

COVID-19

Returning to the Workplace Test Fit Studies

Various approaches to workplace design during COVID-19.

Introduction

The global COVID-19 pandemic has introduced new dynamics and parameters that will influence the design of all types of workplaces.

TPG Architecture has compiled a series of COVID-19 design interventions and test fits for clients with different needs and operating constraints:

- Occupancy plans for **existing workplace**
- Social distancing plans for **future workplace**
- Design interventions for **pre-built workplace**





Existing

Existing Workplace

Confidential Financial Services Client
7 cities, 20 buildings, 275 floors, 8000k SF



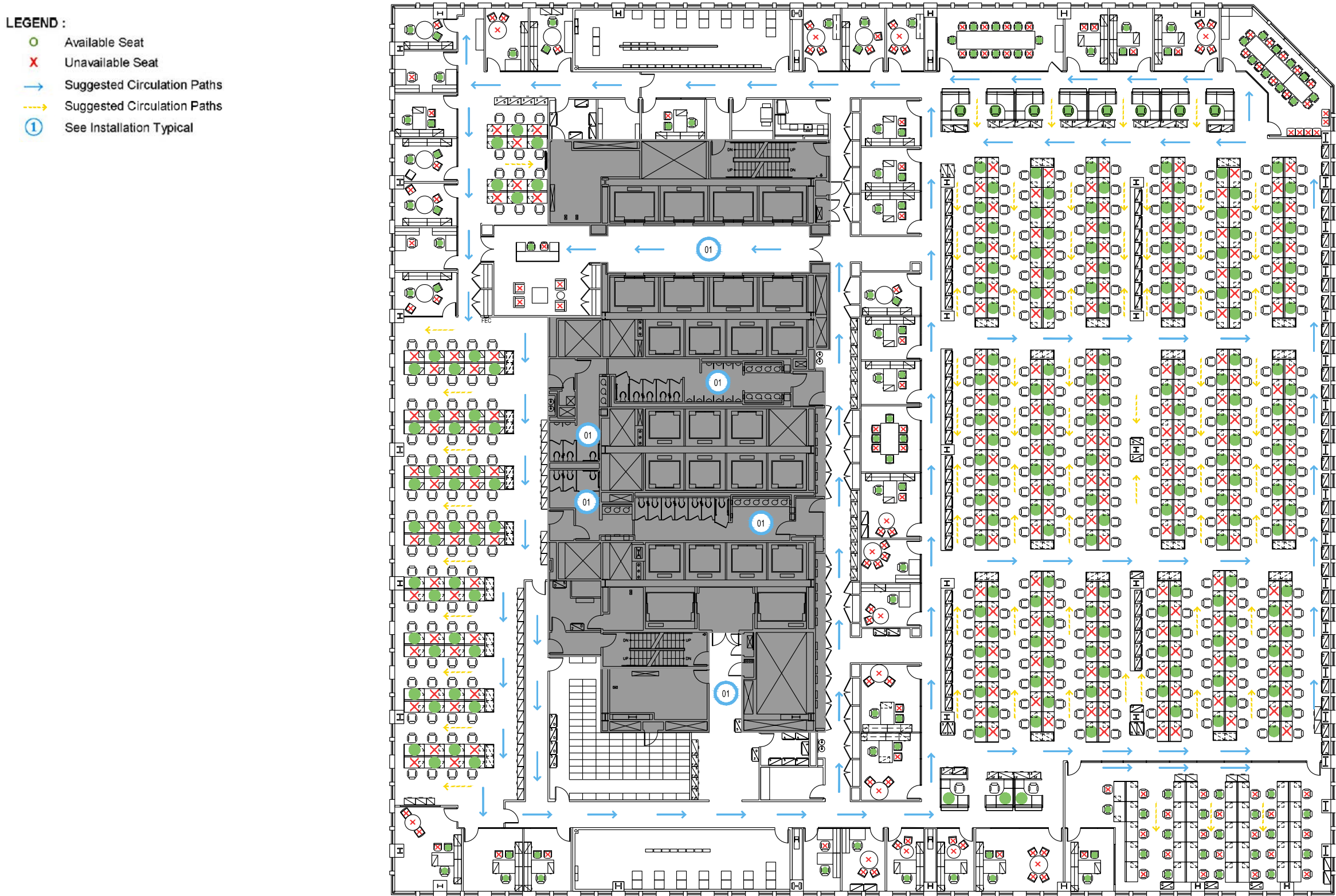
Existing Workplace

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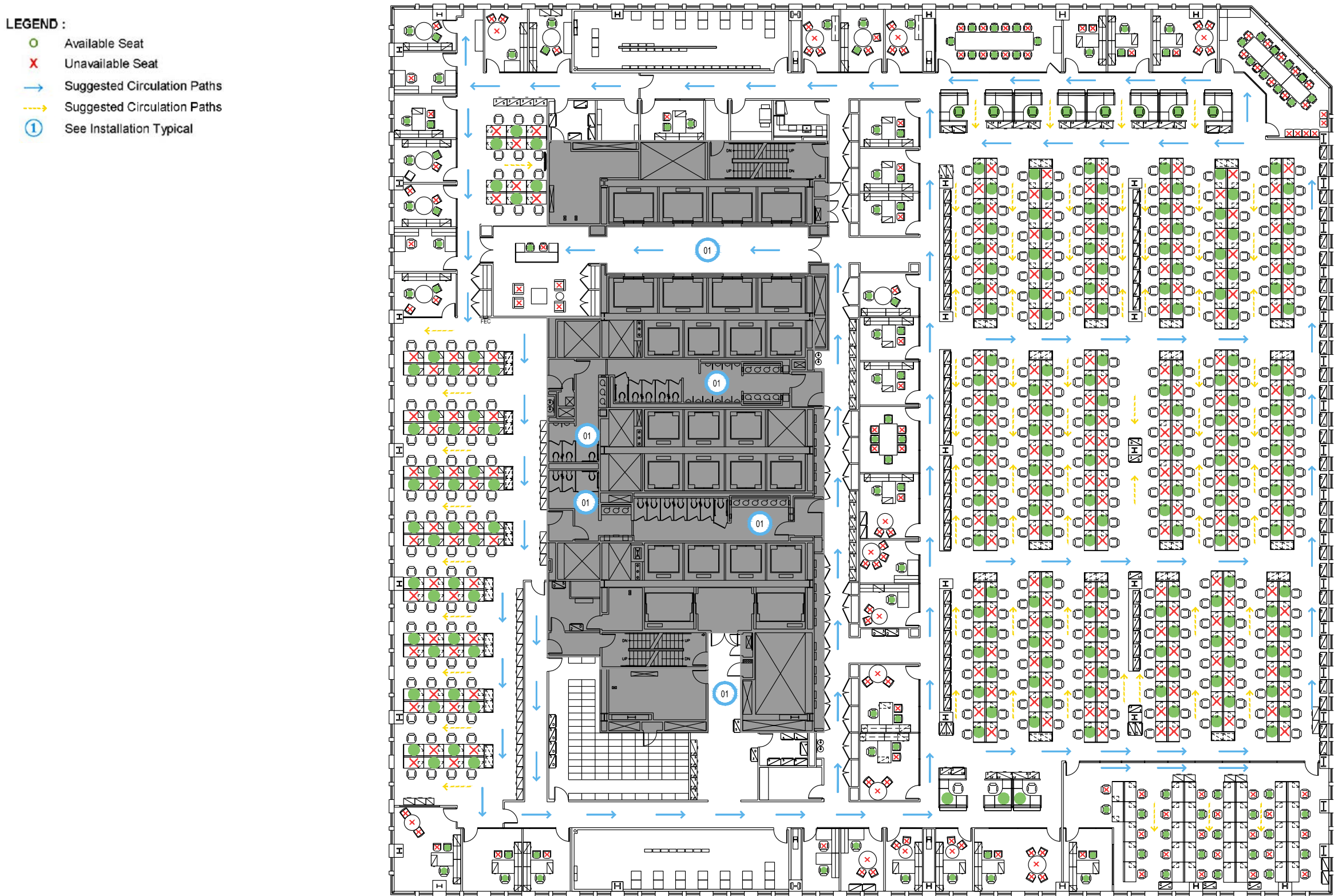
Existing Workplace

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Existing Workplace

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7 cities, 20 buildings, 275 floors, 8000k SF



Existing Workplace

Confidential Professional Sports Client
1 city, 1 building, 5 floors, 176k SF

GRAND TOTAL 105 SEATS
TOTAL OCCUPANCY 83%





Future



At TPG Architecture, our Design studios have identified two approaches to planning a future workplace in the COVID-19 age. Both resolve the social distancing requirement, but ultimately each supports a different future.

Flexible Planning

Organizations that are looking to respond to any pandemic through flexibility, adaptability, and agility may design workplaces that leverage furniture and behavioral solutions to manage social distancing and future occupancy changes.

Fixed Planning

Social distancing is an important mechanism to safeguard employees in any pandemic. As such, organizations may design workplaces that emphasize the 6 foot distance requirement in all areas of the office.



TOTAL RSF 20,000 SF
RSF PER PERSON 174 SF

PERSONAL

PRIVATE OFFICE	5
WORK STATIONS	110
TOTAL	115

COLLABORATION

CONFERENCING	63 (SEATS)
• 16 PEOPLE	1
• 10 PEOPLE	2
• 5 PEOPLE	4
• 3 PEOPLE	1
• 2 PEOPLE	1
• 1 PHONE ROOM	2

OPEN COLLAB	83 (SEATS)
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SUPPORT

RESEPTION	1
PANTRY	1
COPY	1
PERSONAL LOCKERS	148
SANITATION STATION	6



TOTAL RSF 20,000 SF
RSF PER PERSON 263 SF

PERSONAL

PRIVATE OFFICE	5
WORK STATIONS	71
TOTAL	76

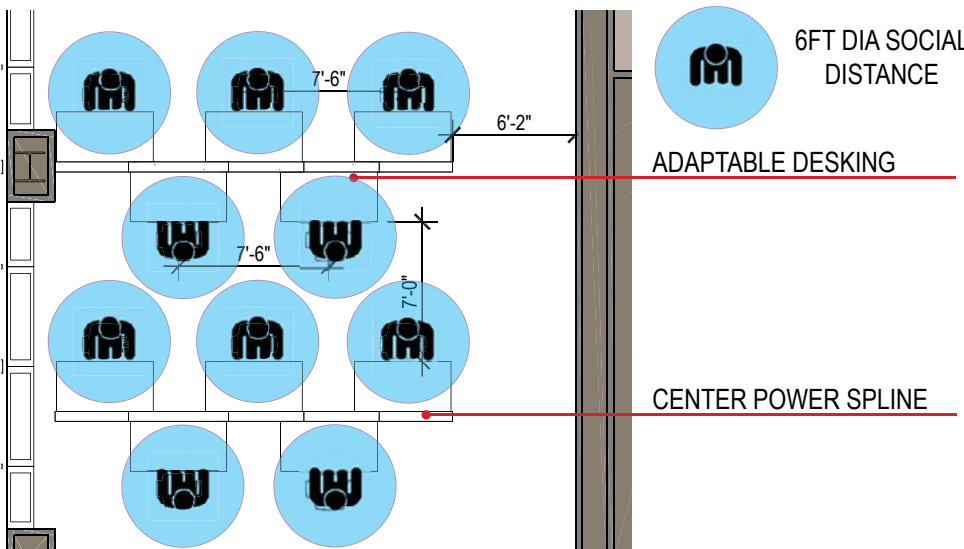
COLLABORATION

CONFERRING	32 (SEATS)
• 8 PEOPLE	1
• 5 PEOPLE	2
• 2 PEOPLE	4
• 3 PEOPLE	1
• 1 PERSON	1
• 1 PHONE ROOM	2

OPEN COLLAB 55 (SEATS)

SUPPORT

RESEPTION	1
PANTRY	1
COPY	1
PERSONAL LOCKERS	148
SANITATION STATION	6



FULL CAPACITY



HEAD COUNT 115 | SEAT COUNT 115

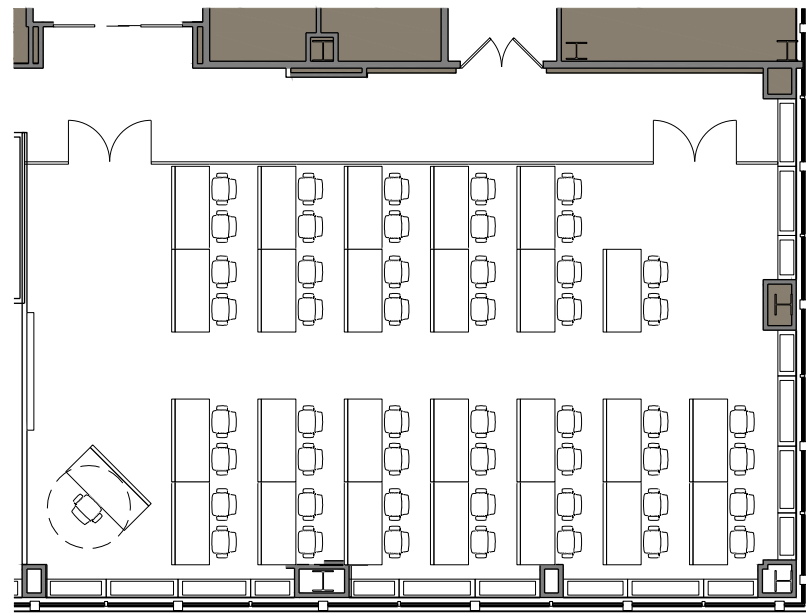
TOTAL RSF		20,000 SF	
RSF PER PERSON		174 SF	
<u>PERSONAL</u>		<u>COLLABORATION RATIO PER PERSON</u>	
PRIVATE OFFICE	5	CONFERENCING	0.5
WORK STATIONS	110	OPEN COLLAB	0.7
TOTAL	115	TOTAL	1.2

REDUCED CAPACITY



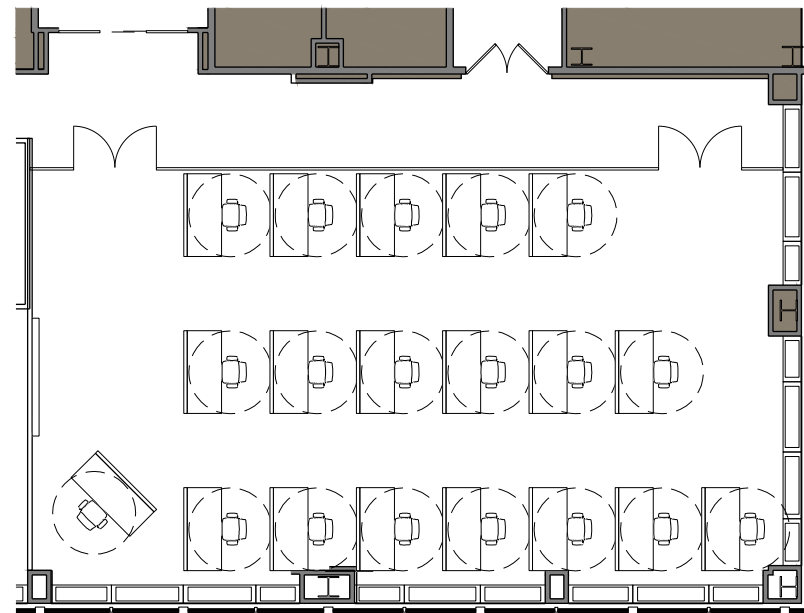
HEAD COUNT 115 | SEAT COUNT 76

TOTAL RSF		20,000 SF	
RSF PER PERSON		263 SF	
<u>PERSONAL</u>		<u>COLLABORATION RATIO PER PERSON</u>	
PRIVATE OFFICE	5	CONFERENCING	0.4
WORK STATIONS	71	OPEN COLLAB	0.7
TOTAL	76	TOTAL	1.1



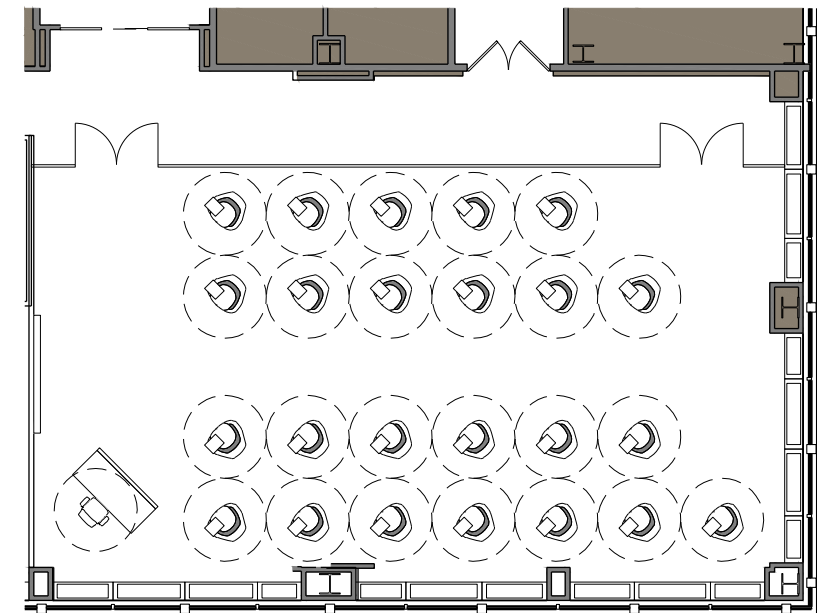
FULL CAPACITY

50 PEOPLE AT TRAINING TABLES



REDUCED CAPACITY

18 PEOPLE AT TRAINING TABLES

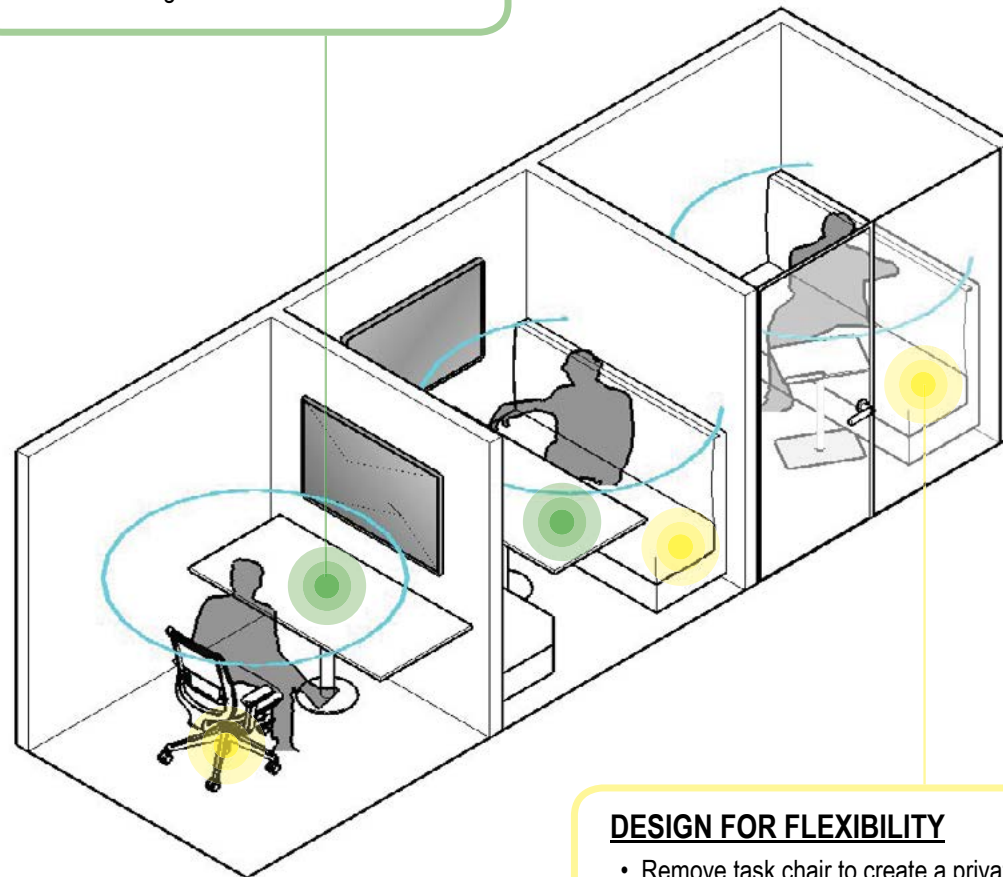


REDUCED CAPACITY

24 PEOPLE AT FREE STANDING CHAIRS W/ TABLET ARMS

PROMOTE PERSONAL HEALTH

- Provide hand sanitizer and / or disinfectant wipes to clean communal surfaces before & after meetings

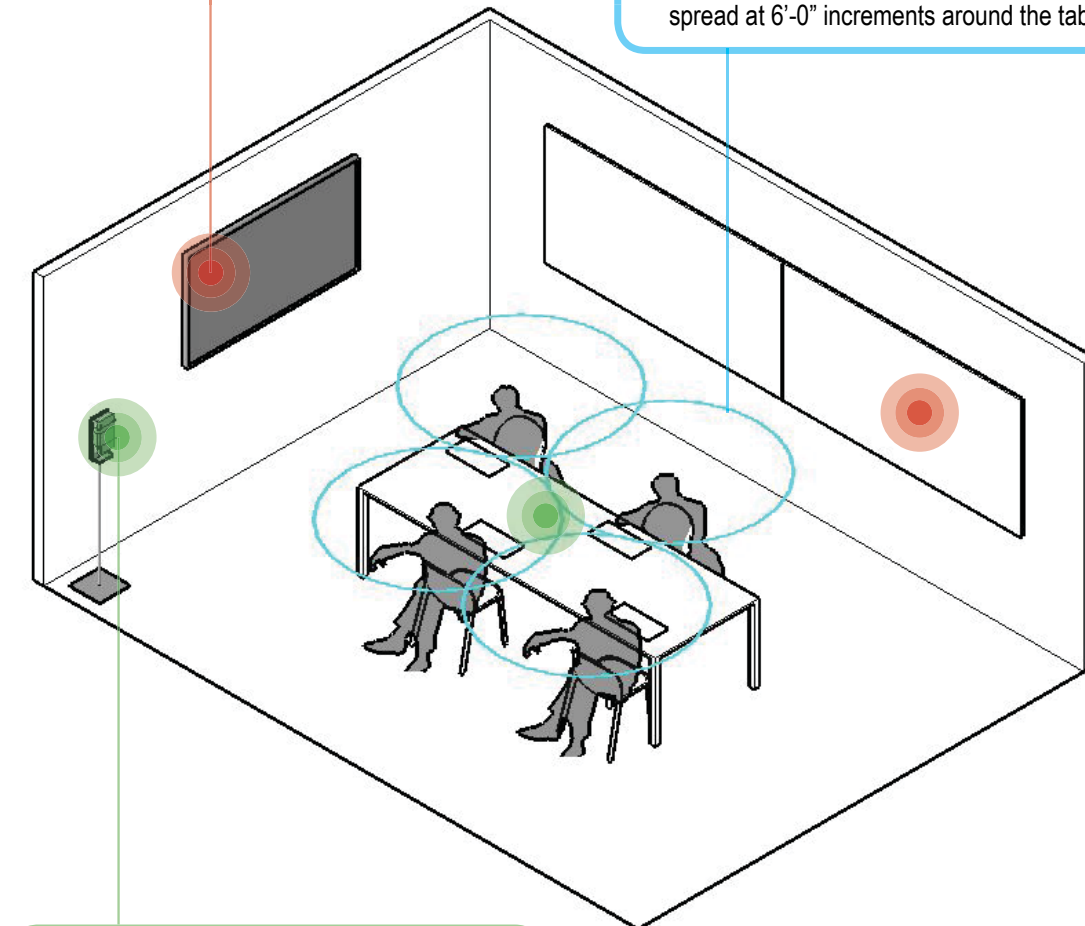


LIMIT SHARED TOUCH POINTS

- Provide individual collaboration tools, such as whiteboard markers & erasers.
- Provide touchless technology (i.e. voice activated screens)

ENCOURAGE SOCIAL DISTANCING

- Utilize signage to communicate reduced allowable occupancy of meeting spaces.
- Remove chairs from room, if possible.
- Indicate useable seats with clear, visible placemarkers spread at 6'-0" increments around the table

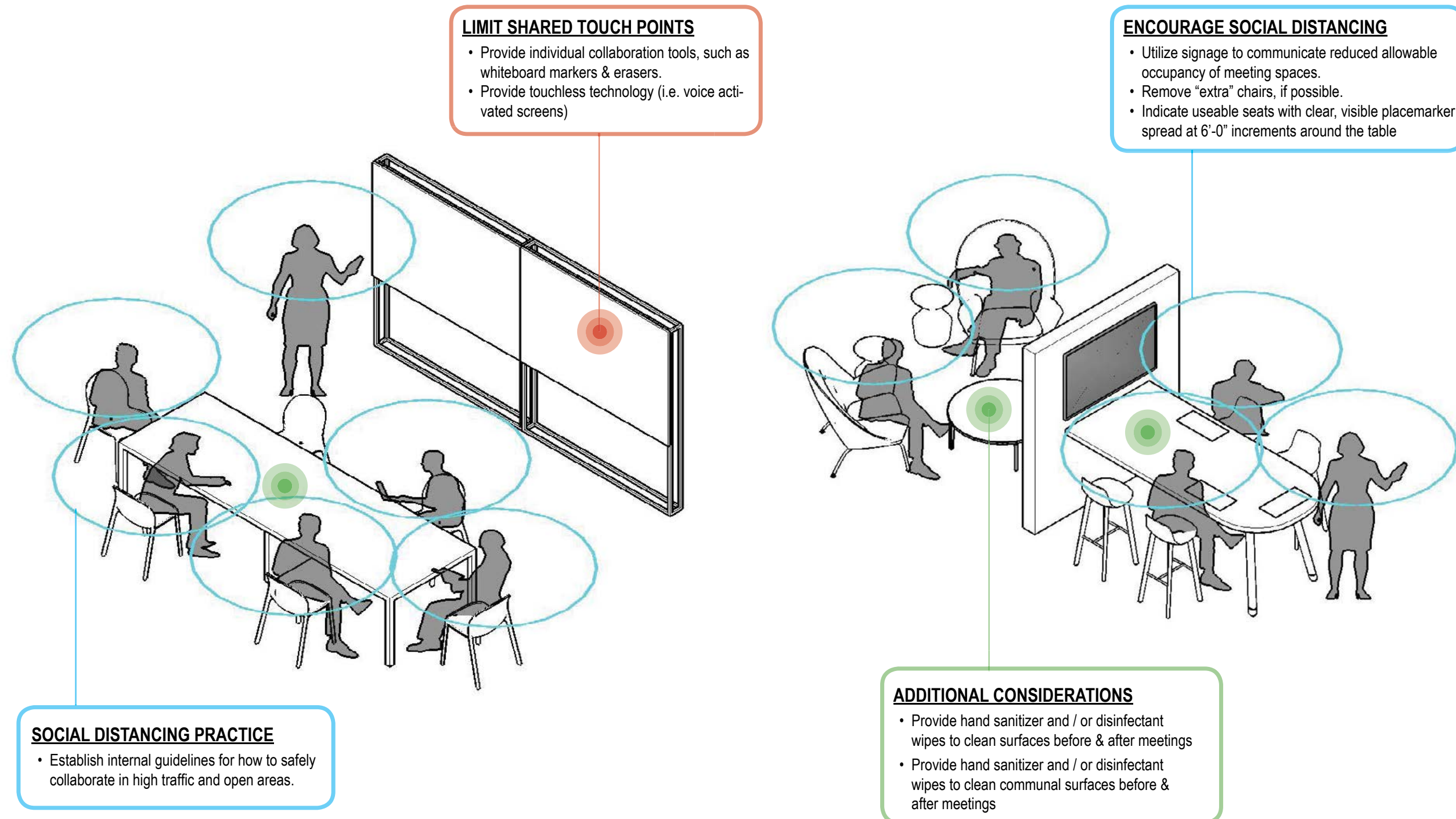


DESIGN FOR FLEXIBILITY

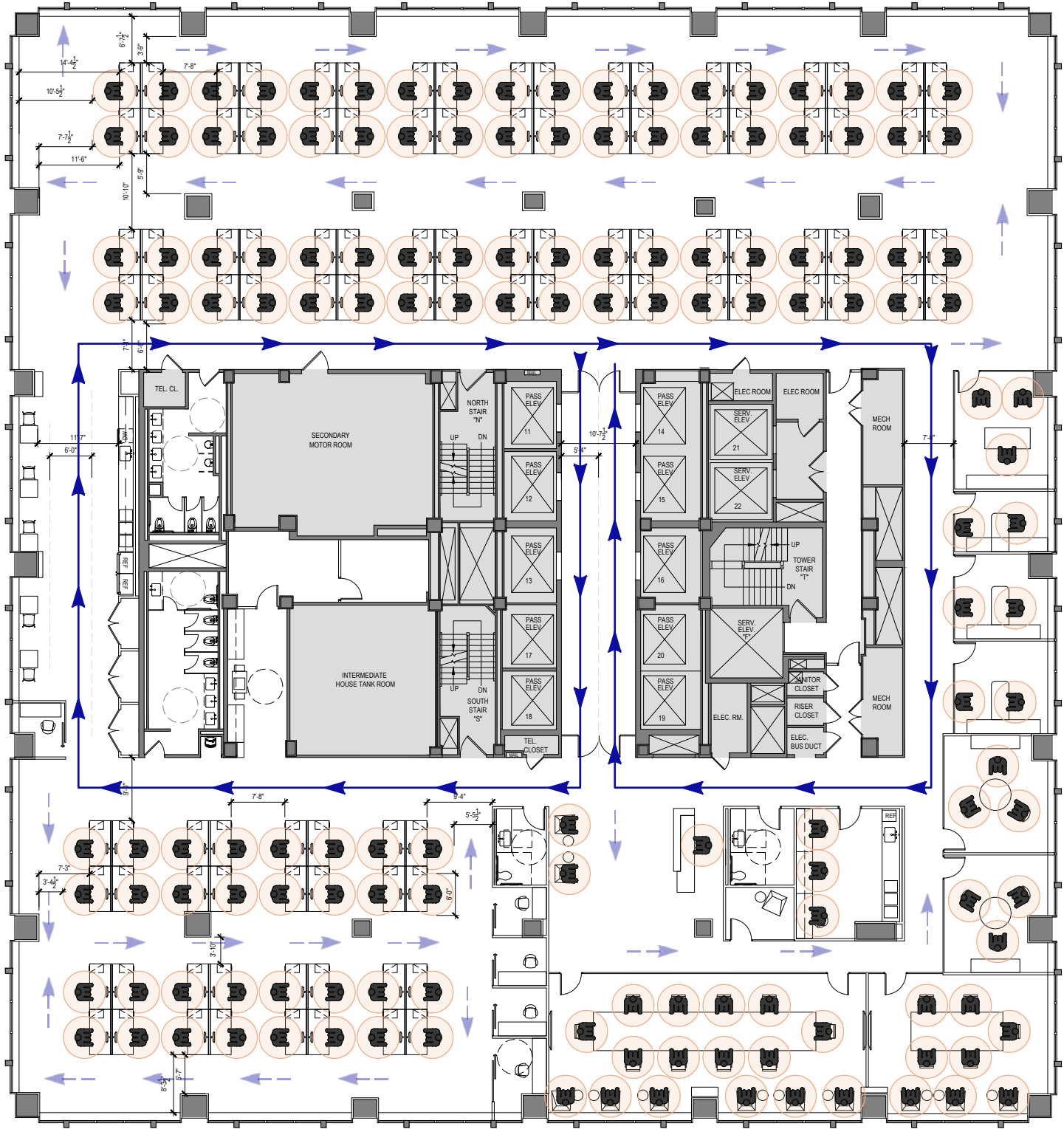
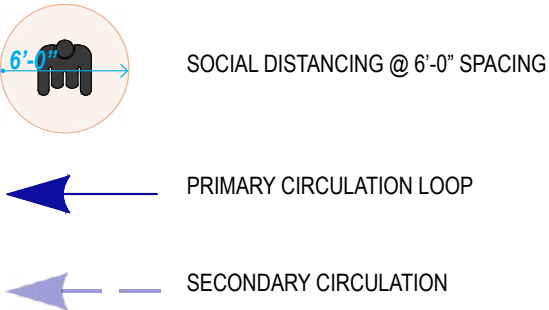
- Remove task chair to create a private workspace when social distancing is required.
- Reduce booth capacity from 4 to 1-2 people.
- Create small enclosed spaces to act as "Zoom" rooms to enable quick collaboration with remote coworkers.

ADDITIONAL CONSIDERATIONS

- Provide hand sanitizer and / or disinfectant wipes to clean room before & after meetings
- Limit room capacity through booking system



RENTABLE AREA (RSF)	28,045 SF
RSF PER PERSON	260 SF
ASSIGNED SEATS	
PRIVATE OFFICE	4
TYPICAL WS	104
TOTAL ASSIGNED	108
TOTAL OCCUPANCY	100%
COLLABORATION	
CONFERENCING	35
OPEN COLLABORATION	0
COLLABORATIVE SEAT/PERSON RATIO	0.3

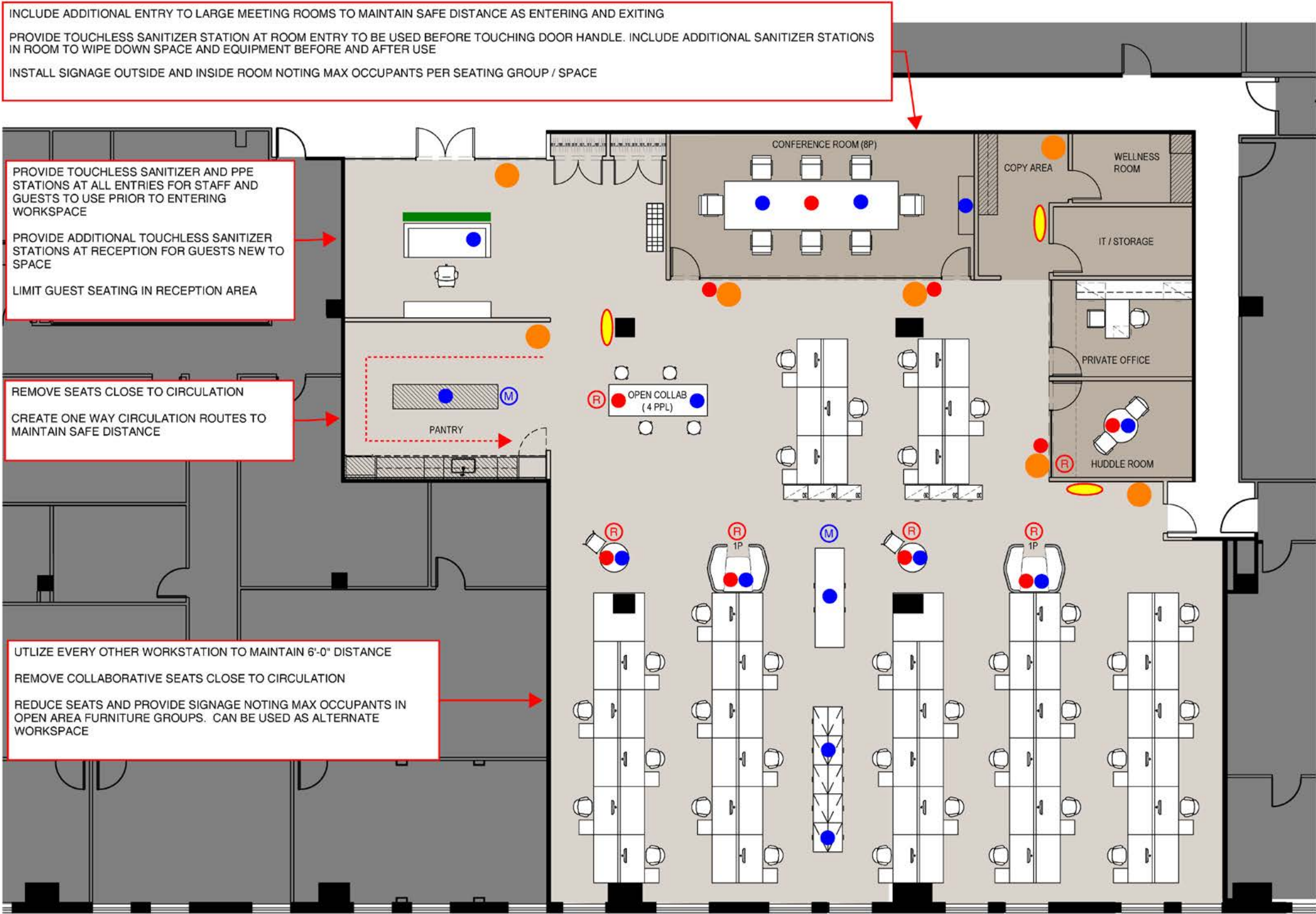




Pre-Built

LEGEND

- FREE STANDING OR WALL HUNG TOUCHLESS SANITIZER STATION
- TABLE TOP SANITIZER
- SIGNAGE NOTING MAX OCCUPANCY IN SEATING GROUP
- PPE LOCATIONS
- REDUCED NUMBER OF SEATS
- REMOVED SEATS
- PHONE BOOTHS WITH NO DOOR OR HEPA FILTRATION
- TEMPORARY FREE STANDING ACRYCLIC SCREEN

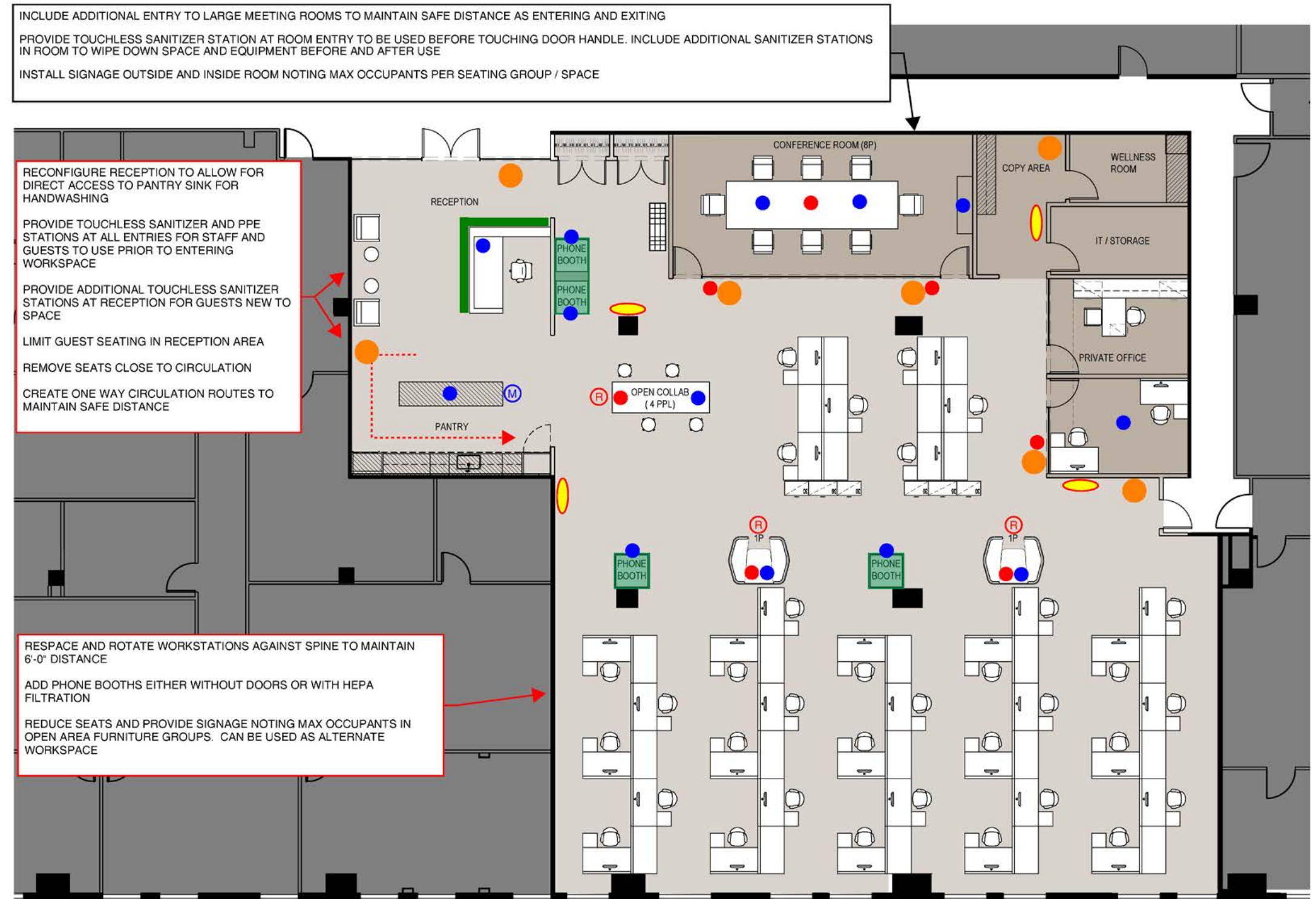


Pre-Built Workplace

Confidential Property Management Client

LEGEND

-  FREE STANDING OR WALL HUNG TOUCHLESS SANITIZER STATION
-  TABLE TOP SANITIZER
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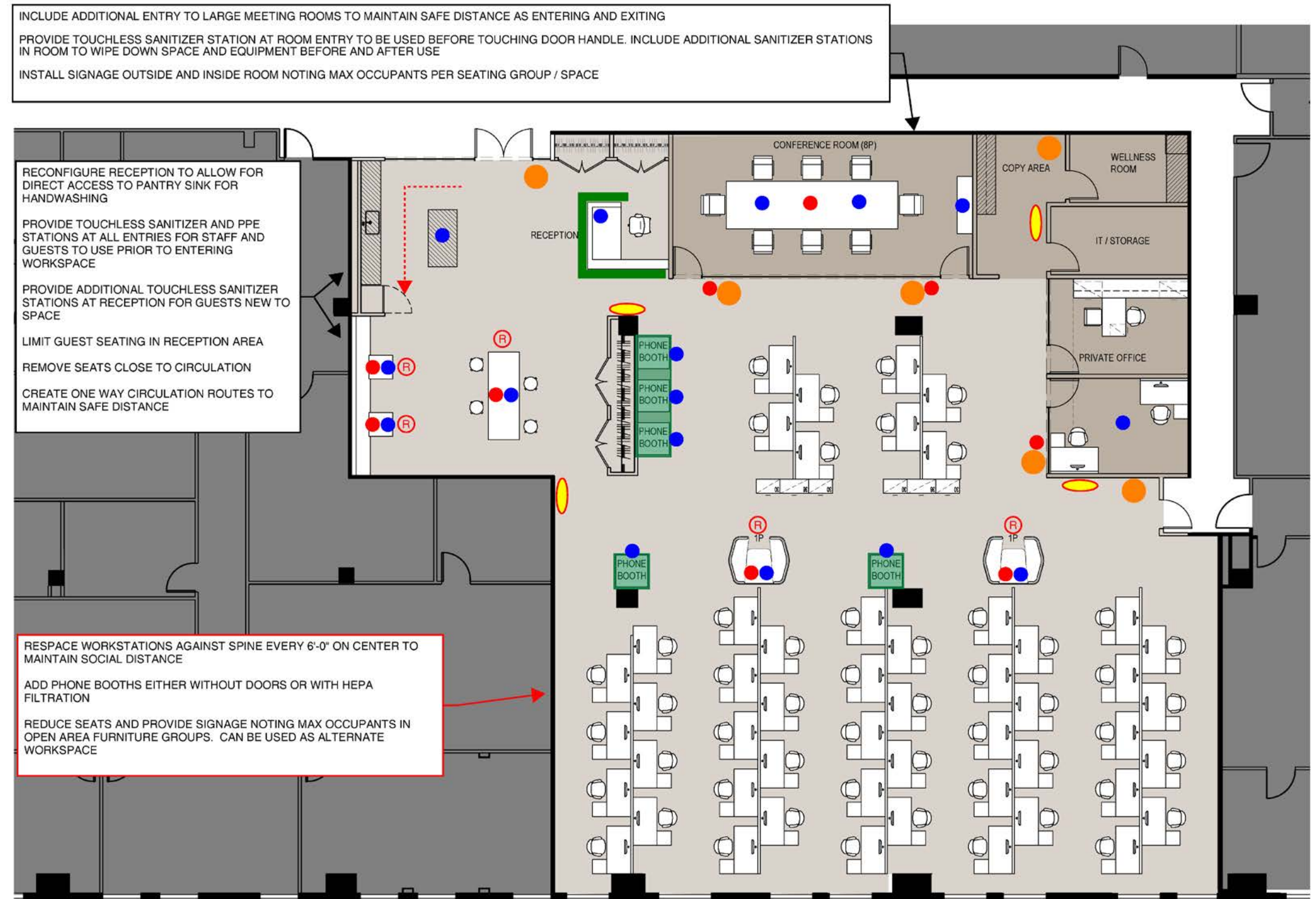


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Need Help?

Need assistance developing a test fit specific to your office? TPG is here to help:

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