

## MEINHARDT IN FOCUS

As businesses adjust to a post-pandemic world, **tenants are downsizing** as they embrace hybrid office-based and work-from-home models. Many people can ‘work’ anywhere, and only go to the office to be part of a culture. What is enticing people to go to the office? Traditionally, buildings were defined by concrete and glass, grand entrance lobbies and glitz. However, it is the **Smart Technology** inside that now is determining tenant satisfaction and ultimately affecting the building that they want to lease. Since the pandemic, employees demand more **control and information about their working environment**; they need to feel that **the building ‘cares’ about them**, and their health and wellbeing. Older buildings not possessing these attributes will need to be renovated to maintain tenant demand. Recognizing this trend, Meinhardt Thailand now offers **Smart Building Certification and Advisory Services**, to help clients benchmark and demonstrate the Smart features of their buildings. This is for both new and existing buildings.



*Matthew Silvester  
Director - Meinhardt Thailand*



## PROJECT IN FOCUS

**Grande Centre Point SPACE PATAYA** has been designed to be the first “Space” themed hotel in Thailand, combining an outer space design theme with innovative technology. This brand new 5-star hospitality project is located in the center of Pattaya. Recently opened in June, the Meinhardt Lighting team was engaged for the specialist lighting design. They have made extensive use of the **matrix LED lighting systems**. This innovative **smart lighting system** consists of numerous small LED elements and mirrors that can control a light beam in complex ways. This allows the lights to be more precisely aimed, to control the light color resulting in **energy savings**.

## STAFF IN FOCUS

This month we are pleased to introduce **Ron Small**, our new MEP-BIM Manager. Ron has recently joined Meinhardt from the UK. He has 30 years’ experience in construction and MEP consulting, across a wide range of sectors, and particularly in Infrastructure, Airport and Data Centers projects.

I am very excited to be joining the team. I have worked in the UK, Middle East and the Far East so have a wide range of experience working in different environments. My expertise is in MEP services coordination and management. My philosophy is “let’s do it once, with attention to the details”.



*Ronald Small  
MEP BIM Manager*

## FACT IN FOCUS

**What is Smart?** The definition of a Smart Building is a topic of much debate. In the context of the built environment, a Smart Building seamlessly connects building managers, the occupants, and the building itself to deliver an interactive environment that brings together comfort and sustainability; wellness and profitability; efficiency and maintainability. It can be a system or systems, that connect users both internally and to the world outside. **Smart means connected**. Still confused? **SmartScore is a Smart Building certification system**, similar in principle to USGBC’s LEED ‘Sustainability’ rating system. SmartScore measures **resilience, user experience, connectivity, functionality, and future-readiness** and certifies a building from ‘certified’ to ‘platinum’ level, providing a level playing field for tenants to compare potential properties. Contact Meinhardt’s SmartScore AP’s to learn more.