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CRE Review Newsletter

April 2022

Welcome back!

As we welcome the promise of spring, we are pleased to continue our conversations with you. In this edition of Siemens CRE Review Newsletter, we revisit the topic of sustainability, but with an eye on electric vehicle (EV) charging and infrastructure. And for our Mixed-Use property section, we will explore ways in which integrated technologies play a key role in optimizing building performance and management.

Articles

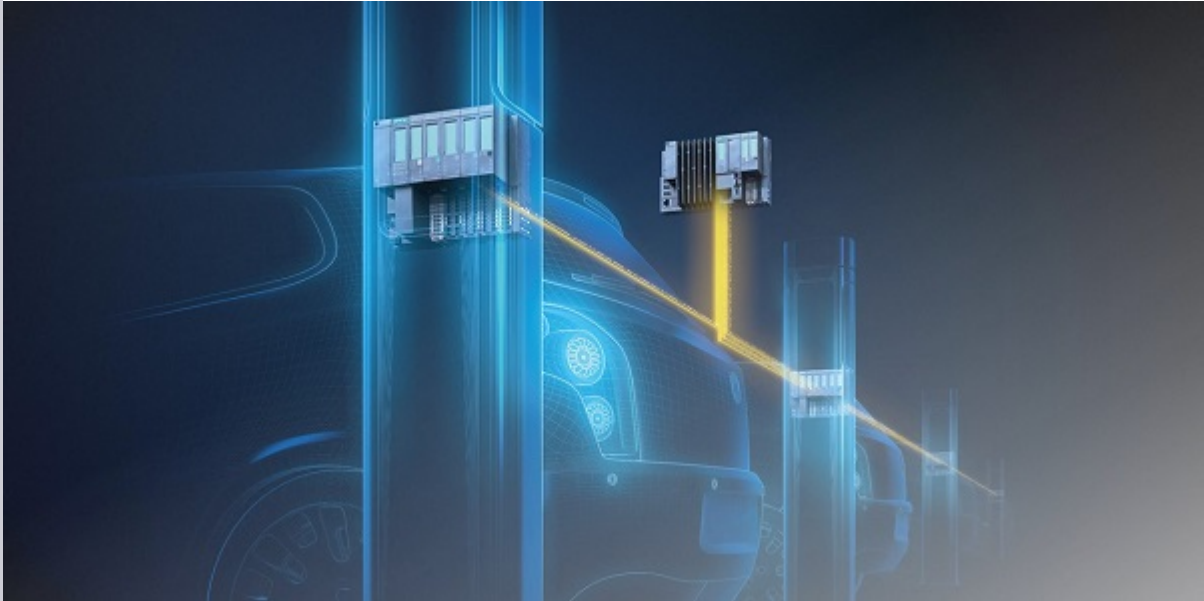
[> Sustainability: Ready to offer EV charging stations?](#)

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Ready to deploy EV charging stations? Read this first.



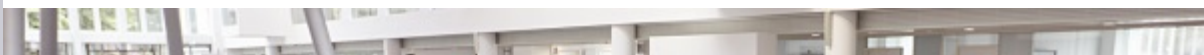
It's no secret that the electric vehicle (EV) market is growing at a [rapid pace](#). As demand for these vehicles rises, commercial property owners are exploring how they will accommodate their tenants' and building visitors' need for EV charging.

But offering this amenity is not as simple as installing a charging station on the wall; there are broader considerations property owners must consider. EV charging stations have significant power requirements, and today's property owners may find that their building's electrical infrastructure is already at maximum capacity. Adding EV charging may mean that there is a need to expand and upgrade the power distribution infrastructure, as part of a broader eMobility, marketing, and financial strategy. Also note that to support the electrical infrastructure expansion, additional power from the utility may be required. If so, expanded electrical service from the utility may entail a significant lead time.

The decision to add EV charging stations becomes more nuanced. Other factors such as selecting the type of EV charging stations (Level 2 or 3 – the higher the number, the faster the charge), their maintenance, ongoing utility usage, dynamic/time-of-day energy prices, all need to be part of the master plan. Certainly, taking advantage of rebates, incentives, and grants will help, but one can also consider how creating new revenue streams from these stations can support the business case and ROI.

Many commercial real estate firms are tackling ESG initiatives. EV charging and the electrical infrastructure can be just one facet of a strategy. One can also consider onsite renewables, energy storage, and even microgrid technologies – components that can become part of the electrical infrastructure solution as one plans the deployment of EV charging.

Adding a small number of EV charging stations, is, certainly not a major complication. However, if one envisions a more extensive EV charging solution for a mixed-use property and/or the adoption of renewable technologies to help meet ESG targets, then the scope and complexity of the project will grow. Consultation, planning, and project delivery become essential.



Mixed-use, mixed needs: Managing a complex facility



It's remarkable how complex a mixed-use project can sometimes be, encompassing diverse stakeholders, diverse building occupants, many use cases, and a panoply of technology. In each case, the infrastructure of a mixed-use project must satisfy the needs of building occupants including their health, safety, comfort and security. And the systems must assist in managing operating costs and improving net operating income.

For a large and complex project, such as a mixed-use building, questions present regarding the application of system platforms and technologies. Does the building rely on disparate, standalone, technologies with multiple system platforms? Would an open, integrated, system that provides Building Management with a single user interface improve building operations?

A follow-on question is how building information will be leveraged, including its collection, integration, processing, analysis, and use. For a real estate owner, the importance of data, the corresponding knowledge that it can avail, provides visibility to things like what tenant outcomes are to be achieved, what revenue performance are required, what energy consumption is delivered vs expected, what operating costs must be obtained, and many other business metrics. Data and information management are the core for use cases, building systems, analysis and decision making. An integrated technology approach can seamlessly manage the flow of data and enable knowledge-based management to deliver a better tenant experience.

Propmodo recently [described](#) smart(er) building technologies as commercial real estate's "Moneyball," a reference to the 2003 book (and subsequent movie) of the same name. Specifically, they wrote: "... the ability to program and remotely control entire networks of buildings, to turn off systems after hours, adjust temperatures per time-of-day or occupancy counts ... can dramatically lower operating costs."

With smart technologies on board, mixed-use property owners can not only optimize building performance, but they can also streamline building management. Let's see how it all comes together in this short [video](#).

[Watch video](#)

Did you know?



Did you know?

The onset of the pandemic resulted in population changes in 2020-21 among major metro areas across the country.

Population gains:

Dallas, Phoenix, Houston, and Austin

Neutral:

Boston, Miami, Washington, D.C., Seattle, Minneapolis-Saint Paul, and Philadelphia

Population losses

New York, Los Angeles, San Francisco, and Chicago

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