

2023 Architecture & Engineering Meeting

30th Floor, 123 N Wacker St, Chicago, IL 60606 | September 19–21

TUESDAY, SEPTEMBER 19	
4:30pm	<p><b>Site tour: Gensler's Chicago Post Office adaptive reuse</b></p> <p><b>Location:</b> 433 W Van Buren St, Chicago, IL 60607</p> <p><b>Tour leader:</b> Sheryl Schulze, Principal, Gensler</p> <p><b>Introduction by:</b> Paul D'Alto, Managing Architect, Real Estate, MetLife Investment Management</p> <p><i>NAREIM members participate in a private, guided tour highlighting the restoration and repositioning of the 2.8 million-square-foot Old Post Office, and will have the opportunity to ask questions of the building architect.</i></p>
6pm–8pm	<p><b>Welcome reception</b></p> <p><b>Location:</b> Nico Osteria, 1015 N Rush St, Chicago, IL 60611</p> <p><i>Registered attendees are invited to an informal networking happy hour, with complimentary beverages and light bites.</i></p>

WEDNESDAY, SEPTEMBER 20	
8am	Breakfast
8:45am	<p><b>Welcome comments and NAREIM Architecture &amp; Engineering Committee update</b></p> <p><b>Chair:</b> Belinda Bail, BGO</p> <p><b>Co-chair:</b> Jenalyn Groeschel, Northwestern Mutual Life Insurance Company</p> <p><b>NAREIM:</b> Sanyu Kyeyune, Head of Programming</p>
9am	<p><b>Design &amp; budget feasibility for office-to-residential conversions</b></p> <p><b>Session leader:</b> Paul D'Alto, Managing Architect, Real Estate, MetLife Investment Management</p> <p><b>Speaker:</b> Steven Paynter, Principal, Gensler</p> <ul style="list-style-type: none"><li>• Understanding the risk and viability of asset repositioning projects to enable faster, better decision-making and shorter due diligence.</li><li>• Learn from a design firm that has a team focused on repositioning assets and is actively working on a number of office conversions to residential use.</li></ul>
10:15am	Break
10:30am	<p><b>Building materials case studies: Plastics</b></p> <p><b>Session leader:</b> Belinda Bail, Managing Director, Development/U.S. Environmental Officer, BGO</p> <p><b>Speaker:</b> Bryan Templeton, Principal Engineer, Exponent</p> <ul style="list-style-type: none"><li>• With the rising use of plastics in building construction, what risks do we need to understand?</li><li>• Which environmental, operational design aspects can trigger plastics failures?</li><li>• How do you spot a failure before it becomes a critical issue?</li></ul>
11:30am	Break
11:40am	<p><b>Innovation &amp; futureproofing: A&amp;E considerations for EV charging infrastructure</b></p> <p><b>Session leader:</b> Joel Villamil, Director, Engineering and Environmental Services, UBS Realty Investors</p> <ul style="list-style-type: none"><li>• <b>Small-group activity:</b> In groups of 6, managers will discuss challenges installing tenant EV charging infrastructure, and how to support the installation.</li></ul>

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WEDNESDAY, SEPTEMBER 20 *continued*

12:10pm	Networking lunch
1:10pm	<b>Environmental regulation &amp; remediation: What's the latest and how do we navigate?</b> <b>Session leader:</b> Dave Ridley, Global Real Assets, Development & Engineering, JPMorgan Asset Management <b>Speakers:</b> Matt Wickersham, Partner, Alston & Bird Suzi Rosen, Principal and Managing Director, Environmental Solutions Group, Partner Engineering & Science <ul style="list-style-type: none"> <li>What are the latest updates to environmental hot topics and how do we best navigate these issues in the current regulatory framework?</li> </ul>
2:10pm	Break
2:25pm	<b>Resiliency &amp; ESG, Part 1: Retrofitting for net positive — asset-level case study</b> <b>Speaker:</b> Ben Myers, Senior Vice President, Sustainability, Boston Properties <b>Introduction by:</b> Anne Peck, Vice President, Head of ESG+R, TA Realty <i>ESG case study on how to renovate an existing asset, and turn it into a net positive building.</i>
3:25pm	Break
3:35pm	<b>Resiliency &amp; ESG, Part 2: Retrofitting for net positive — portfolio-level case study</b> <b>Session leaders:</b> Matt Christy, Senior Vice President, AEW Capital Management Anne Peck, Vice President, Head of ESG+R, TA Realty <i>Portfolio-level case studies highlighting various asset types and submarkets.</i> <ul style="list-style-type: none"> <li><b>Small-group activity:</b> In groups of 6, managers will discuss the additional green/net zero evaluations they are performing, or considering, during due diligence, and the actions to prioritize to achieve net zero and net positive.</li> <li>What actions would you recommend to achieve portfolio-level carbon reduction goals?</li> </ul>
4:05pm	Break
4:20pm	<b>Insurance: Trends and best practices</b> <b>Session leader:</b> Jenalyn Groeschel, Property Risk Consultant, Northwestern Mutual Life Insurance Company <b>Speaker:</b> Pete Romano, EVP, National Real Estate Practice Leader, Lockton Companies <ul style="list-style-type: none"> <li>Whole-room Q&amp;A with expert analysis and discussion of alternative program structures, and strategies to reduce risk and cost.</li> </ul>
5:05pm	End of day one
6pm–9pm	<b>Networking dinner</b> <b>Location:</b> Tortoise Supper Club, 350 N State St, Chicago, IL 60654 <i>Reconnect with your peers and make new connections at our networking dinner, complimentary for all registered attendees.</i>

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**MANAGERS ONLY.** The following sessions are for A&E-focused real estate investment managers only. Consultants, vendors and other service-providers are not allowed to participate.

THURSDAY, SEPTEMBER 21	
8:30am	Breakfast
9am	<b>A&amp;E professional development workshop</b> <b>Session leader: Jenalyn Groeschel</b> , Property Risk Consultant, Northwestern Mutual Life Insurance Company <i>Multi-format session focused on team-building, training, continuing education, skill and talent development.</i> <i>Topics to be raised:</i> <ul style="list-style-type: none"> <li><b>Continuing education, training &amp; development:</b> Resources for self-development, in-house and outsourced teams</li> <li><b>Recruitment &amp; retention:</b> Identifying and cultivating the right talent in new markets</li> </ul>
10:15am	Break
10:30am	<b>Implementing ASTM for property resilience assessment</b> <b>Session leader: Anne Peck</b> , Vice President, Head of ESG+R, TA Realty <ul style="list-style-type: none"> <li><i>Brief update on the proposed ASTM Guide for property resilient assessment.</i></li> </ul>
10:50am	<b>A&amp;E considerations for non-traditional asset classes</b> <b>Session leader: Andrew Coats</b> , Managing Director & Head of Development, Barings Real Estate Advisors <b>Speaker: Matt Christy</b> , Senior Vice President, AEW Capital Management <ul style="list-style-type: none"> <li><i>As you look increasingly to alternative property types, what additional knowledge and tools do you need?</i></li> <li><b>Small-group activity:</b> Reducing risk &amp; cost during due diligence, construction &amp; ownership. In groups of 6, managers will discuss the due diligence and A&amp;E coverage strategies with the best payback — what's working and what's not working.</li> </ul>
11:50am	<b>Closing comments</b> <b>Incoming 2024 chair: Jenalyn Groeschel</b> , Northwestern Mutual Life Insurance Company
12pm	End of meeting

### 2023 ARCHITECTURE & ENGINEERING COMMITTEE

NAREIM thanks the 2023 Architecture & Engineering Committee members, including:

**Chair: Belinda Bail**, BGO

**Co-chair: Jenalyn Groeschel**, Northwestern Mutual Life Insurance Company

**Matt Christy**, AEW Capital Management

**Andrew Coats**, Barings Real Estate Advisors

**Bob Klinger**, Brennan Investment Group

**Dave Ridley**, JPMorgan Asset Management

**Chris Wilson**, LaSalle Investment Management

**Paul D'Alto**, MetLife Investment Management

**Randy Norton**, MultiGreen Properties

**Bob Geiger/Gary Cohn**, Partner Engineering & Science

**Anne Peck**, TA Realty

**Joel Villamil**, UBS Realty Investors

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

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

CALENDAR		
September 13–14	Data & Information Management	Austin
September 20–21	Architecture & Engineering	Chicago
October 4–6	Executive Officer	Park City
October 18–19	Talent Management	Chicago
November 8	Legal, Compliance & Risk dinner	NYC
December 6–7	Capital Raising & IR	NYC
January	Portfolio Management dinner	NYC
January	Acquisitions dinner	NYC
March 5–6	Sustainability	Atlanta
March	Black Real Estate Roundtable	TBD
April	Latinx Real Estate Roundtable	NYC
April	Legal, Compliance & Risk	Virtual
May	Marketing & Communications	Virtual

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

RESEARCH	
July 26	<b>Global Management Survey</b> 65+ data points covering financial & EBITDA metrics, fund account terms and conditions, governance, revenue and expense ratios and organizational, staffing and workload metrics.
September 26	<b>Defined Contribution</b> DC capital raising volume for dedicated private real estate strategies, as well as liquidity, structures and staffing metrics.
September–October	<b>Compensation Survey</b> 400+ pages of individual position compensation reports, plus annual trends relating to base, bonus, long-term incentives, promote/carry, co-investment and benefits.
October	<b>Dialogues</b>
January	<b>DEI Survey</b> 140+ pages of employee demographics broken down by gender, ethnicity, seniority and job functions, for real estate investment management, across North America, Europe and Asia, as well as DEI program practices.
April	<b>Dialogues</b>