

Common pitfalls in retrofitting high-rise buildings

Lessons learned from over a decade of energy-efficient building in Brussels



Program

08:00	Registration	BEEEX – Classroom venue
08:30	Welcome	
08:30		Empire Building Challenge by Michael Reed – NYSERDA
08:35		Brussels builds greener by Emmanuel Malfeyt - ecobuild.brussels
08:40		Richard C. Yancey - Executive Director Building Energy Exchange
08:45	Simplify: Less is more	
08:45		SUNSOAK DESIGN & ARCHITECTURE
08:55		TRANE BELGIUM
09:05		AGC
09:05 till 09.20		Q&A
09:20	Be ambitious: Yes we can !	
09:20		B2AI
09:30		ERIK DHONT
09:40		A2M
09:50		SUREAL
09.50 till 10.20		Q&A
10:20	Closing remarks by Greg Hale - NYSERDA	
10:25	End of seminar & Networking	

Speakers bios



Michael Reed

Team Lead, Advanced Efficiency Solutions [NYSERDA](#)

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Michael Reed is a program manager on the commercial buildings team at NYSERDA. In this role, Michael helps lead the Real Time Energy Management (RTEM) program - a fifty-million-dollar investment strategy focused on accelerating the adoption of smart building technology and services in buildings throughout the state of New York. NYSERDA believes in the transformative potential of smart buildings and has seen positive market uptake during the first year of the RTEM program. Prior to joining NYSERDA, Michael led clean energy programs at Groundswell, a DC-based non-profit. Michael holds an MPA from NYU Wagner and served for three years as a Peace Corps volunteer in Peru. Michael is a California native who somehow ended up in Brooklyn.



Emmanuel Malfeyt

Coordinator [ecobuild.brussels](#)

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Emmanuel Malfeyt is a green building professional and change facilitator with +10 years' experience in managing teams of craftsperson and creative talent to deliver high performance buildings or support businesses who are doing so. Always looking to build partnerships to deliver contemporary and innovative solutions to any problem given. Prior to taking on the role as coordinator of [ecobuild.brussels](#), the network of Brussels' sustainable construction and renovation actors, he was the managing director of a construction company specialised in passive single-family wooden dwellings. Emmanuel presides the Governing Board of CERAA, Center for Study, Research and Action in Architecture. He's a French speaking Flemish working in Brussels.



Richard C. Yancey

Executive Director [Building Energy Exchange](#)

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Richard C. Yancey, AIA, LEED AP, is the founding Director of the Building Energy Exchange, Inc. (BEEEx), an independent, nonprofit organization that connects the New York real estate and design communities to energy and lighting efficiency solutions through education, exhibitions, technology demonstrations, and research. BEEEx identifies opportunities, navigates barriers to adoption, broker's relationships, and showcases best practices at their resource center in downtown Manhattan.

Prior to leading BEEEx, Richard has over twenty years of experience as an practicing architect, including as a Principal of Weinstein A|U Architects + Urban Designs, in Seattle, for 11 years, before returning to his native New York, in 2005, to join Beyer Blinder Belle Architects & Planners. An early-adopter of sustainable design, Richard has led a diverse array of project types, including institutional, commercial, and both single and multi-family residential, campus planning, and transit-oriented developments, including a 1.2 million SF mixed-use development in Norwalk, CT.



Jean-Didier Steenackers

Architect, solar designer, founder of [Sunsoak design](#)

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JD Steenackers is an Architect and Solar designer since 2004. He had the chance to work on great solar projects around the world with teams such as Renzo Piano, Herzog & Demeuron or Jean Nouvel. He founded SUNSOAK design in 2015 with the objective to create an architectural practice based on the solar concept. Sunsoak Design is an engineering & architecture practice focused on architectural integration of renewable energy in the city, in infrastructures and natural environments. We think that upscaling the current use of renewable technologies is a priority to meet 2050 goals. Nevertheless, large scale PV or BIPV objects have a massive impact on both built & natural environments. That impact has to be part of a plan. Part of a design. It has to be drawn with architectural sense, and engineered in order to preserve its optimal efficiency.



Xavier Gorgemans

CEO [Trane Belgium](#)

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After studying industrial engineering (2004), Xavier joined Trane Belgium in 2005 as a Quotation Engineer, putting into practice the technical knowledge learned during his studies and opening his mind to business. Very quickly business prevailed ... and Xavier started working internationally on the export markets of Trane Belgium: Iraq and Libya where he will focus on setting up a sales network in the countries. After the collapse of Gaddafi (Libya) and the invasion by Isis (Iraq), Xavier had to refocus on Belgium and Luxembourg and became in 2011 Sales Director. Since that date, Trane Belgium continued to expand the products and services ranges. After completing an MBA at Solvay in 2013, Xavier decided to take over the Trane Belgium franchise (with 2 partners in 2014, alone in 2020) and became the CEO of Trane Belgium.



Bassel Glore

Sales Director, [Active Glass AGC](#)

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Bassel Glore is Sales Director and Business Development Manager at AGC Glass Europe for the Active Glass solutions: SunEwat and Glassiled. AGC is the world leader in flat glass and its Active Glass division fully commits to developing the right products for the cities of tomorrow. AGC's Active Glass business unit has been developing and continuously improving LED-embedded and photovoltaics-embedded glass solutions with numerous successful projects completed around the world.



Simon Claeys

Partner / Engineer-Architect, [B2Ai architects](#)

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After his studies in "Engineering: architecture" at the University of Ghent, a European Management Programme path (ManaMa) through Europe and a Postgraduate in Renovation Techniques & Monument Conservation in Bruges, he started as an engineer-architect; where all kinds of projects between Belgium and Central Africa - private and public - on both a small and complex scale from design to completion were brought to a successful conclusion. With extensive experience, he has been active as a Brussels partner at B2Ai architects since 2019 where he mainly directs innovative and programmatically complex-mixed projects.



Erik Dhont

Owner, [Erik Dhont Landscape Architects](#)

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Erik Dhont sees garden-making / landscaping as a form of art, and he embraces it with imagination in order to give the clients and the users of these spaces a place to dream. Gardens and the public spaces he designs are places to enjoy and appreciate, as well as places to grow and unwind. Whether the commission is to restore an old garden or to develop a new space, the design emphasis is always on discovering and conceptualizing elements from the past based on the practical demands imposed by the present, from playing, cultivating to healing. For Erik the essential goal of the garden and landscape is to make sure that the strongest element is there: you look, you observe, you take time. It is this sense of rhythm - moments of the day, seasons of the year, and periods of life - that Dhont strives to highlight in his design.



Sebastian Moreno Vacca

Architect - Founding partner, [A2M](#)

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As founding member of A2M, Sebastian Moreno-Vacca leads A2M's vision, design aesthetic and drives to be the most sustainable and energy efficient architecture possible. Since starting the architecture firm A2M in 2000, Sebastian has led it to international recognition through his sustainable building knowledge and his numerous roles as president of the Board of the Belgian Passive House Association. Since 2006, he has also been teaching at ULB architecture university. In 2009, he co-founded and edited the magazine 'be.passive'. He has been giving lectures regularly for several professional networks (architects, engineers and builders) for more than 15 years. He has also been giving an extensive set of presentations, conferences and training all over the world. A2M now has offices in Brussels and Lisbon, and a sister company, M2A, in the United States.



Sunita Van Heers

Managing Director, [Surreal](#)

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Sunita is adept and driven to have a sustainable impact on our society. Rich in international experiences on different scales and typologies, she can provide advice on social, ecological and economic sustainability. This advice is always supported by academic research, extensive practical experience and specific studies concerning the project itself. Her starting point will always be the context, but she will consistently look for a realistic future-proof solution. She does not focus on single facts, but opts for an integrated approach within the a team. "Value co-creation" is therefore one of the core values of SuReal. The advice is further supported by the team through energy studies, (inter)national references, comfort studies, materials studies, water studies, ecology studies, ... and all this worked into a financial feasibility for the entire lifespan. Her experience with more than 100 (inter)national similar project gives her a broad sustainability perspective. Sunita is founder of SuReal and has been nominated as Young Entrepreneur of the Year (region Brussels/Vlaams-Brabant). She is a well-known sustainability expert with extensive experience in public speaking.



Greg Hale

Senior Advisor, Energy Efficiency Markets & Finance,
NYSERDA

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Greg Hale joined the New York State Energy Research and Development Authority (NYSERDA) in February 2018, as Senior Advisor for Energy Efficiency Markets and Finance. Greg is leading an effort to create a policy roadmap to achieve a statewide carbon neutral building stock. This work includes strategic co-leadership for RetrofitNY, an initiative aimed at developing scalable high-performance existing building retrofit solutions that achieve or approach net zero energy. Greg also provides oversight of NYS policy efforts related to energy efficiency financing, including an ongoing role as strategic advisor to NY Green Bank. Prior to joining NYSEERDA, Greg served in Governor Cuomo's administration as Senior Advisor to the Chairman of Energy & Finance, where he focused on the development and execution of the Governor's signature energy policy– Reforming the Energy Vision (REV). Greg was responsible for overseeing the establishment of the \$1 billion NY Green Bank, and was the lead author of NY's 2015 State Energy Plan. Prior to joining the Governor's Office, Mr. Hale was the Director of Efficiency Finance at Natural Resources Defense Council's Center for Market Innovation.