Space Utilization & Metrics
Team Number: 7
# Measurements Inside the Building

## Short Term Impacts
- Use Thermal Sensors to detect for body temperatures above normal (98.5)
- Measure Occupancy to alert on over occupancy events
- Measure Social Distancing in the office

## Long Term Impacts
- Measuring Air Quality and sharing occupants in office spaces to with occupants. (400-1,000ppm)
- Cleaning costs are going to increase possibly 3x can usage data provide safe and optimized cleaning schedules.
Office Density

SQFT/Employee
- 15 Years ago, offices were designed for 250 SQFT/employee
- Today, offices are averaging 150 SQFT/employee
- What will SQFT/employee look like Post Covid19?

Office Usage
- Average workplace utilization dropped to 27% in 2019 from 40% in 2018 based on sensor data across tens of millions of sqft of office space
- How will work from home impact these numbers and the portfolio optimization?
Workplace Settings - Changes in office utilization and density from the pandemic will dictate how organizations implement short term and long term office designs.

Short term - Retrofit: Space division to shield team spaces.

Long term: Shift to more flexible and agile designs.
Remote vs Office:

**Short Term Impacts**

- Gradual migration back to office - estimates 10 - 25% initially
- Increased spend to create safe workplace environments
  - OpEx
  - Capital - FF&E
  - Talent - for new safety roles
- Technology spend may flatten while policies and protocols are established that support the mix of where work happens

**Long Term Impacts**

- Remote working will continue to rise.
  - What % will become permanently remote? 5%? 10%?
  - What % will split time between office and remote?
- Technology costs will increase to support a more mobile workforce
- Real estate costs will decrease as more people will share workspaces