Visite en entreprise/bedrijfsbezoek : Elektromobiliteit/L'Électromobilité

Le réseau des mobility manager bruxellois

Netwerk van Brusselse mobiliteitsmanagers

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BRUXELLES MOBILITÉ
SERVICE PUBLIC RÉGIONAL DE BRUXELLES

Le réseau des mobility managers









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BRUXELLES MOBILITÉ
SERVICE PUBLIC RÉGIONAL DE BRUXELLES

Agenda

1. INTRO: WAT ZIJN DE UITDAGINGEN?
2. PRÉSENTATION DU FACILITATEUR INFRASTRUCTURES DE RECHARGE
3. BEFIMMO & TUC RAIL
4. VISITE DES INFRASTRUCTURES ET CAS PRATIQUES
5. CONCLUSIES

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TUC RAIL
BELGIAN RAIL ENGINEERING

Uitdagingen o.v.v. elektromobiliteit: elektrificatie van het wagenpark

- VERSCHILLENDE LAADOPLOSSINGEN
- HOEVEEL LAADPUNTEN INSTALLEREN? (Vraag VS reële nood VS aanbod)
- WIE KAN ER LADEN? (Medewerkers, klanten, bezoekers,…)
- LAADOPTIMALISATIE
- VERGOEDINGEN EN PRIJSZETTING
- MENTALITEITSVERANDERING EN VOORKOMEN VAN EVENTUEEL MISBRUIK
- (BRAND)VEILIGHEID

Les enjeux de l'électromobilité

- PARKING
- BATTERIES AMOVIBLES/NON AMOVIBLES?
- RECHARGE DANS LE PARKING/BUREAUX/… ?
- VOLS
- SÉCURITÉ/INCENDIES
- SÉCURITÉ ROUTIÈRE





Le facilitateur borne de recharge : Sophie Dupont

The New Drive
Samen België schoner maken

SWECO

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FACILITATEUR INFRASTRUCTURES DE RECHARGE

Objectif: Contribuer à l’accélération du déploiement de l’infrastructure de recharge hors voirie.

Facilitateur infrastructures de recharge
Installer une borne chez vous en région bruxelloise

Facilitateur.bornes@environnement.brussels



Sophie Dupont,
Ingénieure SWECO



Lucas Vandormael,
Ingénieur SWECO



Koen Vermandere
chef de projet mobilité électrique, The New Drive

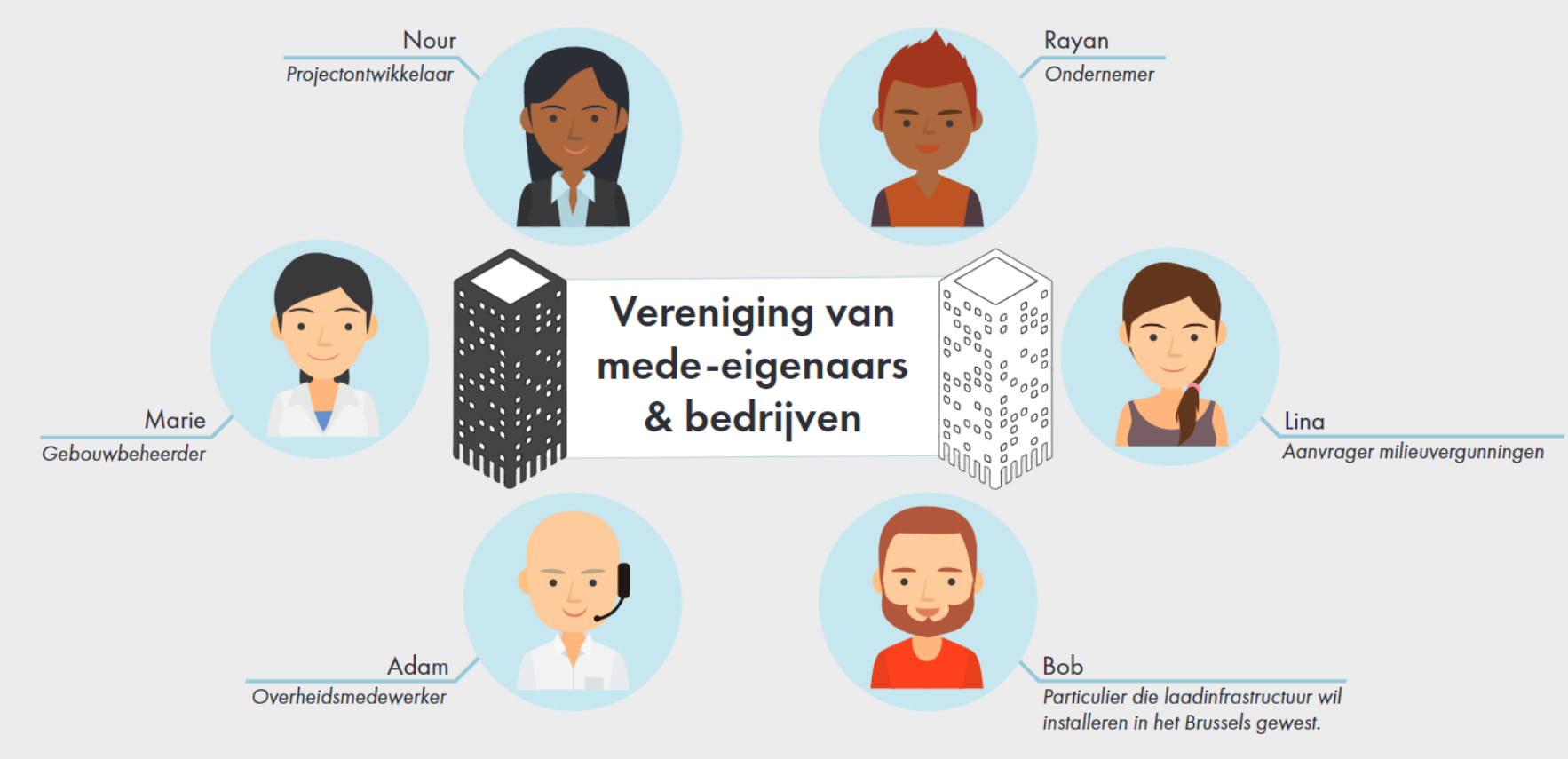


Jannes Bottu
chef de projet, The New Drive

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Wie helpen wij?



Quels services?



Accompagnement dans l'installation d'une infrastructure de recharge hors voirie

- La réglementation
- Éléments techniques
- Bénéfices économiques



Accompagnement sur mesure



Dissémination et saisie d'informations avec les parties prenantes

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SWECO

Hoe verlenen wij deze diensten?



Helpdesk

Facilitateur.bornes@environnement.brussels
Facilitator.laadinfra@leefmilieu.brussels



Kennisdeling

- Informatiesessies
- Evenementen
- FAQ, Gids

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Benoit Loosveld



Befimmo

→ ELECTROMOBILITY

17 NOVEMBER 2022





"Offering *innovative, hybrid, sustainable user-centric and multi-stakeholders end-to-end work & life solutions* (i) answering to the major trends shaping already today, the world of tomorrow, (ii) reinforcing social cohesion and people's well-being"



Three businesses that will provide a large array of *user-centric experience* (i.e. users can get all they need in just "one stop" and live the best experience), responding to the disruption of the world of work

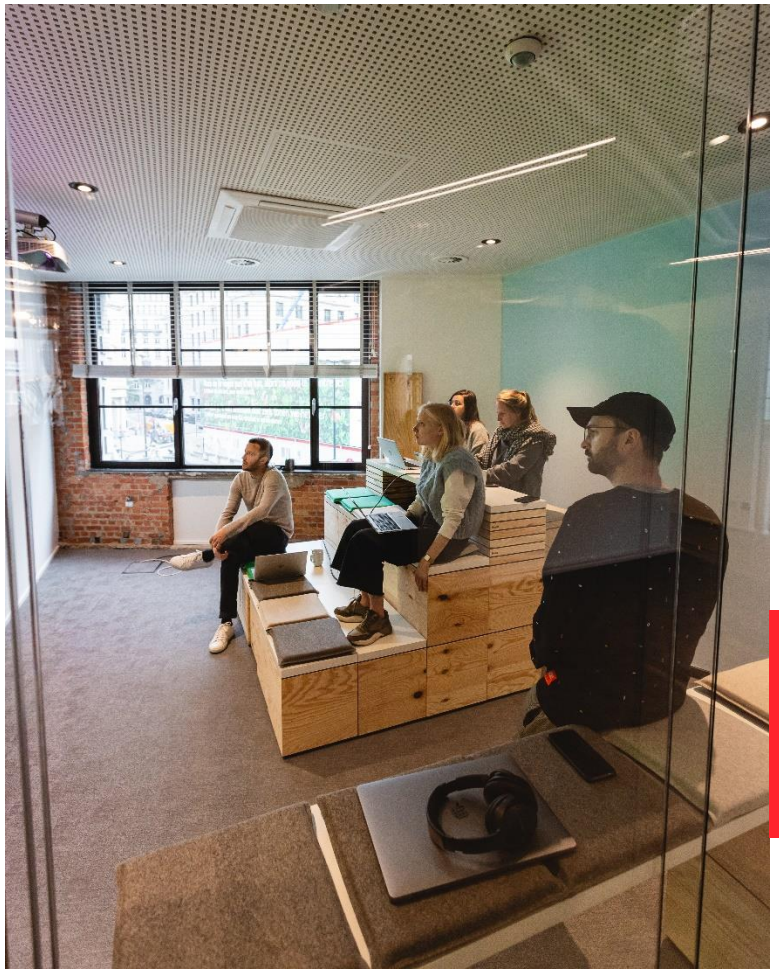
1 **Befimmo**
Asset as a service

2 **Silversquare**
Office as a service

3 **Sparks**
Meeting as a service

1

Befimmo, Strong portfolio fundamentals



Portfolio

#62
BUILDINGS

±735,000 m²
OF WORKSPACES

€128 MILLION
NET RENTAL RESULT

95.2%
OCCUPANCY RATE
OF PROPERTIES
AVAILABLE FOR LEASE

Operator

#10
COWORKING SPACES

±45,000 m²
OF COWORKING SPACES

€17 MILLION
TURNOVER

82%
OCCUPANCY RATE OF SPACES
OPEN SINCE
> 3 YEARS

SQ
SPARKS
WORKPLACE
Solutions

Developer

#6
PROJECTS

160,000 m²
OF COMING PROJECTS

€801 MILLION
INVESTMENTS

2

OFFICE AS A SERVICE

Silversquare

500 Events a year are organised over all the SQ coworking spaces based on 3 pillars

INSPIRE



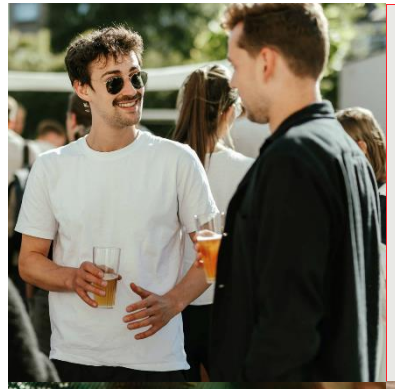




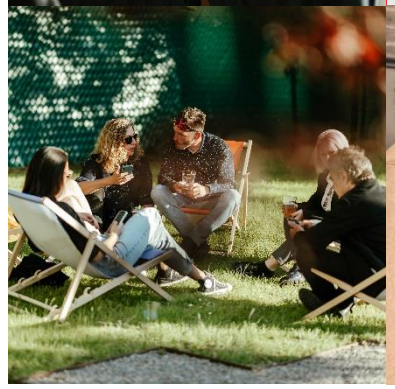


LEARN





ENJOY

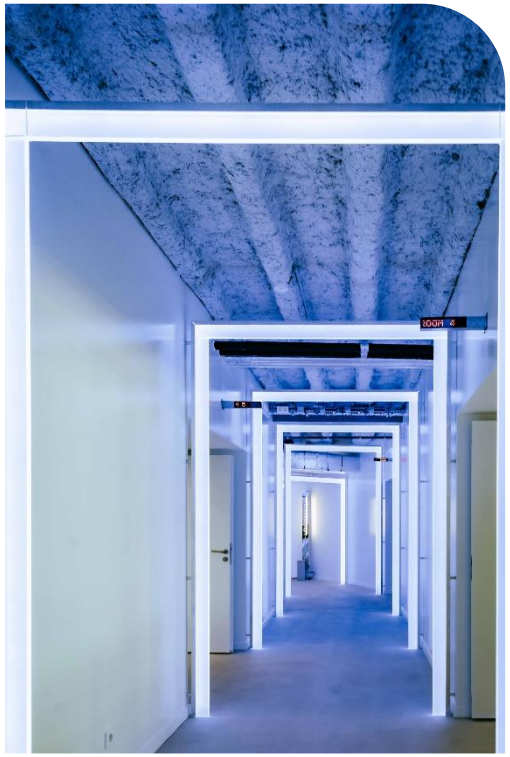




3

MEETING AS A SERVICE

Sparks



SPARKS

Collaborative environments
Designed specifically to

- Spur conversation
- Drive collaboration
- Helping companies to exceed their meeting goals



Rooftop & Garden

2,500 m²

Center of Brussels

14 State of the art meeting rooms

Spaces for up to 250 guests

+4 new locations 2023+

3

MEETING AS A SERVICE

Sparks

Building the ideal meeting frame

A 3 step process

1. Select specific rooms for your specific objectives
2. Boost your meeting: Add-on meeting services and activities
3. Be accompanied by experts

Offers

1/2 Day

1/2 Day + Lunch

Full Day

Toolkits

Afterworks & Events

QUATUOR

The workspace that works for you



1ST IN BELGIUM

BREEAM OUTSTANDING BRE GLOBAL

“HELLO, I’M QUATUOR AND I KNOW THAT A HEALTHY AND INSPIRATIONAL ENVIRONMENT ALLOWS BOTH BUSINESS AND PEOPLE TO THRIVE.”

QUATUOR

Location

300+
bike parkings

7 min
walking to the train station

30%
car parkings with electric plugins

20 m
Metro, bus and tram stops

"I'M LOCATED IN AN AREA WHERE YOU WILL LOVE TO WORK."

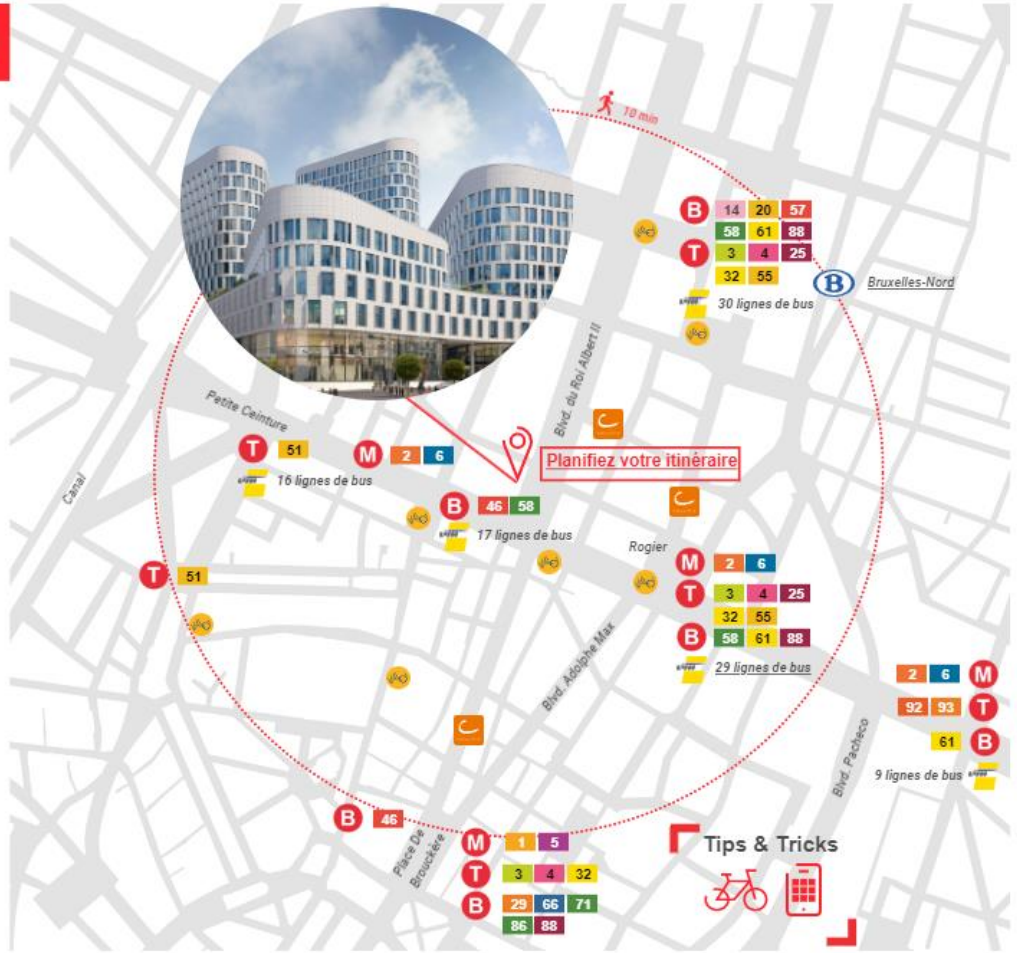
QUATUOR - BEFIMMO



Boulevard Baudouin 30
1000 Bruxelles

On-site facilities

- Parking vélos
- Vestiaires et douches
- Parking voitures
- Espace de coworking
- Restaurant
- Autres



Accès national et international

- Aéroport de Zaventem
  20 min en voiture/taxi
  30 min en transport en commun
- Aéroport de Charleroi
  60 min en voiture
- Bruxelles-Midi
  15 min en transport en commun
- Bruxelles-Nord
  10 min à pied

Accès régional et local

- Métro 1, 5
  Arrêt De Brouckère à 10 minutes à pied et 5 minutes en transport public
- Métro 2, 6
  Arrêt Rogier à 5 minutes à pied
- Tram 3, 4, 25, 51, 55
  Arrêt Rogier à 5 minutes à pied
- Tram 92, 93
  Arrêt Botanique à 15 minutes à pied et 10 minutes en transport public
- Bus STIB 58, 61, 88 et De Lijn (29 lignes)
  Arrêt Rogier à 5 minutes à pied
- Bus STIB 46, 58 et De Lijn (20 lignes)
  Arrêt Yser à 1 minute à pied



ELECTROMOBILITY @ BEFIMMO

Solutions for cars

Do you have this installation in your parking?

And in this building, do you think you will find a fuel pump?





CHARGING POINTS DEPLOYMENT

The new reality: an EV can reach Firenze ☺

By Benoît Loosveld

Charging solutions for cars

1. SECURITY OF THE PEOPLE
2. BUILDING FIRST → LMS
3. NO POWER GUARANTEE
4. CHARGING POINTS AS-A-SERVICE
5. COLLABORATION WITH A CPO
6. COSTS OF THE CHARGING SESSION FOR THE USER

In facts

Enormous constraints on the installation of charge points: fire security, insurances, electric capacity, load balancing, parking configuration, prices, …

1

New project and redevelopment:

constraints are taken into account in the design, therefore possible but costly

2

Existing buildings:

Between 5.000 and 8.000 € per charging point.

3

As landlord:

Quid investment, Quid ROI, Quid pricing, quid priority, …

Contraints

Electric capacity

Planned from the outset.

Sprinklage

Planned from the outset.

Smoke extraction

Planned from the outset.

Charging points

Planned from the outset.

Installation & programmation before the D day.

Load Balancing

Planned from the outset.

Solar panels

Planned from the outset.

ROI

Renting of places with an adapted price or globalized ROI?

Pricing kWh and/or use

Pricing based on the market price for the kWh.

Quid pricing per minute

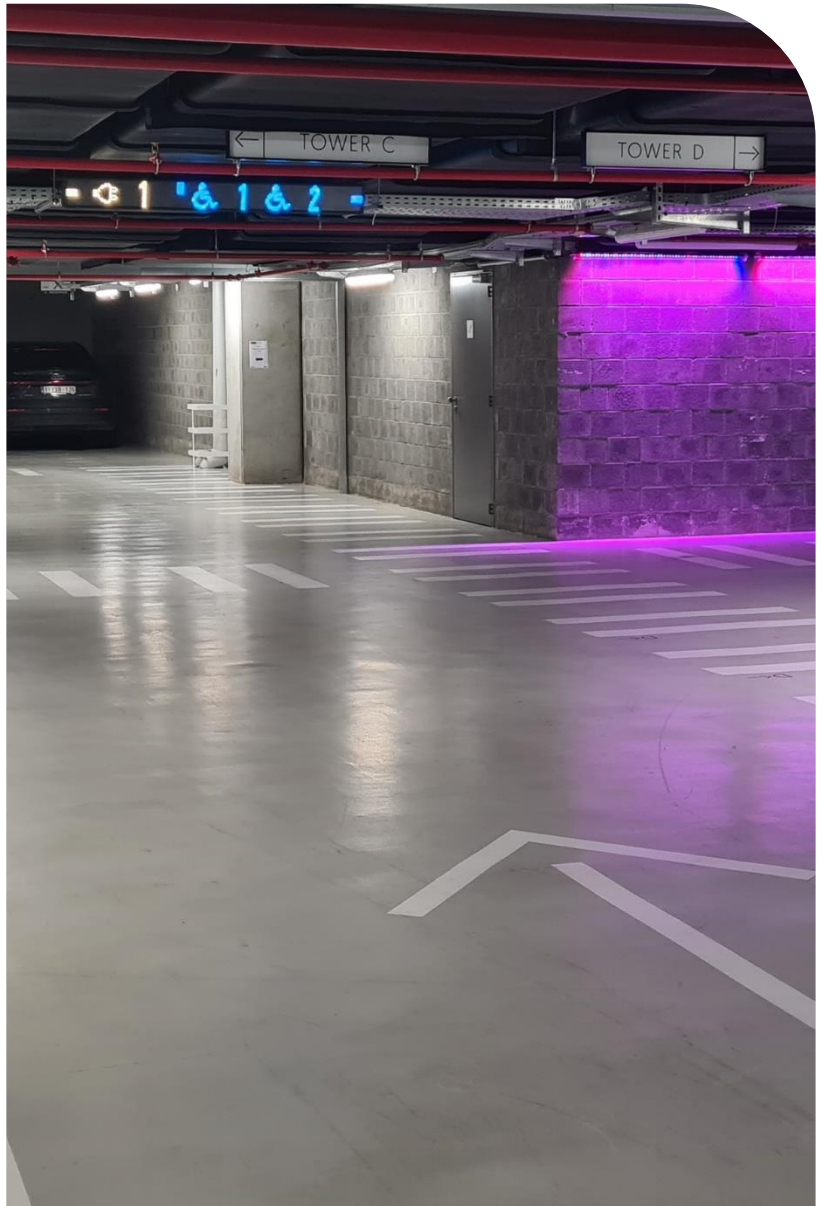
ELECTROMOBILITY @ BEFIMMO

Charging solutions for cars @ Quatuor

314 « access rights » to the Parking.

- Respect of the CoBrACE for each tenant
- Managed by **Izix**
  - for the reservation and access
  - each tenant have its own parking policy
  - 30% of the places are equipped with a charging point
- Way finding by LeaderPark
- Allego as CPO

→ #ReadyForEV



314 spots

30% EV

96 Charging points



ELECTROMOBILITY @ BEFIMMO

Challenges for charging cars

How to manage the unknow?

Maybe the more difficult point…: lack of knowledge, misinformation, fear, future development, fire security, …

How to manage misuse?

Thermic cars on EV spots, EV cars without reservation for a charging point, …

How to manage loaded car?

Hybrid cars ready after 2h, or EV charged: switch? How? When? Buffer spots?

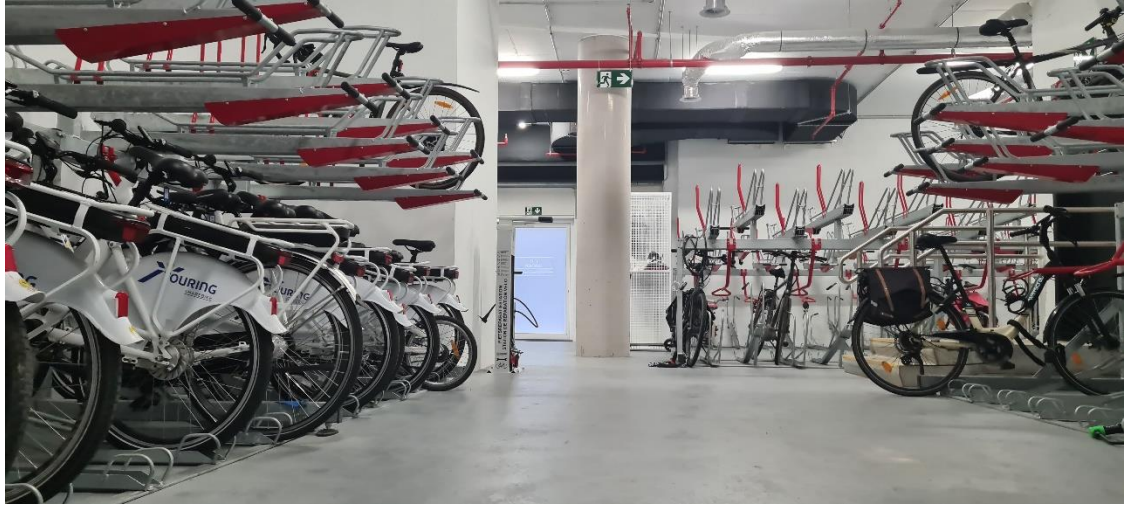


ELECTROMOBILITY @ BEFIMMO

Solutions for active mobility

ELECTROMOBILITY @ QUATUOR

Solutions for active mobility



>300

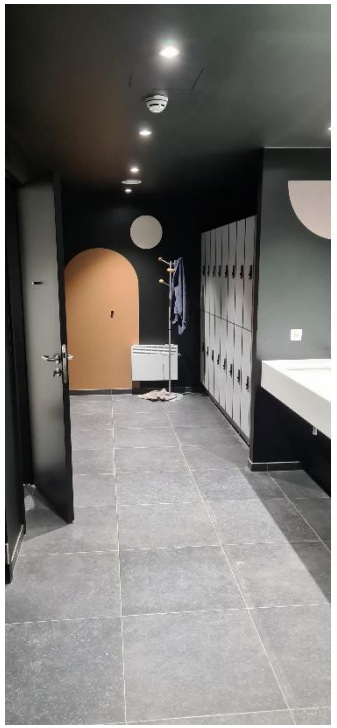
Bicycle parking spots

Including 11 spots for cargos bikes



19

Showers



486

lockers



Solutions for active mobility

Also contraints for the electic active mobility



01

Fire security:

- Insurers
- Fire department

02

Electric security

03

Charging options:

- On bike/step
- In a locker

04

Quid chargers?

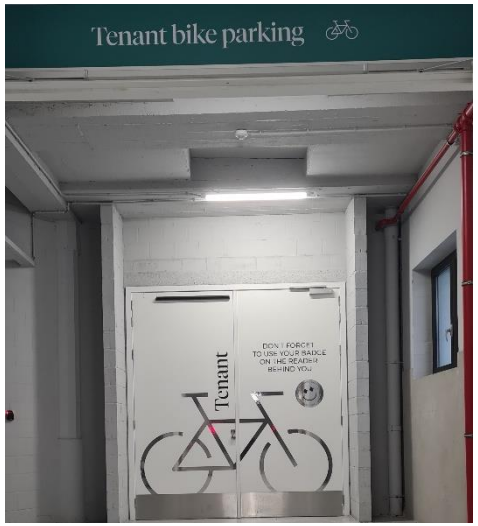


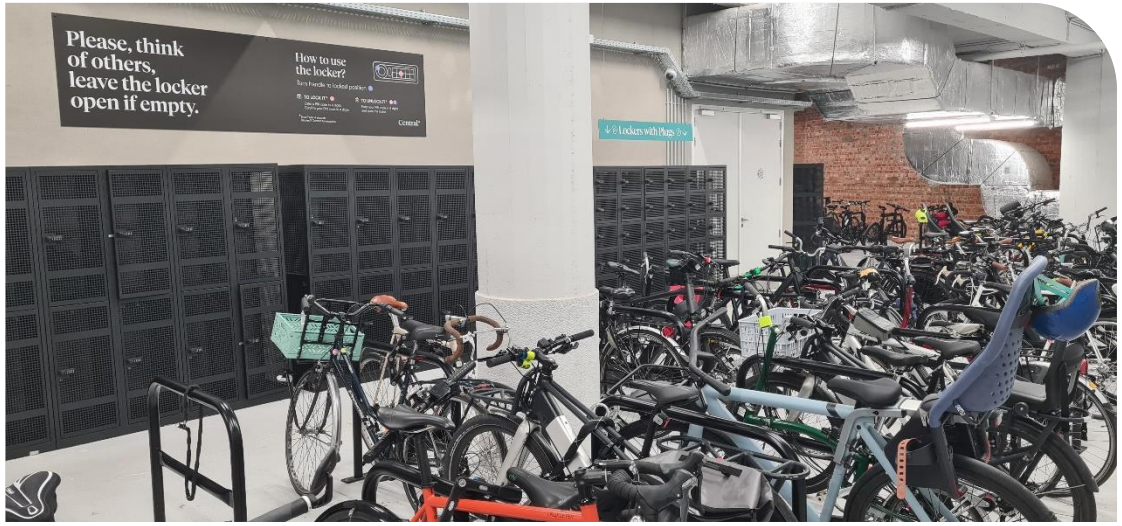
Solutions for active mobility

Nobody is perfect …

Between the project and now, we see a lot of improvements

- Lockers to improve: electronic locks and ventilation
- Folding bikes boxes to remplace
- Double-deck racks is not a good solution!
- Parking for steps to add
- More communication!





With the active mobility, you have a lot of advantages:

it is an ever-changing movement…

ELECTROMOBILITY @ QUATUOR

Solutions for active mobility



4

Shared bikes

Powered by Befimmo

Supplied by Hooba



Try now the new ***shared mobility solution*** of Befimmo

Easy, free & available to all of you in the lobby of your befimmo workspace!

→ SUPPLIED BY HOOBA!

Download the HOOBA app, read the terms of use and follow the instructions in the user guide to book your electric bike

APPLE STORE GOOGLE PLAY

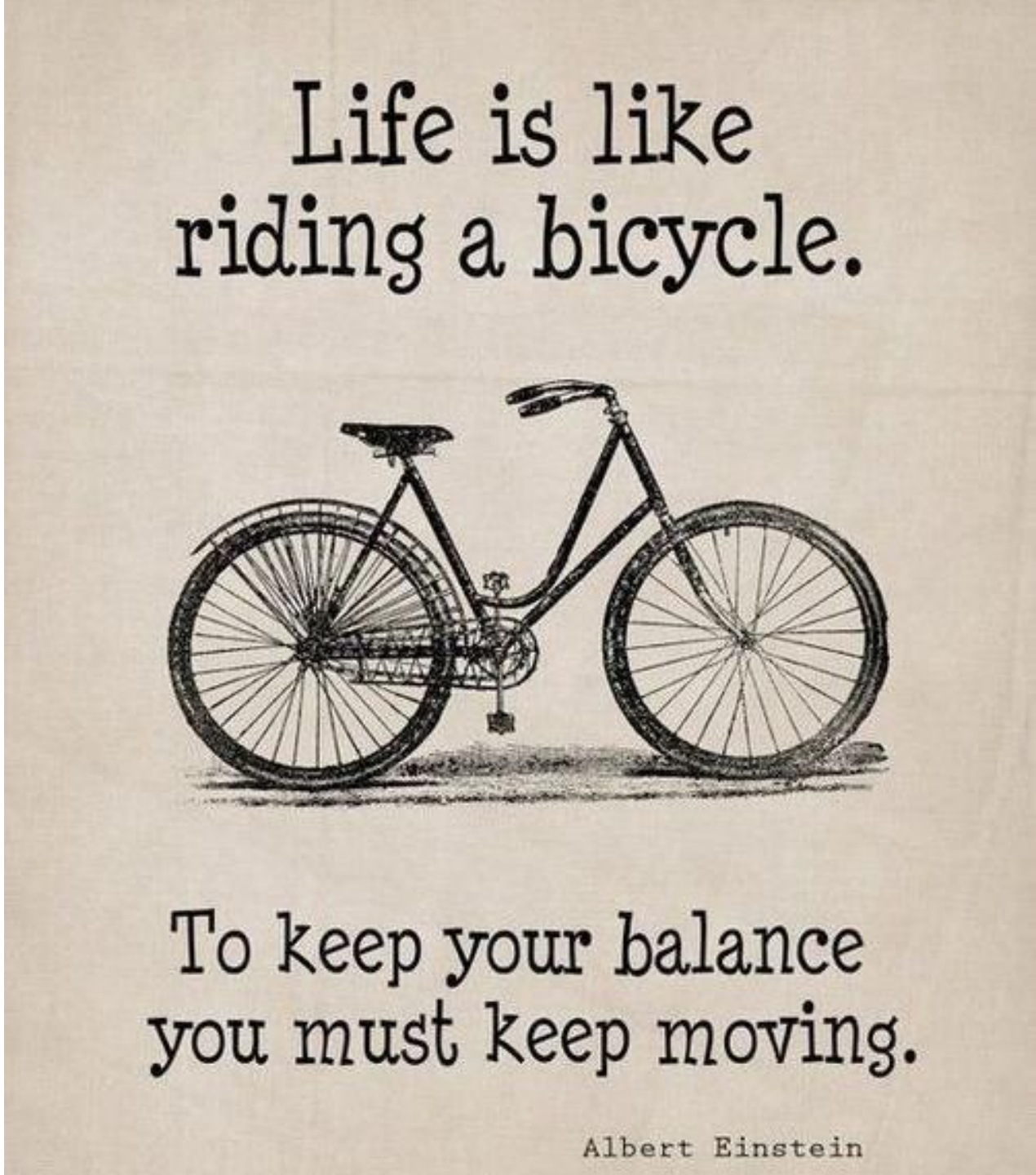
HOOBA
SMART MOBILITY FOR YOUR SOCIETY



Electromobilty @ Befimmo

Thank you

→ BENOIT LOOSVELD | MOBILITY MANAGER



Catherine Spanoghe

TUC RAIL

BELGIAN RAIL ENGINEERING

TUC RAIL
BELGIAN RAIL ENGINEERING

E-mobility

Réseau des Mobility Managers



17.11.2022

TUC RAIL

BELGIAN RAIL ENGINEERING

“TUC RAIL is een **ingenieurs- en projectmanagementbureau** dat gespecialiseerd is in **spoorwegtechnologie**. Het is het enige bureau van dit type in België en werkt hoofdzakelijk voor de Directie Build van Infrabel: het staat in voor het Project Management van grote infrastructuurprojecten, realiseert haalbaarheidsstudies, stelt technische plannen op en voert werkzaamheden uit.”

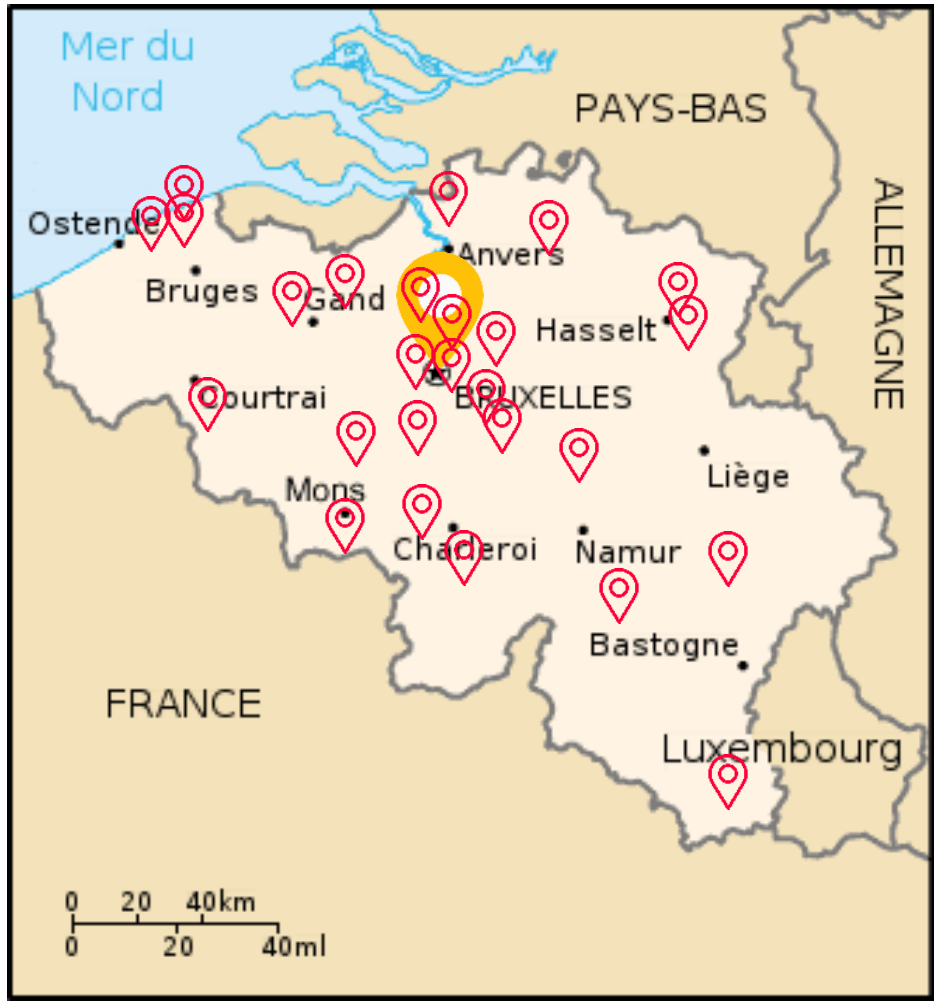
www.tucrail.be

TUC RAIL

BELGIAN RAIL ENGINEERING

Localisatie & verplaatsingen

- 1 hoofdkantoor tegenover het zuidstation
- Werven over heel België

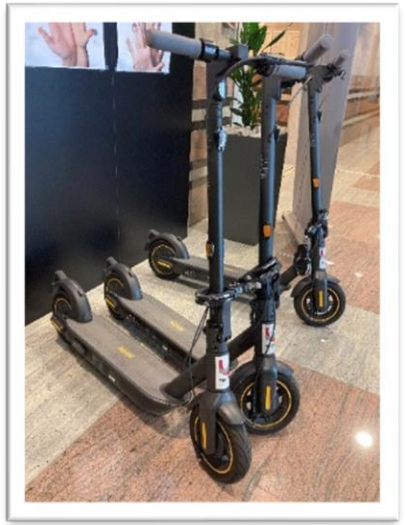


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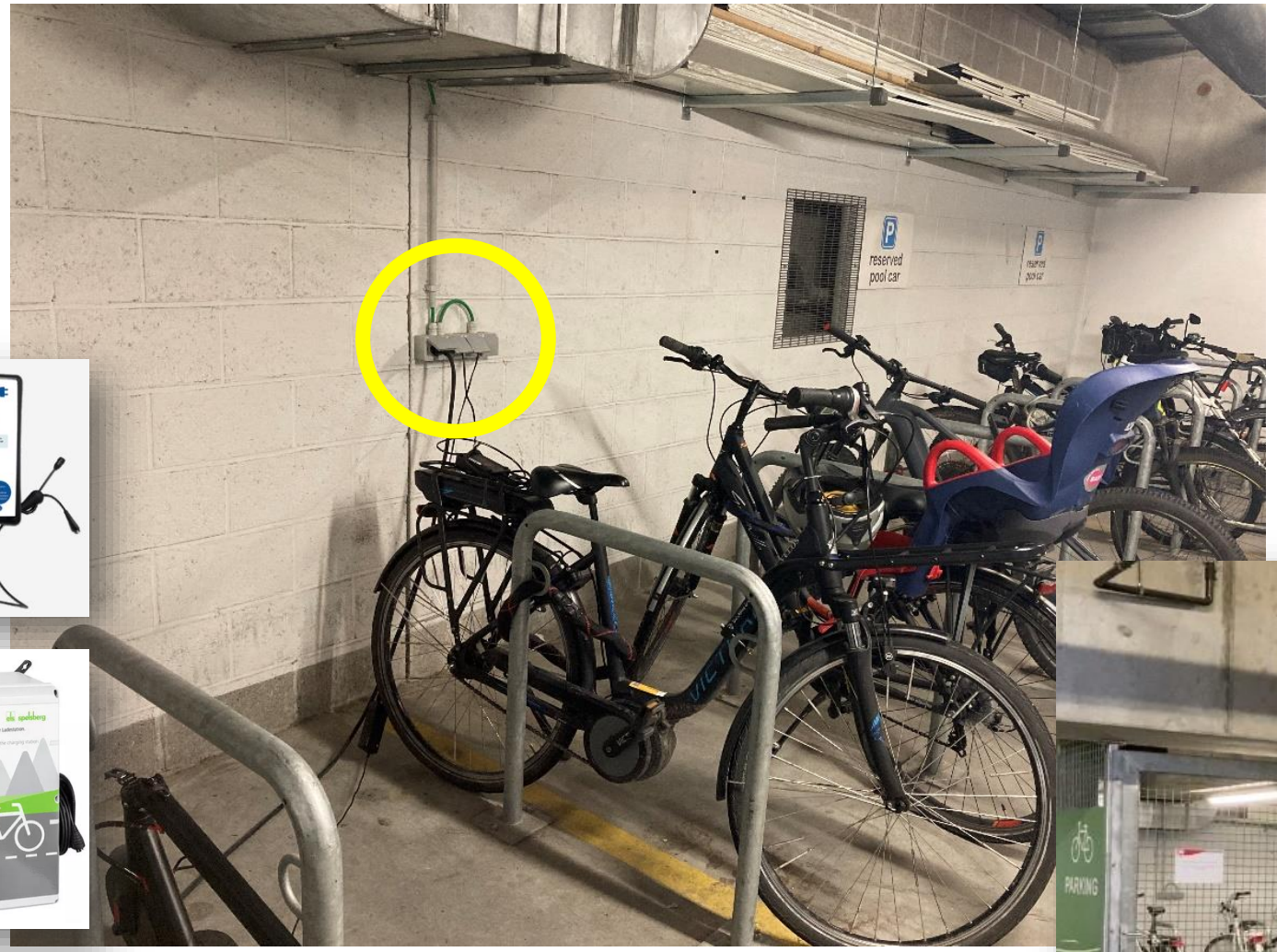


8
Pool
e- &

20
connected

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BELGIAN RAIL ENGINEERING

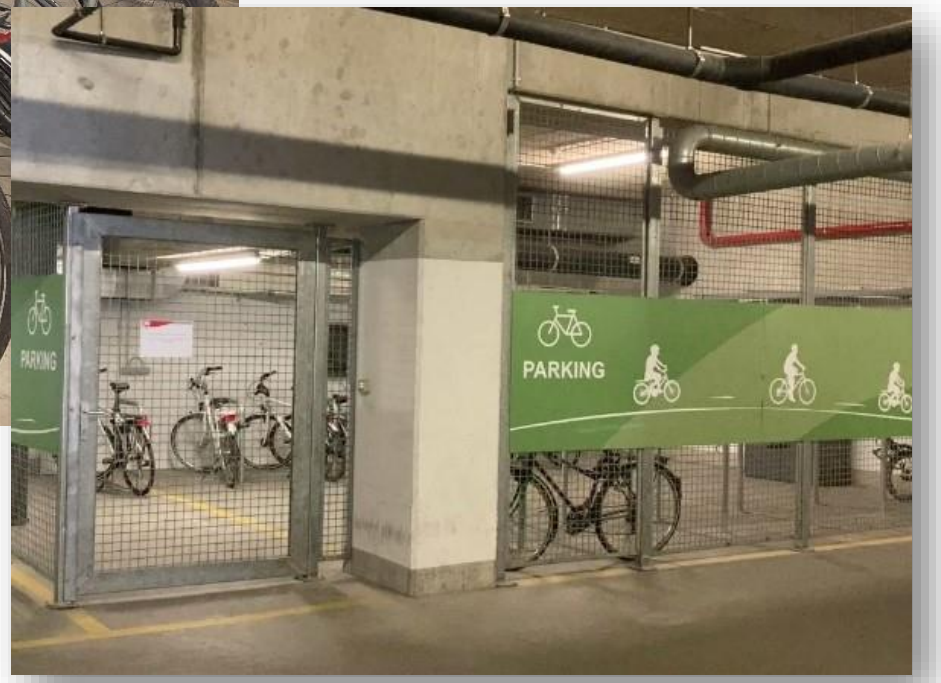
Employee
e-🚲 & 🛴



1600€/pc

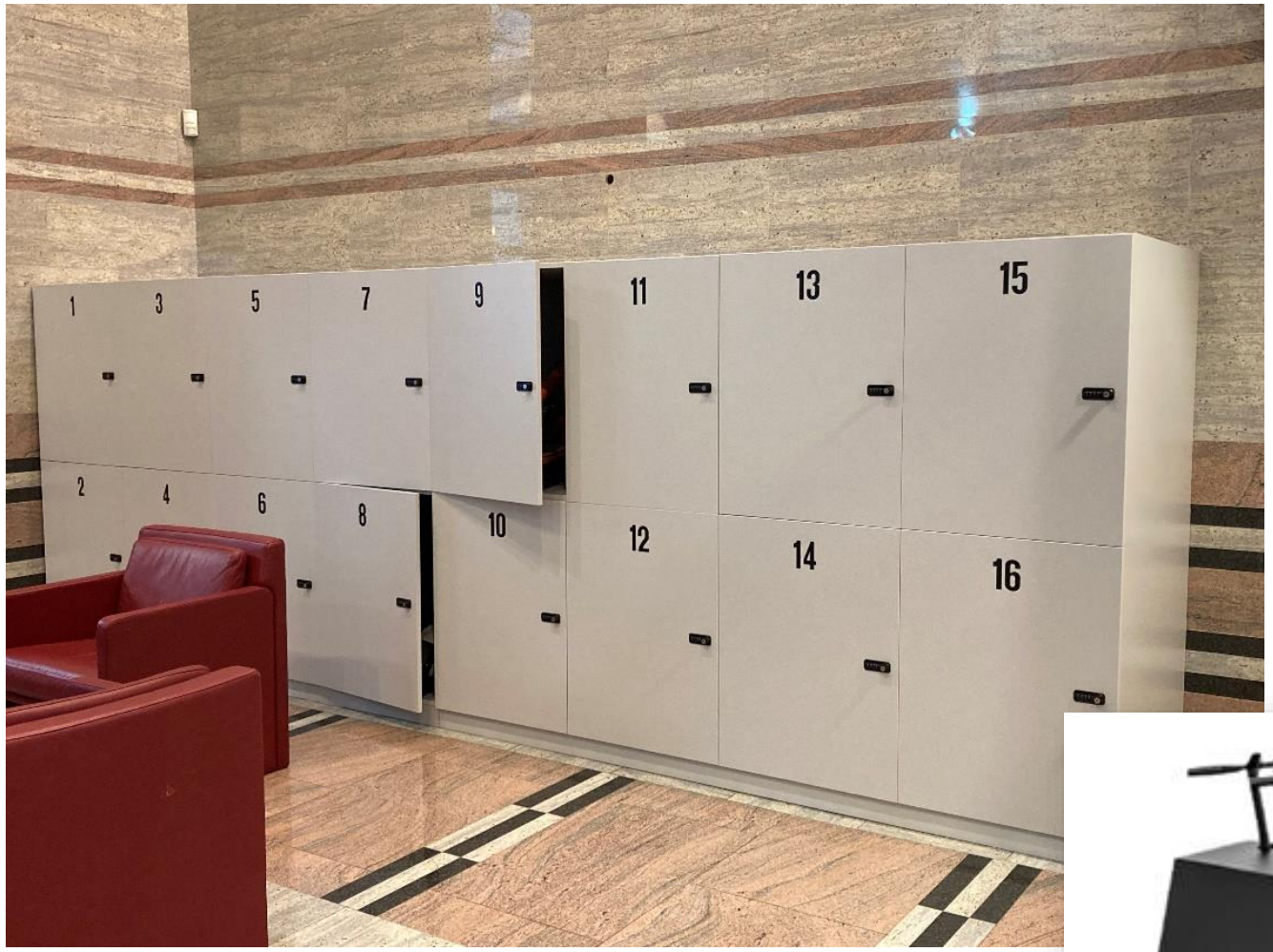






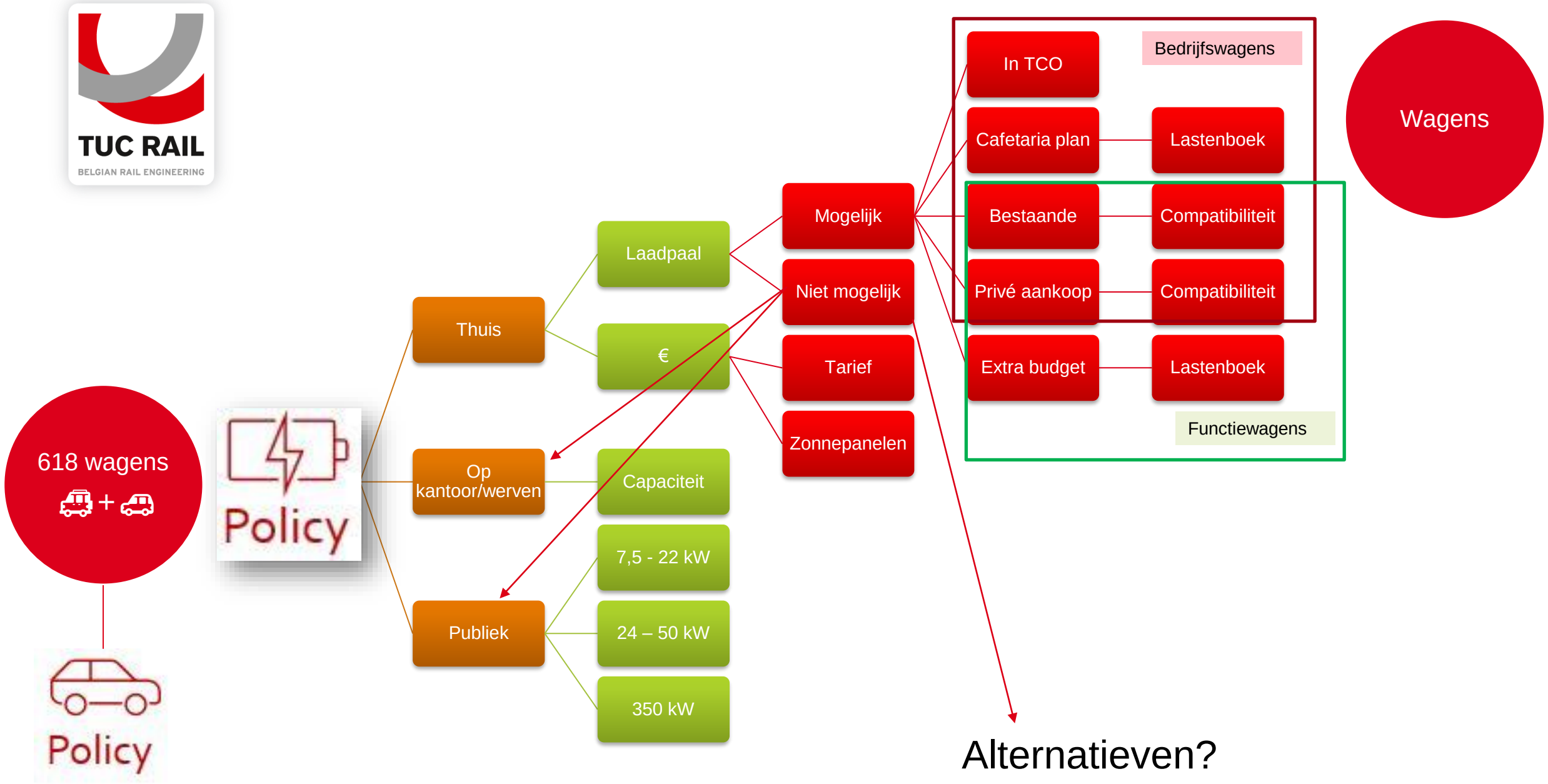
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BELGIAN RAIL ENGINEERING

Employee
e-🚲 & 🛴





3180€/pc + 🔌


TUC RAIL
BELGIAN RAIL ENGINEERING
618 wagens
Policy
Policy
Thuis
Op kantoor/werven
Publiek
Laadpaal
€
Capaciteit
7,5 - 22 kW
24 – 50 kW
350 kW
Mogelijk
Niet mogelijk
Tarief
Zonnepanelen
Bedrijfswagens
In TCO
Cafetaria plan
Lastenboek
Bestaande
Compatibiliteit
Privé aankoop
Compatibiliteit
Extra budget
Lastenboek
Functiewagens
Wagens
Alternatieven?

TUC RAIL
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Ben je je **oplaadkabel** vergeten?

Leen er een bij de receptie voor de duur van de oplading.

La recharge au South Express est limitée à **2 heures** par voiture.

De parkeerplaatsen voor de oplaadpunten zijn alleen voor het **opladen** tijdens de gereserveerde tijd,
niet om te parkeren buiten de reserveringsperiode.

Denk eraan uw parking te voorzien voor en na het laden.

258 bedrijfswagen (14)



- [x] _Car_chargingstation_1
- [x] _Car_chargingstation_2
- [x] _Car_chargingstation_3
- [x] _Car_chargingstation_4

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360
functie wagens





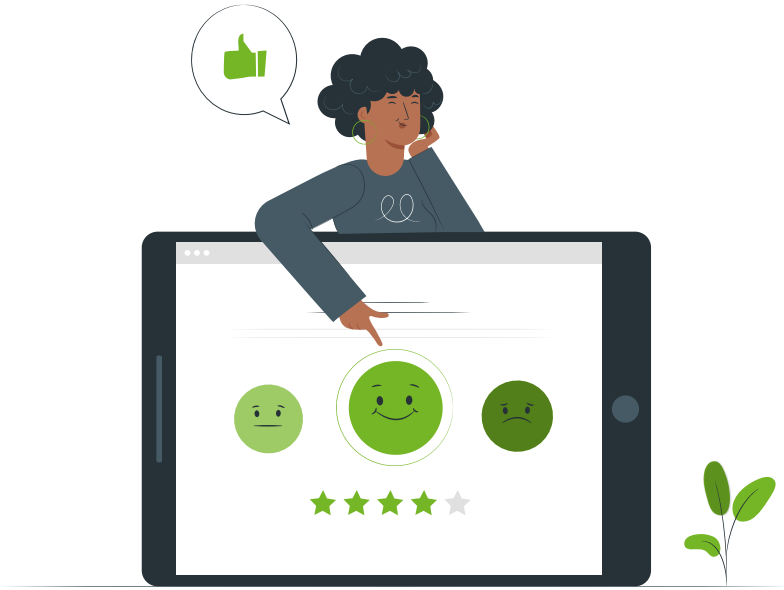


- Behoeften > profielen
  - Kofferbak
  - Autonomie
- Het huidige aanbod van EV's
  - Vergelijkbare /
  - Categorie >< bedrijfswagen
- Laadmogelijkheid
  - Thuis
  - Op de Werven
- Budget

TUC RAIL
BELGIAN RAIL ENGINEERING



Dank u wel!
Merci !



Deel jouw mening!
Votre avis nous intéresse !

LINK VERS L'ENQUÊTE

bruxelles environnement .brussels

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SERVICE PUBLIC RÉGIONAL DE BRUXELLES