

# EMPIRE OFFICE



A PRESENTATION  
**WHAT'S NEXT FOR THE WORKPLACE**  
*2021*



*“Organizations must use this moment to break from the inertia of the past...*

*A well-planned return to offices can use this moment to reinvent their role and create a better experience.”*

**McKinsey**

Reimagining the office and  
work life after COVID-19

*“If you’re making people commute, then people want to come in for an advantage they can’t replicate in their house.”*

**Aaron Schiller**

Schiller Projects  
The Future of the Office

## A NEW WORLD OF WORK

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We are now a year into the COVID-19 pandemic. Companies are rethinking the way they work and collaborate in public environments.

Over the past several years, workplace design has promoted a more collaborative setting with lower physical barriers to achieve a more dynamic work environment.

Our clients are beginning to retrofit these types of open plan spaces to protect their people during this evolving time, while holding onto this dynamic trend.

A post-COVID-19 working environment can be achieved through adding a few additional protective pieces and rethinking layout along, with establishing new protocols that may help keep everyone safe and healthy.

Here's what we're seeing:



### Face-to-Face Protection.

Protective partitions affixed to the front of the work surface and made from non-porous/wipe-able surfaces



### Infection Control.

Antimicrobial surfaces/elements added for arm caps on chairs and deskpads on work surfaces

Easily accessible wellness stations, including hand sanitizers, wipes, gloves and masks

Antimicrobial trash receptacle



### Easy to Clean Surfaces.

Swap out the fabric on seat and pedestal cushions for vinyl and/or bleach-cleanable material



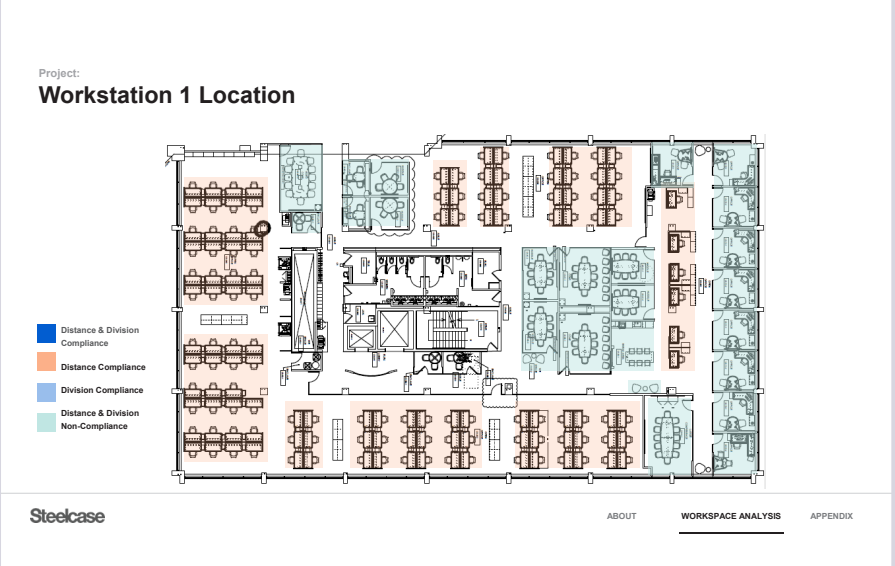
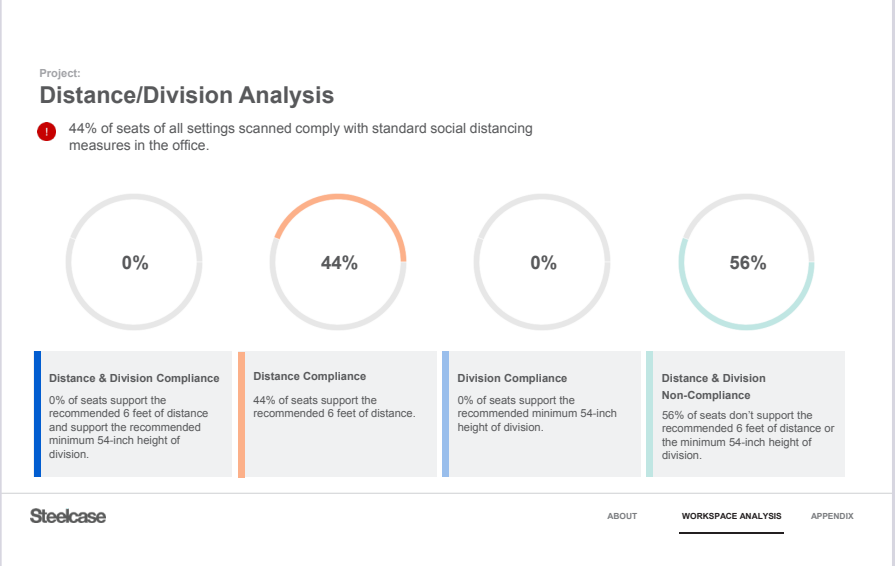
### Side-to-Side Barriers.

Protective division pieces in between individuals that extend beyond the work surface

Additional storage added between stations for further "physical distancing"

Increased desk sizes to support social distancing

For already dense applications, sit every other desk to maintain proper distance

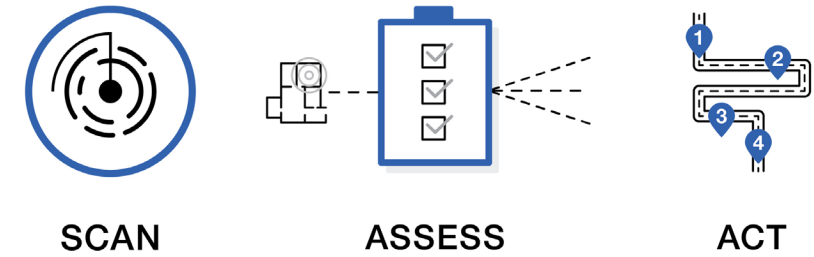
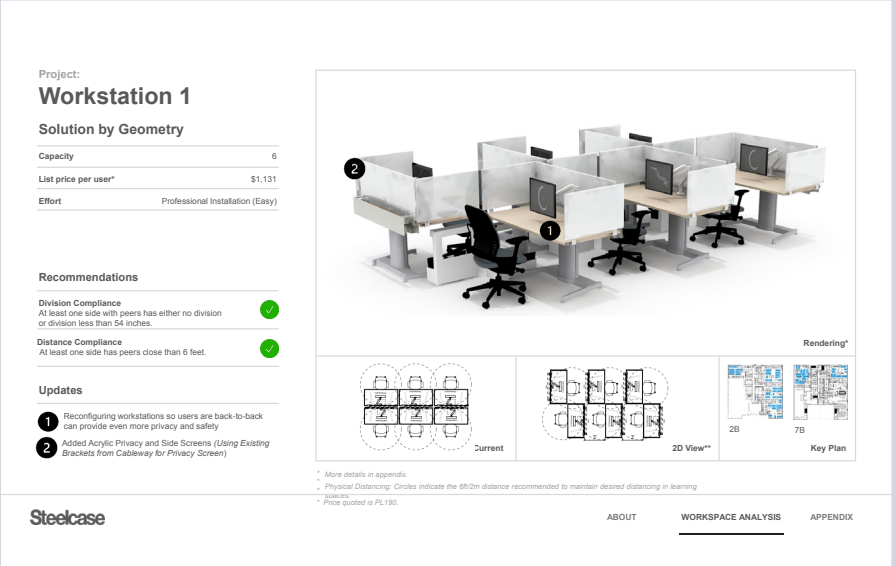
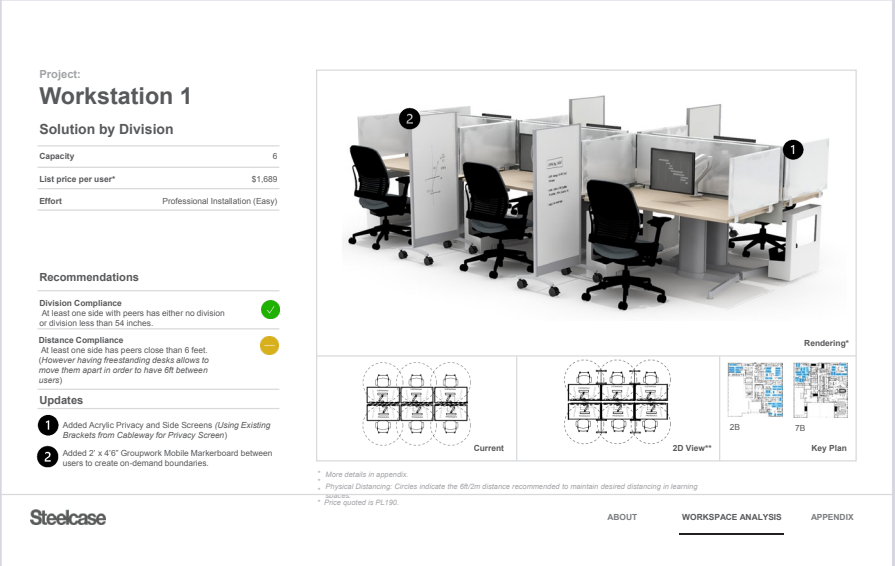
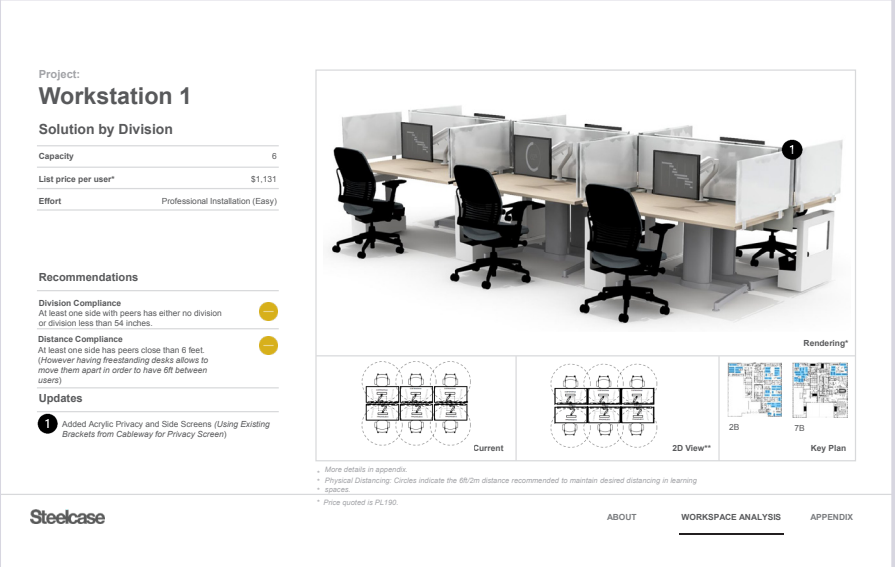
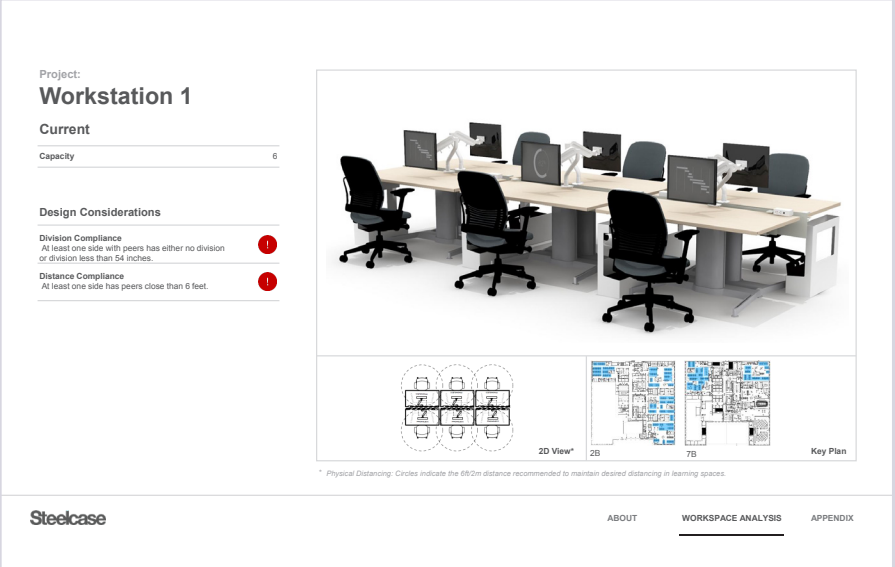


## SPACE SCAN BY STEELCASE

A strategic return-to-office for the world’s workforce will require a change in mindset, approach, behavior, and space. Despite a flurry of ever-changing rules and regulations, employees are ready to get back into the workplace. Business leaders are seeking best practices.

## INTRODUCING SPACE SCAN BY STEELCASE

**Space Scan** is a diagnostic service for Steelcase customers that leverages advanced analytical floorplan scanning to identify vulnerabilities in office densification and division. Its science-based analysis generates space-specific action steps and strategic solutions, laying the foundation for a confident return to the office.



Working from home is changing what people expect in the office.

People are looking for a fundamentally BETTER experience at work than the one they had pre-pandemic.

## 5 Things People Need

### SAFETY

to be safe and feel safe

### BELONGING

inclusion, trust and shared purpose

### PRODUCTIVITY

to focus and collaborate

### COMFORT

physical, cognitive and emotional

### CONTROL

more control over where and how they work

## DESIGN EXPECTATIONS

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Steelcase research across 10 countries, engaging over 32,000 employees, uncovered four macro shifts that leading organizations will have to embrace to meet their staffs' new needs and expectations.

Designing for *safety*

Designing for *productivity*

Designing for *community*

Designing for *flexibility*

Workplace design can help reduce density, change geometry (the angles and orientation of furnishings), and increase physical division to limit how far pathogens can travel.

We have vetted through the best possible solutions in the market today that can help towards providing a safe working environment. We have based our recommendations on current availability, lead time and cost.

Empire can work with a client’s design or project management firm, or provide a turnkey approach, to help assess a company’s workplace to determine a path forward to safely bring employees back to the office.



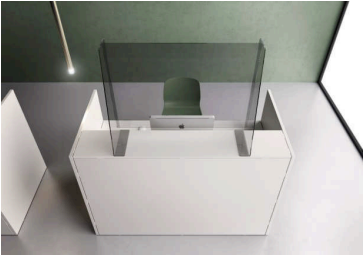
PET SCREEN  
SLYDE ON



CUSTOM SCREEN  
FABRICATE



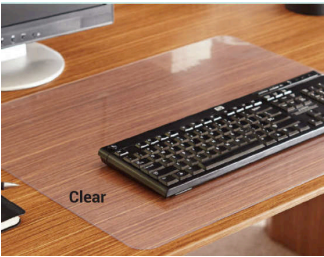
ACRYLIC SCREEN  
71 VISUALS SIDE SCREEN



CONCIERGE DESK SCREEN  
DVO SCREEN



FREESTANDING SCREEN  
SAFEVIEW MOBILE SCREENS



DESK PAD  
ALLE EVERLIFE



DIRECTIONAL DECALS  
71 VISUALS



SANITATION STATIONS  
STEELCASE SOTO

DESIGNING FOR PRODUCTIVITY

Pre-pandemic, some open plan offices were heavily criticized for not supporting people’s need for focus.

Moving forward, organizations will benefit from creating multimodal spaces that support collaboration and focus work equally.

THE TOP 3 FEATURES PEOPLE NEED FROM THEIR WORKPLACE TO STAY PRODUCTIVE:



EFFECTIVE COLLABORATION



EASIER ACCESS TO TOOLS AND RESOURCES



THE ABILITY TO FOCUS

PRODUCT APPLICATIONS



MODULAR SEATING  
BOSS HEMM



WORKBOOTH  
BOSS SNUG



MODULAR SEATING  
DARRAN HONEY



PRIVACY POD  
FRAMERY Q POD



MODULAR SEATING  
HIGHTOWER FOUR LIKES



LOUNGE SEATING  
OFS HEYA



LOUNGE SEATING  
STEELCASE MEDIASCAPE



PRIVACY POD  
OFS OBEYA

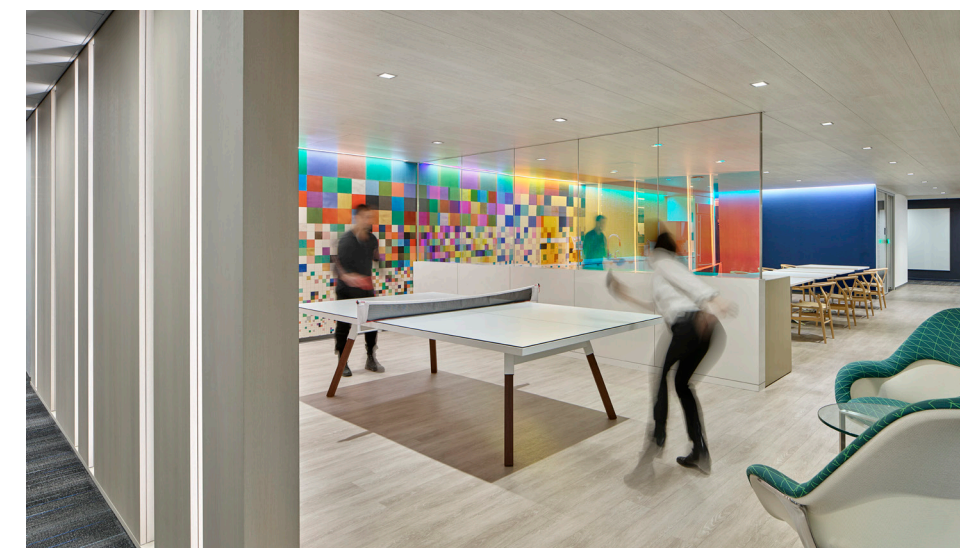
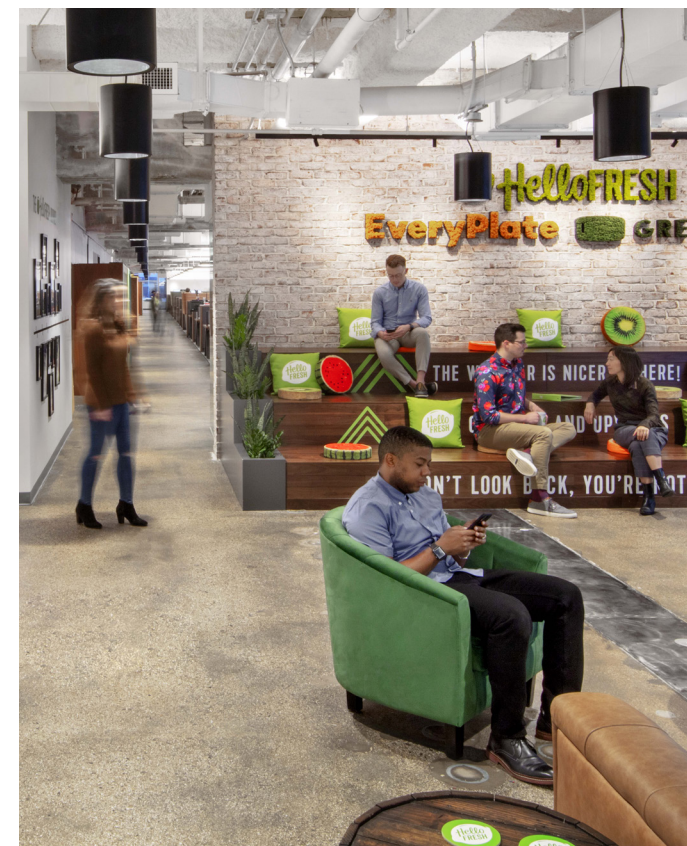
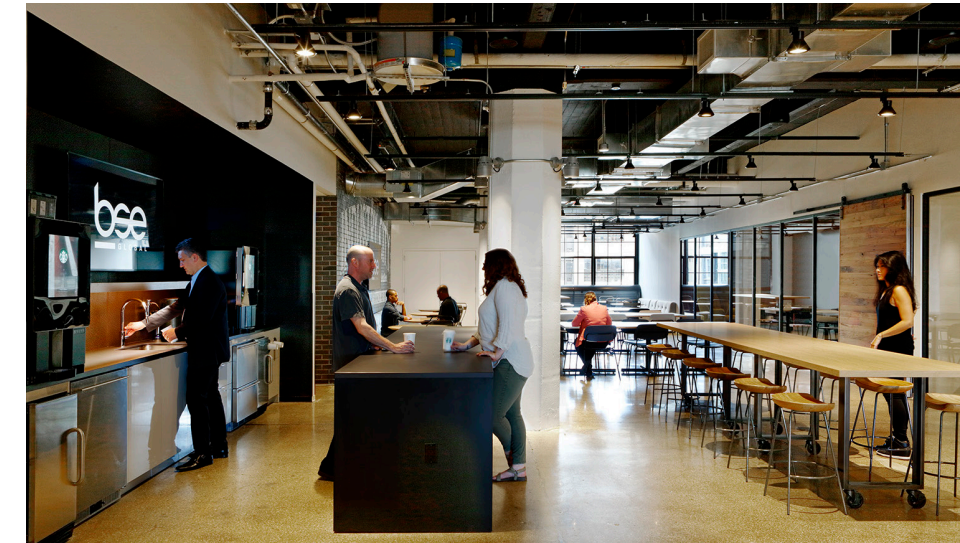


STOOLS  
ORANGEBOX CUBB

According to the research, people say the top two reasons they want to return to the office are:

1. To see work friends and interact with teammates, citing video meetings are not enough to overcome loneliness and isolation.
2. To help them feel a sense of belonging and give them access to a range of inspiring workspaces.

Organizations will need to rethink the purpose of the office from simply a place to work to becoming the infrastructure for building social capital and fostering a sense of purpose and belonging.



## PRODUCT APPLICATIONS



OUTDOOR SEATING  
**BLU DOT SKIFF**



CONFERENCE TABLE  
**UHURU CUSTOM**



COLLABORATIVE TABLE  
**DARRAN MILNER**



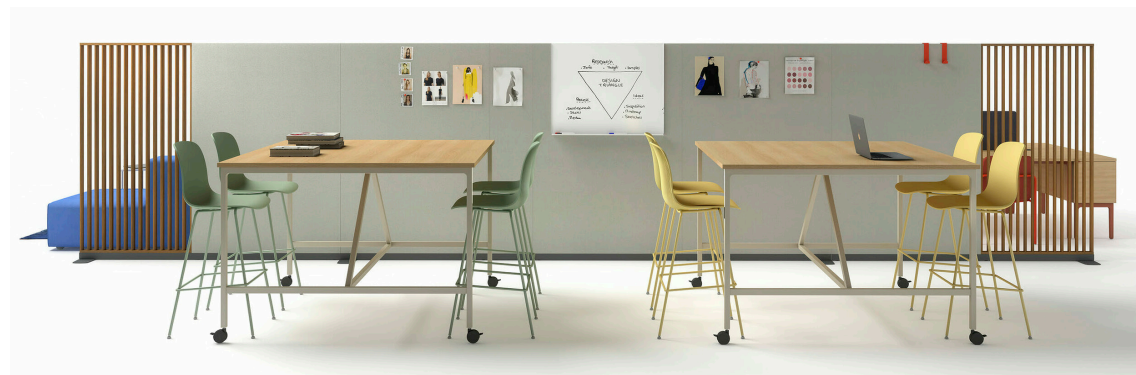
OUTDOOR SEATING  
**FERMOB LUXEMBOURG**



OUTDOOR SEATING  
**EXTREMIS GARGANTUA**



SOFT SEATING UNIT  
**ORANGEBOX BORDER**



PRIVACY SCREENS  
**STYLEX STILL**



DIVIDER  
**STEELCASE FLEX ACTIVE FRAMES**

DESIGNING FOR FLEXIBILITY

Workplaces in the future will embrace multi-use spaces that can support diverse types of activities.

Furnishings will easily move to allow spaces to expand and contract to support distancing needs or simply to accommodate different-size groups and activities.

Physical and digital experiences will be seamlessly braided to support distributed collaboration as people work in a variety of locations.



STEELCASE FLEX HEIGHT ADJUSTABLE DESK



STEELCASE FLEX MARKERBOARD SOLUTIONS

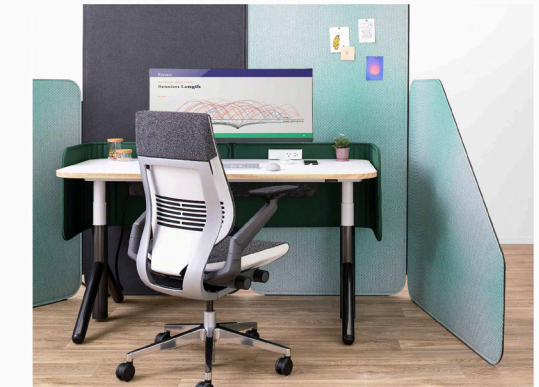


STEELCASE ROOM

PRODUCT APPLICATIONS



MOBILE TECHNOLOGY  
STEELCASE FLEX MOBILE POWER STATION & CHARGER



MOVABLE SCREENS  
STEELCASE FLEX SCREENS



ACOUSTIC PANELS  
BUZZSPACE BUZZIBLINDS



STORAGE  
WATSON C9



MOBILE TABLES  
ACTIU TALEN



MODULAR SEATING  
STYLEX FREE ADDRESS



MOBILE SEATING  
ORANGEBOX SULLY

## Real Example: Re-imagining the Workplace through **Activity Based Planning**

### **Goals:**

Provide Hybrid Work Experience for Identified Workforce

De-Densify Workspace

Develop Shared Workstation/Office Strategy: 10:6 Ratio

Enhance Collaboration between Designated Teams

Attract Top Talent from Local Colleges

Ultimately Reduce Real Estate Portfolio



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PROPOSED FLOOR PLAN

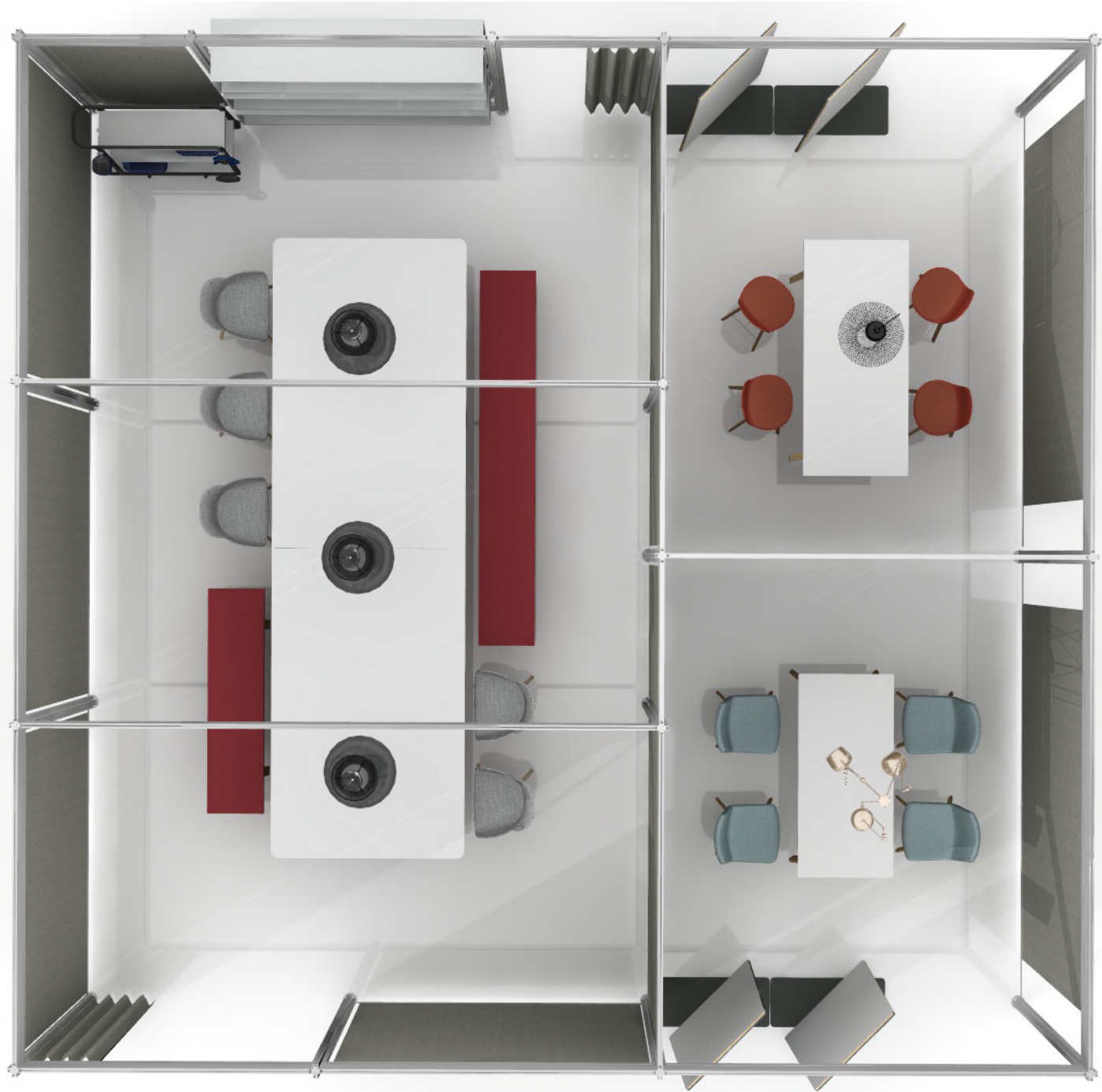


PROGRAM

<div></div> CONFERENCE	<div></div> OPEN COLLABORATION	<div></div> BREAKROOM
<div></div> OFFICE	<div></div> COPY/PRINT	<div></div> WELLNESS
<div></div> PHONE	<div></div> NOT IN SCOPE	

## SMALL ENCLOSED COLLABORATION AREAS

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SMALL OPEN COLLABORATION AREAS



LARGE OPEN COLLABORATION AREA



ADDITIONAL ABP LAYOUTS





# Thank You

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OFFICE

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