

NAREiM

AGENDA

2022 Architecture & Engineering Meeting

The Source Hotel, Denver, CO | September 20 & 21

TUESDAY, SEPTEMBER 20	
5:30pm	<p>Arrival & welcome drinks</p> <p>El Five Restaurant, 2930 Umatilla St Unit #500, Denver, CO 80211 <i>The restaurant is a 10-minute drive from the Source Hotel, where the meeting takes place.</i></p>
6:00pm	<p>What's on your mind? — group brainstorming</p> <p>Chair: Matthew Christy, AEW Capital Management Co-chair: Belinda Bail, BentallGreenOak Co-chair: Gary Cohn & Bob Geiger, Partner Engineering & Science NAREiM: Sanyu Kyeyune, Head of Programming</p> <p>Over dinner and drinks, NAREiM members will have an opportunity to ask their peers any question.</p>
WEDNESDAY, SEPTEMBER 21	
8:00am	Breakfast
8:50am	<p>NAREiM Architecture & Engineering welcome comments & DEI Committee update</p> <p>Speakers: Matthew Christy, AEW; NAREiM Architecture & Engineering Planning Committee Chair Sanyu Kyeyune, Head of Programming, NAREiM</p> <p>A recap of last year's Architecture & Engineering meeting in Austin, plus an update on the NAREiM DEI Committee initiatives underway and future plans.</p>
9:00am	<p>The gold standard for waterfront building resiliency</p> <p>Introduction by: Katherine Ingersoll, Associate, Menlo Equities Speaker: Joseph Sutkowi, Waterfront Design Associate Director, Waterfront Alliance</p> <p>From intricate ecosystems to overlapping jurisdictions and land use policies, working waterfront design is complex, even for the most seasoned planners, practitioners, and communities, and is becoming even more so with the growing risk of coastal flooding due to sea level rise. In this presentation with Q&A throughout, NAREiM members will review key components and milestones of the Waterfront Edge Design Guidelines (WEDG) standard and discuss the actions they can take to make waterfront projects resilient, ecologically-sound, and accessible.</p>
9:30am	<p>Environmental risk mitigation & benchmarking</p> <p>Speakers: Belinda Bail, Managing Director of Development, BentallGreenOak Nathan Brodeur, Partner, Goodwin Procter LLP Jenalyn Groeschel, Property Risk Consultant, Northwestern Mutual Life Insurance Company</p> <p>Presentation with Q&A: A discussion of environmental legal risk mitigation strategies, including:</p> <ul style="list-style-type: none"> • <i>landowner liability protections</i> • <i>PLL policies</i> • <i>identifying costly liabilities</i> <p>Case study exercise in small groups & whole-room best practices sharing: At roundtables and using easels, each group of 6 will receive a general outline of a project description for one of two case studies. Each group will have 10 minutes to discuss, 10 minutes to report back what they find to be the most severe risks and how they would mitigate them. After sharing their proposed solutions, the session leaders will reveal the actual implications of the risks highlighted, how each scenario actually played out, prompting further group discussion.</p>
10:45am	Break

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WEDNESDAY, SEPTEMBER 21 *continued*

11:00am	Tracking embodied carbon: How to use the data as a decision-making tool
	<p>Introduction by: Anne Peck, VP, ESG +R, TA Realty</p> <p>Speakers: Andrew Coats, Managing Director, Head of Development, Barings Real Estate Advisors</p> <p>Michael Izzo, VP of Carbon Strategy, Hines and Mark Pojar, VP, Hines</p> <p>Jennifer Taranto, VP of Sustainability, STO Building Group</p> <p>Alejandra Menchaca, PhD, LEED AP, WELL AP, Vice President, Thornton Tomasetti</p> <p>Do you have net zero carbon targets for your future? Do you consider the carbon emissions from your new development or major renovation projects? Hear from a developer, an engineer and a general contractor as they talk about their experiences when tracking embodied carbon. And take away some tips on how to make it beneficial to your corporate goals.</p>
12:00pm	Networking lunch
1:00pm	Update on ASTM Work Group 62996: Property resiliency assessment
	<p>Speakers: Anne Peck, VP, ESG+R, TA Realty</p> <p>Willy Accame, Industry Advisor, National Center for Atmospheric Research</p> <p>Simply generating future climate scenarios is not enough to support resiliency. Beyond historical simulations and future projections of climate extremes, reliable and actionable climate information is needed to manage the potential long-term exposure to assets and supply chains. This interactive discussion highlights the latest advances in qualitative and quantitative climate risk modeling, plus ASTM's proposed three-stage process of assessing hazards, vulnerabilities, and resiliency measures, which may hold the key to managing climate-related losses.</p>
1:30pm	Hazard preparedness & post-event response
	<p>Speakers: Joel Villamil, Director, Engineering and Environmental Services, UBS Realty Investors</p> <p>Zach Goldman, COO, TGM Associates</p> <p>Neil Horsfield, General Manager — Structures, Beca</p> <p>Case studies: Members review live projects and discuss how resiliency is being built in, how responses differ by asset type and geography, and which strategies are most likely to be adopted.</p> <p>Whole-room discussion: As a group, members share the approaches taken across different regions of the U.S., how seismic and other hazard risk analyses impact budgeting and capital plans, and how the process of analyzing risk differs by property type. Issues to be raised include:</p> <ul style="list-style-type: none"> • <i>How are you using seismic and other hazard risk data in investment decision-making?</i> • <i>How are you executing portfolio-level analysis of hazard preparedness and response?</i> • <i>Are you currently implementing a resiliency program?</i> • <i>Which tools are you using and how do you interpret the data?</i> • <i>How are acquisitions, asset and portfolio managers utilizing that data on a day-to-day basis?</i> • <i>How does the process vary by property type? How do you collect data on triple net assets or assets where tenants control the data?</i>
2:30pm	Break

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WEDNESDAY, SEPTEMBER 21 *continued***2:45pm** What's on your contract review checklist?**Speakers:** **Matthew Christy**, VP, AEW Capital Management**Michael Kairis**, SVP, Development & Construction Services, American Realty Advisors**John Ducat**, Partner, DLA Piper

Presentation with Q&A, plus whole-room best practices sharing: NAREIM members will discuss the most compelling initiatives underway within their organizations, including what actions they are taking to make assets more usable for all, how they are structuring programs, building teams, identifying new challenges, and developing solutions. Issues to be raised include:

- **Risk:** *What steps do you take to best mitigate budget and schedule risk, given escalating construction costs, material delivery delays and contractor GMP carveouts?*
- **Adding value:** *Do you shape the scope, materials, schedule — how do you add value to GMP contract review? What is the most important thing to know during the review?*

3:45pm Closing comments**5:00pm** Happy hour & networking dinner**The Woods Restaurant and Rooftop, 3330 Brighton Blvd., Denver, CO 80216****THURSDAY, SEPTEMBER 22****8:00am** Breakfast**9:00am** Departure

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2022 PLANNING COMMITTEE MEMBERS

Chair: Matthew Christy, AEW Capital Management

Co-chair: Belinda Bail, BentallGreenOak

Co-chair: Gary Cohn & Bob Geiger, Partner Engineering & Science

Michael Kairis, American Realty Advisors

Andrew Coats, Barings Real Estate Advisors

Kelly Saito, The GreenCities Company

Katherine Ingersoll, Menlo Equities

Levi Naas/Randy Norton, MultiGreen Properties

Jenalyn Groeschel, Northwestern Mutual Life Insurance Company

Anne Peck, TA Realty

Joel Villamil, UBS Realty Investors