

SKYPER – Interview with Marcus Peffeköver

You oversaw the technical due diligence during the SKYPER acquisition. In which areas did the existing infrastructure impress you?

Marcus Peffeköver:

In essence, we internally cover all disciplines related to real estate, so the building was naturally examined from multiple perspectives. In terms of a cost-benefit analysis, we extensively assessed what the building could technically achieve - both now and in the future. Given the existing infrastructure, SKYPER had significant development potential. Our goal is to optimize real estate assets in such a way that all stakeholders benefit to the fullest. As a result of our technical due diligence on SKYPER, we were confident that it could meet all technical requirements, and that confidence remains unchanged after two years. The transformation into a Smart Building is progressing as planned.

Since when have you personally been involved with the Smart Building concept, and why?

Marcus Peffeköver:

Our team and I have been following the Smart Building concept in the past, but not to such a specific and extensive degree. However, considering ESG criteria and our overall sustainability goals, a larger project began to take shape during the acquisition evaluation. Essentially, Smart Building functions build upon building technology infrastructure, which is what we and I deal with on a daily basis in our job. Certain parameters were not foreign to me, but I am learning a lot of new things, especially with this project. This is not only a requirement for me to perform my job diligently but also sparks a personal interest in technologies that I am less familiar with in my private life. At my home, only the garage door is automated, and I still operate it with a remote control rather than an app.

What criteria are evaluated for SmartScore certification? Where do you need to make improvements to meet these criteria?

Marcus Peffeköver:

The evaluation covers both user functionality, i.e., how well the building meets the requirements of a modern workplace in the age of digitization, agility, and flexibility, and the technological foundations to ensure they are robust and future-proof. In total, more than 50 criteria are examined, ranging from health and well-being to sustainability, community, services, and security, encompassing digital connectivity, building systems, and data exchange quality. Optimization measures apply to both building hardware and software solutions, benefiting the owner, operator, and, of course, the users.

When do you expect the certification process to be completed?

Marcus Peffeköver:

We have already received WiredScore Platinum certification, which assesses user comfort through connectivity. Regarding SmartScore, we have received preliminary certification. The proof of concept for some of the key features of our future SKYPER app has been successfully completed. Our goal is to obtain the final certification in spring 2024.

What particular challenges need to be overcome?

Marcus Peffeköver:

In technical terms, the compatibility of different systems and equipment is crucial. We always aim to avoid isolated solutions. Additionally, utilizing and processing the wealth of data collected through sensors effectively is essential. Another challenge lies in the numerous interfaces, meaning understanding the overarching impacts and dependencies of individual measures and project stakeholders. This requires foresight, proper organization, and some patience, especially in such a multifaceted project like SKYPER. However, having an enthusiastic, experienced, and motivated project team makes things easier.

Can SKYPER be considered a pioneer in the field of Smart Buildings? How many other high-rise buildings with SmartScore certification are there in Frankfurt and nationwide?

Marcus Peffeköver:

Our benchmark is existing high-rise buildings with SmartScore Platinum certification. Currently, according to information from the certifier, there are none in Frankfurt, two in Germany, and 25 worldwide. Apart from SKYPER, there are other buildings in the certification process. However, we didn't just jump on the bandwagon; we delved into the topic during the acquisition process and boarded the train before it gained full momentum. Therefore, I do believe that SKYPER can be considered a pioneer in the field of Smart Buildings.

What personal connection do you have with Frankfurt, besides SKYPER?

Marcus Peffeköver:

I can answer that quickly and easily. I have been a proud fan and, by now, a member of Eintracht Frankfurt for over 30 years. Due to its impressive skyline and unique atmosphere, Frankfurt is worth a visit for me, regardless of football and work.