

# 3655 Kifer Road Post-Covid Workplace

06.18.2020



RAW

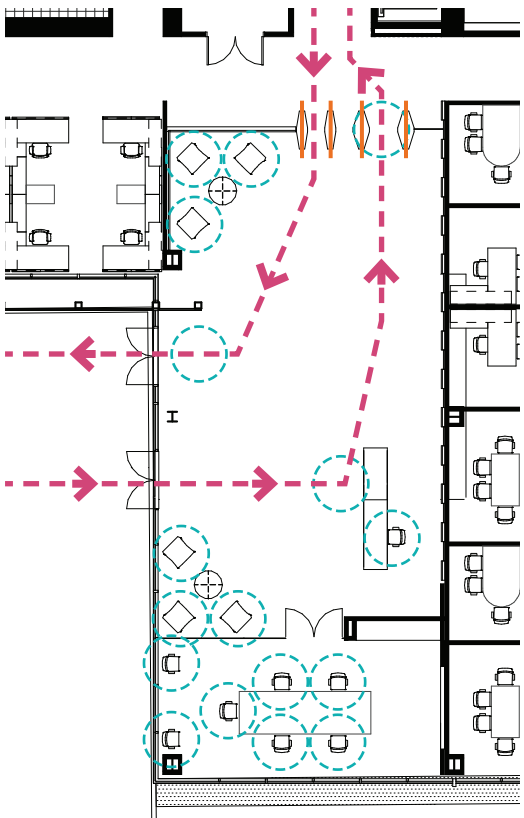
# Post-Covid Planning

## Building Common Areas

6' Distancing

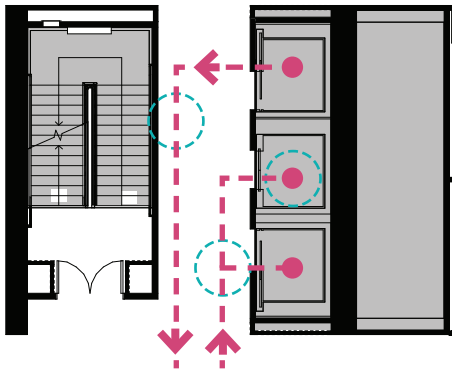
Single Circulation

Acrylic Turnstile Divider



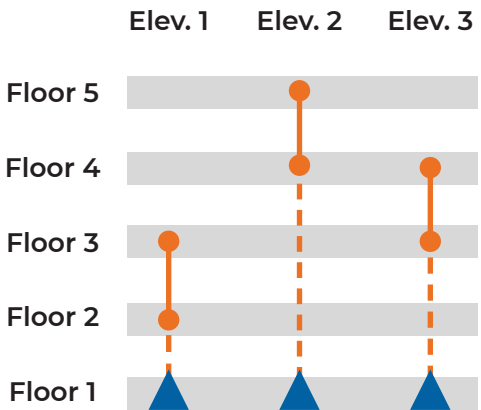
### Building Lobby

- Easy, & clear circulation
- Hands-free security turnstiles that could incorporate temperature readers
- Temporary screen at reception desk
- Sanitization stations
- Distanced lounge seating



### Elevator

- Destination Elevators
- Timed Directional Elevators
- Sanitization stations in lobbies



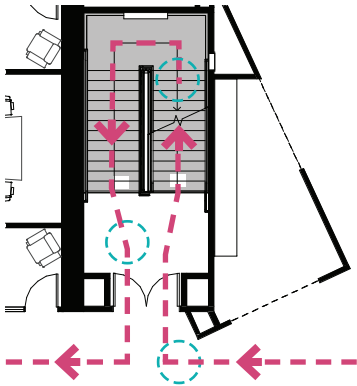
# Post-Covid Planning

## Building Common Areas

6' Distancing

Single Circulation

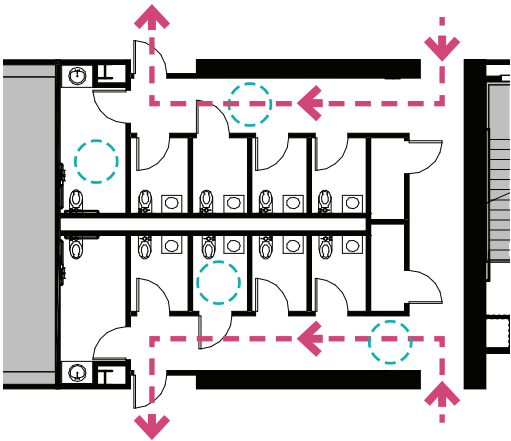
Legend



	Stair 1	Stair 2	Stair 3
8 am	▲	▲	▼
10 am	▲	▲	▼
12 pm	▲	▲	▼
2 pm	▲	▼	▼
5 pm	▲	▼	▼

### Stair

- Open doors for contactless use
- Deeper landings for increased distancing & waiting etiquette
- Timed directional stairs. Up during morning Down during afternoon
- Sanitization stations at landings

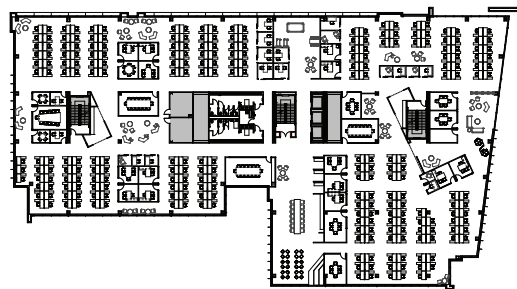


### Restroom

- Individual stalls with privacy partitions & sinks
- Separate entry & exit locations
- Hands-free fixtures & accessories
- Enhanced cleaning protocols

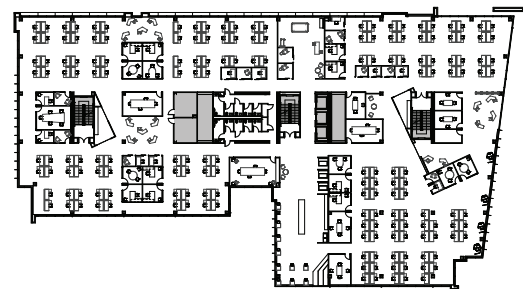
# Overview

Pre-Covid  
30" x 60" Benching - Single Shift



Floor Plan Summary	
4th Floor - 35,049 RSF	Total
Desks	255
Offices	9
Total Headcount	264
Conf. seats	122
Collab seats	57
Phone seat	28
RSF Per Person	133 RSF

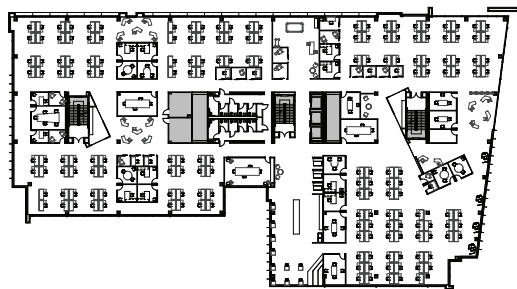
Post-Covid  
30" x 72" Benching - Single Shift



Floor Plan Summary	
4th Floor - 35,049 RSF	Current
Desks	174
Offices	9
Total Headcount	183
Conf. seats	55
Collab seats	22
Phone seat	25
RSF Per Person	192 RSF

- Methods and Assumptions
- Assumes all workstations will be occupied during business hours
  - Assumes workstations meet suggested size and componentry criteria

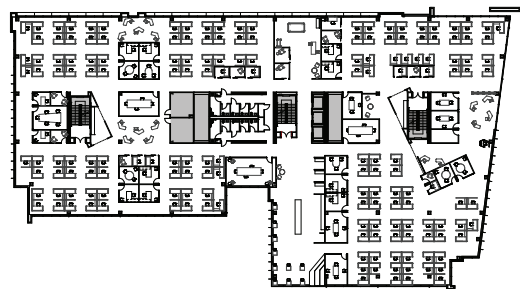
Post-Covid  
30" x 72" Benching - Double Shift



Floor Plan Summary	
4th Floor - 35,049 RSF	Current
Desks	174
Offices	9
Total Headcount	183
Conf. seats	55
Collab seats	22
Phone seat	25
RSF Per Person	192 RSF

- Methods and Assumptions
- Assumes tenants have shift schedule policies
  - Assumes workstations meet suggested size and componentry criteria
  - Headcount can be increased in future

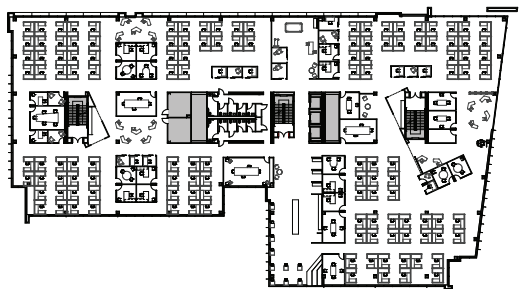
Post-Covid  
6' x 6' Workstation - Single Shift



Floor Plan Summary	
4th Floor - 35,049 RSF	Current
Desks	160
Offices	9
Total Headcount	169
Conf. seats	55
Collab seats	22
Phone seat	25
RSF Per Person	208 RSF

- Methods and Assumptions
- Assumes all workstations will be occupied during business hours
  - Assumes workstations meet suggested size and componentry criteria

Post-Covid  
6' x 8' Workstation - Single Shift



Floor Plan Summary	
4th Floor - 35,049 RSF	Current
Desks	127
Offices	9
Total Headcount	136
Conf. seats	55
Collab seats	22
Phone seat	25
RSF Per Person	257 RSF

- Methods and Assumptions
- Assumes all workstations will be occupied during business hours
  - Assumes workstations meet suggested size and componentry criteria

# Pre-Covid Plan

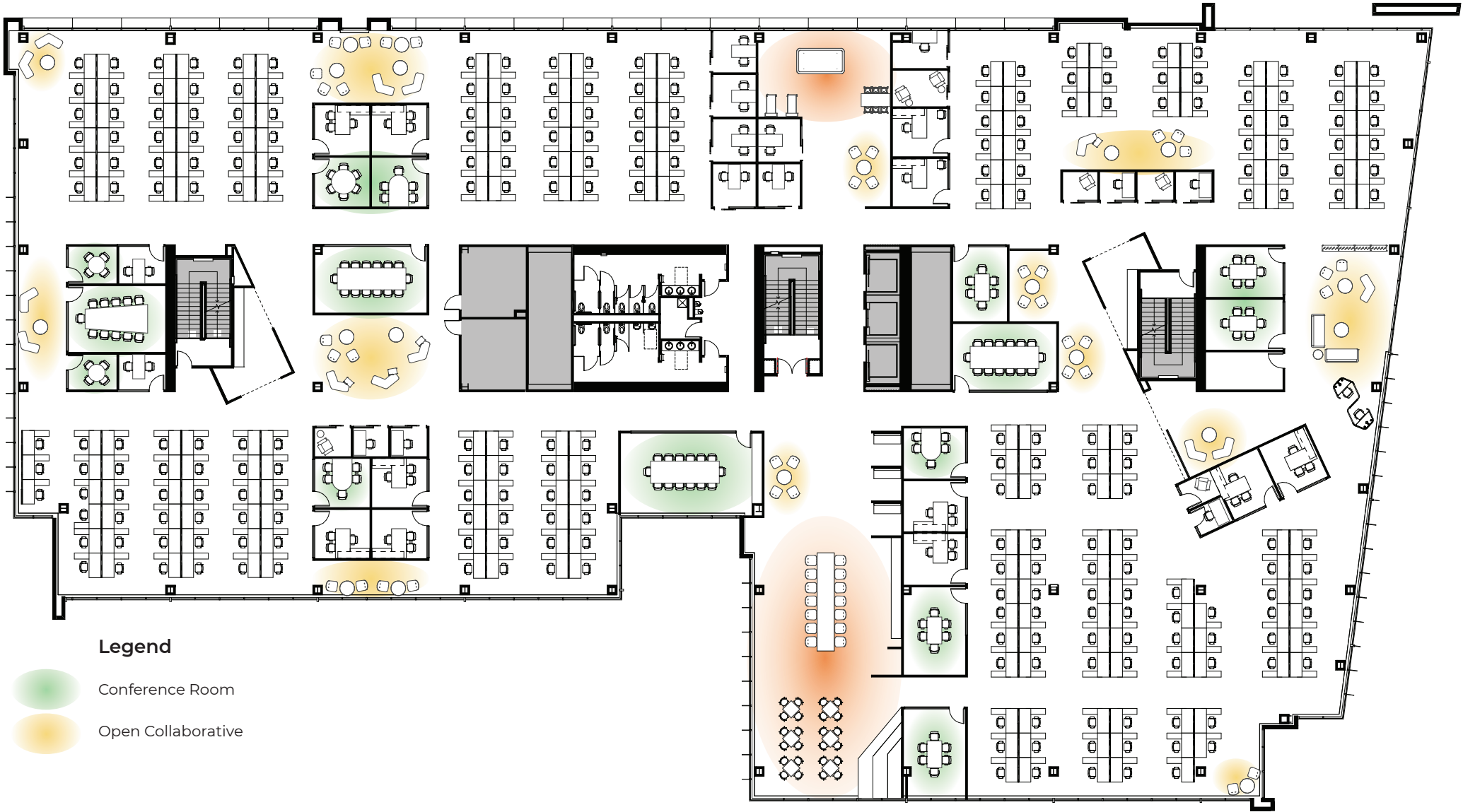
## 30" x 60" Benching - Single Shift

### Floor Plan Summary

4th Floor - 35,049 RSF	Total
Desks	255
Offices	9
<b>Total Headcount</b>	<b>264</b>
Conf. seats	122
Collab seats	57
Phone seat	28
RSF Per Person	133 RSF

### Plan Details

- Pre-Covid Layout
- Maximize headcount by densification of workspace offset by increased shared space
- Open plan workspace with low workstation panels
- 60" Benching height-adjustable worksurface + storage components
- Dual circulation



# Post-Covid 6' x 6' Workstation



# Post-Covid Neighborhood

## Access & Circulation

### Primary Circulation

- Circulation paths create flows of traffic
- Paths can be reinforced through graphics, signage or finishes

### Secondary Circulation

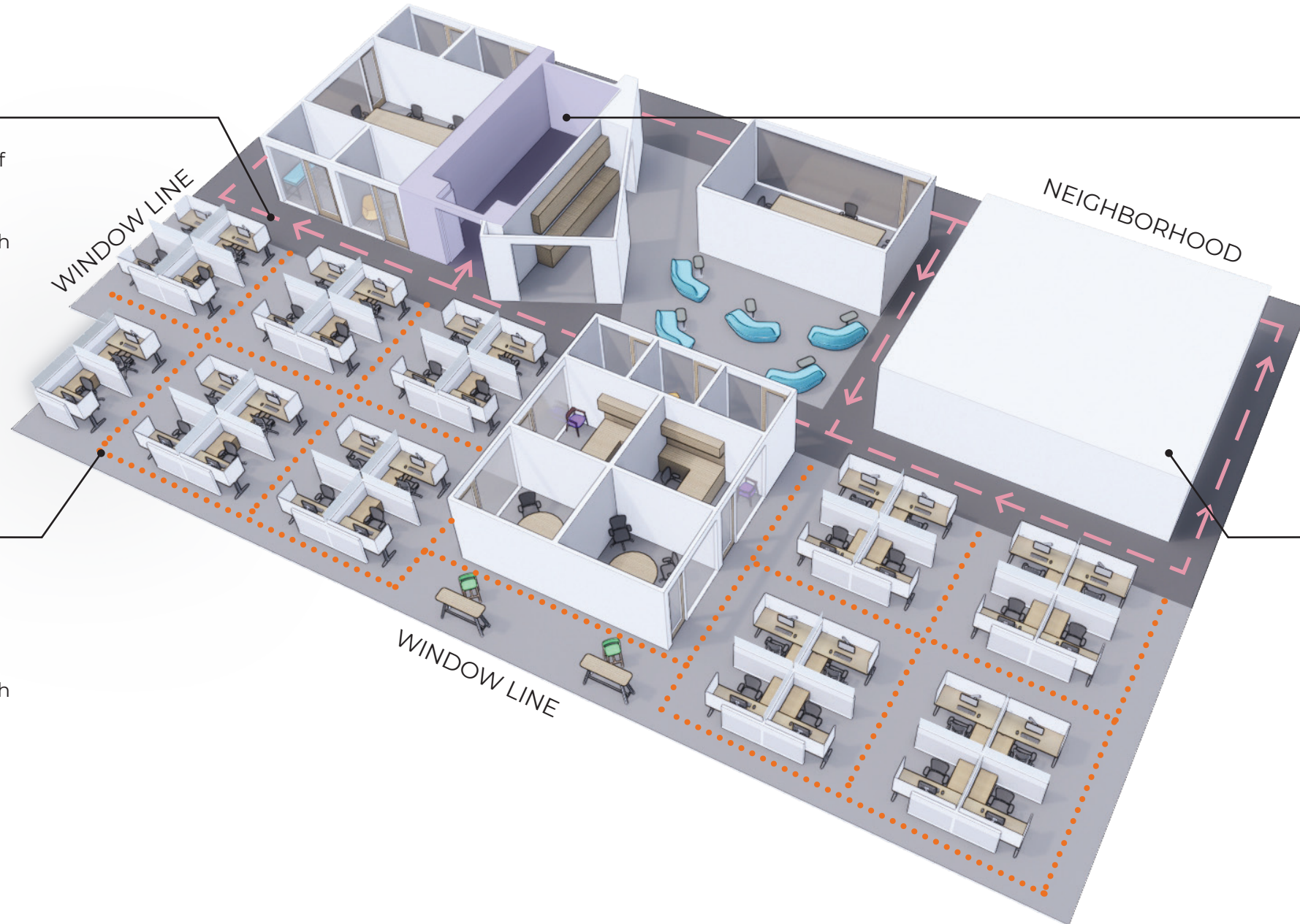
- Paths allow for choice when circulating within the neighborhood
- Paths can be reinforced through graphics, signage or finishes

### Stair

- Each neighborhood has access to stair for vertical circulation and connectivity

### Building Core

- Open Building Core allows for circulation between both sides of the floor plate
- Centralized core contains building infrastructure and amenities like Restrooms which are easily accessed by all neighborhoods



# Post-Covid Neighborhood

## Workspaces

### Workstations

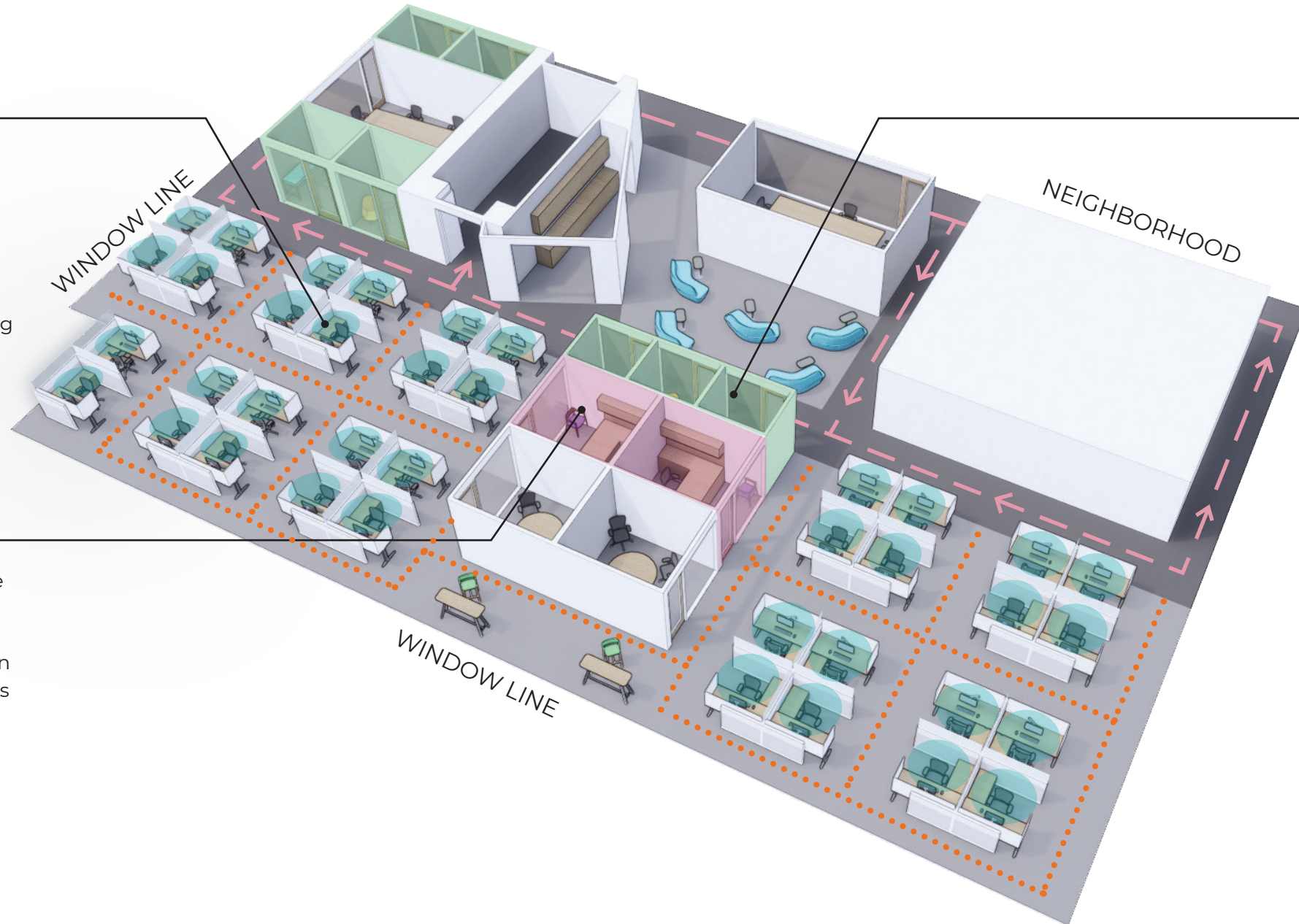
- Open Office plan allows for variety of workstation types, densities and layouts while maintaining 6'-0" distancing
- Smaller groupings of workstations increase distancing and create more circulation paths

### Private Office

- Distributed throughout for ease of access
- Adjoining Conference Room can be converted to Private Office as needed

### Phone Rooms

- Distributed throughout for ease of access
- Phone Rooms provide alternate workspace for single user
- In future, furniture can be updated to convert from single occupancy to double occupancy
- Touchless controls for Lighting & HVAC
- Potential room scheduling and cleanings in between uses



# Post-Covid Neighborhood

## Spaces for Interaction

### Support

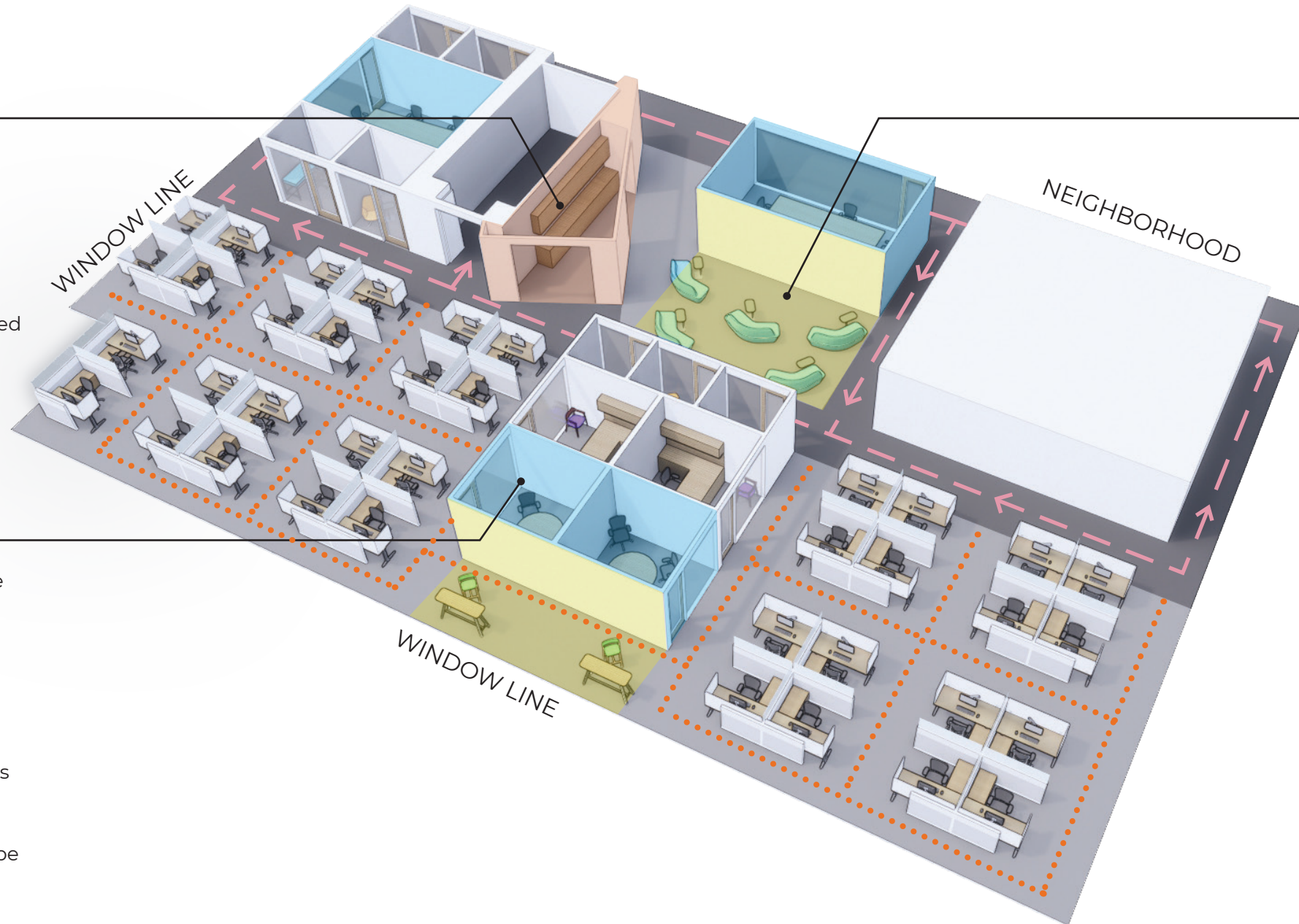
- Copy & Supply Rooms are distributed throughout floor limiting users to each neighborhood
- Dual openings provide open sight lines and access for directed circulation through them

### Conference Rooms

- Distributed throughout for ease of access
- Reduced number of chairs to maintain 6'-0" distancing
- AV Technology will allow for additional conference attendees to work from their desks
- In future, additional chairs can be added to increase occupancy

### Collaborative

- Distributed throughout each neighborhood
- Furnished for the individual user
- Dedensified to maintain 6'-0" distancing
- Open architecture allows for multi-access points and additional rooms for standing occupants



# Post-Covid Plan

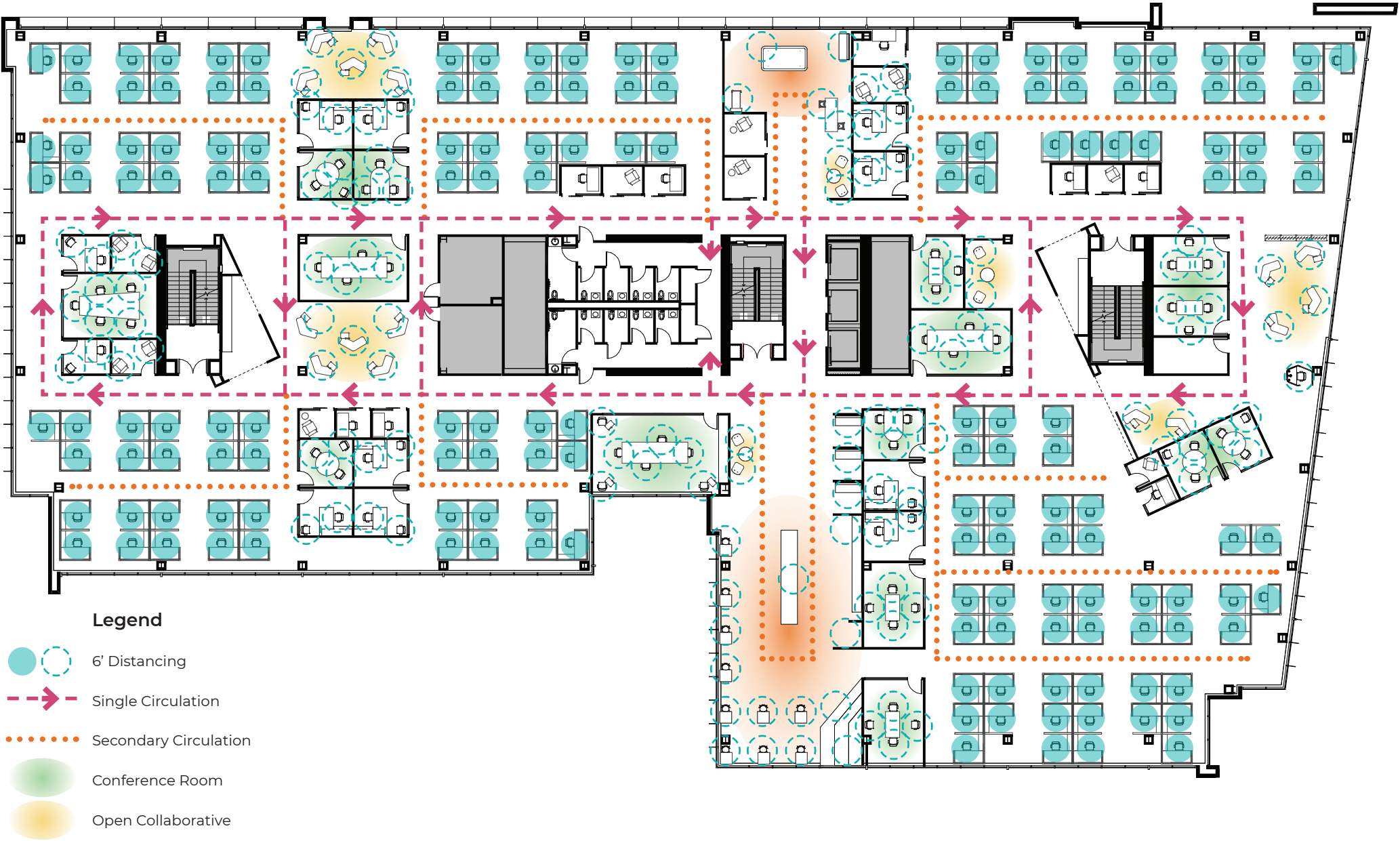
## 6' x 6' Workstation - Single Shift

### Floor Plan Summary

4th Floor - 35,049 RSF	Previous	Current
Desks	255	160
Offices	9	9
<b>Total Headcount</b>	<b>264</b>	<b>169</b>
Conf. seats	122	55
Collab seats	57	22
Phone seat	28	25
RSF Per Person	133 RSF	208 RSF

### Plan Details

- Post-Covid Layout
- Maximize headcount by densification of workspace
- Open plan workspace with low workstation panels
- 6'x6' workstation with height-adjustable worksurface, panels/screens + storage components
- Dual circulation



# Post-Covid Plan

6' x 8' Workstation - Single Shift

## Floor Plan Summary

4th Floor - 35,049 RSF	Previous	Current
Desks	255	127
Offices	9	9
<b>Total Headcount</b>	<b>264</b>	<b>136</b>
Conf. seats	122	55
Collab seats	57	22
Phone seat	28	25
RSF Per Person	133 RSF	257 RSF

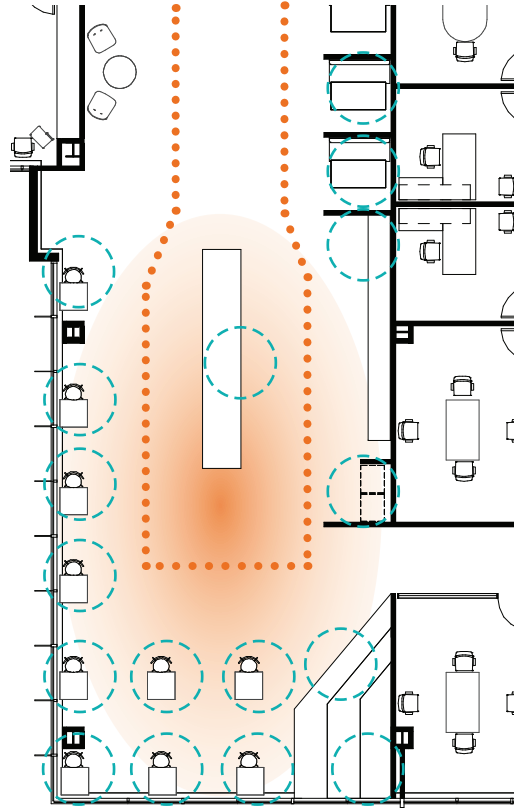
## Plan Details

- Post-Covid Layout
- Maximize headcount by densification of workspace
- Open plan workspace with low workstation panels
- 6'x8' workstation with height-adjustable worksurface, panels/screens + storage components
- Dual circulation



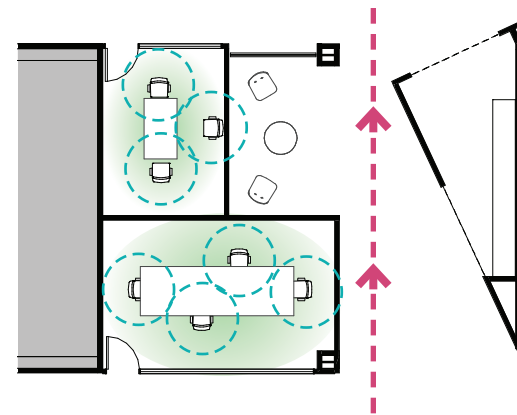
# Post-Covid Planning

## Workplace Common Areas



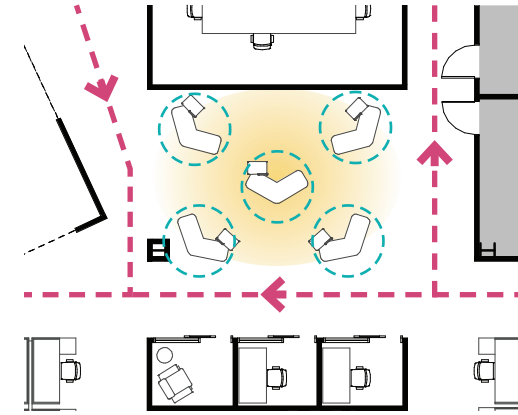
### Break Room

- Multiple points of access
- Extended counter to allow for equipment to be spaced out
- Reduced quantity of chairs short-term. Break Room sized to accommodate higher density in future
- Sanitization station



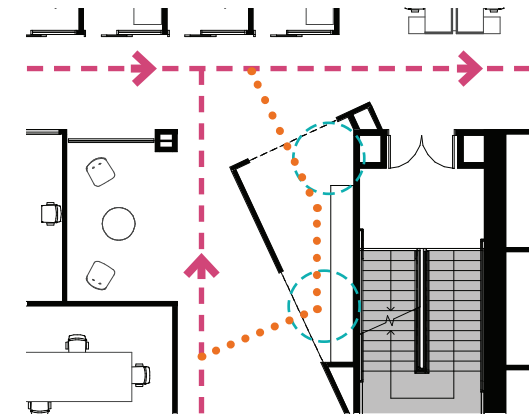
### Conference Rooms

- Reduced quantity of chairs short-term. Conference room sized to accommodate higher density in future
- Distributed throughout floor plan
- 6' distancing maintained
- Smart AV technology & controls
- Sanitization station



### Collaborative Areas

- Dedicated places with 6' distancing maintained
- Distributed throughout floor plan
- Multiple points of access
- Furniture & finishes help to anchor typically flexible space
- Sanitization station



### Copy Room

- Multiple points of access
- Extended counter to allow for equipment to be spaced out
- Sanitization station

Post-Covid  
30" x 72" Benching



# Post-Covid Plan

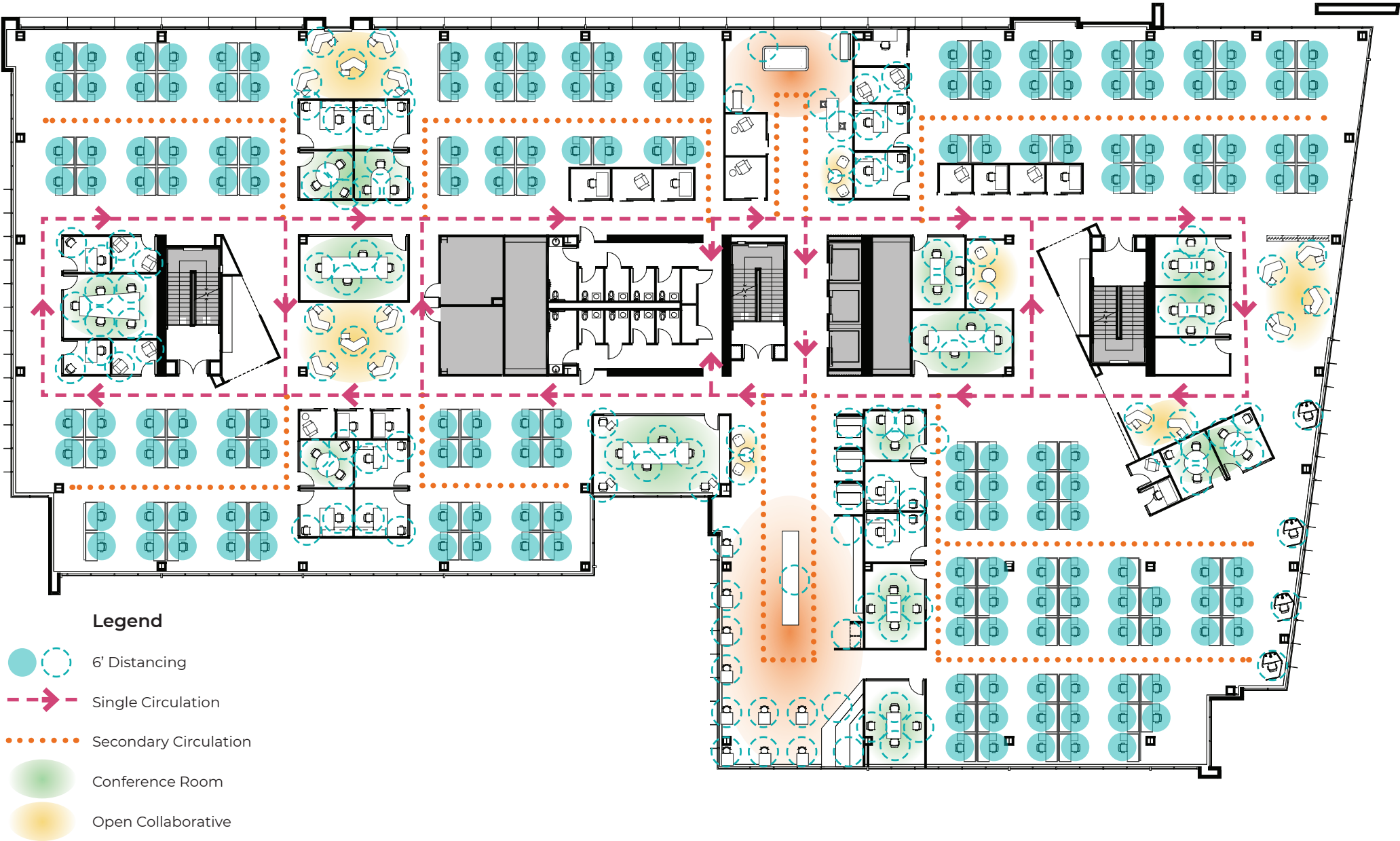
## 30" x 72" Benching - Single Shift

### Floor Plan Summary

4th Floor - 35,049 RSF	Previous	Current
Desks	255	174
Offices	9	9
<b>Total Headcount</b>	<b>264</b>	<b>183</b>
Conf. seats	122	55
Collab seats	57	22
Phone seat	28	25
RSF Per Person	133 RSF	192 RSF

### Plan Details

- Post-Covid Layout
- Maximize headcount by densification of workspace while maintaining 6-foot separation zones
- Open plan workspace with low workstation panels
- 72" height adjustable benching worksurface, screens + storage components
- Dual circulation



# Post-Covid Plan

30" x 72" Benching - Double Shift

## Floor Plan Summary

4th Floor - 35,049 RSF	Previous	Current
Desks	255	174
Offices	9	9
<b>Total Headcount</b>	<b>264</b>	<b>183</b>
Conf. seats	122	55
Collab seats	57	22
Phone seat	28	25
RSF Per Person	133 RSF	192 RSF

## Plan Details

- Post-Covid Layout
- Maximize headcount by densification of workspace while maintaining 6-foot separation zones
- Open plan workspace with low workstation panels
- 72" height adjustable benching worksurface, screens + storage components
- Dual circulation



## 5th Floor Terrace



# Post-Covid Plan

30" x 72" Benching Single Shift

## Floor Plan Summary

5th Floor - 30,655 RSF

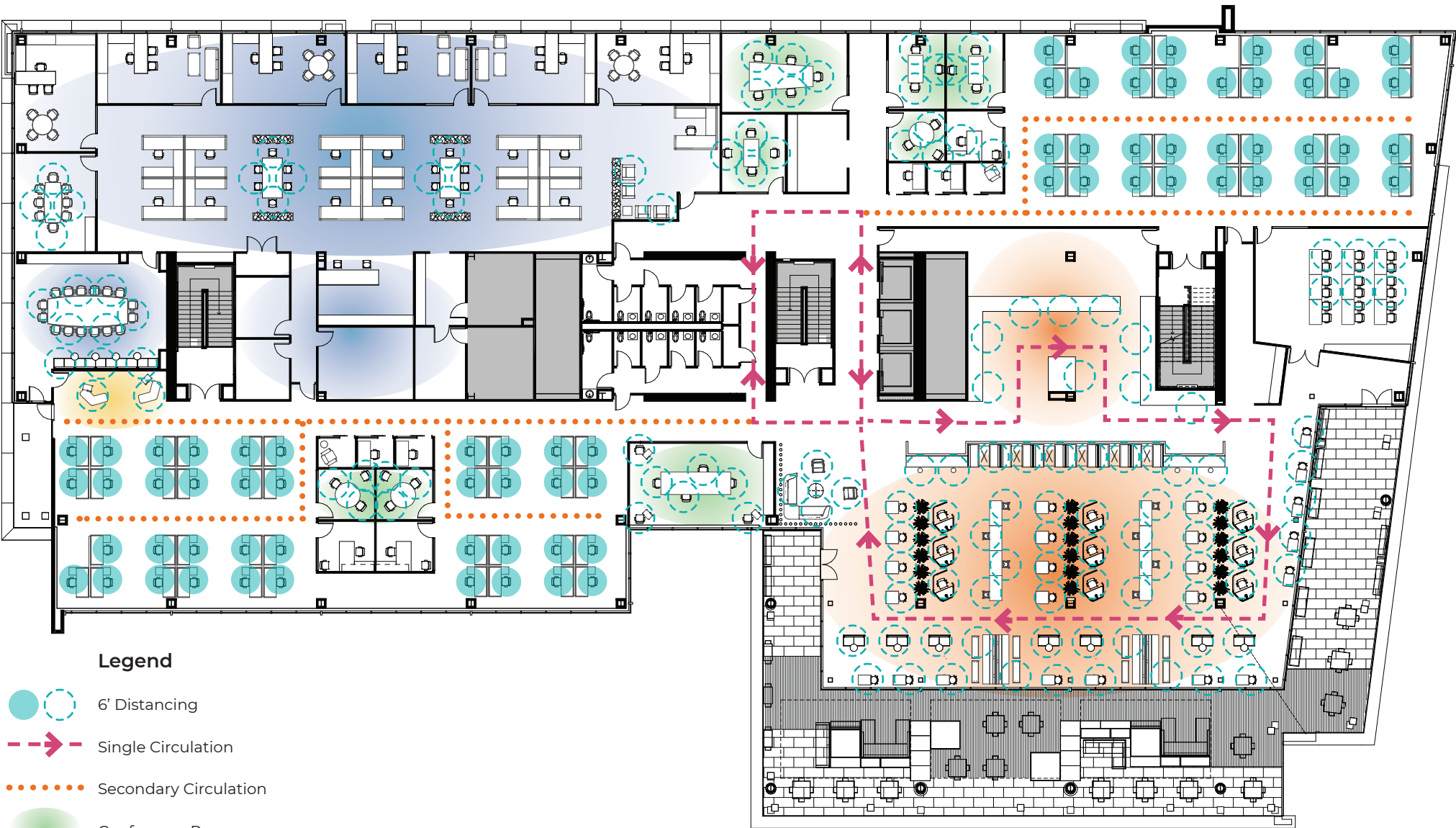
Desks	72
Offices	3
Exec Office	6
Exec Desk	12
<b>Total Headcount</b>	<b>93</b>
Conf. / Training Room seats	50
Collab seats	14
Phone seat	6
RSF Per Person	329 RSF

## Plan Details

- Post-Covid Layout
- Maximize headcount by densification of workspace
- Open plan workspace with low workstation panels
- 72" height adjustable benching worksurface, screens + storage components
- Dual circulation



## Executive Suite



### Legend

- 6' Distancing
- Single Circulation
- Secondary Circulation
- Conference Room
- Open Collaborative

## Outdoor Workspace



RAW