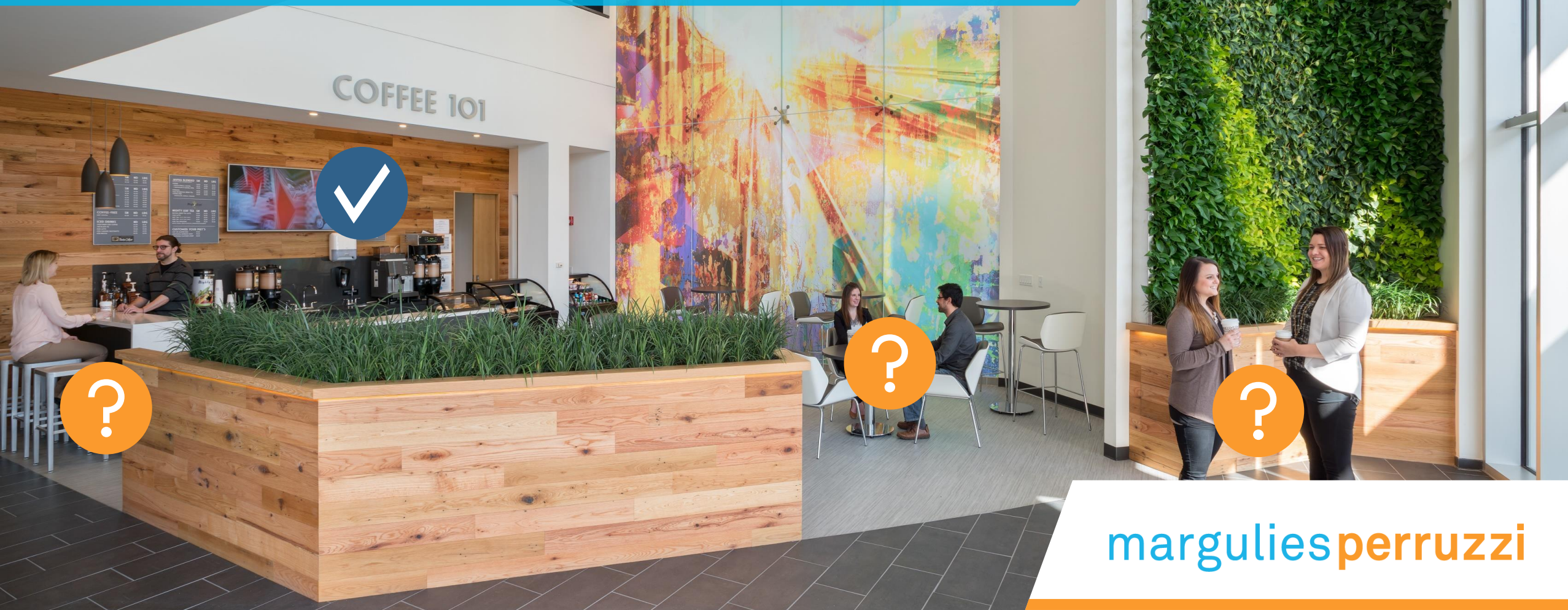


# VOLUME 3: BUILDING DESIGN REIMAGINED

## HOW WILL COVID-19 AFFECT BUILDING DESIGN?

SEPTEMBER 2020



marguliesperruzzi

# THE FUTURE OF BUILDING DESIGN

WHAT ARE THE QUESTIONS EVERYONE IS ASKING?

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**SECTION 7:** How can Margulies Perruzzi help?





## SECTION 1

## IDENTIFYING NEW CHALLENGES

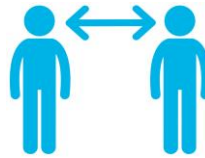
*“businesses need a whole new shift in strategy, structure, and staffing.”*

30%

*were considering enterprise-wide restructuring*

*Korn Ferry’s survey of about 3,500 organizations suggested this kind of reality check hadn’t quite come yet: as of late May*

## WHAT ARE THE NEW CHALLENGES LANDLORDS WILL FACE AS TENANTS RETURN?



Complying with **social distancing** in common areas spaces



Increase of **security/safety protocols**



Increase of **HVAC** performance and **outside air intake**



Providing **hands-free** options



Reduction in **public transportation** use



Reduction of **on-site employees** by tenants

# WHAT WILL TENANTS ASK YOU?

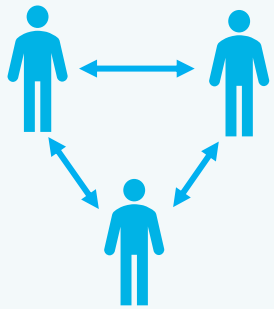
As tenants think about coming back to the office or looking for new space, you should be prepared to answer many new questions such as:

- What **HVAC upgrades** have been done to the building?
- Do you have any building entrance **screening procedures** in place?
- What **technology upgrades** have been made to allow us to monitor the HVAC, occupancy and security of our space?
- How is **food service** or food delivery being handled to the building?
- With public transportation not in full use, **how much parking** is available for my colleagues?
- How are **high-touch surfaces** being addressed?
- Is there more **fresh air** in the building today?
- What level of **LEED/WELL Building standards** do you have in place in your building?
- How will you regulate the **fitness center**?
- Do you have any **grab-n-go** food service amenities?
- Is there **outdoor space** for eating?
- How are **restrooms** being managed? Are there unisex restrooms for our staff to use?
- How are **elevator controls** being used? Are they programmed to fit our needs? Are there dedicated elevators for our company?
- What are the protocols regarding **visitors**? Do you have a **shared conference space** near the main lobby that we could utilize?
- Are security/entrance fobs **touch-free**?
- Has the **door hardware** in the lobby been upgraded to be touch-free?

## SECTION 2

## HOW MUCH REAL ESTATE WILL TENANTS LOOK FOR?

SF PER SEAT CASE STUDY: BASED ON AN OFFICE OF 100 PEOPLE



*With increased sf/per seat requirements, offices aiming for 100% capacity will require much more sf now than in pre-Covid-19 times.*

## % STAFF IN THE OFFICE IN RELATION TO REQUIRED REAL ESTATE

PRE-COVID-19 | 125 SF/Per Seat

100%

12,500 SF

POST-COVID-19 | 200 SF/Per Seat After Social Distancing

25 %

5,000 SF

50 %

10,000 SF

75 %

15,000 SF

100 %

20,000 SF

## SECTION 4

## HOW MIGHT AMENITIES CHANGE?

New emphasis on social distancing and mitigating the spread of germs will influence the size and style of many popular building amenities.

**TRADITIONAL  
SERVERY**

Elimination of salad bars and other buffet-style stations to mitigate spread of germs.

**REFRIGERATED  
MARKETPLACE**

Grab-n-go markets with pre-packaged foods will replace the traditional servery.

**UNISEX  
RESTROOMS**

Unisex restrooms will provide more personal and enclosed space to contain the spread of germs.

**FITNESS CENTER  
EQUIPMENT**

Reduction in amount of redundant equipment to comply with social distancing. Staggered use times and a shift to smaller, boutique fitness spaces may emerge.

**FITNESS/LOCKER  
ROOM SPACING**

Provide timed- access to fitness centers and locker room areas to avoid overcrowding, or provide larger locker rooms

**CONFERENCE CENTERS  
NEAR LOBBY**

Bookable conference rooms near the lobby will allow tenants to meet with visitors without having to bring them into their office space.

## SECTION 5

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



## Parking and Building Entrances

**ROSSLARE**  
SECURITY PRODUCTS



**ButterflyMX**



**PARKOFFICE**

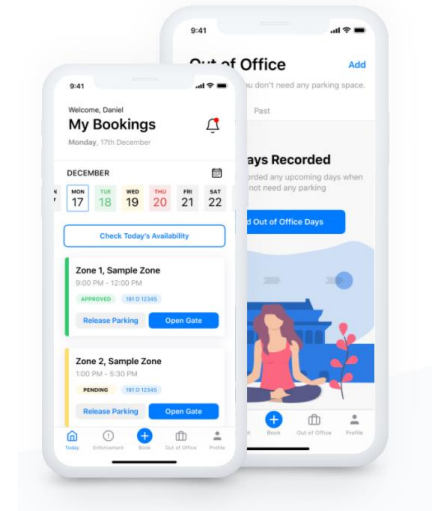
SMS  **VALET®**

### Retrofit Existing Buildings

- Hands-free entry
- Online parking reservation system
- Temporary lots, attendants with stacked parking may be necessary due to more people driving into the office (or will be offset by less people coming into the office)

### Advancements Available for New Buildings

- Touch-free key fob access and security systems compatible with mobile phones
- Touch-free after-hours security intercom system
- Touch-free elevator access systems
- Private, in-building, exclusive parking providing direct, touch-free, secure access to tenant floors
- Auto-revolving front doors
- Online parking reservation system

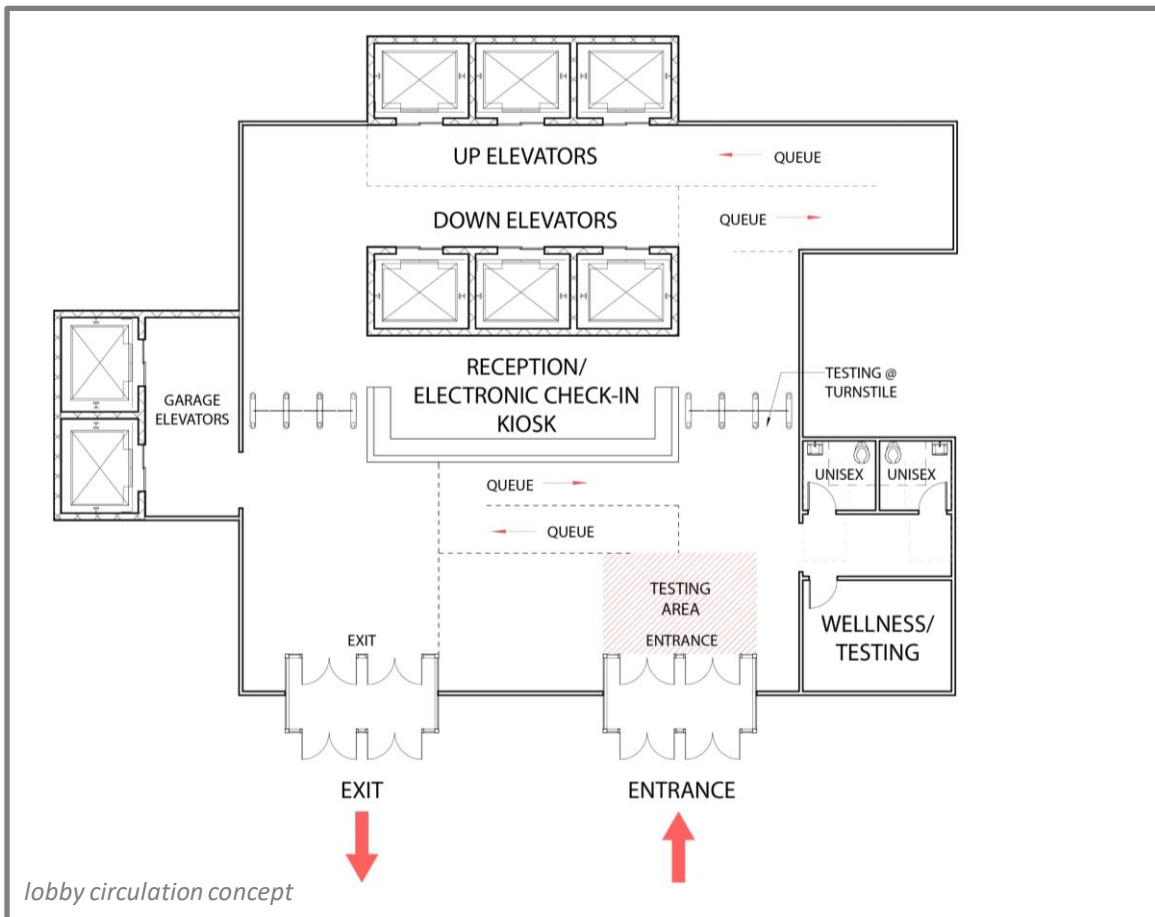


## SECTION 5

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



## Building Lobbies and Security Desks



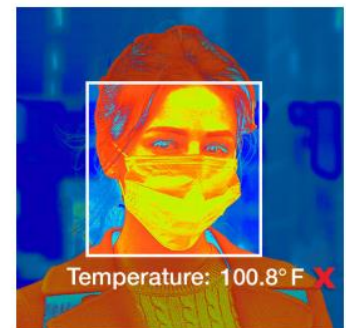
### Retrofit Existing Buildings

- Social distancing in lobbies
- Queuing area for check-in/security desk
- Hands-free entry
- Touch-free thermal scanning at lobby/security desk
- Identify one-way path of travel



### Advancements for New Buildings

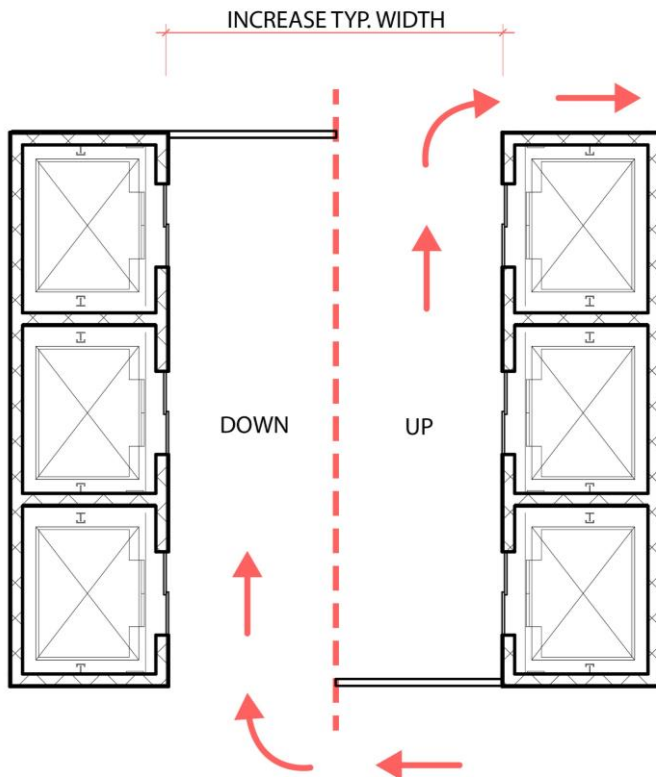
- Advanced screening technology/entrance control systems
- Unisex restrooms at lobby for guests
- Provide a screening/testing room at lobby
- Shared conference spaces at lobby-level
- UVC light sanitation
- No-touch activated control buttons





## SECTION 5

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?

**Elevator  
Lobbies***elevator lobby layout & circulation concept***Retrofit Existing Buildings**

- Reprogram elevators depending on need
- Establish distinct circulation path and queuing area

**Advancements for New Buildings**

- Establish distinct circulation path and queuing area
- Occupancy limiting elevator cabs
- Larger cabs to accommodate social distancing
- Designated elevators for each tenant
- Wider elevator lobbies
- Separate up/down elevators

## SECTION 5

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?

Elevator  
Technology

Schindler

myPORT



## New Technologies

- UVC sanitizing light when unoccupied
- Toe-touch elevator call buttons
- Smart elevators
  - Scan QR codes to call elevator and select destination
- Voice or fob-activated control buttons



UVC sanitizing light



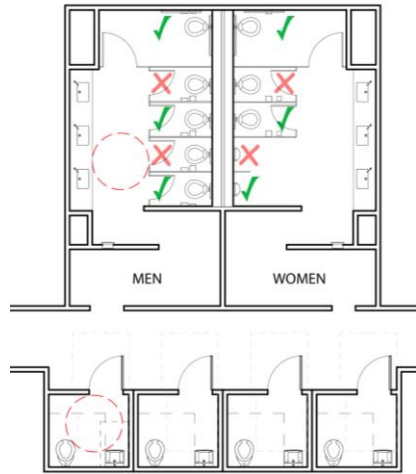
"Toe-to-go" call buttons

## SECTION 5

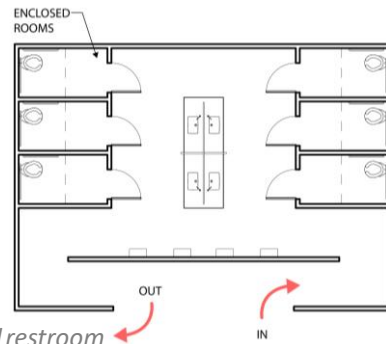
## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



## Restroom Layout and Design



*Socially distanced restrooms with additional unisex restrooms*



*Hybrid Open/Enclosed restroom*

### Retrofit Existing Buildings

- Touch-free, solar-powered fixtures & accessories
- Install new toilet partitions down to the floor
- Install toilets with auto seat covers
- Install naturally antimicrobial materials such as silver or copper
- Provide UVC lighting for off-hours sanitation
- Refinish walls with a microbicidal paint  
(kills 99.9% of microscopic organisms within 2 hours of exposure on painted surfaces)

### Advancements for New Buildings

- Gender neutral restrooms for more division of space
- S-shaped entry with no door to avoid a touch-point
- Improved ventilation
- Establish one-way circulation
- Provide vitreous fixtures with hydrophobic glaze

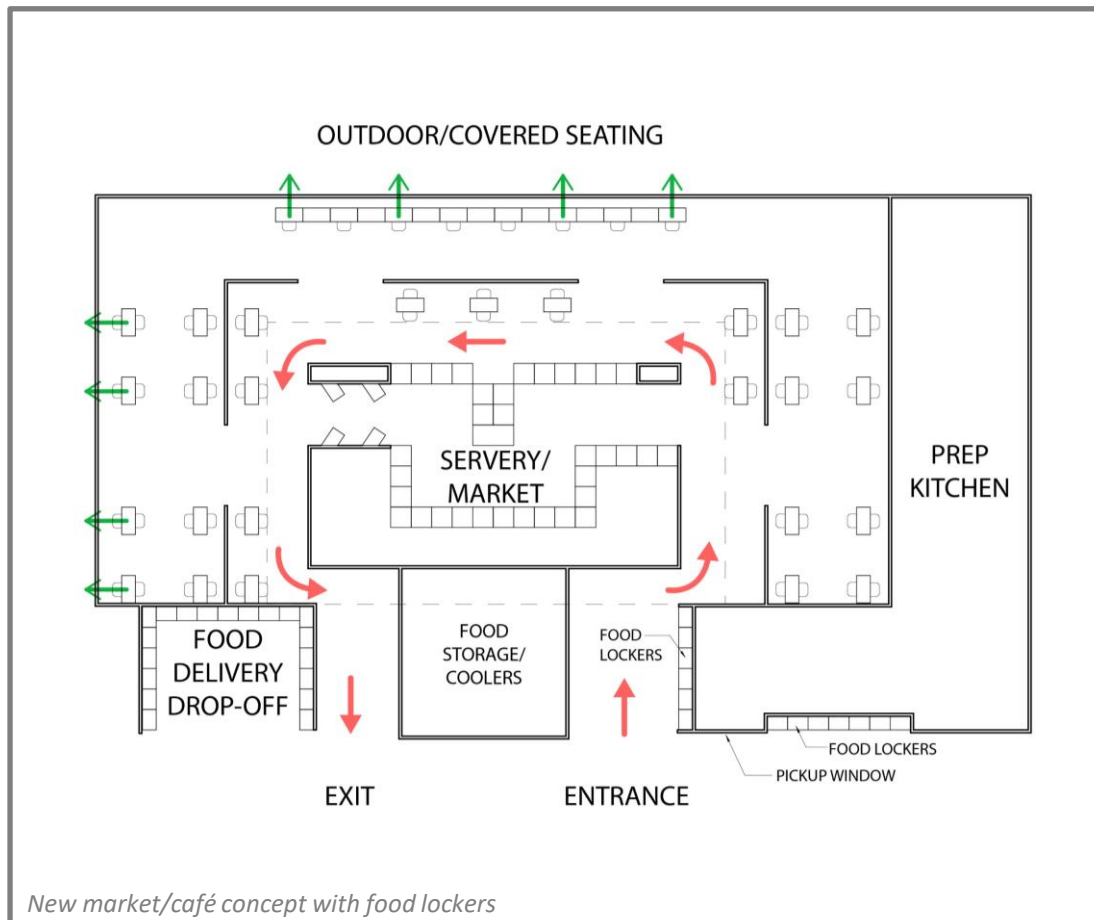


## SECTION 4

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



## Grab-n-Go, Cafes and Food Pickup



### Retrofit Existing Buildings

- Disposable, environmentally friendly materials
- Separate tables for increased social distancing
- Create a one-way circulation pattern



### Advancements for New Buildings

- Cleanable surfaces
- One-way circulation path structure
- Tables distanced further apart
- More air exchanges
- Encourage outdoor eating



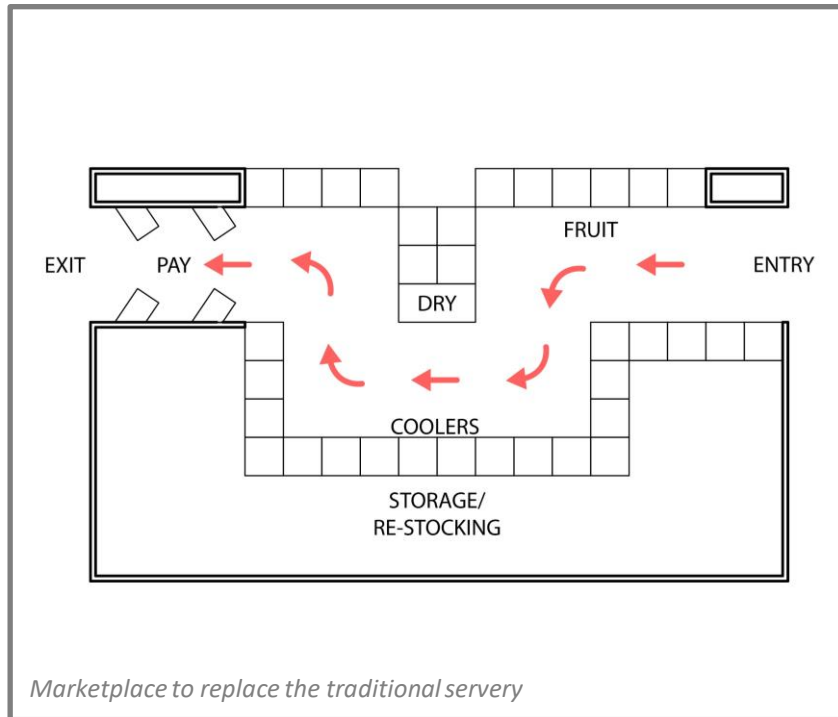


## SECTION 4

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



## Markets



## Retrofit Existing Buildings

- Staggering times for people to visit to avoid mealtime rush
- Social distancing in the server
- Online Ordering to avoid lines
- Eliminate self-service salad bars

## Advancements for New Buildings

- More grab-n-go refrigeration areas
- Cash-free purchases (kiosks or app based)
- Phone ordering
- Create a sustainability plan with increased use of disposable materials
- Healthier Grab-n-go vending

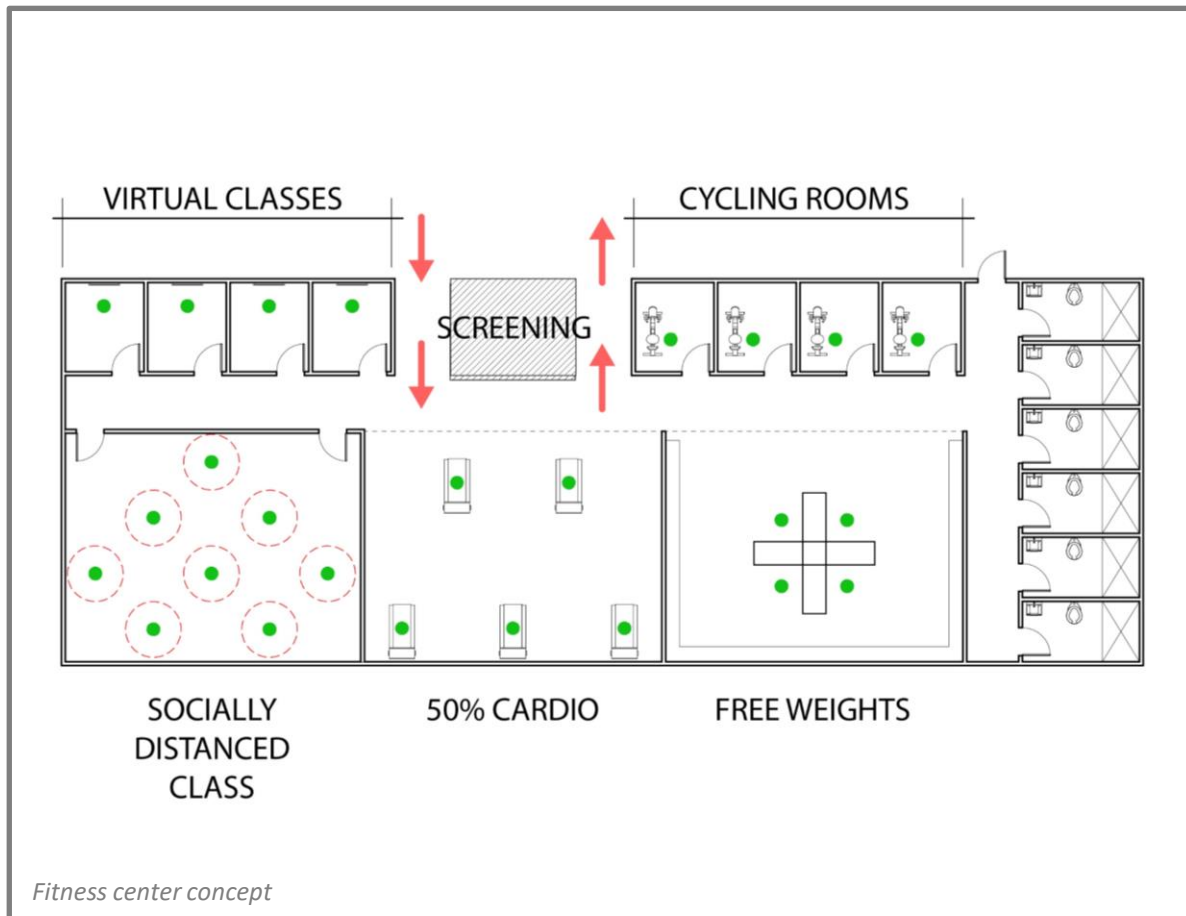


## SECTION 5

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



Fitness  
centers



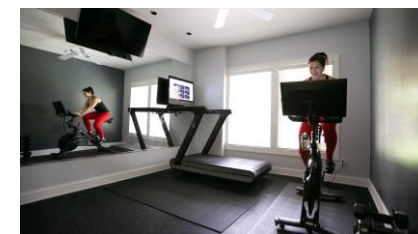
### Retrofit Existing Buildings

- Establish one-way traffic flow patterns
- Support for virtual training classes
- Touch-free check-in stations
- Reduce redundant equipment to create more space
- Bookable time slots to prevent overcrowding
- Increase disinfectant wipe-down stations



### Advancements for New Buildings

- Increase amount of personal showers
- Electrostatic sprayers for large areas and/or equipment
- Provide one-way, dedicated entrances and exits into facility and locker rooms
- Space lockers for increased distancing



## SECTION 5

## WHAT ARE THE NEW CONCEPTS IN BUILDING DESIGN?



## HVAC Systems and the Energy Code



UVC lighting to disinfect ductwork



UVC lighting to disinfect elevator cabs

### Retrofit Existing Buildings

- Provide high performance air filters
- Provide UVC lighting sterilizing technology
- Touch-free switches
- Increase fresh air intake

### Advancements for New Buildings

- Consider chilled beam systems in lieu of traditional VAV systems
- Design ductwork to allow for UVC sterilizing technology
- Increase fresh airflow
- Design base building to WELL and LEED standards

## SECTION 6

## NEW TECHNOLOGIES TO MANAGE BUILDINGS

Previously considered nice-to-have, providing technologies that support touch-free and enhanced sanitation solutions should be prioritized as this will be a draw to future tenants. Here are a few options worth exploring:



Scalable, advanced air purifying technology providing continuous treatment in occupied spaces.



Intelligent UVC light disinfection solutions, mobile disinfection robots.



Touch-free elevator call buttons, activation, and anti-microbial elevator materials.



Scan-to-mobile building directories, information, and visitor sign-in.



Hands-free door access, contactless elevator integrations, occupancy management, temperature screening integrations.



Touchless, app-based vending and beverage dispensers.



End-to-end platform with over 30 built-in microservices that redefine space management.



Apps to facilitate user-controlled environments.



## SECTION 7

# HOW CAN MARGULIES PERRUZZI HELP?

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**REAL ESTATE  
DEVELOPMENT**



**WORKPLACE**



**HEALTHCARE**



**SCIENCE**



**MP COVID REPORT: VOLUME 1**



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