

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

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

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

Monument Commission

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

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

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

Blood, sweat and tears

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

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

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



Remi Leunissen and Patrick van Rijt



Jeroen Weijers

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

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

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

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

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

Gems and learning opportunities

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

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

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

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

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

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



Photo: Peter Baas Fotografie



Photo: Peter Baas Fotografie

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

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

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

Wrap-up of the client

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

