

Design
going
Forward

Denver
CoreNet



Kay Sargent, ASID, IIDA, LEED AP ID+C, CID

Vice President Architecture, Design &
Workplace Strategies

Teknion

Washington DC



Tim Lorman

Lead of Strategic Space Planning Group

Serco

Denver, CO



Josh Gould

Chairman and CEO

RNL Design

Denver, CO



Chris Zlocki

Managing Director, Strategy &
Innovation Practice

**Colliers Corporate
Solutions**

Denver, CO



Challenges in today's market

Improving productivity and the employee experience

Improving space utilization

Reducing risk

Maintaining and building brand image

Demographic mix

Creating flexible space to meet current and future needs

Creating a sense of place

Integrating technology

Being sustainable

Managing change

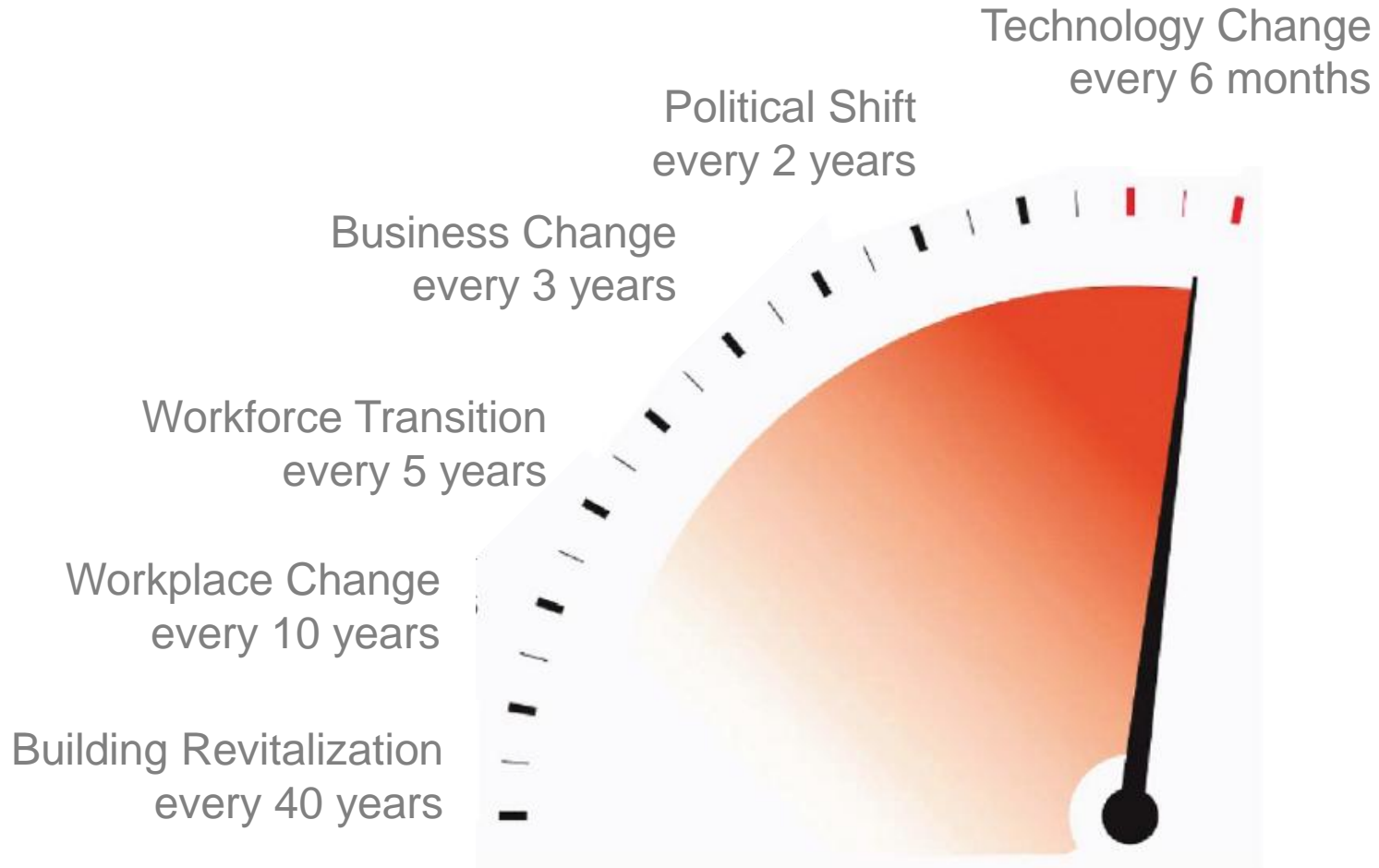
Paradigm Shift 1

“*The only thing that is **constant is change.***”

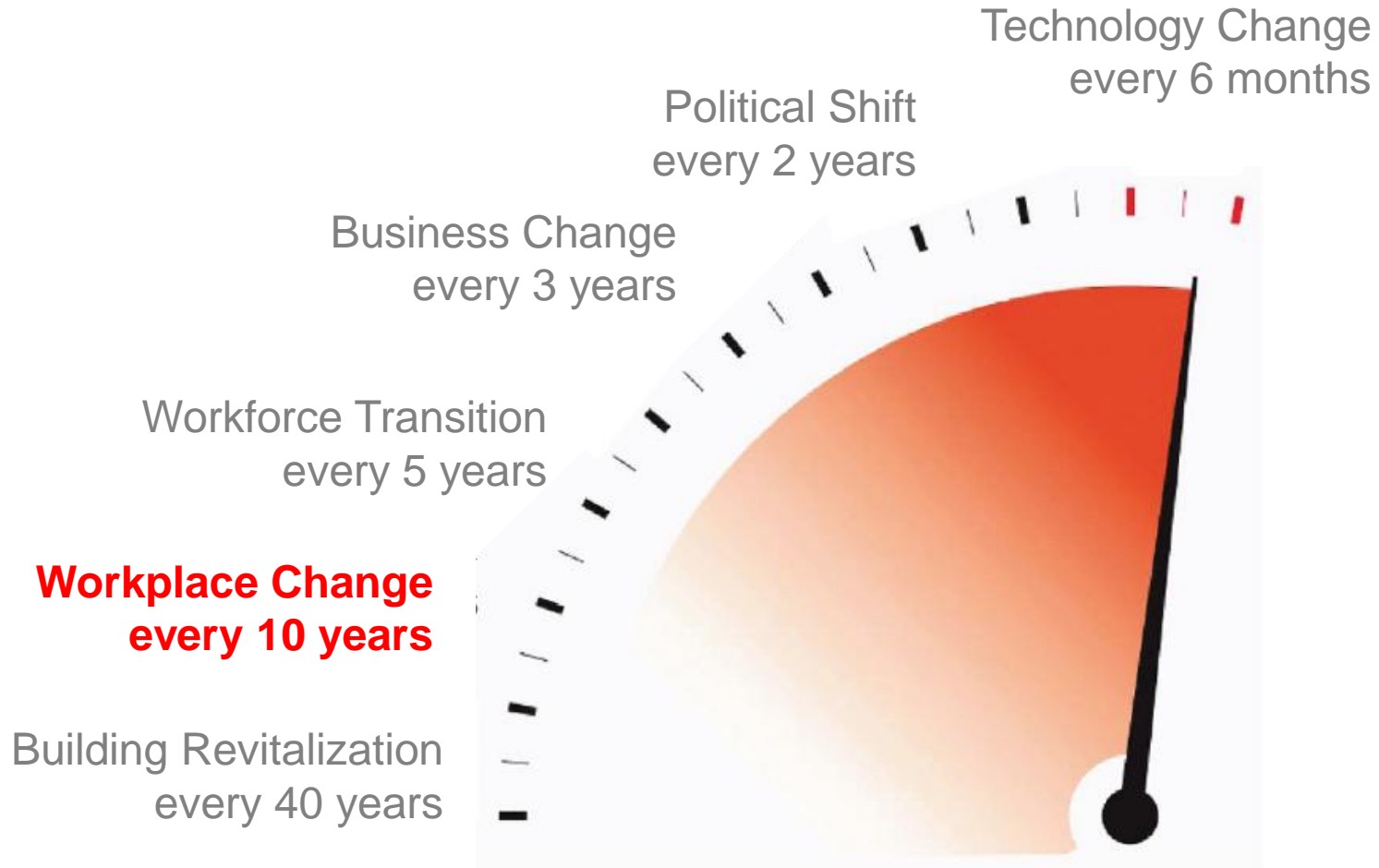
“***Opportunity is inevitable.** It's inevitable so embrace it.*”

*Because **change is inevitable.***”

Speed of Change



Speed of Change



Paradigm Shift 2

*The design process should be as continual as
the changes in the workplace.*

Evolution, not a revolution.

Technology Trends

1. Technology into the space and the architecture
2. BYOT - Bring your own technology
3. 3D modeling and printing
4. Devices change like shoes
5. Technology won't replace face-to-face interaction
6. Social media is still evolving but is here to stay
7. The "ping" factor is affecting workplace efficiency and managing distractions is a rising concern
8. IT etiquette will emerge as a growing practice
9. Understanding we are human, we have our limits

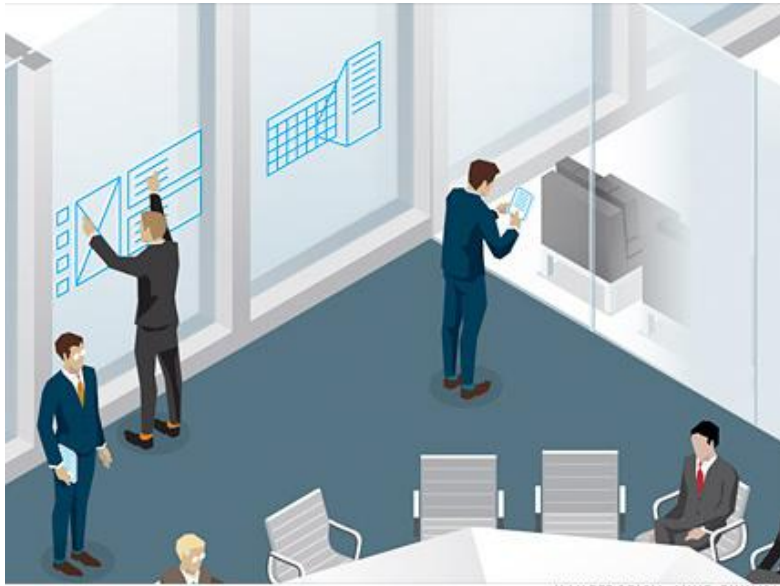
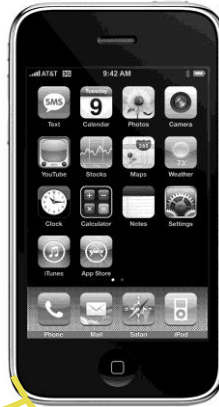


ILLUSTRATION: LUKE SHUMAN

The “Ping” Factor



On average, how often do people check their phones?

Every 7 minutes



Collaboration

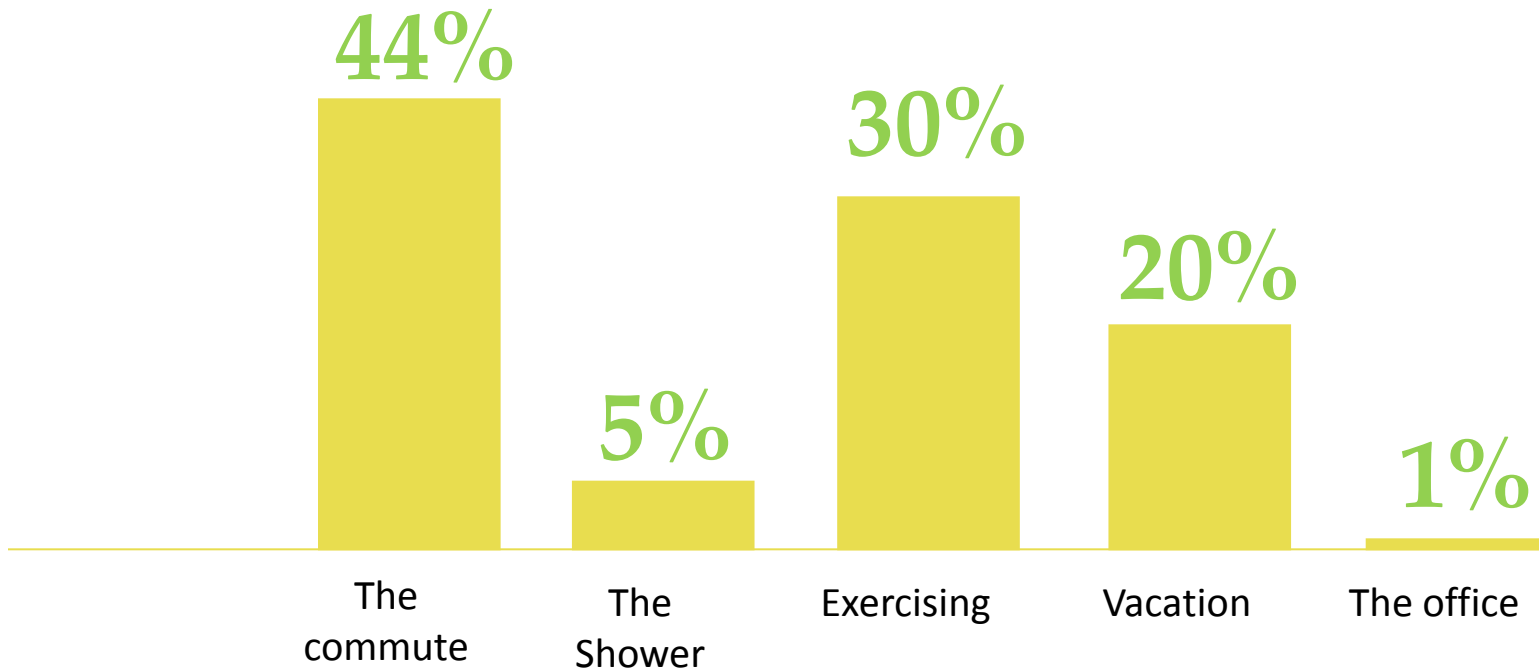
There are different types of collaboration,
and
open space **doesn't** always equate to
collaboration.

Case for Rethinking Work

**What percentage of people are
sleep-walking through the day?**

72%

Where Did You Get Your Last “BIG “ Idea?

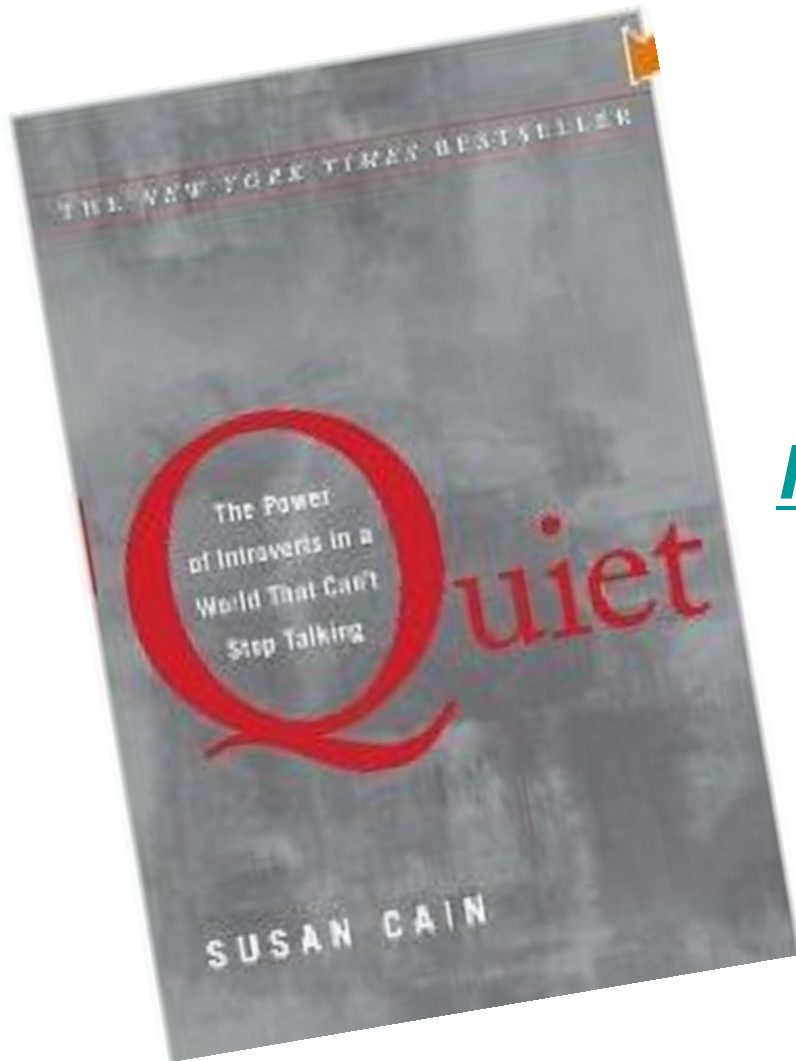


Source :Teknion Cre8 facebook survey

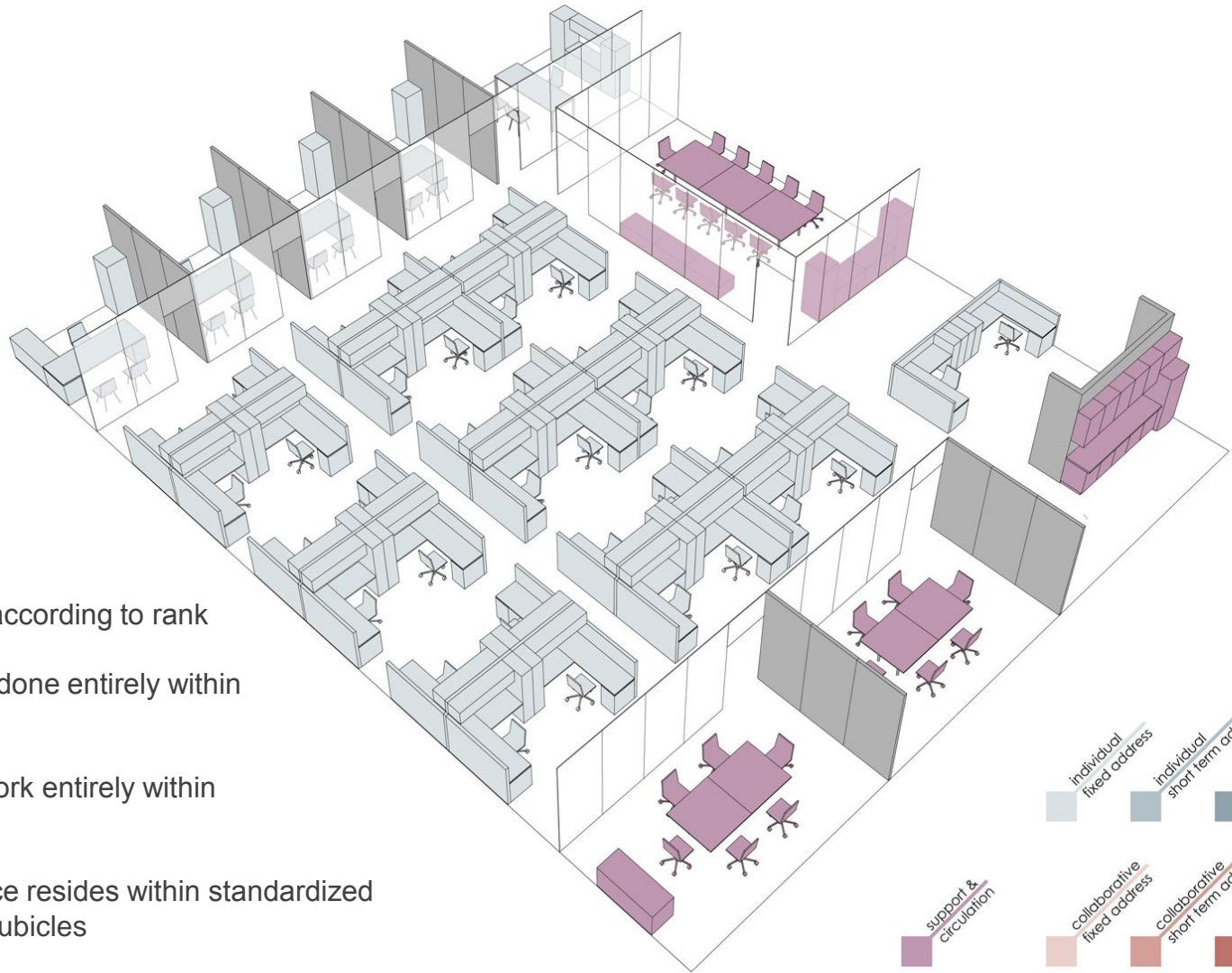
Focus

Susan Cain

***Quiet: The Power of
Introverts in a World That
Can't Stop Talking***

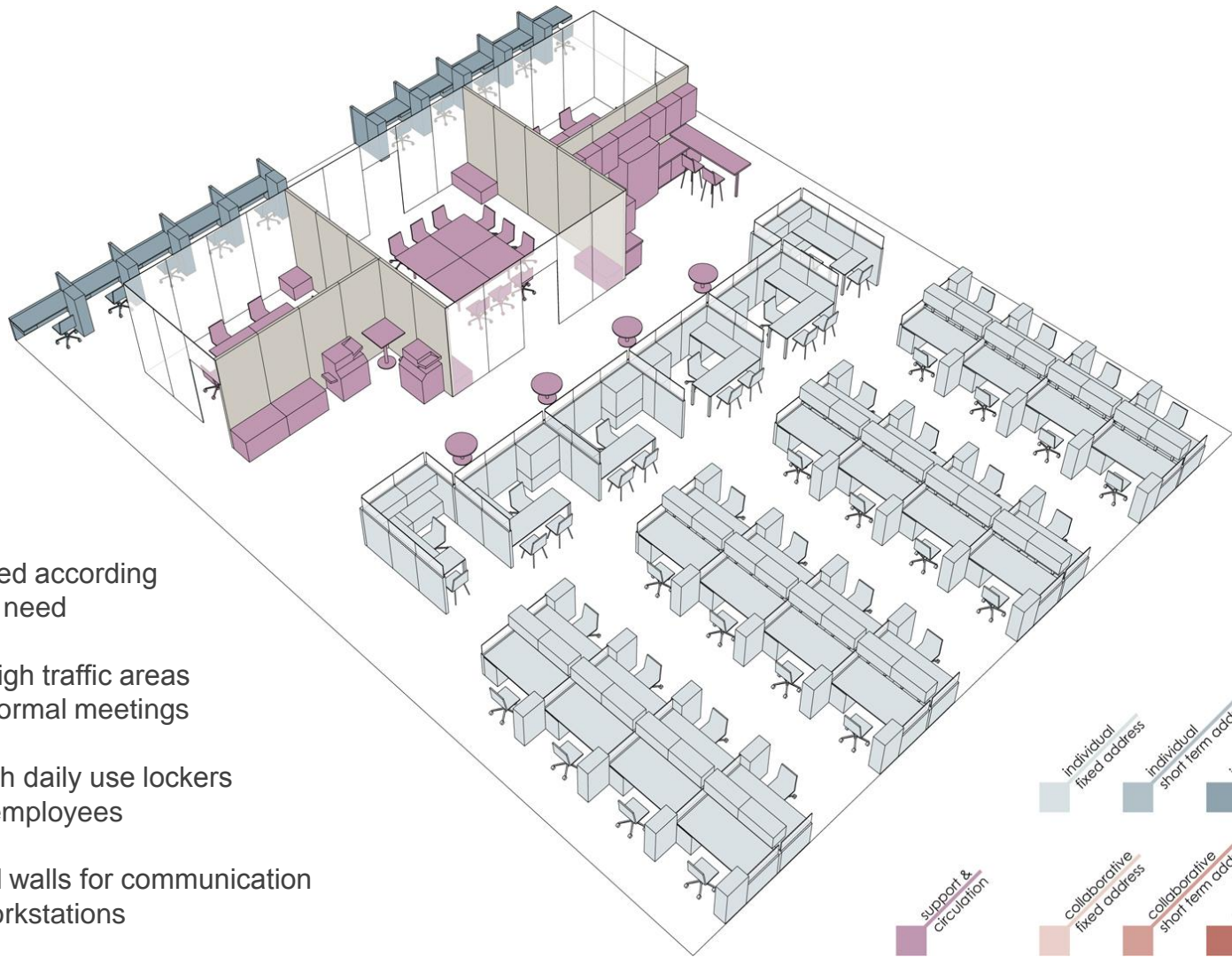


Floor Plate Planning - 2006

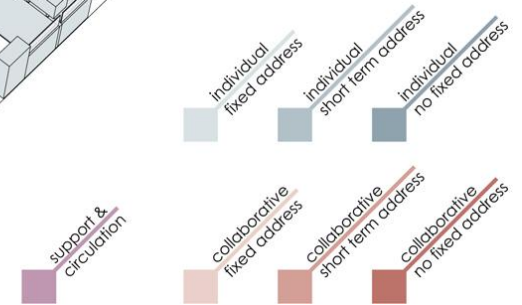


- Space allotted according to rank
- Individual work done entirely within workstations
- Collaborative work entirely within meeting rooms
- Bulk of workforce resides within standardized fixed address cubicles

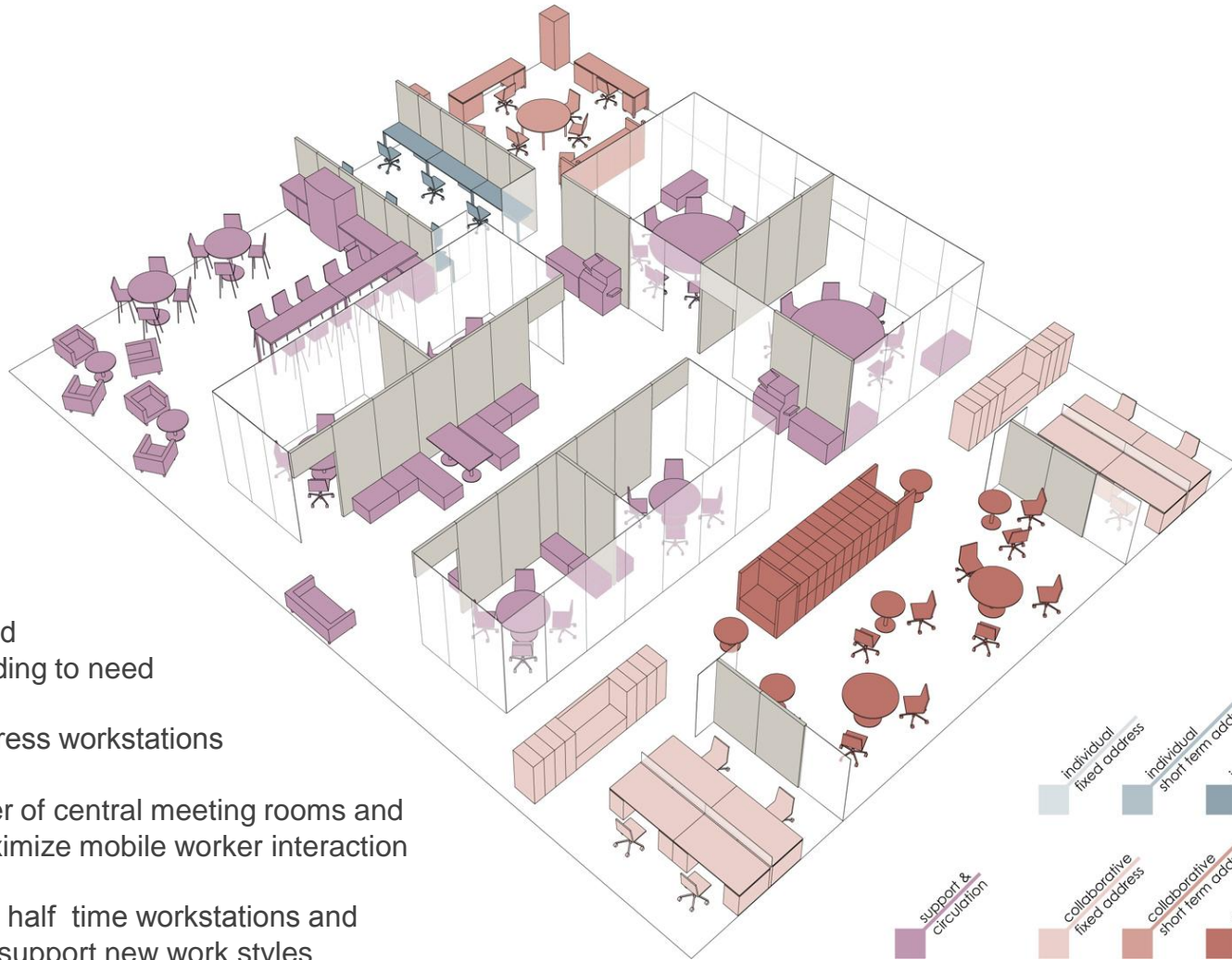
Floor Plate Planning - 2008



- Space allotted according to rank and need
- Seating in high traffic areas for short informal meetings
- Hotelling with daily use lockers for mobile employees
- Lower panel walls for communication between workstations

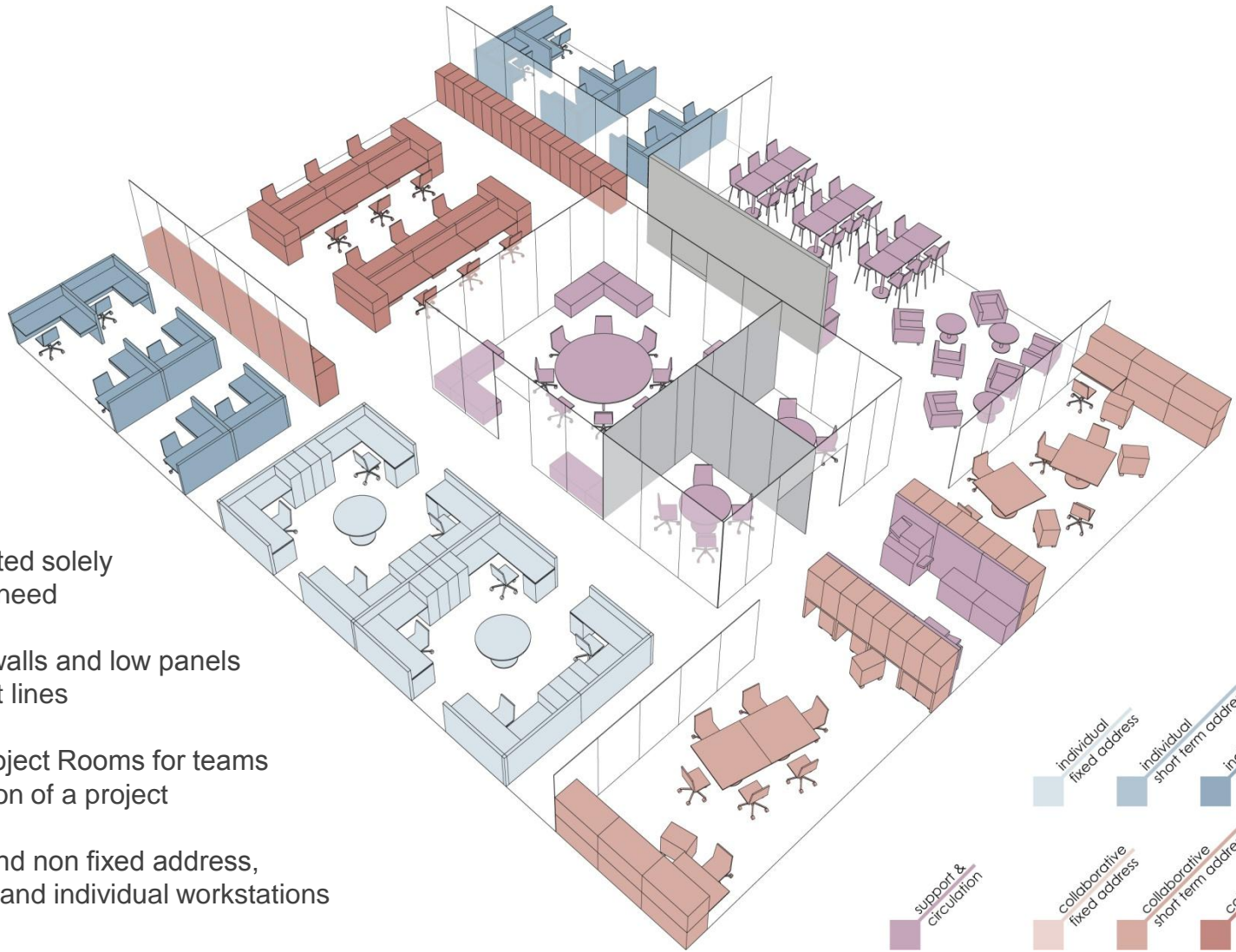


Floor Plate Planning - 2011

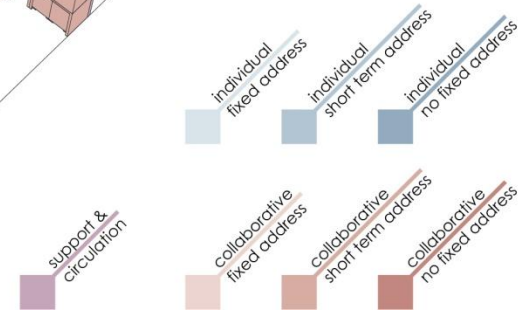


- Space allotted solely according to need
- No fixed address workstations
- Large number of central meeting rooms and lounges maximize mobile worker interaction
- Team rooms, half time workstations and quiet rooms support new work styles

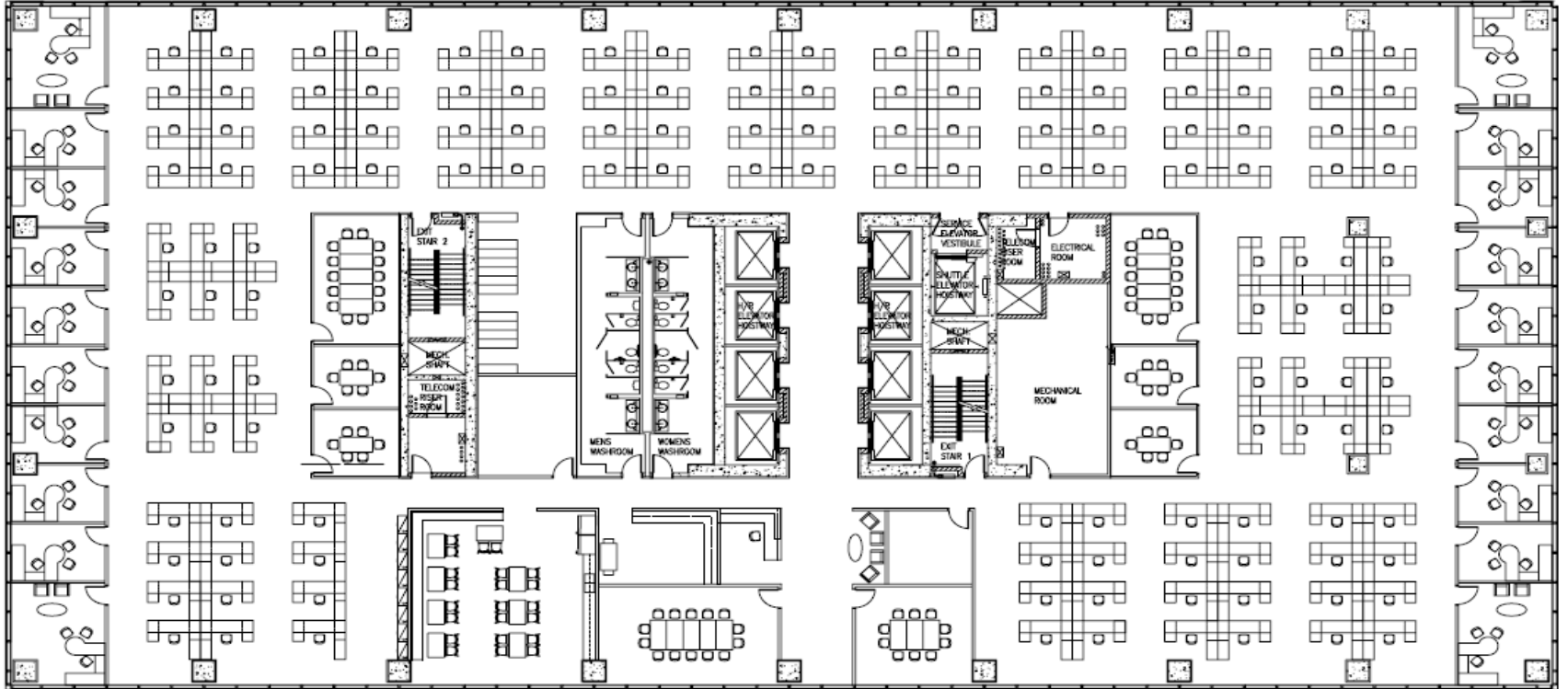
Floor Plate Planning - 2013



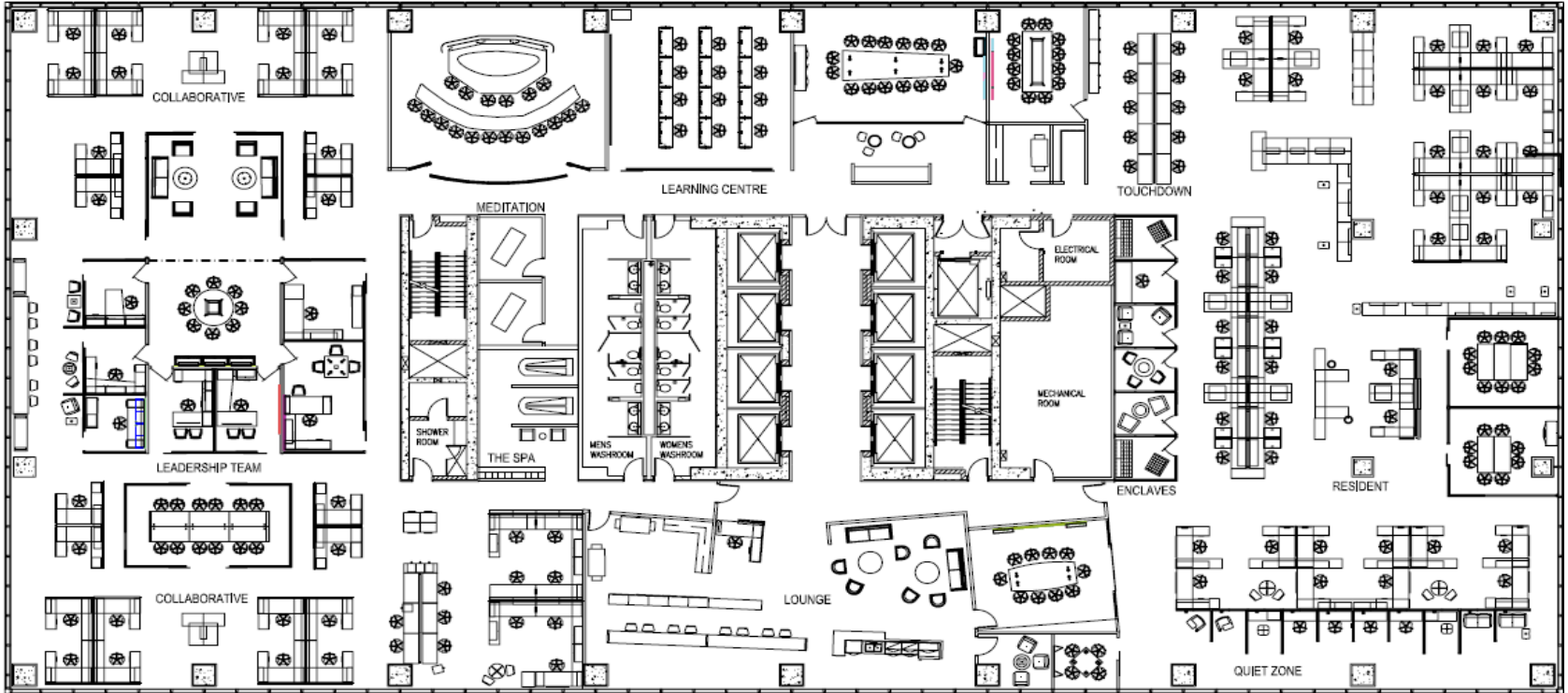
- Space is allotted solely according to need
- Transparent walls and low panels for clear sight lines
- Dedicated Project Rooms for teams for the duration of a project
- Mix of fixed and non fixed address, collaborative and individual workstations



Old Formula for Work



New Formula for Work



“ *Providing a
variety of work settings
and areas for
information sharing
are key elements for fostering
innovative work.* ”

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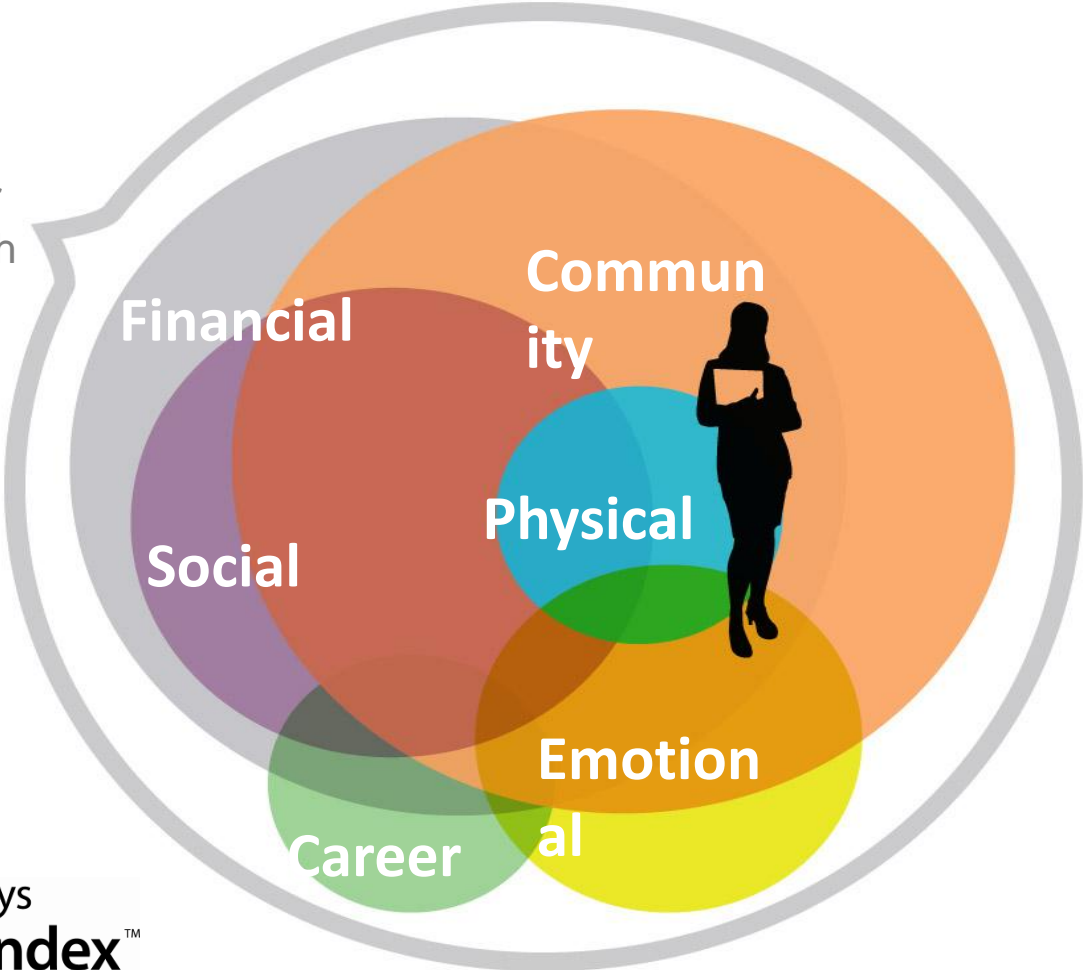


Paradigm Shift 3

*The most flexible thing in any space isn't the
walls or the furniture,
it's the people.*

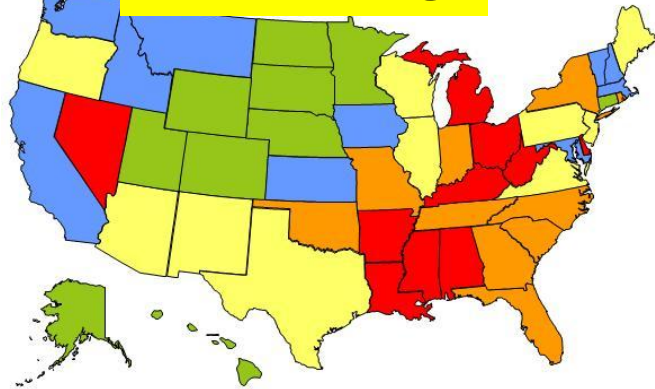
Well-Being

Well-being is bigger than Physical Health



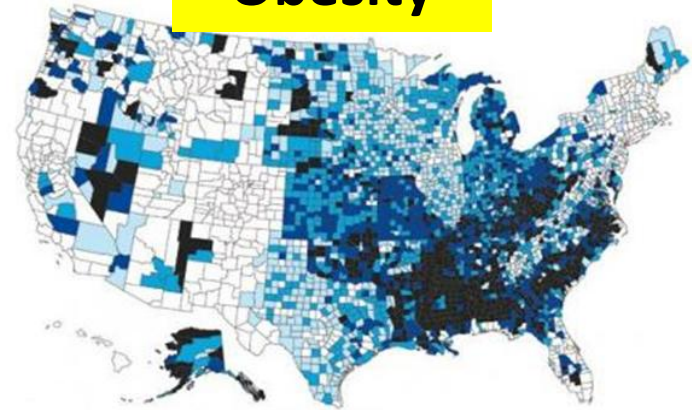
Well-Being by Region

Well-being



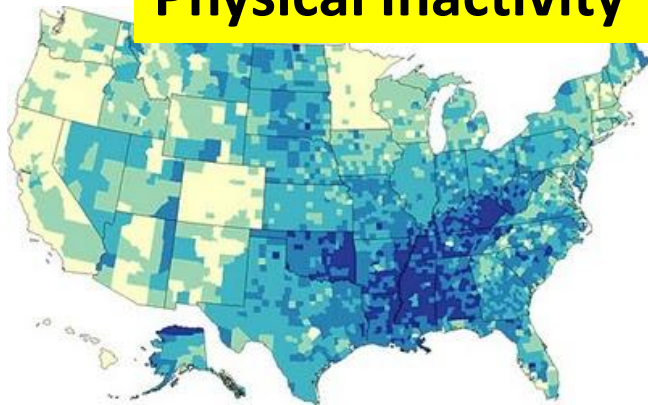
Ranking: ■ Top Quintile ■ Second Quintile ■ Third Quintile ■ Fourth Quintile ■ Bottom Quintile

Obesity



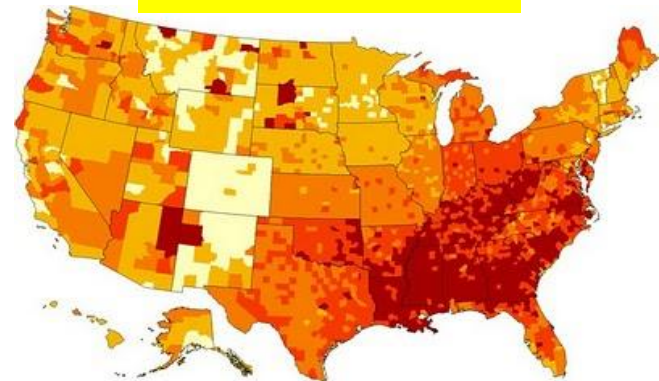
Darker shades = Higher Prevalence

Physical Inactivity



Darker shades = Higher Prevalence

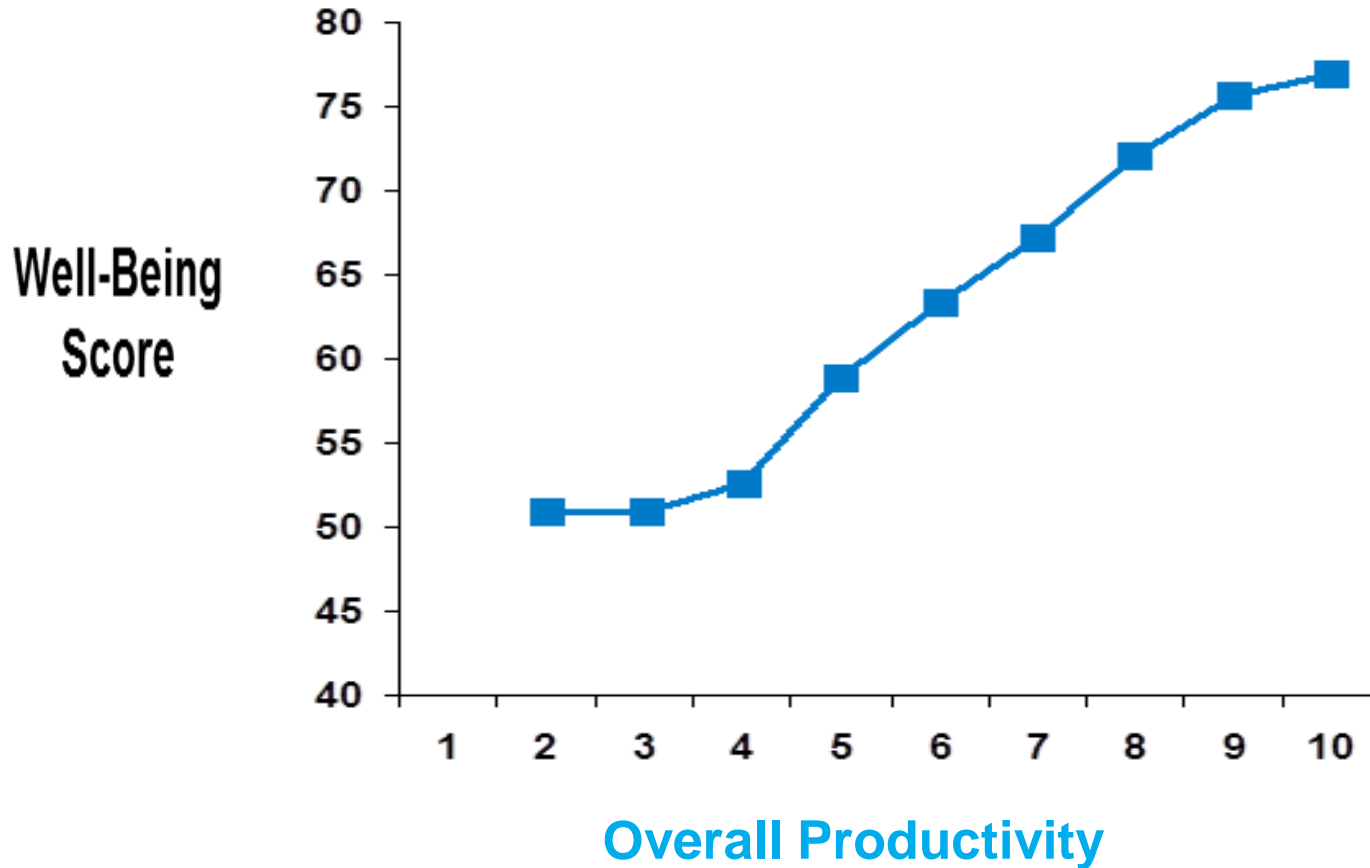
Diabetes



Darker shades = Higher Prevalence

“ **Sitting**
is the smoking
of our generation. ”

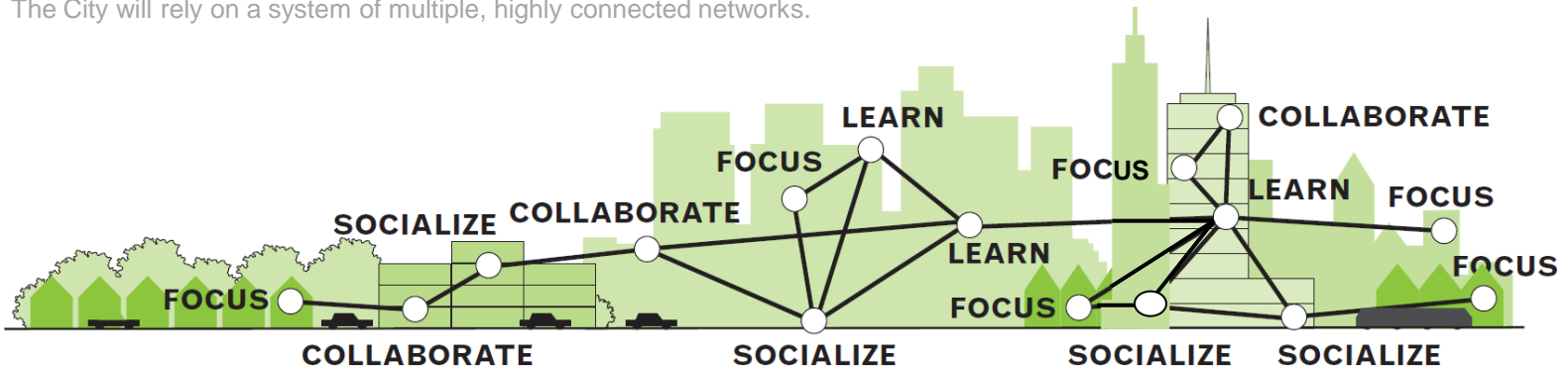
Well-Being and Productivity



Where We Work

The Future Urban Context – From GSA White Paper, *Leveraging Mobility, Managing Place*

The City will rely on a system of multiple, highly connected networks.



Mobility Trends

*Businesses save an average of
\$13,000 per employee that
works remotely.*

*If 100 staff give up their desk and
work remotely, an organization
can save **\$1,000,000** a year.*





“You don’t get an office. You get cargo pants.”

Telework?

*But studies show that even when given
the option to work remotely*

*less than **10%** of employees
are electing to do so.*

They still tend to come to the office.

(Akyeampong 2007; Jones 2005; U.S. Census
Bureau, 2004; Welz & Wolf,
2010,

Paradigm Shift 4

We are human.

We are territorial.

*We are creatures of habits,
and we are social.*

Shift in work

*As workers are able to work
anytime from anywhere,
the significance of the office will shift
from a place to do work to a place to
collaborate and engage others.*

Paradigm Shift 5

*If we come to the office
to engage others,
then the space needs to enable that
interaction and be....
engaging.*

Going Forward

Rise of the “Human Factor”

1. Focus on employment engagement to increase productivity
2. Getting technology in check
3. Creating balance between concentrative and collaborative space
4. Provide a variety of spaces to work in and giving people more choices
5. Have a higher degree of customization
6. Encourage movement to improve well-being
7. Enable to engage each other and the work

The background of the slide features a stylized illustration of a meeting. A large camel is the central focus, with a dark grey silhouette of a person riding on its back. The camel is positioned in front of a whiteboard that has a red pushpin at the top and a paperclip on the left. To the left of the camel, there is a grid pattern. In the foreground, three people are depicted in a meeting setting: a man on the left, a woman in the center, and a man on the right who is pointing towards the whiteboard. The overall color palette is muted, with greys, blues, and greens.

Panel Discussion Points

1. How is increased mobility and teleworking impacting businesses today?
2. How are you addressing the need for flexibility in the workplace today?
3. Is it still all about cost, or as the economy strengthens are we moving away from that?
4. Do you see any backlash to technology or limits?
5. What role is well-being playing in the workplace today?
6. How are clients managing change today?
7. Are clients asking for evidence based design? And if so, how are you doing so?



“ “ We are no longer designing environments, we are designing the experience. ” ”