

2024 Architecture, Engineering & Development Meeting

500 W 2nd St, Suite 1700, Austin | September 11

INVESTMENT MANAGERS ONLY. Please note this session is open only to real estate investment managers. All attendees are invited to the networking reception from 6pm.

WEDNESDAY, SEPTEMBER 11	
12:45pm	Light lunch networking & drinks
1:30pm	Welcome comments: NAREIM Architecture, Engineering & Development Committee Co-Chair: Jenalyn Groeschel , Property Risk Consultant, Northwestern Mutual Life Insurance Company Co-Chair: Ty Barker , Vice President, Real Estate Services, Unico Properties
1:35pm	Update from the NAREIM Sustainability Meeting Session leader: Matt Christy , Senior Vice President, AEW Capital Management <ul style="list-style-type: none">Member update from the NAREIM Sustainability meeting, which took place in Atlanta in March.
1:45pm	Contingency risk: What is acceptable in 2024/25? Session leaders: Paul D'Alto , Managing Architect, Real Estate, MetLife Investment Management; Jenalyn Groeschel , Property Risk Consultant, Northwestern Mutual Life Insurance Company <ul style="list-style-type: none">What is an acceptable construction risk contingency for your firm?How much risk are you truly willing to accept as an investment manager?During this manager-only discussion, NAREIM members share insights and strategies into contingency funds for hard and soft costs.
2:35pm	Break
2:45pm	The use of consultants: Who, what and how do you utilize them? Session leaders: Belinda Bail , Managing Director, Development/US Environmental Officer, BGO; Joel Villamil , Director, UBS Realty Investors <ul style="list-style-type: none">How are managers best utilizing consultants for current and future deals?Members ask how the scope of work is changing for traditional and specialty consultants and how to maximize and communicate the value of consultants to deal teams, when every penny is being scrutinized.
3:20pm	Break
3:30pm	Professional development: How to influence alpha personality types to reduce and resolve conflicts Session leaders: Jenalyn Groeschel , Property Risk Consultant, Northwestern Mutual Life Insurance Company; Kerem Kuroglu , Development Manager, Prologis Speaker: Bart Loeser , Toastmaster and Owner, JBL Events and Training <ul style="list-style-type: none">In this professional development workshop, members work on techniques for reducing and resolving potential conflicts with executives, investment teams and on-site development teams, as well as learning how to influence strong personality types through body language, active listening, acknowledgement and validation.
5pm	End of meeting
6pm	Networking reception at Il Bruto Location: 1601 E 6th St, Austin, TX 78702

All attendees are welcome

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Hotel Magdalena, 1101 Music Ln, Austin | September 12

THURSDAY, SEPTEMBER 12	
8am	Breakfast
8:50am	<p>Welcome comments: NAREIM Architecture, Engineering & Development Committee</p> <p>Co-Chair: Jenalyn Groeschel, Property Risk Consultant, Northwestern Mutual Life Insurance Company</p> <p>Co-Chair: Ty Barker, Vice President, Real Estate Services, Unico Properties</p>
9am	<p>Construction estimating: Have you got a handle on estimating escalating costs?</p> <p>Session leaders: Tom Griesbach, Director of Business Development, ECS Limited; Jenalyn Groeschel, Property Risk Consultant, Northwestern Mutual Life Insurance Company</p> <p>Speaker: Mark Fergus, Executive Vice President, Cumming Group</p> <ul style="list-style-type: none">• <i>How are you planning for and handling escalating costs in a world of inflation and high rates?</i>• <i>NAREIM members discuss current market conditions as well as how investment managers are looking and allocating risks across different delivery models, geographies and property types.</i>
10am	Break
10:15am	<p>GC bond insurance push-back and underwriting GCs</p> <p>Session leader: Nick Brinker, Senior Vice President, Construction Services, Heitman</p> <p>Speaker: Kevin Claborn, Bond Manager, Liberty Mutual Surety</p> <ul style="list-style-type: none">• <i>Managers are increasingly being pushed to forgo GC bond insurance — but what does that mean for due diligence pros in architecture, engineering and development groups?</i>• <i>How do managers manage risk without GC bonds and what metrics do they need to consider during their due diligence?</i>
11:15am	Break
11:30am	<p>The realities of execution and the cost of future proofing solar</p> <p>Session leader: Matt Christy, Senior Vice President, AEW Capital Management</p> <p>Speakers: Drew Carney, Head of Construction, Black Bear Energy; Ric SanDoval, Co-Founder, Executive Vice President, Green Generation; George Stefan, Founder, Natemax</p> <ul style="list-style-type: none">• <i>From leveraging scale to rapidly achieving portfolio goals, how do you think through the realities of installing solar?</i>• <i>This session dives into executing installing solar at your assets, and most importantly, how to future proof that investment.</i>• <i>Through speaker-led whole room Q&A, NAREIM members share lessons learned from installing solar at properties — particularly multi-unit residential — and asks the burning question on managers' minds: What is the real cost of future proofing the renewable technology?</i>

2024 ARCHITECTURE, ENGINEERING & DEVELOPMENT COMMITTEE MEMBERS

NAREIM thanks the 2024 Architecture, Engineering & Development Committee members, including:

Co-Chair: Jenalyn Groeschel, Northwestern Mutual Life Insurance Company; **Co-Chair: Ty Barker**, Unico Properties; **Anne Faeth-Boyd**, Aegon Asset Management; **Matt Christy**, AEW Capital Management; **Andrew Coats**, Barings Real Estate Advisors; **Belinda Bail**, BGO; **Casey Kuroda**, CBRE Investment Management; **Sam Filisko** & **Tom Griesbach**, ECS Limited; **Dave Ridley**, JPMorgan Asset Management; **Paul D'Alto**, MetLife Investment Management; **Bob Geiger** & **Gary Cohn**, Partner Engineering & Science; **Cons Gattuso**, Piedmont Office Realty Trust; **Kerem Kuroglu**, Prologis; **Anne Peck**, TA Realty; **Joel Villamil**, UBS Realty Investors

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THURSDAY, SEPTEMBER 12 continued	
12:30pm	Lunch
1:30pm	<div>Emerging fire risks of battery and energy storage systems</div> <div><p>Session leaders: Joel Villamil, Director, UBS Realty Investors; Ty Barker, Vice President, Real Estate Services, Unico Properties</p><p>Speakers: Samir Mokashi, Global Service Line Leader, Building Codes & Performance-Based Design, Jensen Hughes;</p><p>Joshua Klyber, Principal of Accessibility & Universal Design, Jensen Hughes;</p><p>Steve Schneider, Senior Associate, Director of Fire Protection/Life Safety, Marx Okubo</p><ul style="list-style-type: none">• <i>There doesn't seem to be a day when we don't hear about the precautions needed to deal with fires fueled by EV and electric batteries. But what does that mean for CRE?</i>• <i>How are you thinking through space requirements and accessibility, especially in existing assets and for stacked mechanical parking; what is the impact of ADA and building codes on installations and what are your strategies relating to fire separations and suppression?</i></div>
2:30pm	Break
2:45pm	<div>Indoor air quality: Red-flag tenants and the realities of IAQ strategies in a post-Covid world</div> <div><p>Session leader: Andrew Coats, Managing Director, Head of US Real Estate Engineering & Development, Barings Real Estate Advisors</p><p>Speaker: Nathanael Benton, Managing Director of Mechanical Engineering Solutions, Partner Engineering & Science</p><ul style="list-style-type: none">• <i>Post-Covid all tenants are keenly focused on indoor air quality — but what are current best practices for real estate investment managers in terms of indoor air quality (IAQ)?</i>• <i>What strategies can be implemented that balance IAQ with sustainability initiatives and energy efficiency?</i>• <i>This session will focus on operational strategies and HVAC system and control technologies being implemented today to maximize IAQ without sacrificing energy efficiency.</i></div>
3:30pm	Break
3:45pm	<div>Hot topic environmental risks: What you need to pay attention to</div> <div><p>Session leaders: Anne Faeth-Boyd, Director, Environmental & Engineering Services, Aegon Asset Management;</p><p>David Ridley, Global Real Assets Development & Engineering, JPMorgan Asset Management</p><p>Speaker: Paulina Williams, Section Chair — Environmental Safety & Incident Response, Baker Botts LLP</p><ul style="list-style-type: none">• <i>NAREIM members walk through three key areas of environmental risk and emerging contaminants: PFAs, gas bans and water scarcity.</i>• <i>With real-world examples and expert-led Q&A discussion, members will delve into the legal consequences of the EPA's listing of nine per- and polyfluoroalkyl substances (PFAS) as hazardous and discuss how managers are managing the risk of PFAs in assets, and the reality of deals failing.</i>• <i>Members will also dive into the emerging challenges posed by local and state gas bans as well as the emergence of local code requirements limiting water use, and commercial and residential development.</i></div>
4:45pm	End of meeting

For 30 years, NAREIM has been the home of real estate investment management benchmarking and best practice education. Our focus is on peer-to-peer networking, where the only conversations are candid and brutally honest. You come to NAREIM to understand what is working and what is not working among peers. NAREIM is where you understand what the industry is really thinking.

NAREIM represents 10 functional areas within the real estate investment management firm, providing in-person and virtual connections for each group throughout the year:

- Architecture, Engineering & Development
- Asset Management
- Capital Raising & IR
- Data & Information Management
- DEI
- Executive Officer
- Legal, Compliance & Risk
- Portfolio Management
- Sustainability
- Talent Management

NAREIM MEETINGS CALENDAR		
H2 2024		
September 25–27	Executive Officer	Dallas-Fort Worth
October 8–9	Data & Information Management	Atlanta
October 23–24	Talent Management	Chicago
November 7	Legal, Compliance & Risk	NYC
Mid-Nov	Bonus Strategies	Virtual
December 4–5	Capital Raising & IR	Austin
H1 2025		
March 4–5	Sustainability	Charlotte
April 30	Latinx Real Estate Roundtable	NYC
June 3–4	Portfolio Management	NYC
June 3–4	Asset Management	NYC
July 15–16	Talent Management	Boston
September 9–10	Architecture, Engineering & Development	Atlanta

Please note, virtual meetings are organized at the request of functional group committees and will be scheduled through 2024/25. Please check the NAREIM website regularly for more details. www.nareim.org