WELCOME TO THE WEBINAR

Getting Back to Social

Speakers:
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Heidi Dunn
Greg Muth
Claudia Purdy
GETTING BACK TO SOCIAL

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Preparing properties for the return of all those who work, visit, live, connect, interact and provide service to these properties with protocols, information, security and amenities that respect, educate and facilitate new behaviors required for proper social distancing, hygiene and safety... in the aftermath of COVID-19 and in preparation for possible future events.

This presentation contains a range of ideas to consider as properties begin to return to normal operation. Our thinking has considered the practicality, simplicity, and immediate deployment needs for:

- **Short-Term (1-6 months)**
- **Mid-Term (6-18 months)**
- **Long-Term (18 month +)**

**Sectors Covered**
- General Office
- Offices
- Laboratories
GETTING TO THE OFFICE SAFELY
1. AT HOME APP, DIGITAL CHECK IN
2. COMMUTE DRIVE, TRANSIT, WALK, PARK
3. ENTRY QUEUING, LOBBY, RECEPTION, SECURITY
4. CIRCULATION ACCESS, DOORS, ELEVATORS, STAIRS
5. OFFICE INTERNAL AREAS OF INTERACTION
An outline that considers all typical touchpoints of students, potential users and visitors to a property. These are broken into short- and long-term categories and meant to be as comprehensive as possible. The extent to which any of these touchpoints are addressed is dependent on client determination.
It may be advantageous to develop a specific brand identity for the "Back to Campus" initiative.

An effectively branded identity for the program can provide quick recognition for the user in need of guidance, information and reassurance while orienting to a specific building environment.

A tone that is proactive, friendly and engaging has the potential for building trust in owner/management preparedness.

The following pages reflect initial ideation for potential program naming and graphic personality as well as intentional visual ties to Stanlec or particular client’s branding identity.

All One.Together™
Better.Together™
Together One.™
Together As One.™
One Together.™
All One. Together™
All In.Together™
Be One.Together™
All For One™

Be Safe. Together.™
For Goodness Sake!™
Safe & Aware™
Aware is Care.™
Keep it Safe.™
From Me to We™
Respect the Space™

# Safe.Clean.Aware. 
Respect the Space
Getting back to SOCIAL GRAPHIC STUDIES

Program Identity | Graphic Studies
A-Frame Sign
Getting back to SOCIAL GRAPHIC STUDIES
TYPICAL OFFICE ENTRY DOOR CONDITION
1. HAND SANITIZER UPON EXIT
2. WALL-MOUNTED TISSUE DISPENSER
3. REVOLVING DOOR FOR EMERGENCY EGRESS ONLY
4. DEDICATED DOORS FOR SINGLE-DIRECTION TRAFFIC

STANDARD APPROACH
CREATE OVERLAP IN SAFE ZONE UNINTENDED OVERFLOW

PRE-PANDEMIC CONDITIONS

POST-PANDEMIC CONDITIONS

CONSIDERS A 360° DEGREE SAFE ZONE

QUEUING OPTIONS

GETTING BACK TO SOCIAL
POSSIBLE ELEVATOR SOLUTIONS

ADDITIVE:
- 1. Designated Elevator Graphics
  a. By Name
  b. By Floor
  c. By Department
- 2. Instructional Graphics
  a. Mask-Only Area
  b. Limited Occupancy
  c. Designated Floor Markers for Standing
  d. Button-Pressing Instructions
- 3. Tissue Dispenser (wall-mounted)
  a. Trash Can + Tissues (inside and outside)
- 4. Mask Station
  a. Mask Dispenser and Graphic
  b. Trash Can
- 5. Disinfecting Cycle
  a. Manual (mist and/or wipe)
- 6. Automatic Opener (touch-free)

REPLACEMENT:
- 1. New Hardware
  a. Taller Buttons / Extensions
  b. Large Foot Buttons
- 2. New Interface
  a. Voice-controlled
  b. Touchless
- 3. Disinfecting Cycle
  a. Automatic Misting

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Getting back to SOCIAL

ELEVATOR SOLUTIONS

USER EXPERIENCE

Interior Spaces
Elevator & Stair
WHERE WILL WE BE IN 12–24 MONTHS?

SPRING/SUMMER 2021

WORKPLACE
THE SURVEY

130 COMPANIES PARTICIPATED

• Remote Work is here to stay
• Choice is the Future
• Over 50% of people have a more positive view of remote working

IMPACTS OF WFH ON THE FUTURE WORKPLACE?

SHORT TERM 18%

LONG TERM 82%

AVERAGE EXPECTED WFH DAYS/WEEK

86% SAY 1-3 DAYS/WK

Getting back to SOCIAL WORKPLACE SURVEY
WHY COME TO THE OFFICE?

1. COLLABORATION & FACE TIME WITH CO-WORKERS
2. SENSE OF BELONGING & CULTURE
3. COMMUNICATE BRAND & OUR PURPOSE

TOP 3 CONCERNS ORGANIZATIONS HAVE FOR RETURN:

- PROXIMITY TO PEOPLE
- SANITATION OF WORKPLACE
- SAFETY & SECURITY
THE RESULTS

- No significant short-term change in Real Estate portfolio
- Space standards and allocations remix
- Activity based office work programs
- Define Choice overlay with Organizational Culture
- Health & Wellness is a top priority
- Push Smart Building Tech to forefront

"We are remote work capable. Having an office is a cultural choice rather than a necessity. We need to decide going forward how important that office is to our culture."

FOCUS WORK → COLLABORATIVE HUB = CHANGE ON CULTURE & DESIGN SOLUTIONS
WHAT IS THE FUTURE OFFICE?

ABLE TO EFFECTIVELY

PRE-PANDEMIC, ON AVERAGE HOW OFTEN DID

POST-PANDEMIC YOU WOULD BE MOST EFFECTIVE
"A DAY IN THE LIFE"
SO HOW DO WE PUT THE IDEA OF CHOICE INTO ACTION?
Getting back to SOCIAL RESPONSE TOOLS AND AUTOMATED SANITIZATION STATIONS
Getting back to SOCIAL RESTROOMS
POSSIBLE SOLUTIONS

ADDITIVE:
1. Hand/Arm
   a. Push-plates
   b. Pullers
2. Foot
   a. Kickplates
   b. Toe Pulls
3. Tissue Dispenser (door-mounted)
   a. Trash Can + Paper Towels
4. Motor-assist
   a. Button
   b. Push/Pull
5. Automatic Opener (touch-free)
   a. Sensor

REPLACEMENT:
1. New Hardware
   a. Off-the-shelf
   b. Custom
2. New Door with integrated hardware

RECONFIGURE:
1. Door Removal
2. One-way door traffic
3. Double-swing (code permitting)

Short-term  Long-term
Getting back to SOCIAL INDIVIDUAL SANITATION
WHAT SMART BUILDING AMENITIES SHOULD YOU EVALUATE IN THE TRANSFORMED WORKPLACE?

**ENERGY MANAGEMENT**

- Lighting Control
- HVAC Control

**SPACE UTILIZATION**

- Real Estate Optimization
- Mtg. Room Scheduling

**SECURITY & SAFETY**

- Smart Surveillance
- Emergency Response

**LOCATION SERVICES**

- Equipment Tracking
- People Tracking
KEY CONSIDERATIONS

- Wider aisles
- Buffer zones between open workstations
- Unassigned work carrels along window wall
- Workroom for teaming with 120 configuration
- Offices with small meeting area
- Mobile furniture for agile desk orientation
OPEN WORK AREA

• Wider corridors to avoid contact while navigating space
• Collaborative spaces used as buffer zones between stations
• Greater distance between clusters of stations

• 24" high AMQ screens on FrameOne benching,
• 54" high Groupwork mobile whiteboard screen.
FORMAL COLLABORATION

- Visibility into larger meeting spaces ensure meeting capacities are maintained
- Wider corridors in front of larger meeting spaces to avoid contact
- Reduced seating capacity in meeting spaces
INFORMAL COLLABORATION

- Isolate open collaboration spaces minimizing contact
- Reduced seating capacity
WHAT DOES WORKPLACE CHOICE MEAN TO YOU?

IN A WORD, WHAT DO YOU MISS ABOUT GOING TO THE OFFICE?
HOW TO SUCCESSFULLY IMPLEMENT FUTURE OFFICE STRATEGY?

• Cultural Acceptance
• HR Policies & Governances
• Operational & Functional Requirements
• Organizational Behavior & Culture – Macro and Micro
• CRE Utilization Metrics
• Technology Integration & Smart Building
• Management Training
• Industry Specific/Department Specific
Getting back to SOCIAL

WHAT CAN WE LEARN FROM LABS?
Getting back to SOCIAL PPE AS A WAY OF LIFE

- Safety Goggles
- Hair in Ponytail
- Gloves
- Longsleeved, Fastened Coat
- Long Pants
- Enclosed Shoes
Ventilation – Reducing the Viral Load

In a perfect system one air change reduces viral load by 50%
RESPONSE TO COVID-19: INDOOR AIR QUALITY

• Increase Ventilation
• High-Efficiency Particulate Air (HEPA) filtration
• Electrostatic filters
• Ultraviolet Germicidal Irradiation
• Bipolar Ionization
• Photocatalytic Oxidation (PCO)
• Indoor humidity management

IMMEDIATE ACTIONS

1. Perform an Air Quality Assessment
2. Increase Concentration of Outdoor & Relief Air
3. Upgrade All Filters in AHU Equipment
Getting back to SOCIAL CHALLENGES IN SOCIAL DISTANCING
94% of Fortune 1000 companies are seeing supply chain disruptions from COVID-19.

75% of companies have had negative or strongly negative impacts on their businesses.

**Shortages of:**
- Chemicals
- Reagents
- Lab Consumables

**Impact to Just In Time Delivery:**
- Greater on hand inventory = more storage
- Limits on outside personnel = no internal deliveries
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QUESTIONS?
Please type into the Q&A box!

Thank you!

**A recording of this webinar will be available on www.ifmasv.org shortly**