

OPEN OFFICE
SAFE RETURN



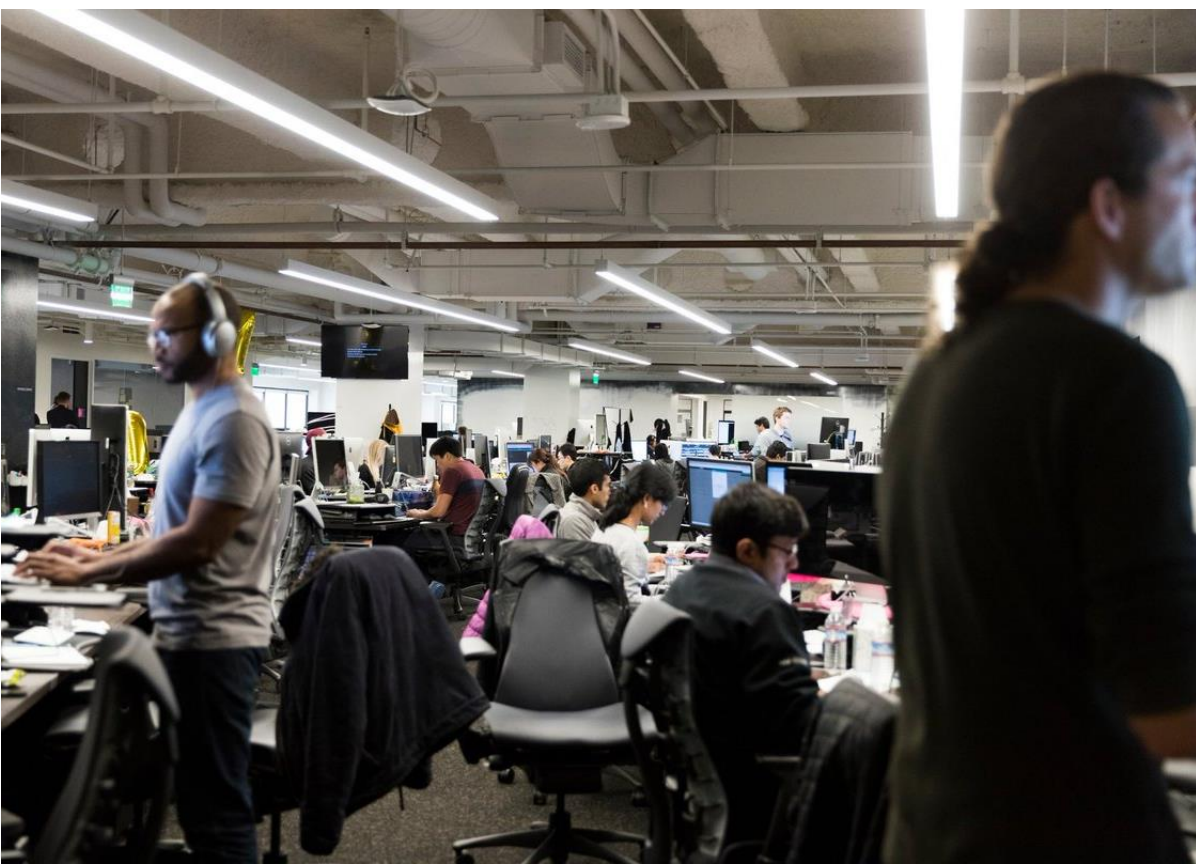
**Goodbye to the crowded office:
how coronavirus will change the
way we work together**

From: Shutterstock.com

OPEN OFFICE SAFE RETURN

TRENDING TOPICS IN MEDIA

1. MORE SPACE



That means people will want more space. Following the last recession, companies had been trying to do more with less space. That meant packing more and more people into open office spaces, a practice known as “densification.” “Densification will take a hiatus,” Pogue-McLaurin said. “We’ll shift to, **‘How do we dedensify to create the physical distancing that we now need to have?’**”

2. MORE OFFICE LIKE OFFICE



“The last decade saw the home migrate to the office,” said Amol Sarva, the CEO of Knotel, which furnishes and manages office space for other corporations. He cited the proliferation of couches, cafes, and communal space that marks the modern-day activity-based office. His prediction for the long term is that coronavirus will again shift the balance between work and home. **“Offices are going to become more office-like.”**

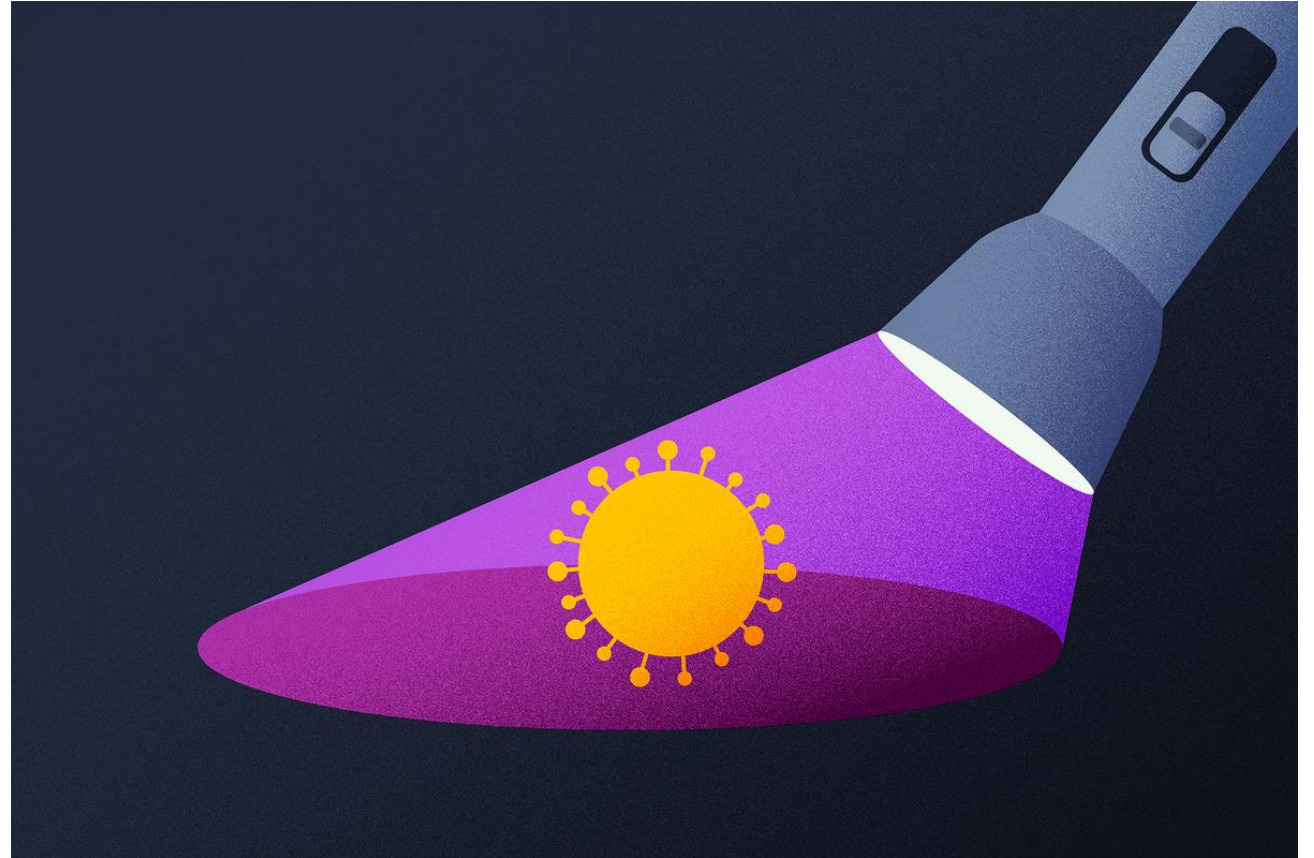
3. OFFICE WORKSTATIONS RE-DESIGN



Image: Cushman & Wakefield

That could mean more private spaces or personal offices for individuals, and **more distance between desks**. Rather than desk setups that face each other or are right next to each other, we might now be positioned to our colleague's backs with more space between us. A conference room that normally fit 10 people might now only hold chairs for five. Expect greater spacing and fewer seating options in communal areas like kitchens as well.

4. HOSPITAL PROTOCOLS AND TECHNOLOGIES WILL ARRIVE TO CORPORATE



Some companies could even use **UV lighting** to disinfect offices at night or meeting rooms in between uses, a practice that's increasingly common in hospitals.

5. LESS SHARE SPACES AND CAFETERIAS



“People are aware of the risk of germs in the restroom, but areas like break rooms have not received the same degree of attention,” said microbiologist Charles Gerba, who aided a study, in 2012. **“Contamination can be spread throughout the workplace when office workers heat up lunch, make coffee, or simply type on their keyboards.”**

6. BARRIERS BETWEEN DESKS

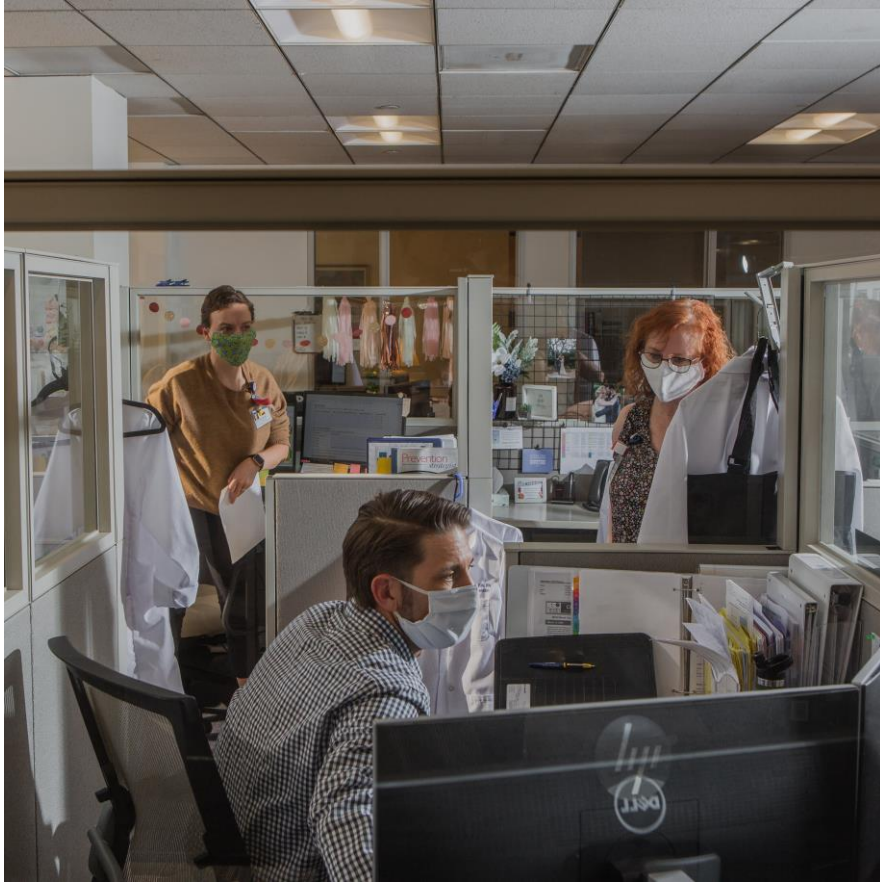


Image: Alex Welsh for the New York Times



Rumors abound that tech companies are buying up **plexiglass to use as barriers in open spaces**. The offices of Infection Prevention at the University of California, Irvine, has translucent protective barriers between desks and now requires employees to wear masks.

7. FACE TO FACE MEETINGS WILL BE MORE IMPORTANT



“We want to reserve when we do come together to be special and important and about creating relationships”

8. LESS PHONEBOOTHS WITH ACOUSTICAL MATERIALS



“Think about the little phone booths people were starting to use for calls for privacy,” Gensler’s Pogue-McLaurin noted. “If someone sneezed, you have a germ-filled little box.”

9. ROAD MARKINGS



Image: Cushman & Wakefield

Think road markings, but for offices. From squash-court-style lines in lobbies to standing spots in lifts, and from circles around desks to lanes in corridors, the floors and walls of our offices are likely to be covered in **visual instructions**.

10. LESS FUN MORE SAFTEY



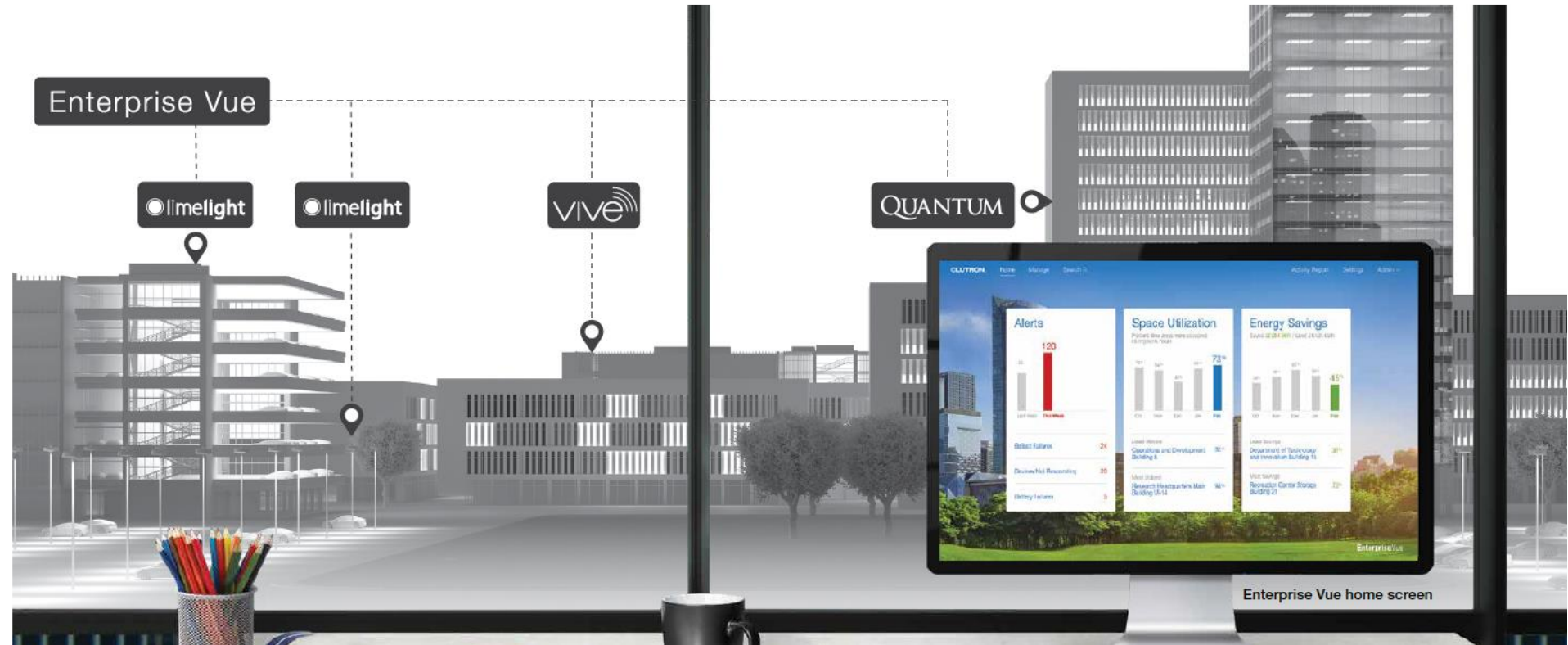
Mobify was the epitome of the 21st century workplace, with employees sitting side-by-side in communal desks, and open spaces to congregate for Ping-Pong and pool. Now, changes are coming. **“It’s less about fun and more about safety,”** Mr. Faletski said.

11. MORE HOME-OFFICE EMPLOYEES



Organizational psychologist Adam Grant thinks **many employees are also discovering the pleasures of homeworking.** "I actually made a list of all the things I'm thrilled that I don't have to do," he said. "And that list includes changing out of sweatpants. It also includes having to commute."

12. MORE TECHNOLOGY



Building/Energy Management Systems (BMS/EMS)



Energy Dashboards and Analytics Packages



API



HVAC



Audio & Video



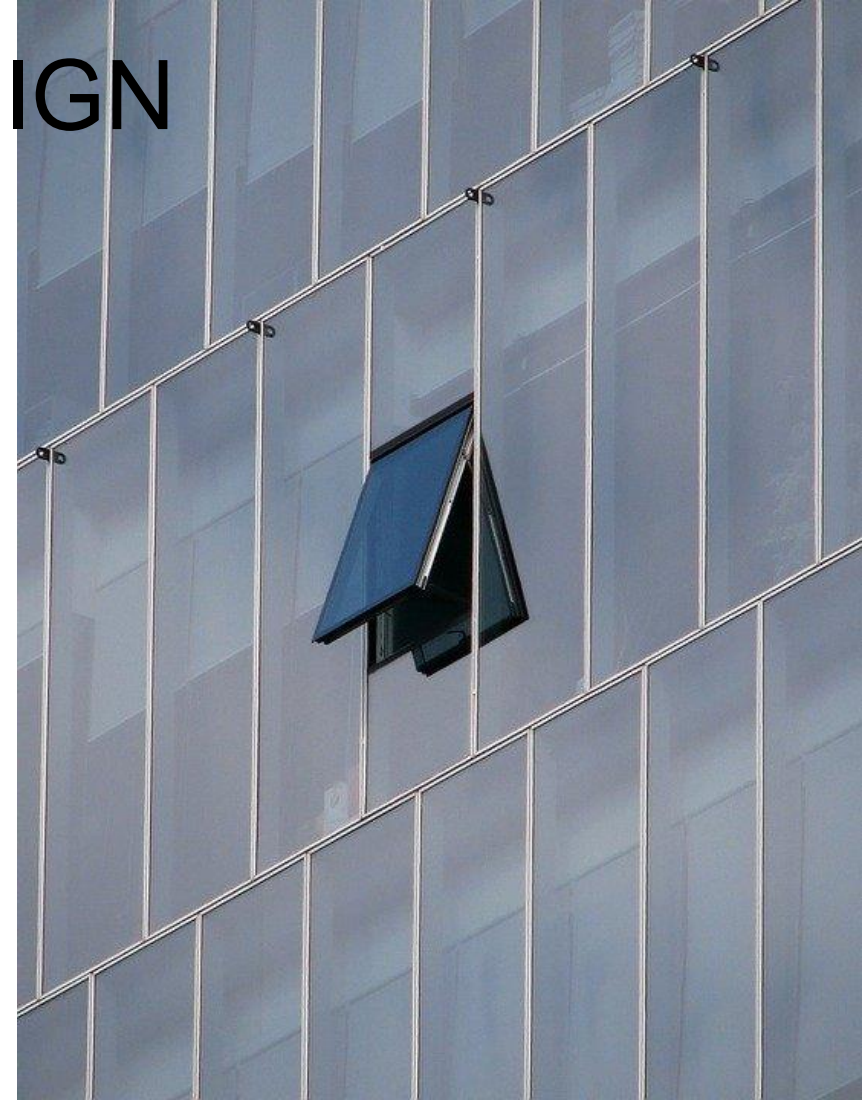
IT

For smaller companies, the changes may be more modest but the issue weighs just as heavily. Howard Cao, the chief executive of Form & Fiction, a start-up incubator in San Francisco, said **he had been thinking about changing out the touchpad at the front door** to the office that his seven employees shared with workers from other start-ups. “We’ll probably have to reconfigure that into something with Bluetooth or a key fob,” Mr. Cao said.

13. VENTILATION CONTROL & DESIGN

With good ventilation being key to preventing the spread of COVID-19, a big trend could be simply opening a window - if windows can be opened, that is, since many offices are now sealed, controlled units.

And where filtered air is the only option, it could be boom-time for high-end [office climate control systems](#). China's mass adoption of this technology to address poor air quality is thought to have assisted its office workers to return to their desks more quickly.



Katsikakis imagines that COVID-19 will cause many companies to acquire extra air filtration solutions in the short term in an effort to promote healthier air. Longer term, businesses and landlords may “design buildings that plan for higher quality clean air as the norm,” says Katsikakis. “I think we’re going to see a lot of that.”

14. MEETING CAPACITY REDUCED



Time spent in closed-door rooms will have to be approached selectively with the number of people per room limited. In the first couple of months after we return to offices, we probably will still be vulnerable to a pandemic backslide. That means **companies will have to come up with a rule limiting the number of people allowed in an in-person meeting.**

15. CONTACTLESS OFFICES

The Bee'ah HQ in the UAE features many design principles that could become widespread.



Companies may also need to invest in a new suite of contactless technologies to reduce disease transmission. Zaha Hadid Architects' new headquarters for the Bee'ah waste management company in Sharjah, UAE may be a glimpse of the future. It is packed with what ZHA calls '**contactless pathways**', whereby employees rarely need to touch the building with their hands. Office doors open automatically using motion sensors and facial recognition, while lifts - **and even a coffee - can be ordered from a smartphone.**

16. MULTIPLE LOCATION OFFICES



Corporations are evaluating having different locations with less space, to avoid their employees to use public transportation and engage with different ways of sustainable transportation like walking and biking

IN CONCLUSION...



“I think what we’re going to see, which is really interesting, is we have now experienced a work-life integration which will change our perspectives and expectations of how we work in the future,” says Katsikakis. “I think **as human beings, we’ll still want to have connections.** When we’re in the office, **we’ll want to be in a safe environment.**”



“In short, it is too early to tell if companies will lease less space,” Julie Whelan, Americas head of occupier research at commercial real estate services company CBRE, told Recode. “**While they may need less space because some people may conduct some of their work remotely,** they may **also need more space to provide the social distancing** that employees may feel they need to be comfortable.”

LUTRON 10 ACTUAL STRATEGIES TO IMPLEMENT SAFE RETURN WITH LIGHINT CONTROLS

1

“Turn lights on and off with occupancy sensors to avoid contact”



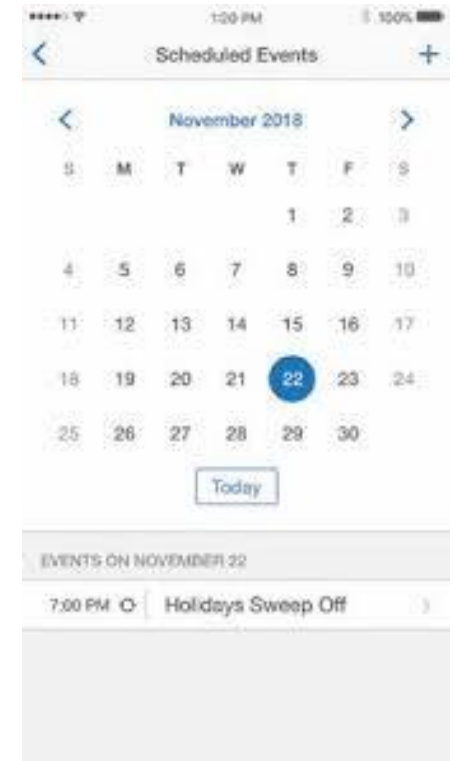
2

“Use timeclock to turn on and off lighting equipment”



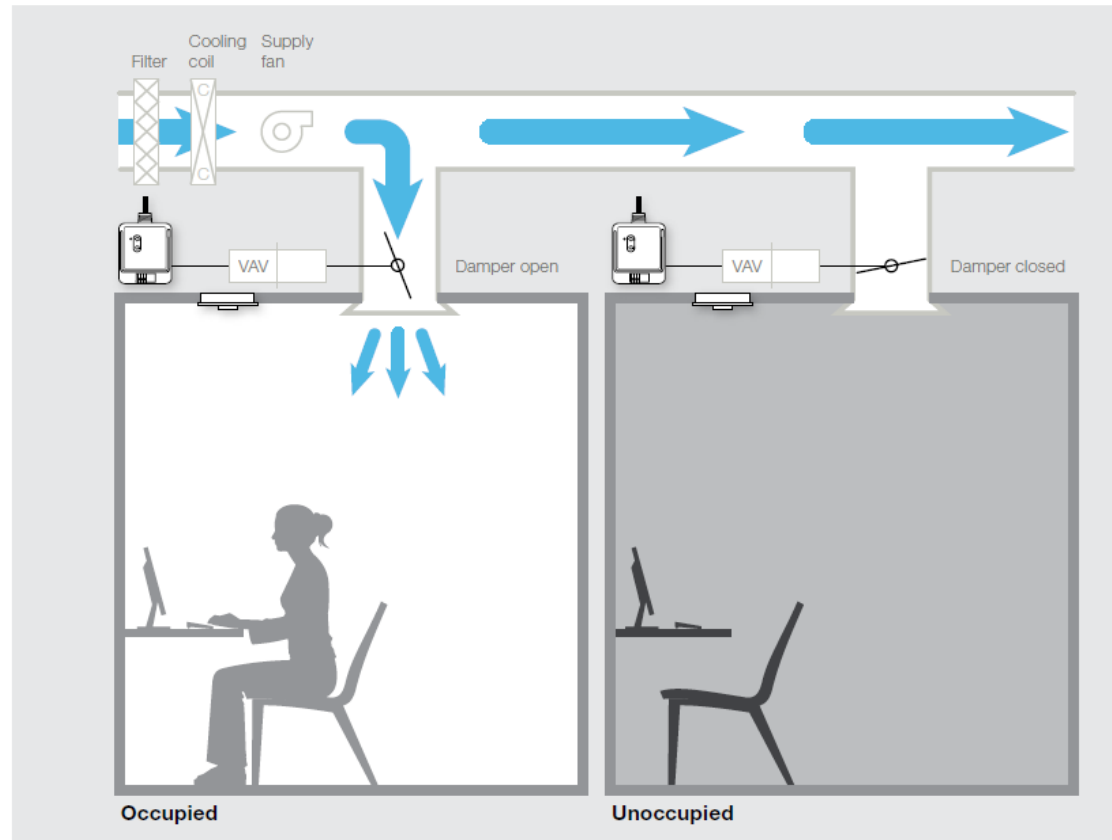
3

“Use timeclock to turn HVAC Ventilation equipment”



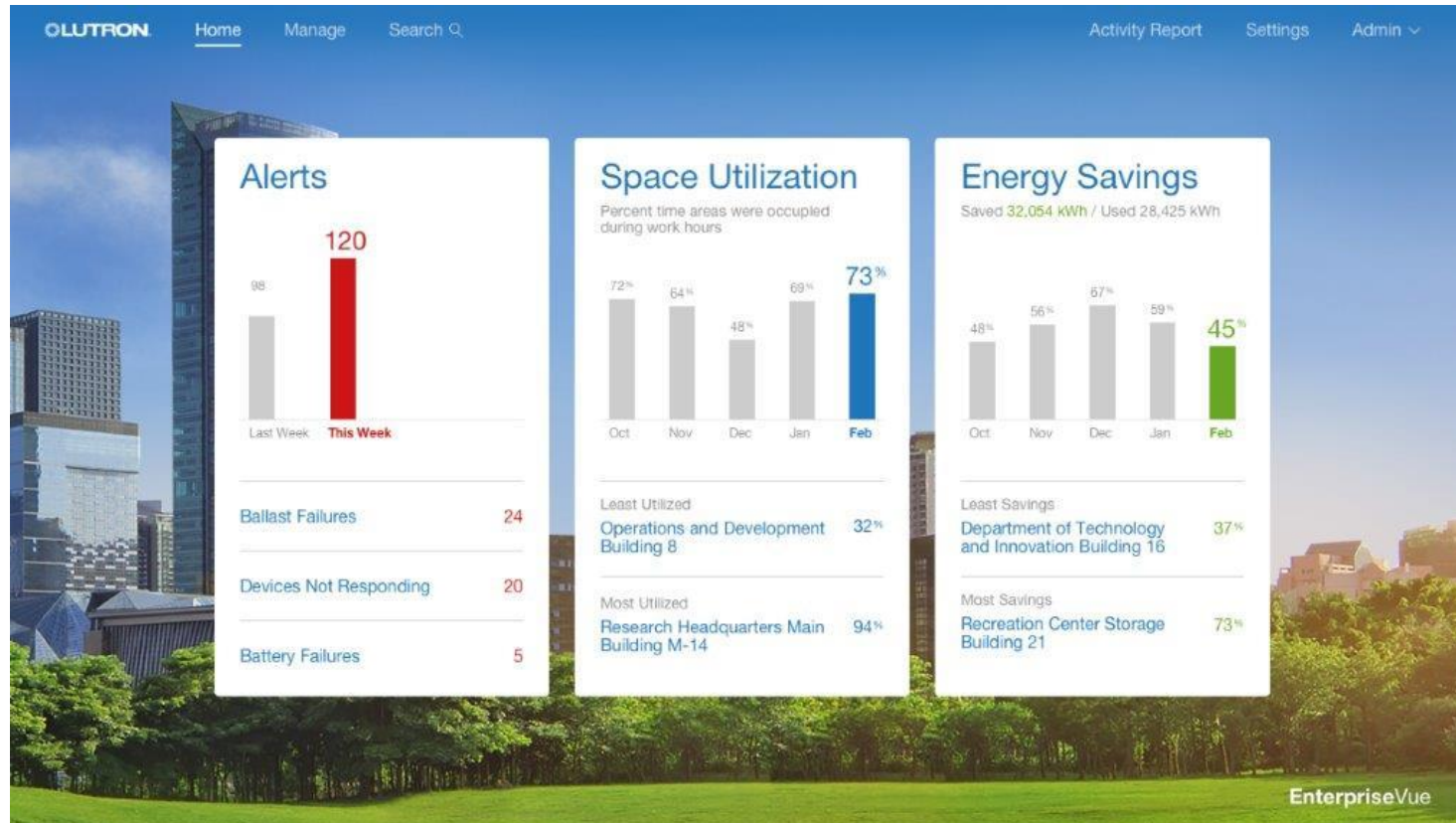
4

“Sensor detects meeting room in progress and activates the air ventilation through out all the meeting”



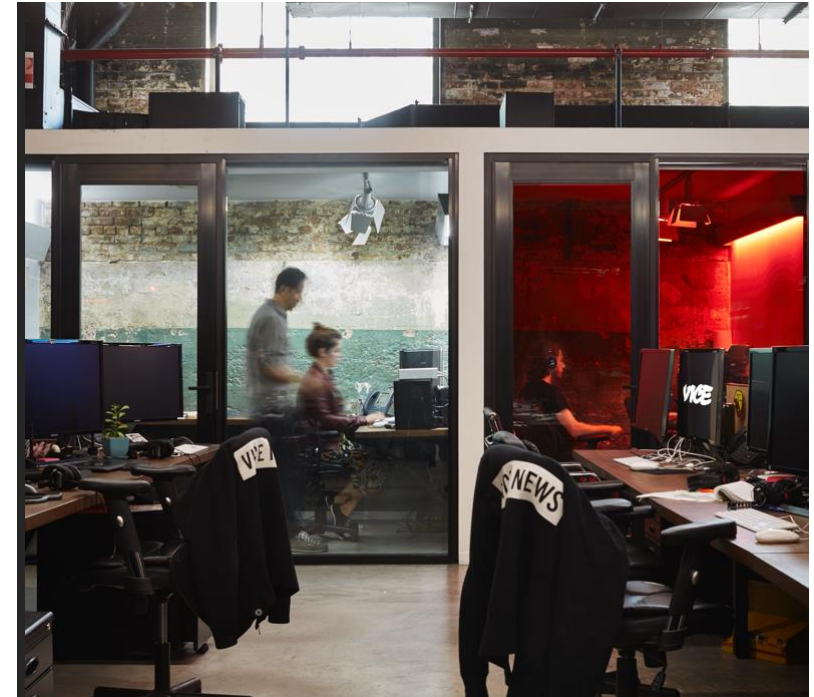
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“Sensor detects usage of meeting room and sends a signal to clean up room to management”



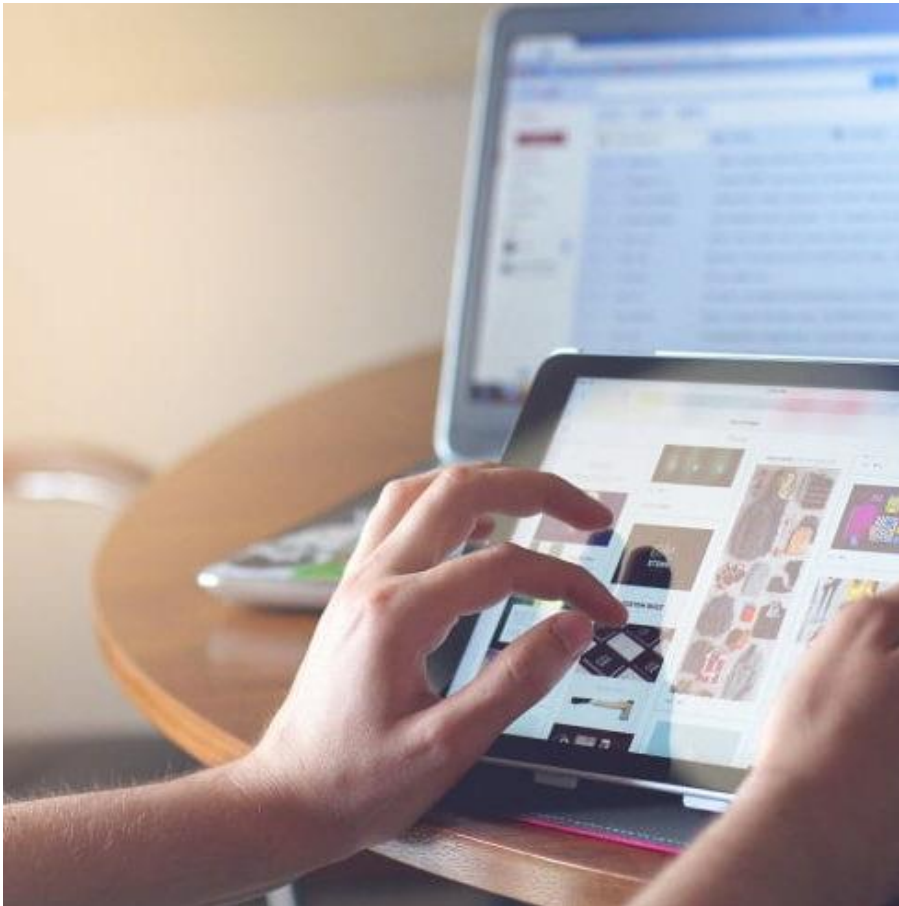
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“Lighting system would turn lights to indicate if room has been disinfected or not”



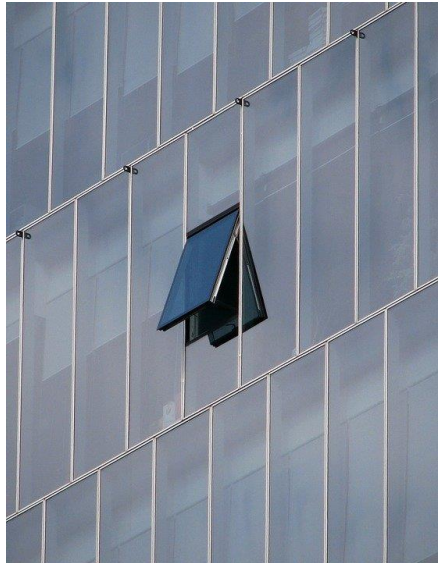
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“Use a command to indicate the room is clean and safe to use from cleaning services to management”



8

“Natural air circulation is key, so to have the ability to open shades automatically, to avoid contact and gain natural light will be key”



9

“Well credits for natural light control and lighting control”

Light Features

Feature

53: Visual Lighting Design
54: Circadian Lighting Design
55: Electric Light Glare Control
56: Solar Glare Control
57: Low-Glare Workstation Design
58: Color Quality
59: Surface Design
60: Automated Shading and Dimming controls
61: Right to Light
62: Daylight Modeling
63: Daylight Fenestration

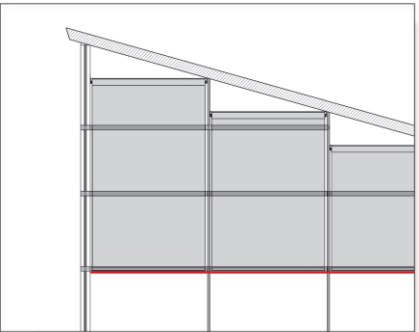
Precondition/Optimization

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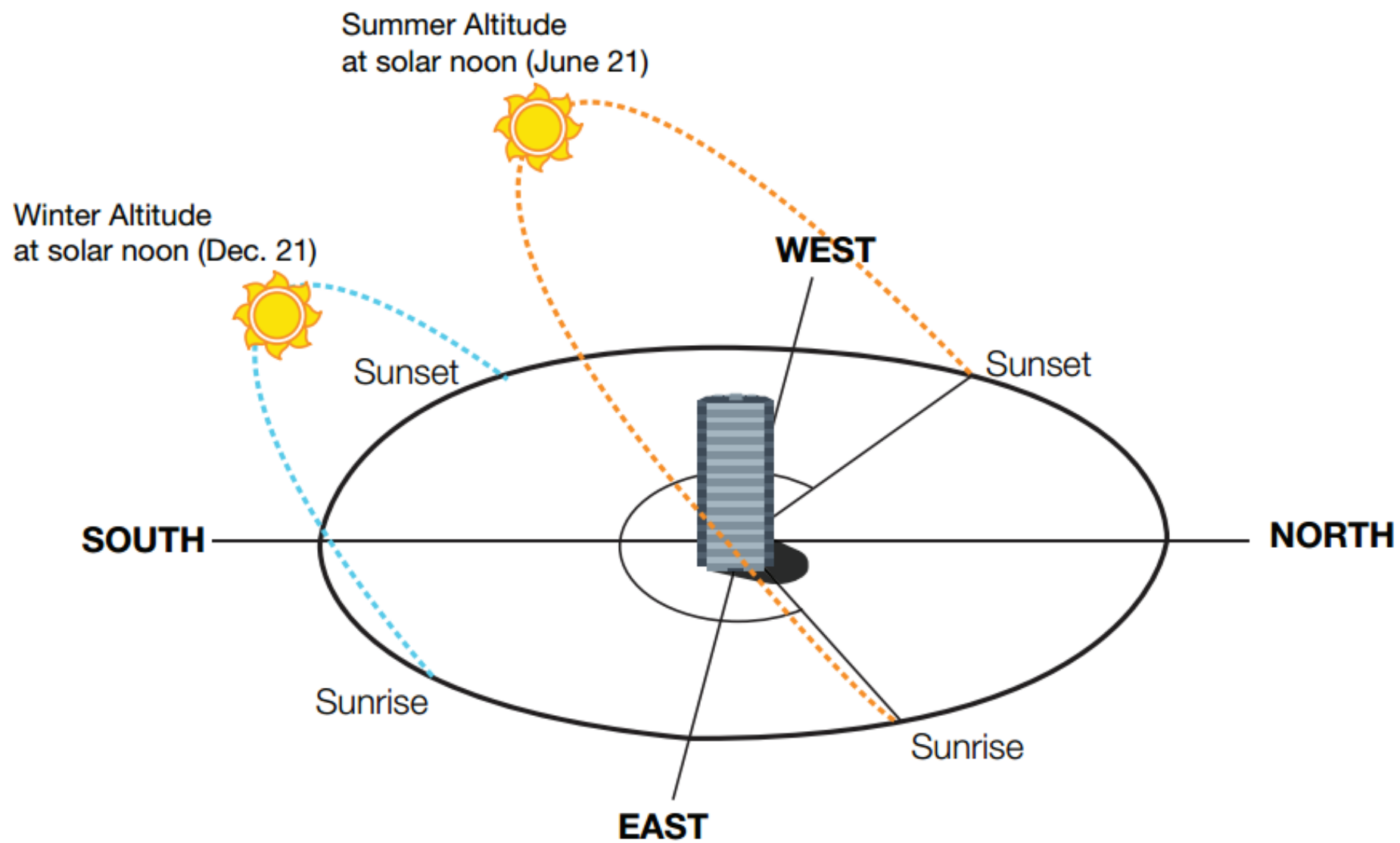
Connect with nature

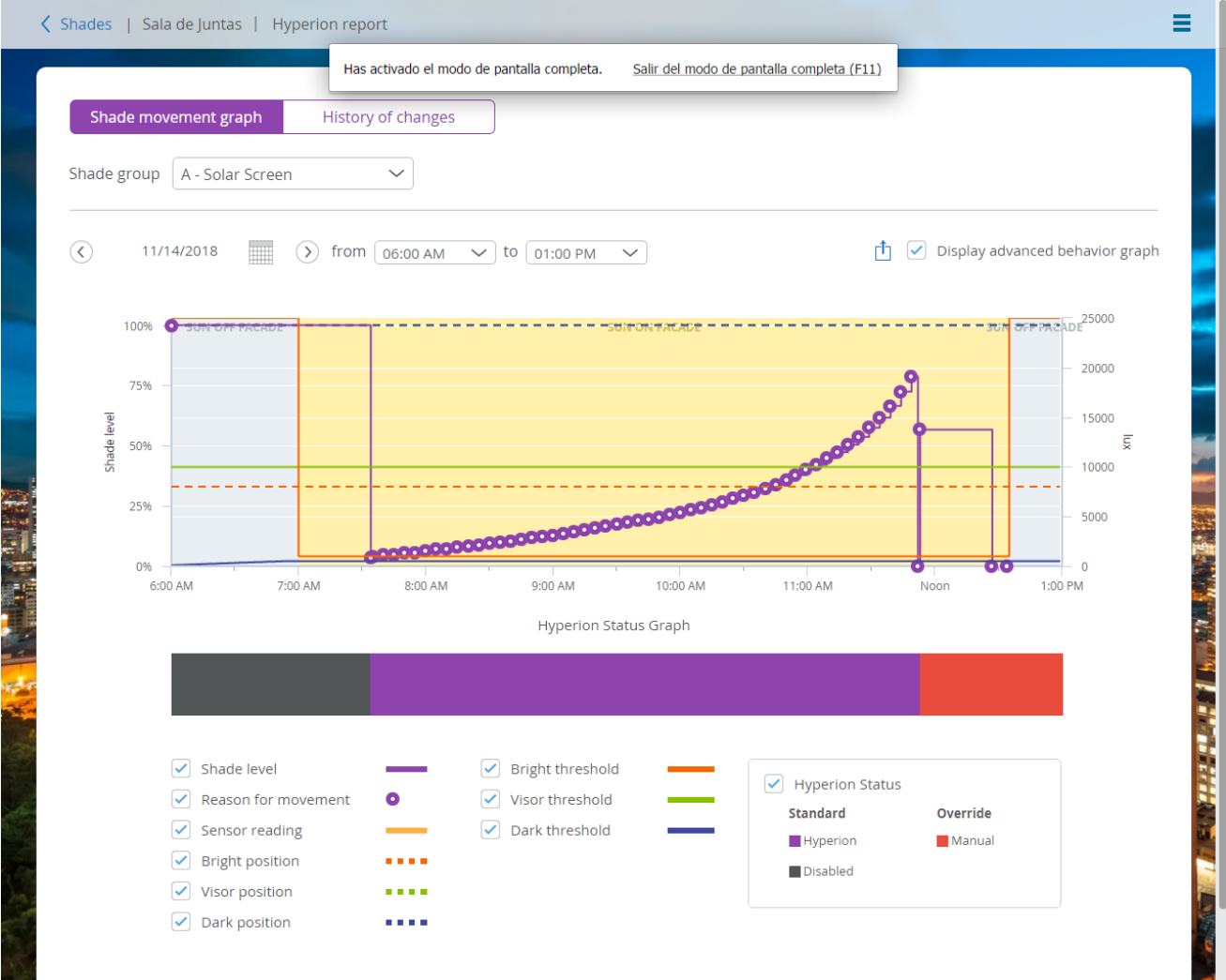


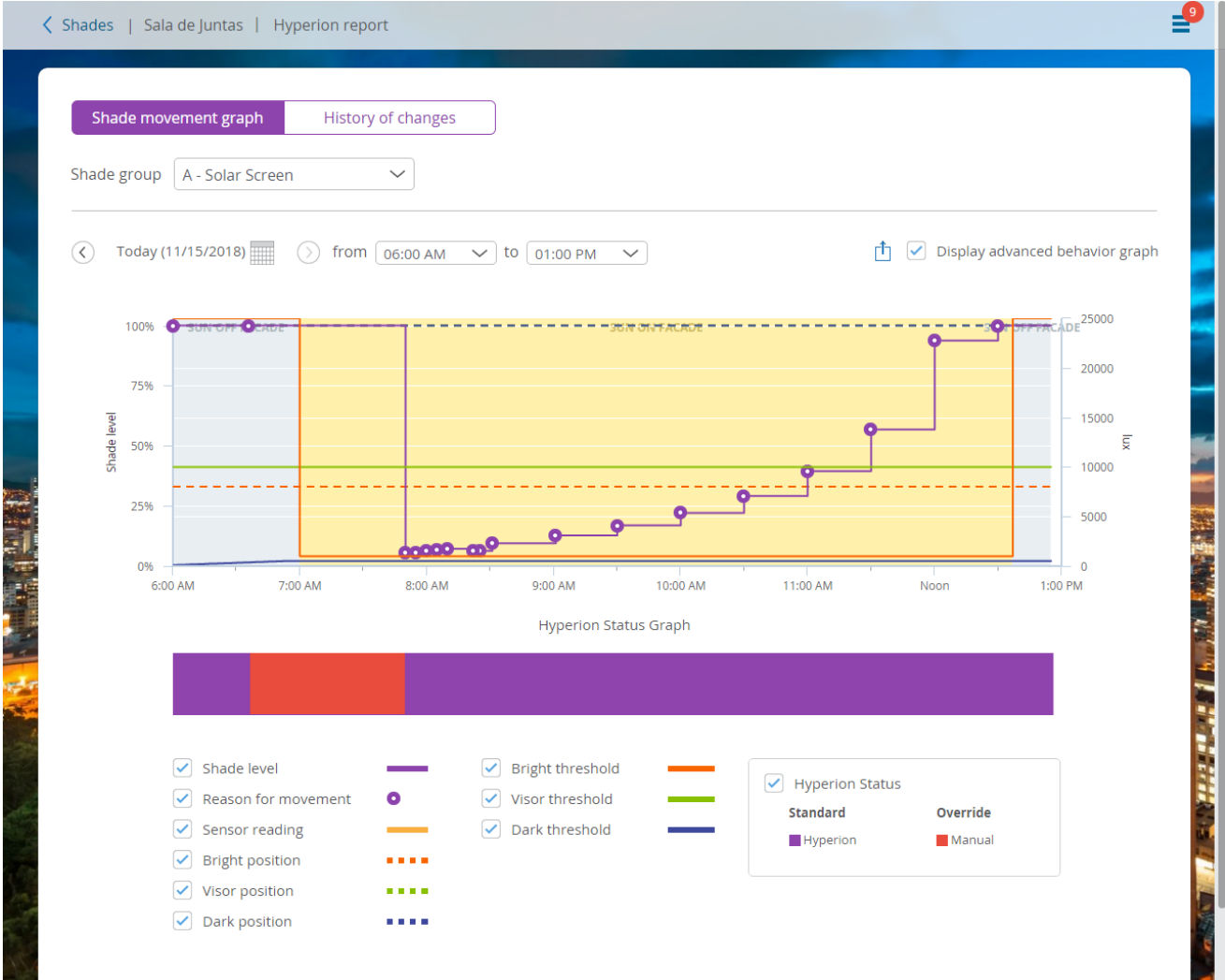


Advanced BHA accounts for sloped ceilings to keep hangers aligned

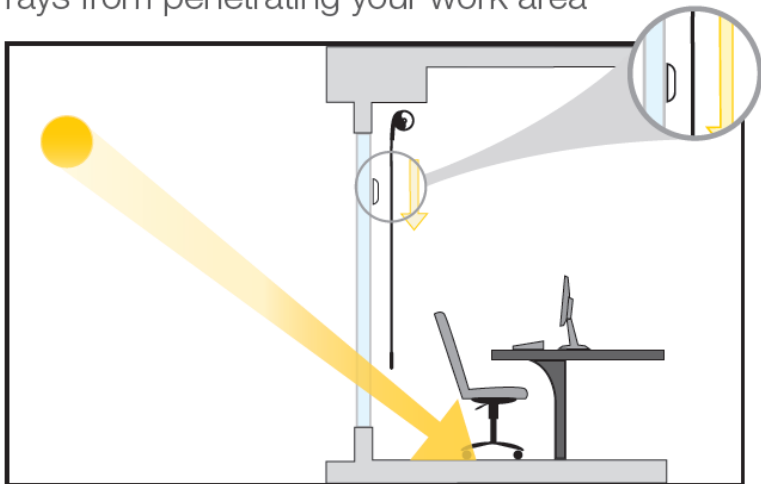






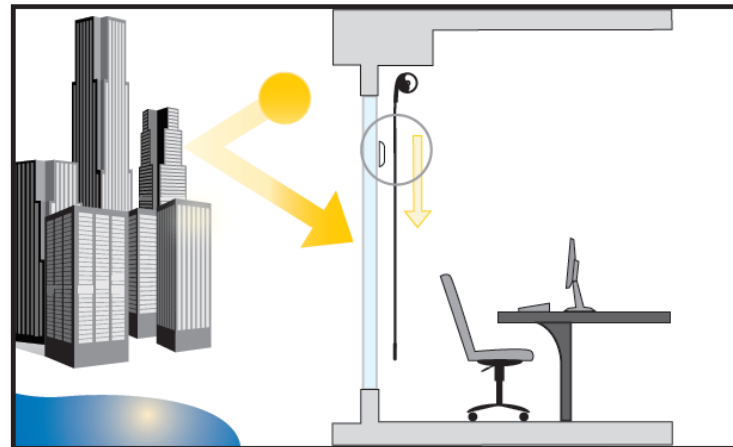


Direct Sun: Shades lower to keep the sun's rays from penetrating your work area



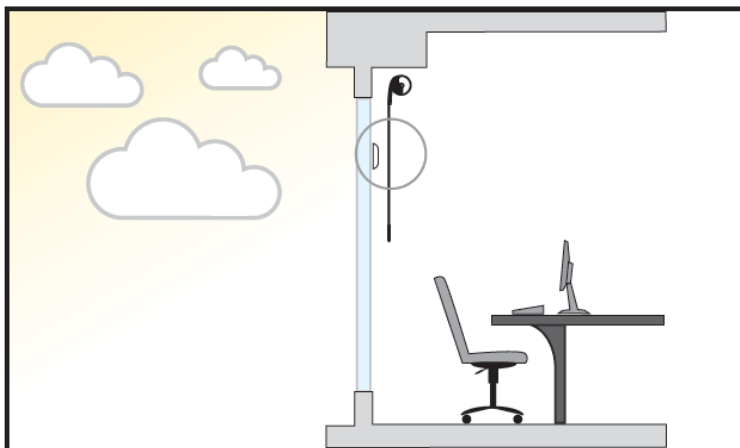
Shades lower to block direct sun

Reflected Sun: Shades close to block reflections from large surfaces



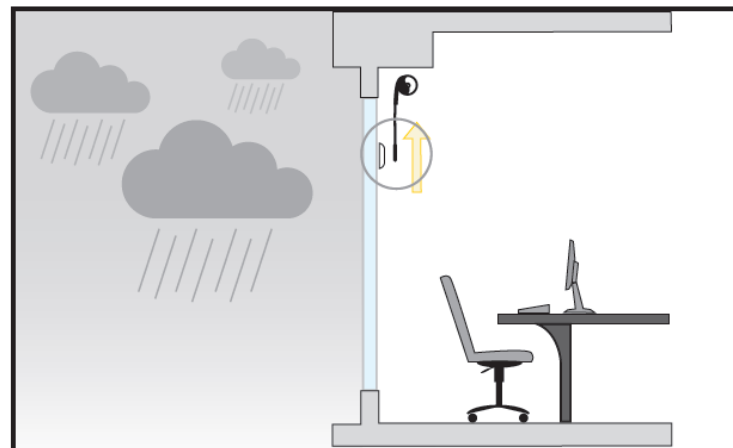
Shades close to block reflected glare

Bright Sky: Shades move to a predetermined position to minimize the contrast from the bright sky

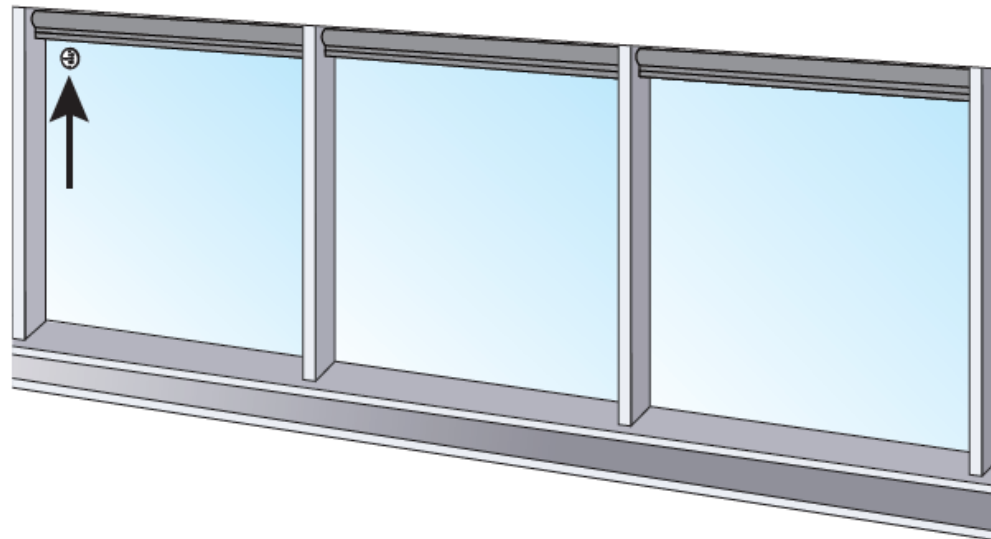
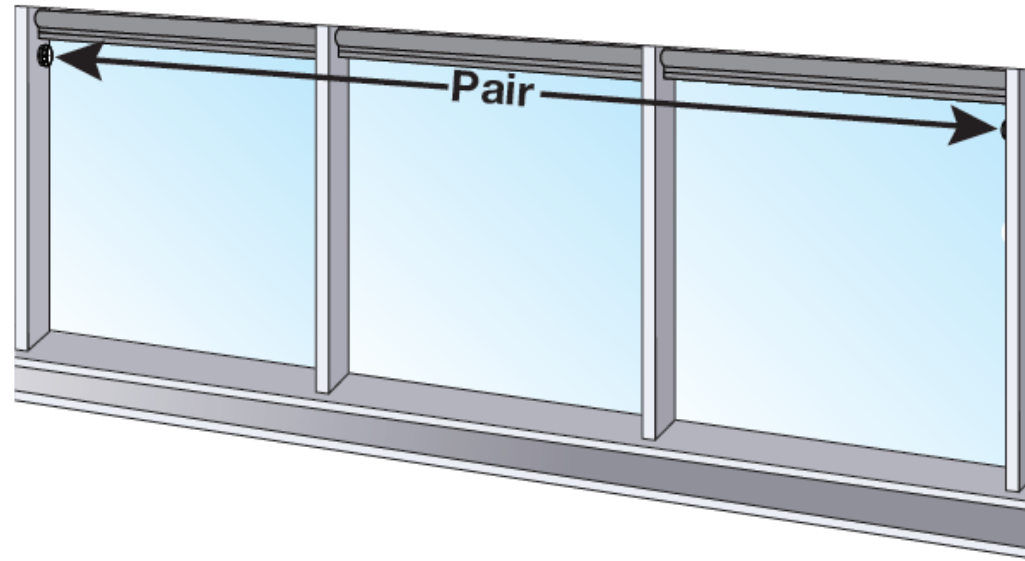


Shades lower to reduce sky contrast

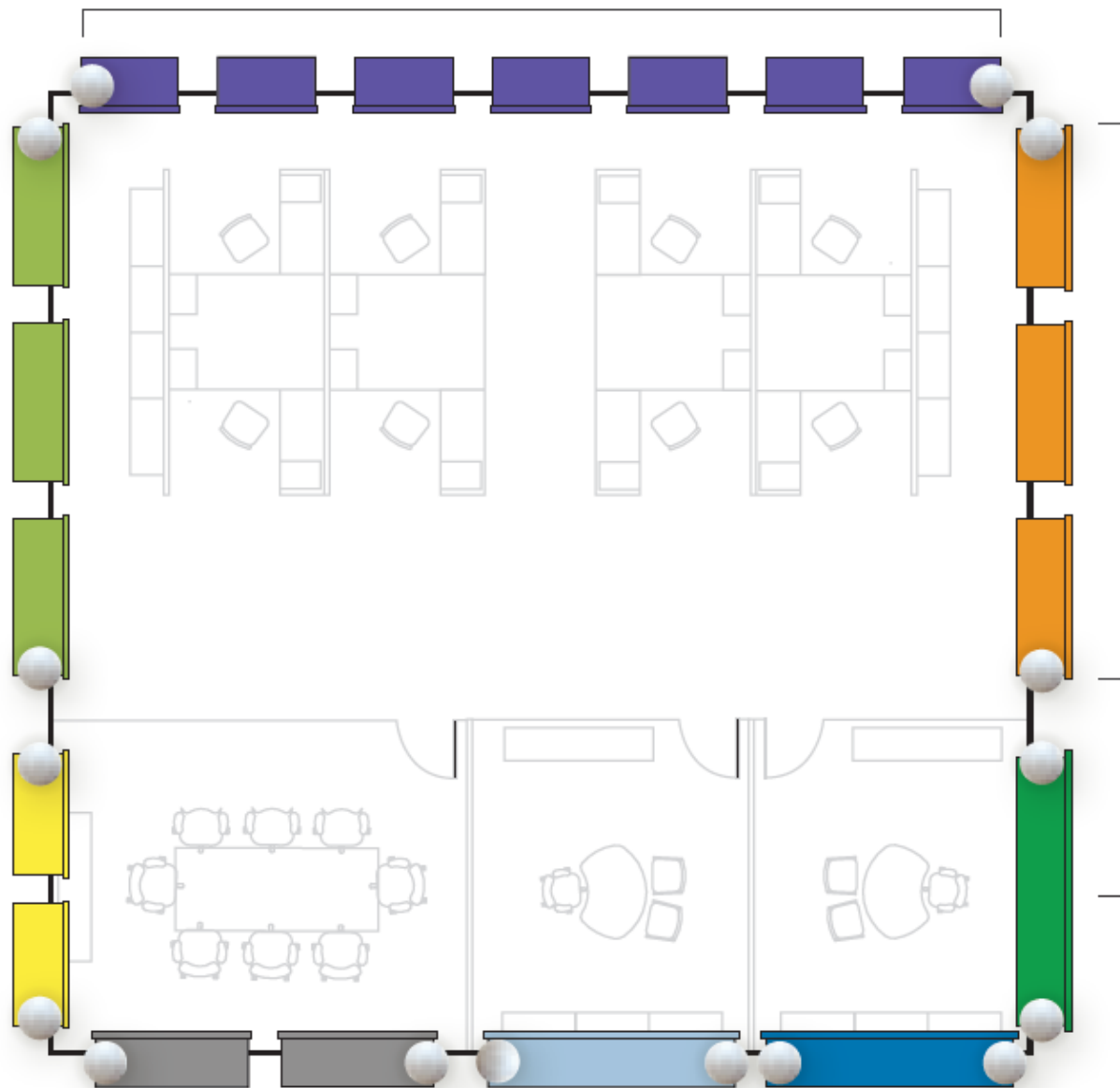
Overcast/Dark: Shades open to maximize views and available daylight in overcast or shadowed conditions



Shades open to maximize view



Façade control



Group control

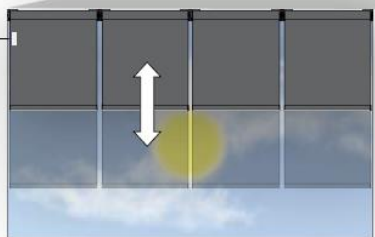
Single control

Manual shades provide a useful daylight zone up to only **10 ft.**



Manual shades are rarely adjusted and are usually misaligned, diminishing their effectiveness.

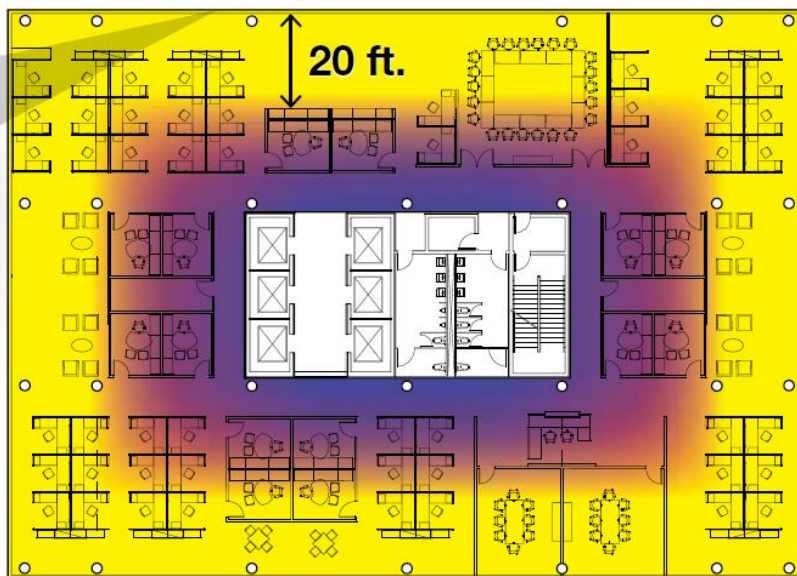
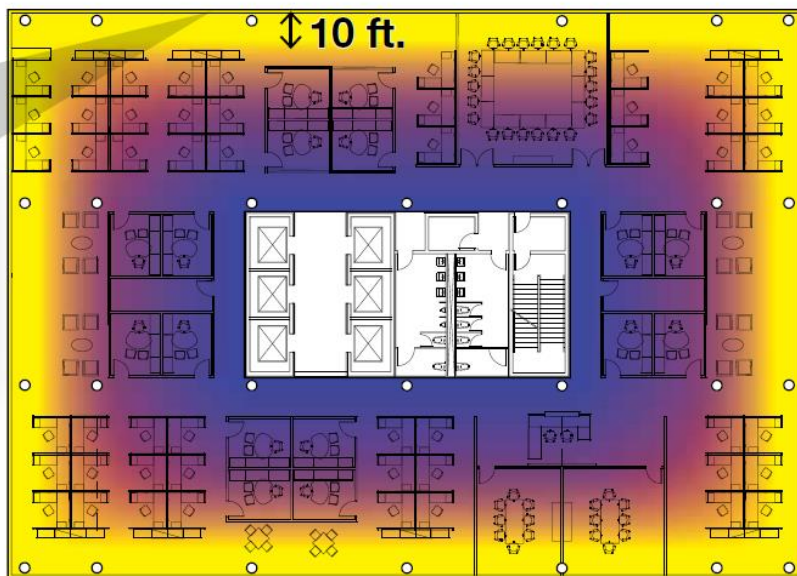
Lutron shading solutions extend the useful daylight zone up to **20 ft.**



Sensor adjusts automated shades according to daylight conditions.
Maximizes useful daylight entering a space, reducing electric light usage.



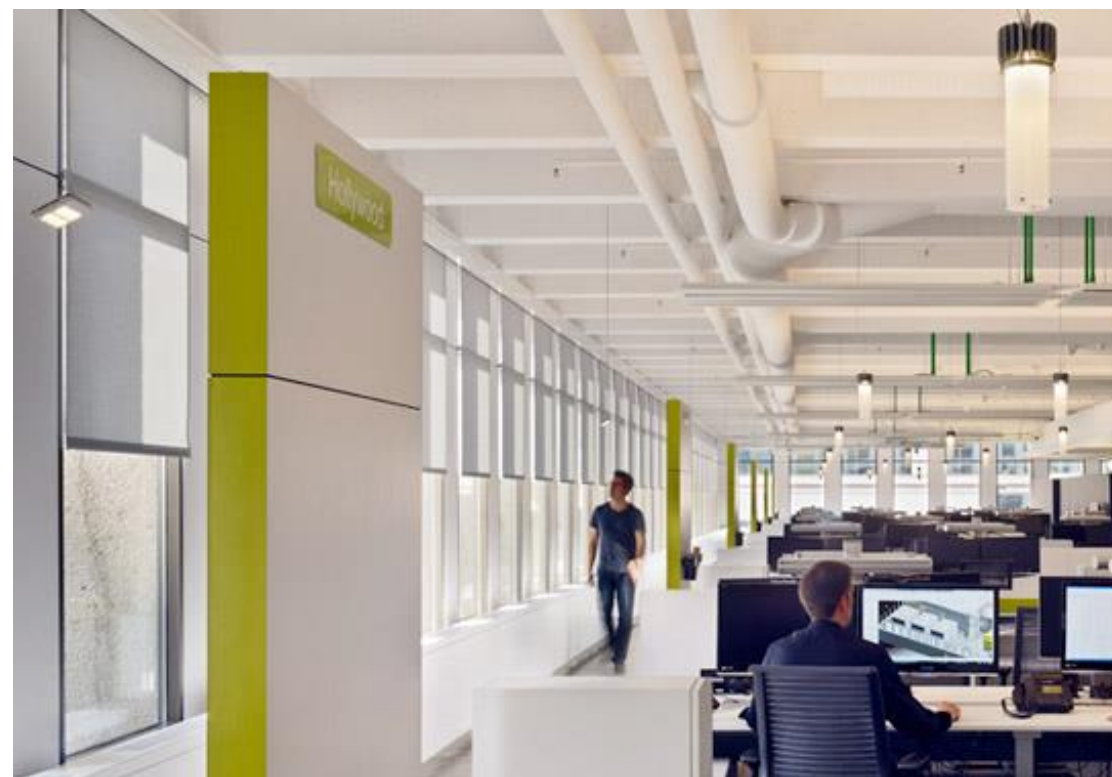
Wireless window sensor (discreet mullion mount)

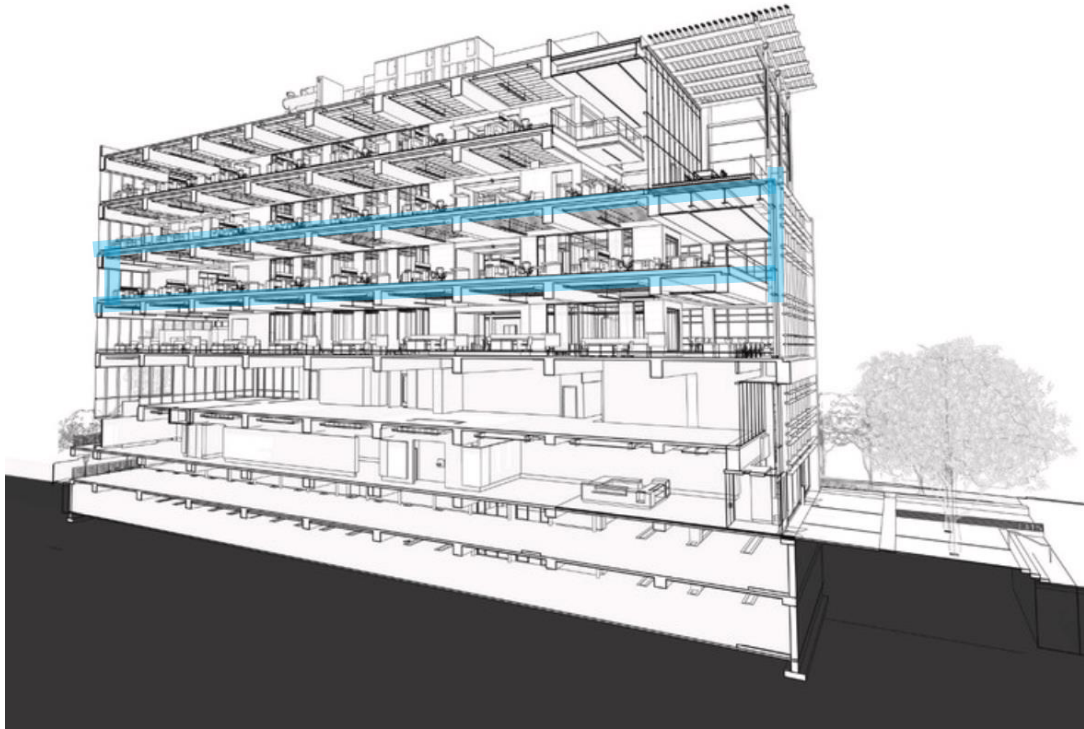


Lights

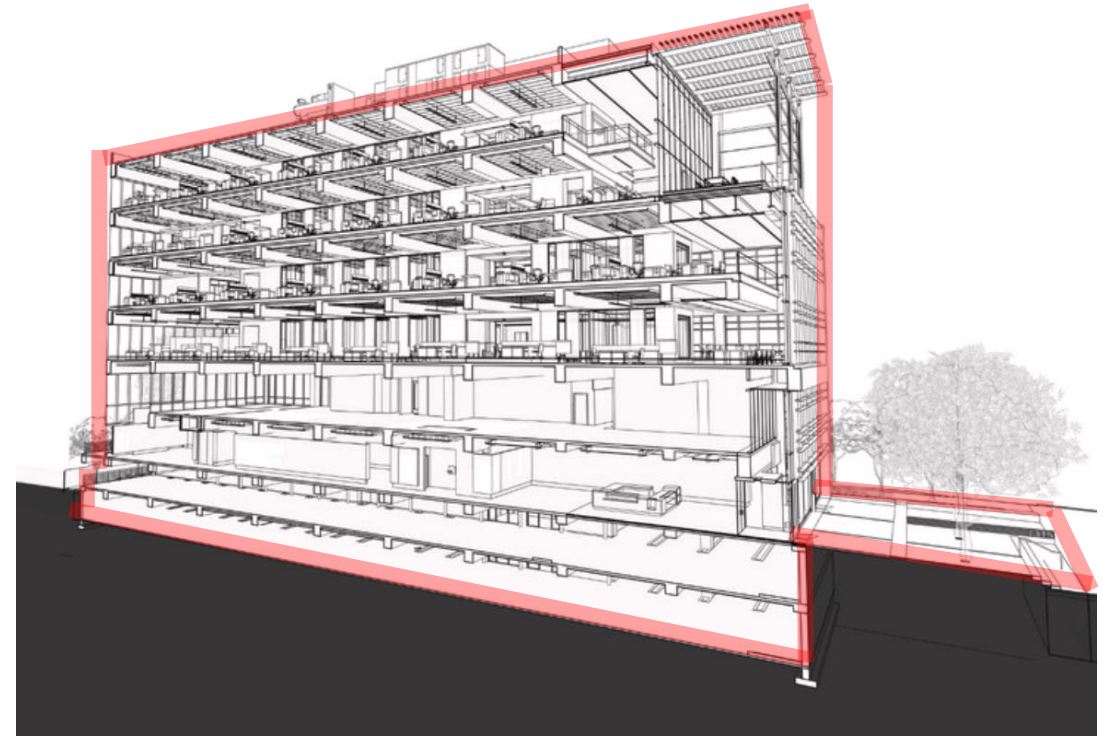


Shades





Interior design



Core & Shell

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Thank you!



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