



# Quadrant is a valuable sparring partner

# Plant 4 the partner

The logo for DB Schenker, featuring the letters 'DB' in a red square followed by the word 'SCHENKER' in blue capital letters.A circular red sign with a white border, containing the text '4m' in large black font and '75' in smaller black font below it.



Maarten Peters (l) and Tom Lauwerens (r)



DB Schenker is a global player in the field of air freight, sea freight and land transport. In the latter, DB Schenker is actually the largest in Europe. The headquarters of DB Schenker Benelux are located in Tilburg. Which needed a thorough renovation with the aim of optimally connecting to up to date sustainable work processes and those of the near future. Qnnect spoke with Tom Lauwerens (Head Real Estate Benelux DB Schenker) and project manager Maarten Peters (Quadrant4) about the process they went through together. We also spoke with project leaders Dennis van der Plas and Rob Jansen of Quadrant4 about their specific responsibilities in this extensive transformation.

Maarten: “I have been involved in the entire process from the design phase. Tom also considered the various scenarios with matching cost estimates. Together we are the spider in the web. We have set up a project organization in which all stakeholders participate. And of course we have regular and incidental consultations with each other. In the realization phase, Rob and Dennis play an active role when it comes to managing the contractor and the installer. Rob also participates in the construction meetings.”

Tom: “As a leading logistics service provider, we are growing strongly in volume, and we always want to work as efficiently as possible. In short, we want to prepare our business for the future. The existing housing no longer fulfilled the requirements. It simply no longer matched our sustainability ambitions. However, there is a scarcity of available and suitable lots. That is why we chose to renovate our current business premises.”

#### **Renovating while the operation continues**

Tom: “With an existing building you have to deal with the existing quality and circumstances. You don’t have to worry about that with new construction. Additionally, our work processes had to continue as usual. Clearly this is not an easy task. Together with Quadrant4, we always looked at how we can best work towards the desired outcome. They guided us well in all aspects: design, budget, supervision of realization, planning and selecting construction partners. And in ensuring that our operation continues to run optimally. Which worked out well. They are a valuable sparring partner for us. And of course, it helps that we have been working together for a long time. Quadrant4 understands the DNA of our logistics organization. That makes quick switching easy. The result is time savings and quality improvements.”

**Sustainability and lower housing costs**

Maarten: “The office is gas-free and equipped with solar panels, heat pumps and LED lighting. In the design, we already included loading plazas for trucks, which can be realized in the future. I am proud that we are really making optimal use of both the building and the surrounding area. The business was very involved in the design process, and you can see that it pays off. The employees are very satisfied.”

Tom: “In addition to the fact that our building must fully meet our business processes, I also strive for low accommodation costs in the long term. Which is essential for DB Schenker, and we are on the right track here.”

**From 46 to 90 docks**

Tom: “We went from 46 to 90 docks and frankly I would have liked more, but the lot is too small for that. We have

already demolished two sheds to create space. In my position I have learned that in real estate you always have to make choices and make concessions. Simply because the reality in which you start is often different from your ideal image.”

**Open, critical, and transparent**

Maarten: “I want to be able to put things on the table. To make sure that everyone understands why you have to make certain choices. Which requires openness and a willingness to talk to each other. We work as an extension of the DB Schenker team. Which is only possible if we work together with complete confidence.”

Tom: “It’s a people’s business. I am constantly critical and at the same time I expect the same from our partners. Everyone should be on the front line. Quadrant4 understands that.”



Dennis van der Plas



Rob Jansen

Rob: “I work as Maarten’s right-hand man within this project. I attend the construction meetings and check whether everything is in accordance with the agreements laid down in advance. In addition, I check drawings and contract variations. During the renovation of DB Schenker in Tilburg, we had to deal with changes in the existing construction. We realized a footbridge where we had to lower the ground two meters for the passage of trucks. This also had consequences for the cable and pipework. That had to be shifted. We have removed 7,500 m<sup>2</sup> of hall/hallways and we have created a new facade within an existing situation. And for the new car bridge we had to apply for a special permit from the Brabantse Delta Water Board because it was built over water. Overall, I am proud of the all-round upgrade. We have realized a beautiful new and insulated shell and the interior is also a real eye-catcher.”

Dennis: “Within Quadrant4 I do a lot of commissioning management and I work as an installation specialist. Quality assurance is the central focus: did everything get realized correctly when compared to the requirements? I work hard to assure that. In 2019, I was already involved in the architectural inspection at DB Schenker and I still am. We are now delivering a sustainable, safe, and healthy building that appeals to the imagination in terms of construction and installation. The new installations are energy-efficient, gas-free, and as quiet as possible. Which is always a challenge with installations. Fortunately, they can be visible nowadays. I have enjoyed the pleasant cooperation with the people of DB Schenker. We worked hard together but also laughed a lot.”

Rob: “I completely agree. On the construction site, Dennis and I are often ‘the critical people’, but that is unavoidable. We are there to assure quality for the customer.”

