

2021 Architecture & Engineering Meeting

Hotel Ella, Austin, TX | September 28–30

TUESDAY, SEPTEMBER 28

5:30pm–6:30pm	Welcome drinks at the Hotel Ella Members will go on to private dinners
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WEDNESDAY, SEPTEMBER 29

8:00am	Breakfast
9:00am	Welcome comments Matthew Christy , UBS Realty Investors and Chair of the NAREIM Architecture & Engineering Committee <i>Member orientation and problem-solving exercise</i>
9:30am	Climate risk. The role of A&E in executing and achieving climate risk goals Speakers: Ken O'Brien , Executive Director, and Elizabeth Francis , Vice President, MSCI Introduction by: Chris Wilson , LaSalle Investment Management Expert analysis: Understanding provider models, their assumptions and future forecasting plans. Through a 30-min modeling presentation and discussion, followed by 20-min of Q&A roundtable conversations, the session aims to educate members on the following practices: <ul style="list-style-type: none"> • <i>A primer on climate risk modeling, prevalent models, methodology and outputs; key areas of assessment and impact on investment strategies.</i> • <i>Value-at-risk (Var) analysis: the impact of climate risk on financial value over time.</i> • <i>Acquisition due diligence: Identifying risk, and developing hardening strategies.</i>
10:20am	Break
10:30am	Critical path scheduling: Strategies for evaluation and testing Speaker: William Farneth , VP, and Bill Lockhart , EVP, Capital Construction Consultants Introduction by: Matthew Christy , UBS Realty Investors <ul style="list-style-type: none"> • <i>How are you modeling and analyzing the schedule of projects and where can things go wrong?</i> • <i>How much work can you do upfront?</i> • <i>This expert presentation and group discussion invites NAREIM members to dive into the complexities, and identify the scope of benefits to be achieved.</i>
11:30am	DEI: Recruitment and strategy for a diverse development and construction supply chain Speaker: Jason Pugh , President, National Organization of Minority Architects and Senior Associate Architect & Urban Designer, Gensler Introduction by: Jeff Fraulino , UBS Realty Investors <ul style="list-style-type: none"> • <i>How do we incentivize the supply chain and build the internal pipeline of A&E professionals?</i> • <i>What is working? What isn't working?</i> • <i>How do A&E group members get management buy-in for diverse interns for their team?</i> • <i>Through case studies and expert analysis, we look how to expand representation, where to find the talent at junior, mid and senior levels and how to work with Talent Management to develop diverse pipelines for A&E.</i>
12:30pm	Lunch and networking break

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WEDNESDAY, SEPTEMBER 29 *continued*

1:30pm

Net zero. The role of A&E in executing and achieving net zero goals

Speaker: **Tony Liou**, President, Partner Energy

Introduction by: **Anne Peck**, TA Realty and **Jerry Speltz**, Barings Real Estate Advisors

- *How do you provide value at the portfolio and firm-level through the execution of net zero goals?*
- *What are the steps to implementing a real estate net zero sustainability plan?*
- *Diving into energy procurement, energy audits and solar energy, NAREIM members and experts discuss net zero strategies and evaluations, and where the real estate investment market is today.*
- *Through a 50-min presentation and discussion, followed by 40-min of Q&A roundtable conversations, the session aims to educate members on the following practices:*
 - *How do portfolio managers make decisions on net zero effectiveness, and where is the overall impact to the portfolio?*
 - *What is the A&E role going forward? How does A&E provide greater value as a group/department in relation to net zero?*
 - *Decarbonization of the electric grid, CRREM pathways for portfolio risk assessment, the impact of legislation aimed at emission reduction, negative emissions technologies (NETs), Cap-ex improvements and remediation strategies, energy procurement: What's worth knowing, what's worth getting a handle on, and what shouldn't we spend too much time, net zero through the lens of climate risk assessments and evaluations of transitional risk.*

3:00pm

Break

3:10pm

Case study review: Timber-framed construction

Speakers: **Steve Luthman**, Senior Managing Director, Hines and

Stephen J. Cavanaugh, Design Leader, Principal, DLR Group

Introduction by: **Jerry Speltz**, Barings Real Estate Advisors

- *An ESG solution, a fire challenge or the way of the future? Is this the new ESG solution?*
- *What are the challenges — and the benefits?*
- *We dive into the growth of timber-framed high rises and through case study review understand the design, construction and management challenges and the lessons learned from early adopters.*

4:10pm

Work and email check-in

6:00pm–

An evening at Laundrette Restaurant

10:00pm

NAREIM members have full access to Laundrette's Restaurant and patio, run by Executive Chefs Rene Ortiz and Laura Sawicki, to connect and engage. During the evening, NAREIM members will take part in the group activity:

The A&E shark tank — for managers, by managers

Hosted by: **Belinda Bail**, BentallGreenOak and **Matthew Christy**, UBS Realty Investors

- *Three managers pitch their best prop-tech solicitations to the NAREIM A&E group in a bid to find the best technology that will create the most value for the A&E process within the next 3 to 5 years.*
- *NAREIM members will put their money behind the best idea. The winner receives a medal and bragging rights for one year.*

The restaurant is located at 2115 Holly Street, Austin, TX.

Uber codes will be provided to members at the meeting.

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THURSDAY, SEPTEMBER 30	
8:00am	Breakfast
9:00am	<p>Welcome comments</p> <p>Belinda Bail, BentallGreenOak and co-chair of the NAREIM Architecture & Engineering Committee</p> <p>Members will be asked to submit topics for discussion for the ‘5 topics top of mind’ session at 11.20am. During the session, 5 topics will be chosen, with each topic being discussed and best practice solutions shared for 10 minutes.</p>
9:10am	<p>Nickel sulfide inclusions: Spontaneous breakage in tempered glass, and strategies for managing the risk</p> <p>Speaker: John Jackson, Senior Project Manager, Simpson Gumpertz & Heger Introduction by: Jim Kennedy, JPMorgan Asset Management</p> <ul style="list-style-type: none"> • <i>Spontaneous breakage of fully tempered glass owing to nickel sulfide inclusions (NiS) is unpredictable but on the rise.</i> • <i>The dangers and costs to owners, tenants and the public are significant.</i> • <i>Expert analysis and member roundtable discussion on the identification, causes and prevalence, as well as the strategies to reduce risk during construction and the range of solutions available on existing buildings.</i>
10:10am	Break
10:20am	<p>Contractor audits: How to save money and audit contractors before the work begins</p> <p>Speaker: Vinson Chapman, Managing Principal, HPM Audit and Contractor Services Introduction by: Belinda Bail, BentallGreenOak and co-chair of the NAREIM Architecture & Engineering Committee</p> <ul style="list-style-type: none"> • <i>With material and labor costs escalating post-Covid, how do you ensure you’re getting maximum value from your contractors, how do you keep on top of budgets, how do you minimize double-charges, slip-pages and bad behavior?</i> • <i>Audits of contracts and billing before, during and after construction can reap multiples of the cost of the audit. We walk through real-time cases of what an audit can achieve — and where managers need to keep an eye on their contractors.</i>
11:20am	<p>5 topics top of mind</p> <p>One of the most valuable parts of the NAREIM Architecture & Engineering meeting is the time talking to peers about what’s on their mind and how they’re thinking about paths forward. This session is dedicated to learning from peers about the highs and lows of A&E execution and leadership over the past 18 months, from the professional and personal perspective.</p> <p>At the start of the day, members were asked to submit topics for discussion. 5 topics will be chosen, with each topic being discussed for 10 minutes. Potential issues include:</p> <ul style="list-style-type: none"> • Surfside, FL: <i>Implications for aging, existing assets in flood-prone areas. What are members doing in real-time, and over the medium to long term?</i> • Extreme heat: <i>The realities and potential deterioration of the building envelope and seals. What are members seeing and mitigating for?</i>
12:15pm	End of meeting. Lunch and networking break

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2021 PLANNING COMMITTEE MEMBERS

Chair: Matthew Christy, UBS Realty Investors

Co-chair: Belinda Bail, BentallGreenOak

Co-chair: Gary Cohn, Partner Engineering & Science

Anne Peck, TA Realty

Michael Kairis, American Realty Advisors

Jerry Speltz, Barings Real Estate

Steven Majich, BentallGreenOak

Bob Klinger, Brennan Investment Group

Jim Kennedy, JPMorgan Asset Management

Chris Wilson, LaSalle Investment Management

Brian Bennett, Northwestern Mutual

Jeff Fraulino, UBS Realty Investors