted like more. Jürgen Löffler (partner at GJL+), Rosario Pititto (architect at GJL+), Rudy van de Water (owner Quadrant4), and Eric de Vetten (owner Quadrant4) share more about their joint plans.**

Rosario: "Architecture is passion. And you only achieve the best result when you understand the client's thoughts very well. We share that conviction with Quadrant4. On top of that, trust was immense from the first meeting. Time to explore how we can work together more regularly! We are confident that this can bring us a lot."

Rudy: "Both at GJL+ and with us, realizing a successful project in every respect always comes first. We are more success-driven than money-driven and prioritize the customer's wishes. I immediately felt a connection, purely based on intuition. Quite special considering we've known each other for a relatively short time."

Jürgen: "You might also think that we are very different in terms of culture, but that's not the case at all. I think it's because we are certainly not a mainstream architectural

firm in Germany. We often do things differently, are innovative, and also quite relaxed. Just like Quadrant4."

#### **First joint project: headquarters of the Lemken Group**

Eric: "Quadrant4 took on the interior design and guidance for the new premises of Steketee in Dinteloord, a producer of weed control machines and part of the German Lemken Group since 2018. They became a valuable contact for us. They asked us (and two other architects) if we could also design the headquarters of the Lemken Group in Alpen, just across the border from Venlo. GJL+ and Quadrant4 jointly submitted a proposal for the building and interior design. We won the competition with our vision and groundbreaking design, winning a design competition in Germany for the second time. The bold design and focus



# MINDSETS

on sustainability made the difference. And the fact that we are working with a German partner gave the Lemken Group a lot of confidence.”

## Getting acquainted and sharing knowledge

Eric: “When we first went to Germany for further acquaintance, Rudy and I were in suits. While the partners at GJL+ were just wearing jeans and polo shirts. That was probably a funny sight.”

Rosario: “That was indeed amusing. They expected something else while we and all our colleagues are quite informal and open-minded. I look forward to learning a lot from each other. For example, in Germany, we are used to ‘tougher, stronger, and heavier’ construction. That’s

different from the Netherlands. We can work with that.” Eric: “Also, the regulations regarding climate systems are different, and that probably applies to several areas. We are learning about the German market and the German

way of working, and GJL+ is learning about the Netherlands.”

Rudy: “The next step now is that we really start working together. Our employees with GJL+ employees. And that will also go well because our people would seamlessly fit with GJL+. And vice

versa. The joy you have with each other makes the business.”

Jürgen: “We really have the same mindset, also when it comes to sustainable construction. Together we create a new +. I’m really looking forward to that!”

## ‘No Fun, No Business’

GJL+

GJL+ Architects was founded in 1995. It is an innovative German architectural firm with offices in Karlsruhe and Gütersloh. About sixty employees work on projects in the fields of urban and residential

construction, offices, and industrial and logistics buildings. GJL+ architects are active in architecture, planning, project management, and representing building owners.



# THINKING *DIFFERENTLY*

Architectural designer at Quadrant4, Lien de Klein, received a very special request in the fall of 2023. She was asked if she would be interested in designing a guesthouse for use on (sustainable) farms in Uganda. Through her parents, Lien had connected with individuals from the Lake Albert Foundation. This organization aims for sustainable economic and social development in the region north of Uganda's Lake Albert, with a focus on collaboration with local farmers. It was a fantastic challenge for Lien and, of course, for Quadrant4, but how do you approach such a project? Lien would like to take you on her 'discovery journey.'





*Presentation at the contractor's office.*

“The Lake Albert Foundation wanted a sustainable prototype that they could use at their existing model farm but also easily replicate for new initiatives. I started with several design sketches and traveled to Uganda in November 2023 to investigate various aspects on-site, which was an absolute necessity because almost everything is different from what we are accustomed to in the Netherlands. This includes working methods, materials, climate, and the environment.”

### **Experiencing Inside and Outside**

The valley at the model farm is breathtakingly beautiful, with unprecedented greenery and a variety of different trees and plants. Therefore, we wanted to seamlessly connect the indoor and outdoor spaces. It's a great starting point, but you also need to consider what is feasible in Uganda, especially far from urban areas! I mapped everything with a GPS device and extensively spoke with Ugandan contractors about their construction practices. For attractiveness, we opted for a porch and lots of glass, which people in Uganda are not accustomed to due to the heat. Additionally, safety is a concern. Most windows in Ugandan houses have grilles to make it difficult for burglars. We had to address that. Finally, I wanted to

incorporate locally available materials such as bamboo into the design. We ‘Westerners’ find that responsible and appealing, while Ugandans openly wonder why on earth you wouldn't just opt for steel.”

### **Preliminary Design (PD): Customization and Balance.**

It involves finding the right balance between what you have in mind, what the local contractor can achieve, and what other factors need consideration. Everything here is customized. The result? A concrete house with a bamboo-shaded roof. It has steel frames and styles at a small distance to prevent intruders. The lower part of the house is ‘solid’ to keep out water, heat, and wind. The upper part is light and natural, allowing the wind to pass through the roofs. This keeps the interior cooler while keeping out the rain.”

### **And what's next?**

The contractor will provide a cost estimate based on the Preliminary Design and search for suitable suppliers. Based on that, the foundation examines how it can be financed. If a Green Light (GO) is given, we proceed. It's exciting to see that the contractor is also enthusiastic. For him, it's a relatively small project but a beautiful



Impression interior



Overview interior

reference project. The contractor has his own construction academy. I presented it, at his request, to the students and other interested parties in the office. If everything goes ahead, good on-site construction supervision is crucial. Especially because many materials are made on-site, and specific tasks (such as welding the steel frames) also take place on-site. Fortunately, people from the Lake Albert Foundation are present at the site. I can potentially review any (detailed) drawings provided by the contractor, but unfortunately, my role ends there.”

### The Learning Experience


This project is an enrichment both for Quadrant4 and

myself. We learn so much! The most important lesson is fundamentally different thinking. During our design discussions, we discussed my Uganda case, and everyone in the office found it incredibly exciting. Personally, I wanted to create something beautiful and meaningful, and despite all the bumps on my ‘design road,’ I succeeded. I’m curious to see how it will actually look.”

**Want to learn more about the Lake Albert Foundation?**

[Click here](#)



A scenic landscape at sunset. In the foreground on the left, there is a traditional wooden structure with a dark, tiled roof. The background features a lush green field, a line of trees, and a body of water under a sky with soft, golden light from the setting sun. The text is overlaid in the center-right of the image.

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# ROB professionally

Rob Jansen, Project Manager at Quadrant4

"I have a busy but wonderful life. I'm married to Natascha, we have three young children, and we live with great pleasure in Asten. Four years ago, I started at Quadrant4 as a project manager, which has proven to be an excellent choice to this day. Quadrant4 is not a factory for hours. Everyone is open, honest, and helpful towards each other. We are committed to quality, and we combine hard work with lots of laughter and joy. Great atmosphere!"

## LEGO ENTHUSIAST

"As a young boy, I was already a fan of Legos. I spent many hours building all sorts of things. The funny thing is that I now see that passion in my children too. I can enjoy building with them again! So, it wasn't very surprising that I chose to study architecture. After my studies, I worked for a contractor, an engineering firm, and an architectural firm before Quadrant4 came into my life. As a result, I know well what I want and, more importantly, what I don't want. The comprehensive package that Quadrant4 is and offers suits me well."

## RESPONSIBILITIES

"I am responsible for project execution but also play a role in preparation and management when needed. I spend part of my time on-site, part in the office, and part at home. I find this alternation between working 'indoors' and 'outdoors' ideal. I never know exactly how my week will turn out. Something unexpected always happens. I enjoy arranging and organizing everything, even last minute if necessary. Fortunately, there's plenty of room for growth in this position. I can see a long future at Quadrant4."

## CHALLENGES IN CONSTRUCTION

"With regards to the nitrogen case, I am curious about where that is heading. It can significantly impede construction plans. Additionally, the energy transition brings significant challenges. I've seen several times recently that there's no available connection to the electricity grid for (new) businesses, simply because the grid is full. That presents a good challenge."

# ROB in private

Rob Jansen, Darts Player

"How did I get into the sport of darts? Well, my pub visits started around the age of 16, and in those pubs, my friends and I played a lot of darts. At home, we also had a dartboard, where I regularly played tournaments with the same friends. One thing led to another. We took it a bit more seriously and started playing in a league."

## WINTER LEAGUE

"From September to May, the winter dart league takes place in our region (Helmond, Asten, Deurne, Someren). Every Friday evening from 8:00 PM to 12:00 AM, we play in the league. I have been a team captain for many years. We visit various pubs, and the opponents are usually very sociable. In the past, we were primarily focused on our performance above all. I must honestly say that in recent years, it's been a bit less the case. Now it's mainly about having a relaxing and enjoyable evening. I used to throw more '180s' than I do now. Not a problem at all. I still thoroughly enjoy the game. It's about being in the moment, where everything around you momentarily fades away. And you know, you can score points excellently, but if you don't hit the doubles afterward, you still lose."

## QUALITY OF DARTS AND BOARD

"The higher you play, the more demands you have on the equipment. Darts players are particular about their own type of darts. From thick to thin and from light to heavy: everyone has their preference. Personally, I like to have a good grip at the front. Regarding the board, it's preferable if it has thin dividing lines (between the sections). This reduces the chances of bouncers (i.e., a dart that is thrown at the board but bounces out)."

Overall, I just love performing, wanting to win, all in combination with a good atmosphere. In that sense, darts resembles my work at Quadrant4. I'm also on the party committee at Quadrant4, which, in my case, is not surprising at all."





The work was not yet completed at the time of the interview. Therefore, the photos provide an impression of the project in (the final stages of) execution. On April 24, 2023, the new building was put into use.

# IT FITS LIKE A GLOVE

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

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

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

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

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

Frank: "Our current office is situated opposite Tilburg Central Station, and the accessibility it provides to our tenants (train and bus stations) as well as the availability of parking spaces played a crucial role in our decision not

to relocate. This decision was particularly influenced by the growing number of tenants who no longer own cars and rely on public transportation."

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

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

#### **TBV Wonen's identity can be felt everywhere**

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

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

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

## Focus on sustainability

Nienke: “We made a conscious choice to repurpose old doors from the TBV Wonen storage facility. These are now the doors to the meeting rooms. In terms of styling, TBV Wonen employees looked at what was already there and what they could buy second-hand, including from thrift stores. They really invested in this, and the outcome is truly impressive.”

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

## Constructive criticism

Frank: “When approaching a project in this manner, you should never do it internally. External perspectives are

necessary for constructive criticism. It was important to me that Quadrant4 openly communicated any concerns they had and expressed any potential regrets. They were firm in their approach, which I anticipated from them. It was a collaborative journey that required open and honest communication. At Quadrant4, I always experienced a relentless pursuit of excellence. That’s precisely what we were seeking. We made deliberate choices that proved to be the correct ones in hindsight.”

## New collaboration regarding the maintenance service

Frank: “I’m glad that we are continuing our pleasant and long-lasting collaboration. We are now working together on the redevelopment of the maintenance service location. We have a workshop, storage, offices, and a parking facility for our company vehicles there. The location will undergo sustainable renovation in the coming period. Quadrant4 first created a master plan with various options for us to choose from. An design is now being created based on the chosen option. The renovation will take place in the course of 2024.”



Meeting room ‘Schuurtje’ (little shed) is being decorated

[Click here](#)  
to see  
more of this  
renovation project





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



# Pumpkin risotto

by Van Gruijthuijsen Catering

Every year, Michiel van Gruijthuijsen of Van Gruijthuijsen Catering provides the delicious food we serve during the now well-known Quadrant4 Wine Tasting. Each year, he manages to surprise us with delightful dishes that complement the fine wines we have selected. It's great that he wants to share a recipe with us in this QNNECT.

Michiel: "We haven't been making this dish for long, but at this point, many people have already had the chance to taste it. It's nice when people are enthusiastic and want to make it at home. We enjoy giving a glimpse into our kitchen, but we're keeping something to ourselves. The recipe for the vegetarian rendang ball featured in the photo will remain our secret!"

## What you'll need:

- 300 grams risotto rice
- 150 ml dry white wine
- 1 liter vegetable broth
- 1 butternut squash
- 1 white onion
- sriracha hot sauce
- salt and pepper
- olive oil or butter
- dried pumpkin seeds

## Instructions:

Preheat the oven to 180 degrees Celsius.

Cut the butternut squash into 8 long pieces and coat them with Sriracha.

Roast the coated squash for about 1 hour in the oven on a baking sheet with parchment paper.

Meanwhile, prepare the rice. Pour a tablespoon of olive oil into a saucepan, chop the onion, and sauté it. Add the risotto rice and cook for about 3-4 minutes until the rice becomes glossy. Add the white wine and wait until it is absorbed into the rice. Then, add a ladle of vegetable broth. Wait until the broth is absorbed before adding the next ladle. Continue this process until the risotto rice is cooked. Stir regularly to prevent sticking. Check the doneness by tasting the rice.

Remove the butternut squash from the oven and cut the flesh from the skin. Puree it with a hand blender until a smooth cream is formed. Add the pumpkin cream to the risotto until you achieve the desired consistency. Season with salt and pepper to taste.

Present a scoop of risotto beautifully on a plate and add some dried pumpkin seeds as a garnish.

Enjoy your meal!



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