



A COVID-19 Virtual Ideation Experience

Space Utilization & Metrics
Team Number: 20

Notes:

Overall Performance Scores and RSF / Occupant (next page) are equal in Fig. 1.0 and Fig. 1.1.

Fig. 1.0 does not give weight to Workplace Program Performance while Fig. 1.1 includes it.

Definitions of value are shifting from economic and spatial metrics to metrics addressing human well-being and environmental factors.

The direction of the value arrow reflects this change in orientation.

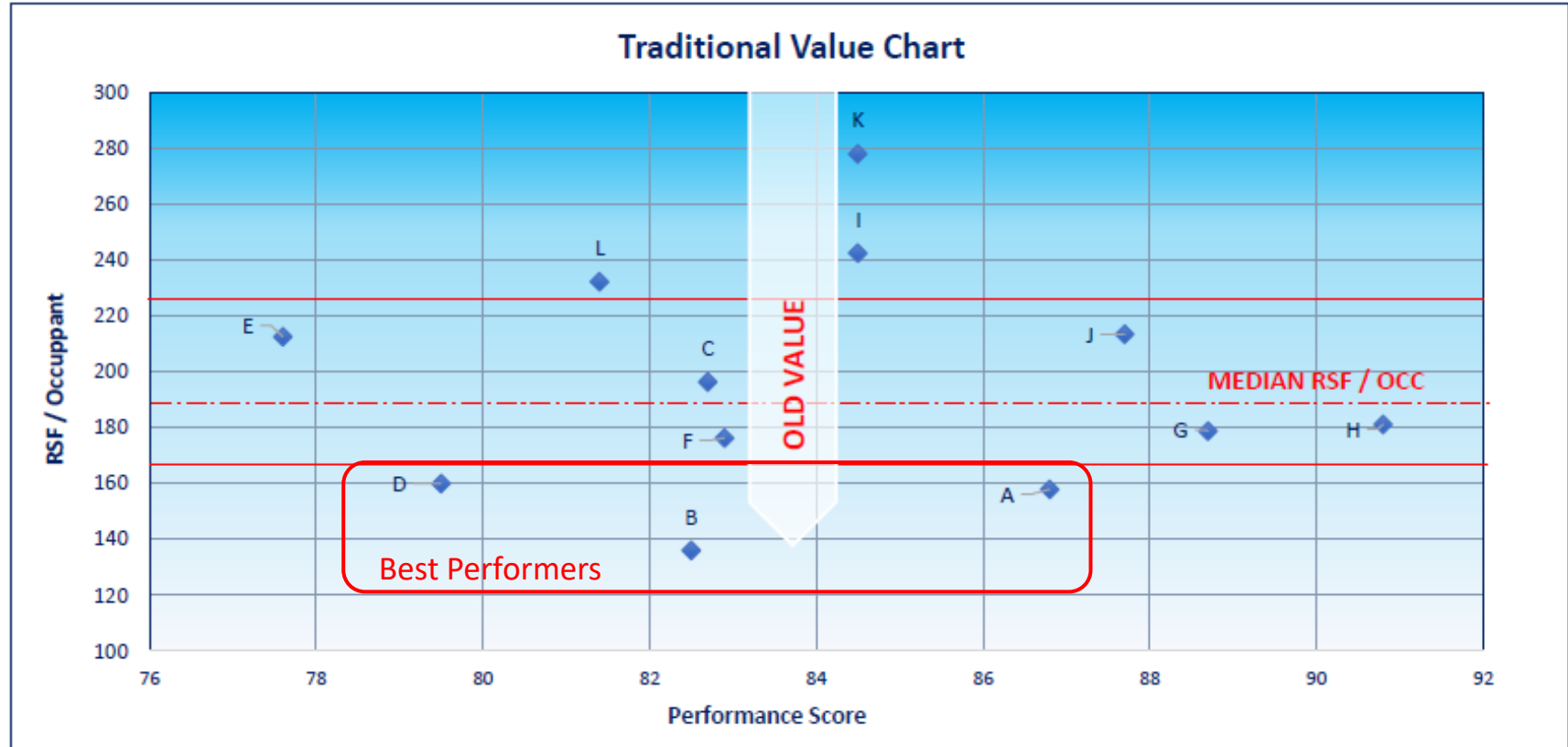


Figure1.0

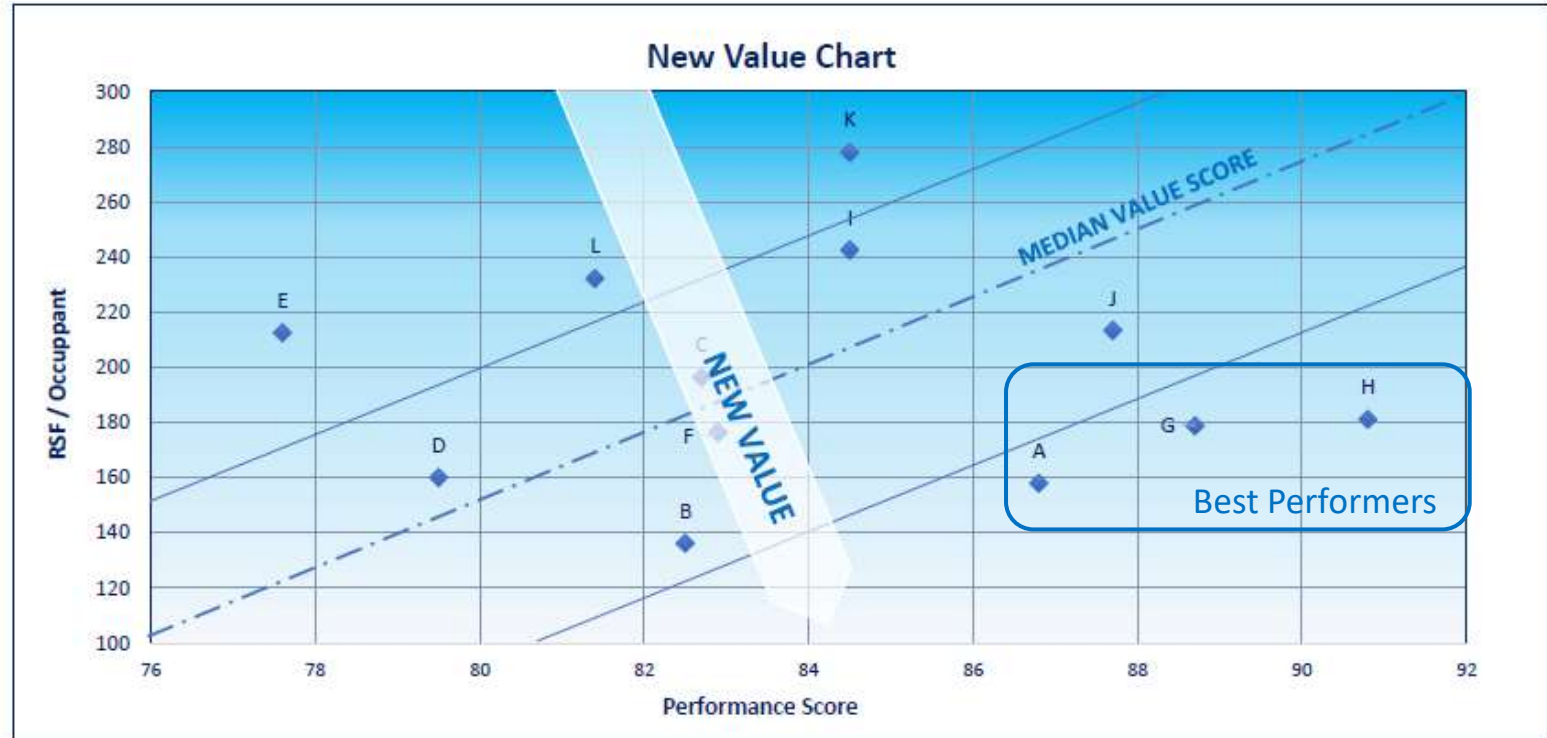
WORKPLACE PROGRAMS	SAFETY	HEALTH	WELLNESS	COMFORT	AMENITIES	SUSTAIN ABILITY	ENVIRON MENTAL	QUALITY RATING	WORKER SATISFACTION	OTHER	OVERALL SCORE
Performance Scores	95	92	89	91	92	72	89	96	85	86	88.7

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LOCATION G	
	WORK SPACE DATA
Rentable SF	420,000
#Workspaces	2,400
# Occupants	2,350
Occupancy %	97.9%
RSF / Wkspc	175
RSF / Occ	179



Traditional goals of space planning focused on reducing square foot per person, making efficiency the highest value. We now face a new challenge, brought to a critical juncture by Covid-19, in which values other than space and cost efficiency must prevail. The difficulty is in selecting a definition of quality that is both attractive to workers and helpful to the business. There are many candidates, such as the ten listed above, each with a proprietary brand and set of standards to be followed. Covid is generating its own new set of standards, coming from government, human resources, legal, financial and other sources.

Figure1.1

The Value Method enables evaluation of other factors in conjunction with square feet (Safety, Health, Wellness, etc.) These are scored impartially among a company's locations, and evaluated for improvement needs in each area. They can also be compared impartially with like-minded peers, once performance standards are agreed to and normalized.