

Client Enrichment Series

Welcome to today's presentation:

Shape Your Agency's Workplace With Activity Based Planning
January 21, 2021

The presentation will start at 1:00 pm Eastern

Note: Phones are automatically muted during the presentation. You have the ability to pose questions and comments via your Q&A pane. This session will be recorded. The session slide deck, recording, and formal Q&A document will be made available on www.gsa.gov/ces.



Shape Your Agency's Workplace With Activity Based Planning

January 21, 2021

Presented by:

Ryan Doerfler
Senior Workplace Strategist
Total Workplace Program / Office of Design and Construction
GSA PBS Central Office



Hosted by:

James Fotopoulos Regional Account Manager Client Solutions GSA PBS Heartland Region (Region 6)







The Workplace

Workspace

- Space Standards
- Features & Performance
- Office Environment

Human Performance

- Internal Communication
- Organizational Growth
- Culture Improvements

Business Processes

- Performance Measures
- Staff Work Patterns

The Effective Workplace Technology

- IT Infrastructure
- **IT Services**
- Telecommunications

Real Estate

- **Building Attributes**
 - Site Attributes
- Location

Supplies & Equipment

- Furniture
- Fixture & Equipment
- Support Services



The Workplace: At Home Considerations

Workspace

- Space at home to work
- Ability to focus without interruption
- Suitable video background

Human Performance

- Maintain connectedness
- Remote work burnout
- Long-term cultural impacts
- New hire on-boarding

Business Processes

- Potential inefficiencies in work processes
- Accessing resources
- Official mail



Real Estate

- Location in the community
- Proximity to services
- Ability to go outside

Supplies & Equipment

- Desk vs. Dining Room Table
- Ergonomic furniture

Technology

- Computer with webcam, headset
- VPN access to agency network
- Ability to interact with others





GSA Public Buildings Service



The Effective Workplace*

Workspace

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- Features & Performance
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Business Processes

- Performance Measures
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- IT Infrastructure
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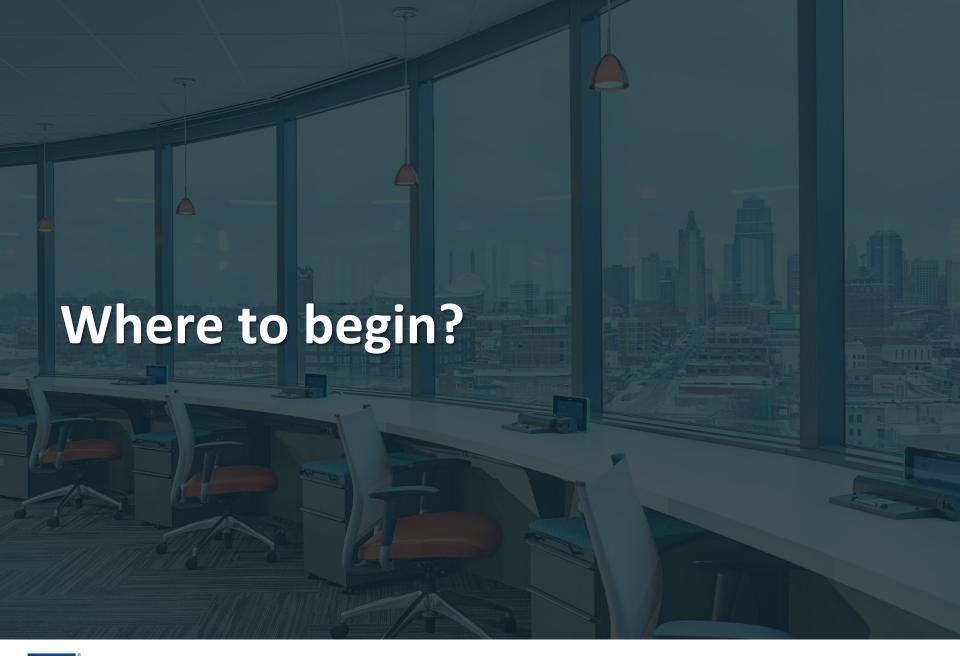
Real Estate

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Earlier is best

PBS Project Lifecycle

Identification	Initiation	Planning	Execution	Closeout	Operations	
 Strategic Requirements (high level project outcomes) Client Project Agreement Workplace Feasibility Scenarios 	 Functional Requirements (more refined requirements) early schedule and budget developed * Engagem 	Technical Requirements (incl. agency build-out requirements) obtain funding commitment ent Activitie	Final Requirements Package project award / design / construction	 final Inspections / punchlist rent payments begin 	 occupancy continuous business relationship 	
Diagnostic Research & Workplace* Strategies			P	Workplace* Protocols & Post-Occupancy Evaluation		
			Change Management			



Earlier is best

PBS Project Lifecycle

Identification Initiation **Planning** Execution Closeout **Operations** Strategic Final • final Functional Technical occupancy Requirements Inspections / Requirements Requirements Requirements continuous (high level (more refined punchlist (incl. agency **Package** business requirements) build-out project rent payments project award / relationship requirements) outcomes) early schedule design / begin Client Project and budget obtain funding construction developed commitment Agreement **Workplace* Engagement Activities Feasibility Scenarios Activity Based Planning:** Workplace* Protocols & Diagnostic Research & Workplace* Strategies **Post-Occupancy Evaluation Change Management**



Benefits of Activity Based Planning

- Optimize space utilization consistent with organizational mission and employee work activities
- Increase organizational resiliency to internal and external changes through workplace flexibility
- Engage the entire workforce in the creation of their new workplace
- Strengthen the organization's culture through increased communication and collaboration



Collect data from all perspectives





Leadership Perspective

- what does future hold for their agency?
- what is most critical in their new workplace*?
- how is the organization put together?

TOP DOWN

Culture, vision, mission, and where the organization needs to be in the future





Activity Based Planning Diagnostic Tools



Visioning Session

- develops direction of workplace* change
- establish vision of the end-state
- build alignment & consensus on a common direction



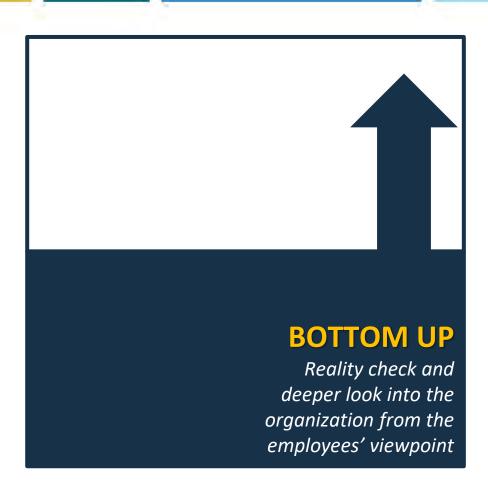
1:1 Leader Interviews

- assess future business direction
- identify gaps that inhibit change
- map modes of work, processes, and organizational relationships



Employee Perspective

- what do employees think?
- what do we actually observe them doing?
- how do groups actually work?
- how are they currently adapting to their work space?





Activity Based Planning Diagnostic Tools



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- assess future business direction
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- map modes of work, processes, and organizational relationships



Pre-Occupancy Survey

- identifies performance of current space
- captures mobility and work practices
- indicates telework and desk sharing preferences



Employee Focus Groups

- validate and explore survey results
- inform change management strategies
- identifies opportunities/obstacles
- engage stakeholders



Current Space Analysis

- walk through by expert to qualitatively assess current space use and effectiveness
- quantitative assessment using the Workplace Scorecard Tool



Time/Space Utilization

- measures occupancy and utilization levels of a specific type of space
- validates other research data about the performance of the space



- analyze log-in / access data for a resource, such as VPN and building entry
- compare trend data against other diagnostic research

^{*} at the office, at home, and at other locations

Minimal Workplace* Investment

< 50 people within a single organization; adjusting an existing workplace*



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- establish vision of the end-state
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Moderate Workplace* Investment

50 – 300 people; changes across multiple organizations



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Significant Workplace* Investment

Over 300 people; dramatic changes in workplace and/or culture



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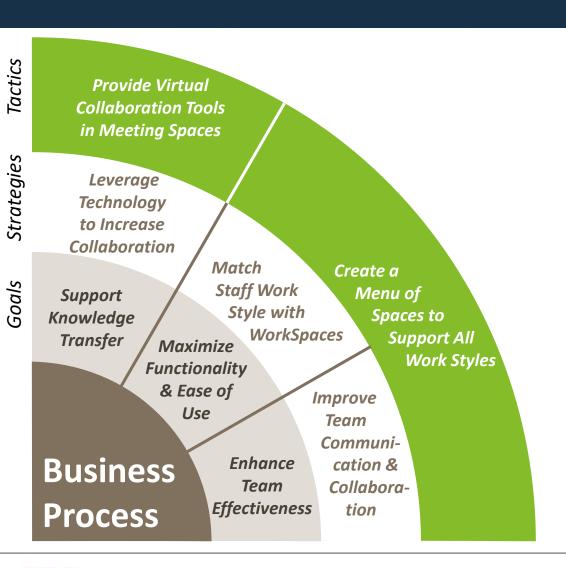


Connecting to Organizational Goals





Business Process-Oriented Goals



Typical Goals

- Collaboration
- Communication
- Functionality
- Relationships

ExampleGSA R6 Regional Office, Kansas City



2015 GSA Region 6 Regional Office Move





Bannister Federal Complex

Total Area : 326,000 usf

UR (All-In): 348 usf/person

FTE: 937



Two Pershing Square

Total Area: 128,000 usf

UR (All-In): 136 usf/person

FTE: 941

Savings: \$26M

GSA Region 6 Regional Office

Bannister Federal Complex: 2012 Mobility Test-Bed

- Mobility Test-Bed for each organization to rotate into while keeping their original workspace during testing
- 6,800 sf, accommodating 72 workers





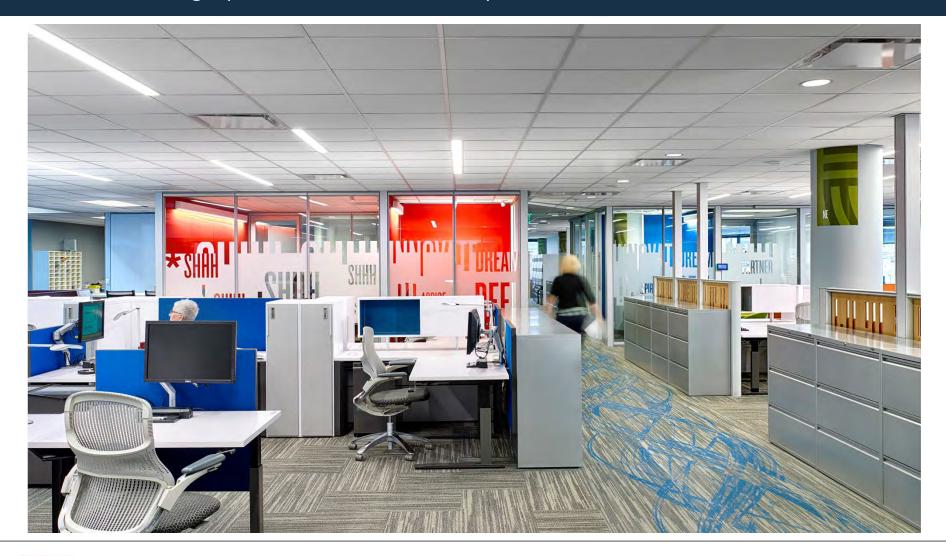
GSA Region 6 Regional Office

Bannister Federal Complex: 2012 Mobility Test-Bed

- examined many aspects of the workplace: space, technology, communication methods, work practices
- collected rotation feedback informed the final design



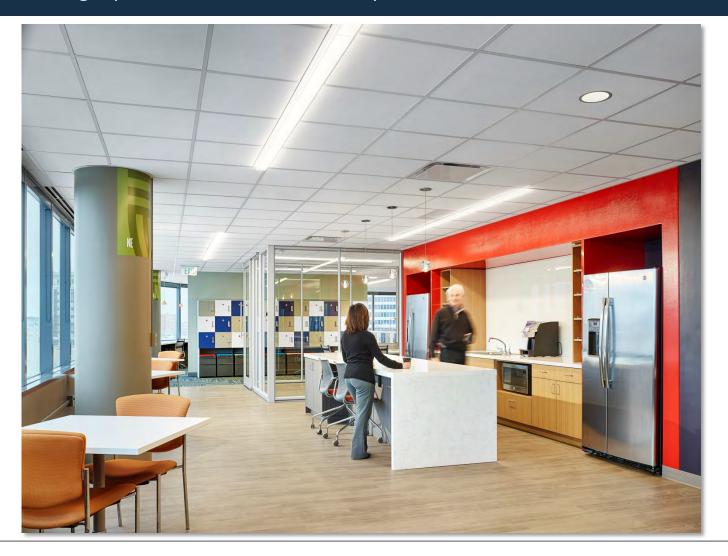








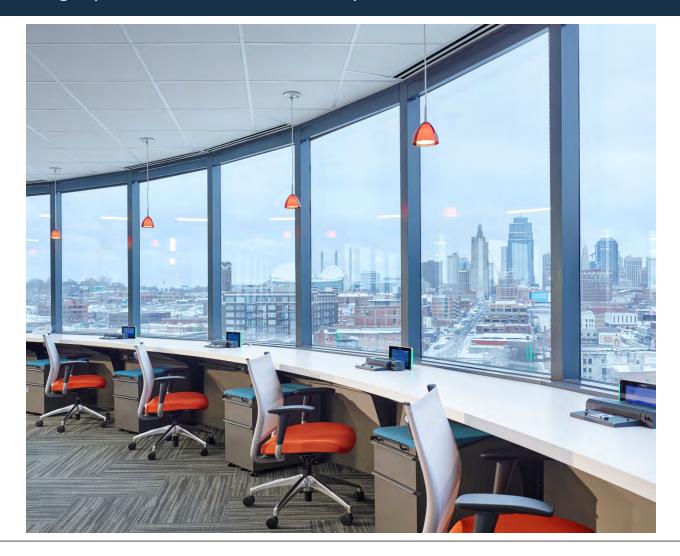




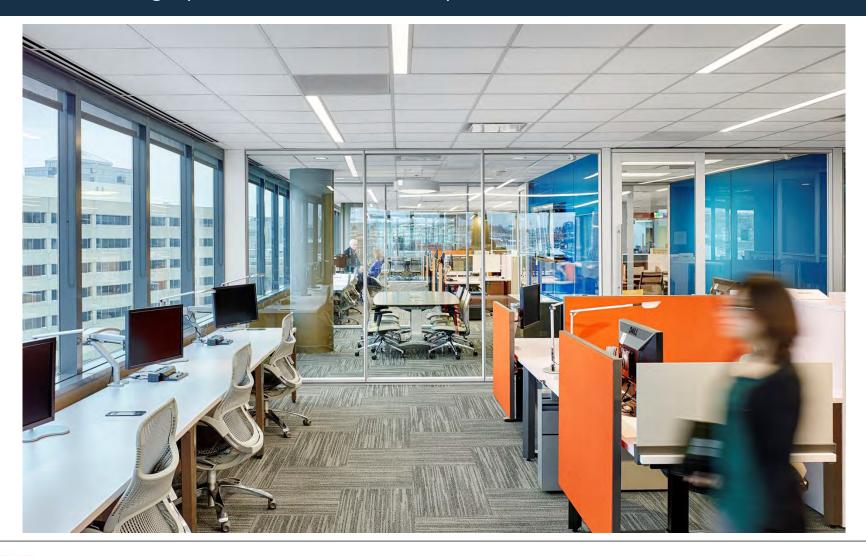


GSA Region 6 Regional Office

Two Pershing Square Lease : Current Workplace









GSA Region 6 Regional Office

Two Pershing Square Lease: Current Workplace

Robust Change Management Strategies

- recurring all-employee assemblies
- weekly updates in the employee newsletter
- extensive FAQ list
- extensive intranet presence
- videos to help engage employees along the way



Customer-Oriented Goals



Typical Goals

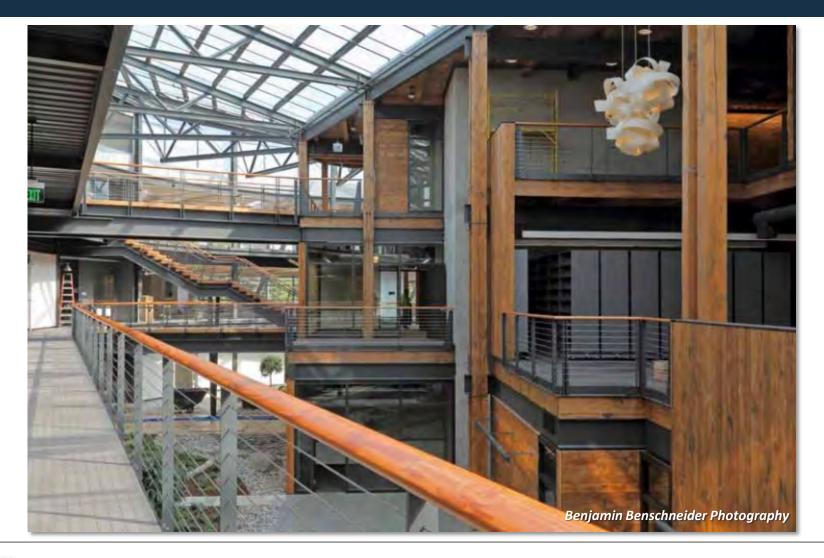
- Brand
- Environmental Consciousness
- Customer Experience
- Public Outreach

ExampleUS Army Corps of Engineers, Seattle

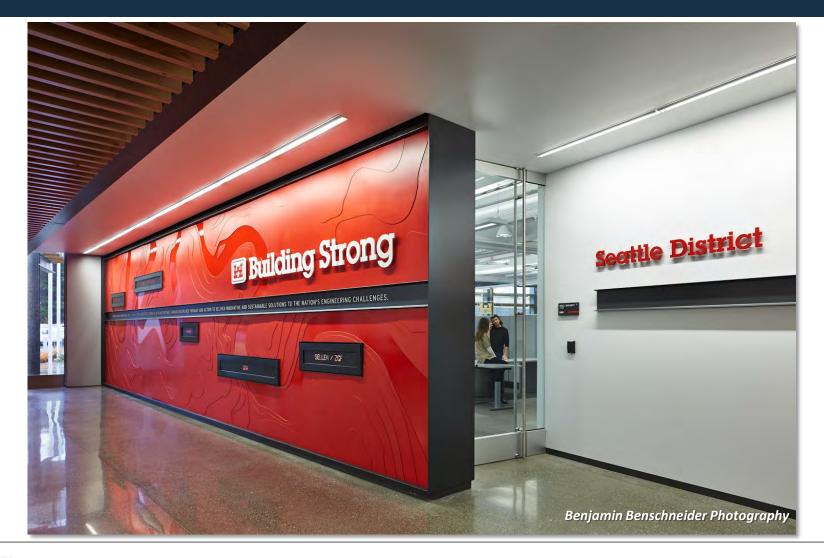




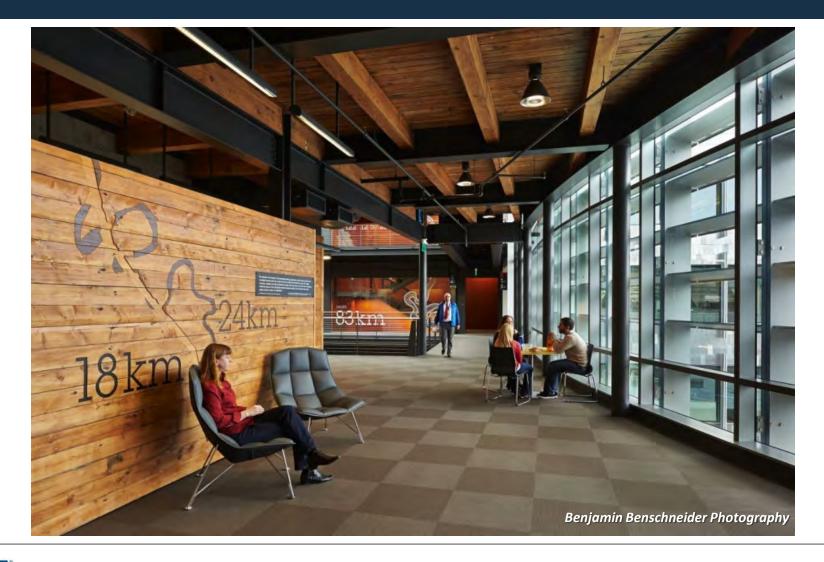






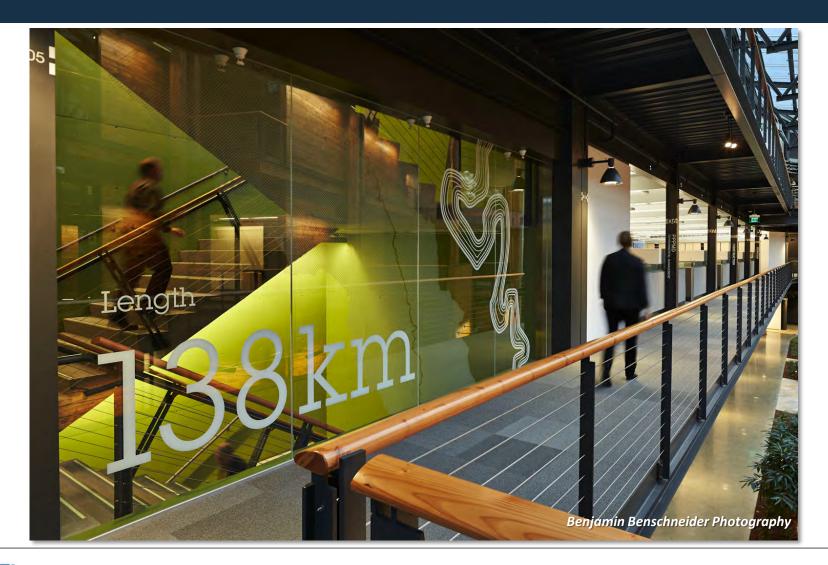








U.S. Army Corps of Engineers, Seattle





Financial-Oriented Goals

Typical Goals

- Growth
- Churn
- Cost / SF per Person
- Operating Expenses

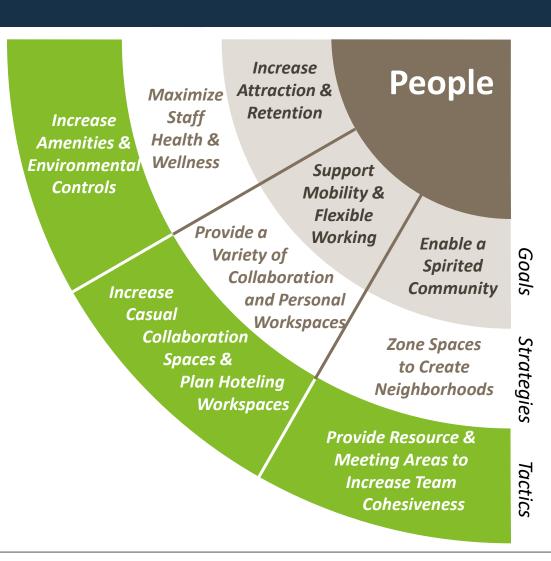




People-Oriented Goals

Typical Goals

- Health & Wellness
- Attraction & Retention
- Mobile Work
- Culture / Community





Connecting to Organizational Goals





The Effective Workplace*

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The Effective Workplace* Technology

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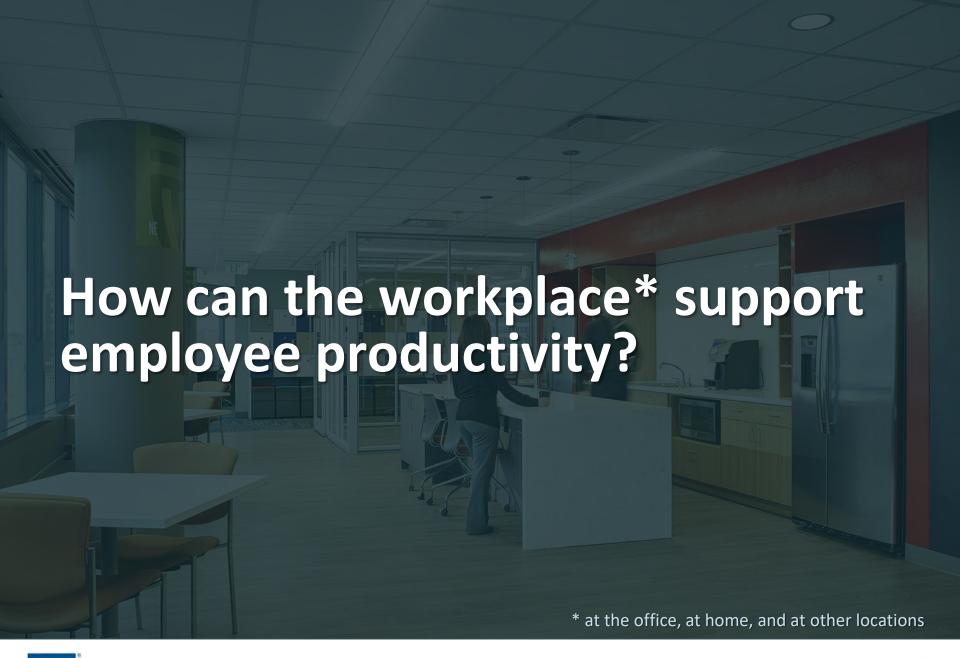
Real Estate

- **Building Attributes**
 - Site Attributes
- Location

Supplies & Equipment

- Furniture
- Fixture & Equipment
- Support Services







Past Pre-Occupancy Employee Surveys

Timeframe 2008 – 2020

Scope 15 national engagements +

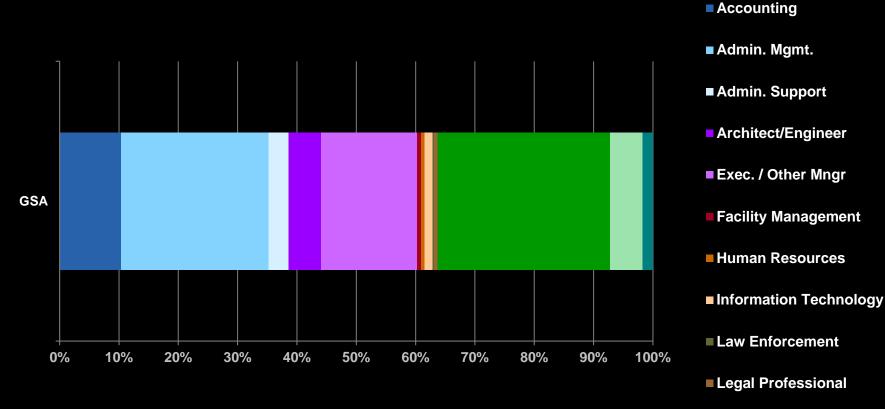
39 projects

Organizations 32 client agencies + GSA

Data Set 17,300 responses



Organizational "DNA"



■ Project or Program Mgmt.

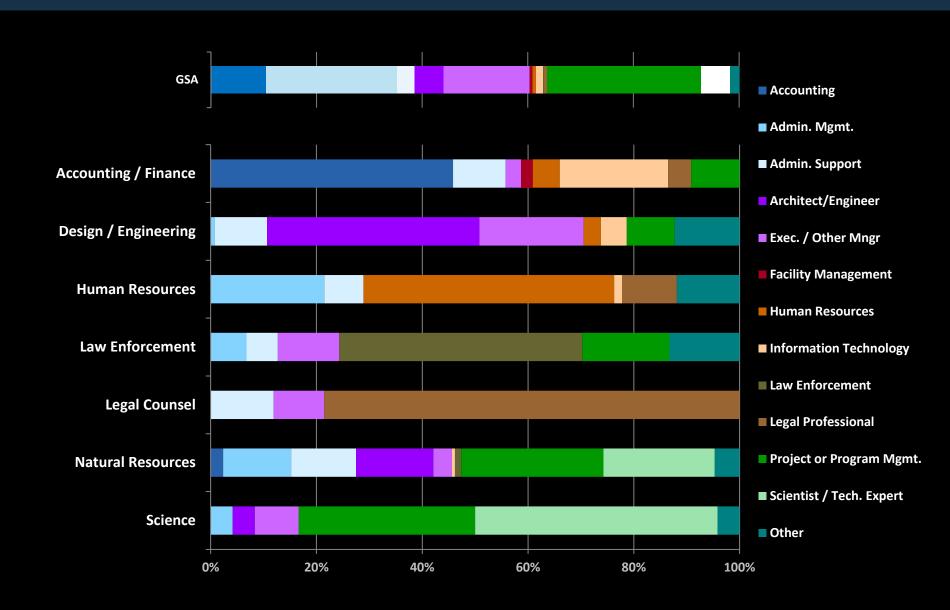
■ Scientist / Tech. Expert

Other

Based on 3,746 Pre-Occupancy Survey responses collected from:

- 2011: GSA HQ & NCR (2,449 responses)
- 2011: Region 3 Regional Office (426 responses)
- 2011 : Region 6 Regional Office (412 responses)
- 2015 : All of Region 10 (297 responses)
- 2015 : Region 1 Regional Office (162 responses)

Organizational "DNAs"



WHERE can work be accomplished

at the desk, in the office

away from the desk, in the office

locations outside the office, including working at home

TYPE of work accomplished at the primary office desk

on the phone

in-person interactions with others

focused work, including reading or writing

processing information,

paper and electronic



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on the phone

in-person interactions with others

focused work, including reading or writing

processing information, paper and electronic

amount of time at desk: **HIGH** amount of time elsewhere: **LOW**



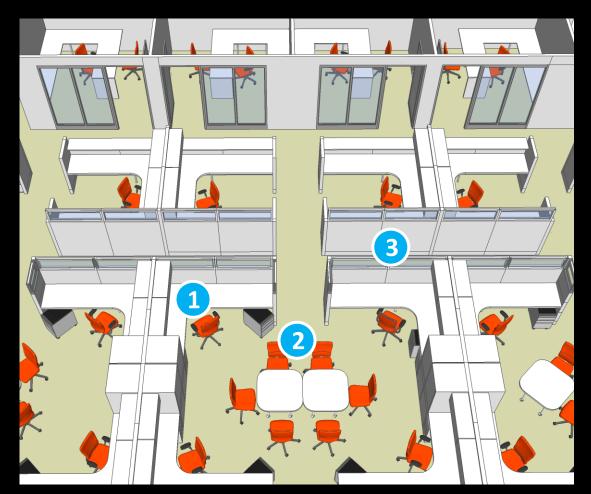
Desk-Bound / Interactive

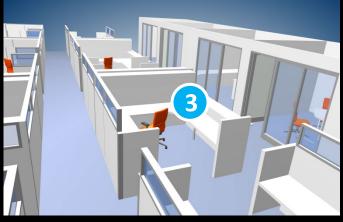




Desk-Bound / Interactive

(significant amount of time spent at the desk; majority of desk time interacting with others)







- L-shaped desks increase ease of interactions with colleagues while seated.
- Workstations can include files drawers, low height workstation panels, and mobile screens.

Bullpen configuration with ad-hoc seating supports collaboration.

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amount of time at desk: **HIGH** amount of time elsewhere: **LOW**



at desk interaction:
LOW - MODERATE

Desk-Bound / Concentrative



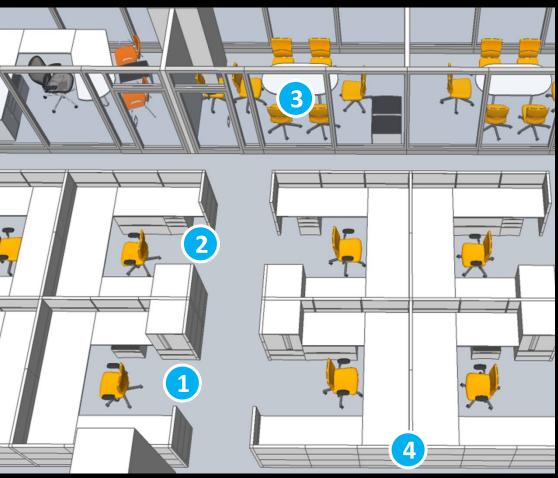


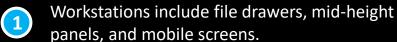
Desk-Bound / Concentrative

(significant amount of time spent at the desk; majority of desk time accomplishing focused work)











Focus booths and other meeting rooms can accommodate louder interactive activities.

2 U-shaped desks offer increased privacy.

For highly focused work, higher panels could be provided as long as it doesn't diminish natural light.

WHERE can work be accomplished

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at desk interaction:
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in-person interactions with others

focused work, including reading or writing

processing information, paper and electronic

amount of time at desk: MODERATE amount of time elsewhere: MODERATE



Internally-Mobile / Interactive





Internally-Mobile / Interactive

(time is spent in a variety of locations, both in and outside the office; majority of desk time interacting with others)



- Workstations designed to facilitate employee collaboration.
- Lower partition panels increase awareness and view of colleagues.
- Team rooms, quiet rooms, and other meeting spaces provided throughout the workplace.
- Employees with frequent face-to-face interactions also given guest seating and mobile tables.

WHERE can work be accomplished

at the desk, in the office

away from the desk, in the office

locations outside the office, including working at home

TYPE of work accomplished at the primary office desk

on the phone

in-person interactions with others

focused work, including reading or writing

processing information, paper and electronic

amount of time at desk: MODERATE amount of time elsewhere: MODERATE



Internally-Mobile / Interactive



WHERE can work be accomplished

at the desk, in the office

away from the desk, in the office

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TYPE of work accomplished at the primary office desk

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amount of time at desk: MODERATE amount of time elsewhere: MODERATE



at desk interaction: **LOW - MODERATE**

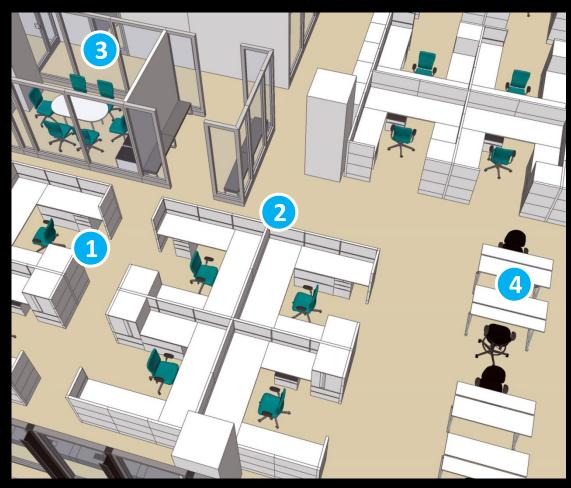
Internally-Mobile / Concentrative





Internally-Mobile / Concentrative

(time is spent in a variety of locations, both in and outside the office; majority of desk time accomplishing focused work)







- U-shaped workstations with mid-height panels limit visual distraction for concentrative employees.
- Translucent screens can be used in lieu of panels to prevent employees from being visually cut-off.
- Focus rooms, library areas, and other quiet areas can be used as alternative work locations.
- Additional seating for provided for more mobile workers that also conduct quiet work.

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amount of time at desk: LOW amount of time elsewhere: HIGH



Externally-Mobile / Interactive

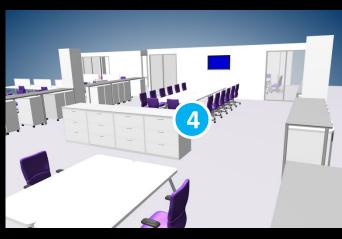


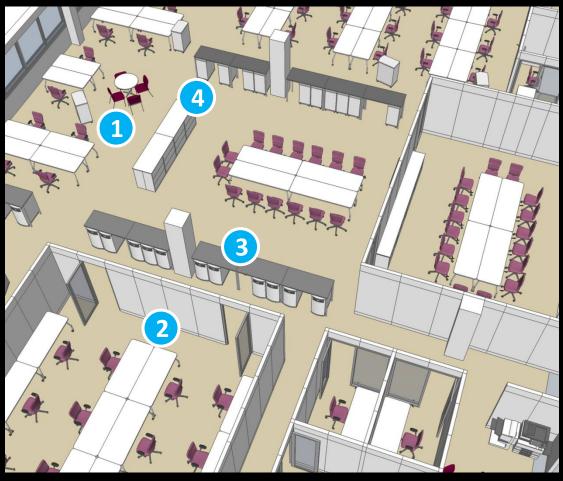


Externally-Mobile / Interactive

(significant amount of time spent outside of the office; majority of desk time interacting with others)







- A large area for individual interactive work is provided, such as through benching.
- Pace-to-face and side-by-side collaboration can be accommodated.

- Mobile storage units, low height workstation panels, and team file storage can be provided.
- Shared team storage are located between groups to visually break-up space.

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Externally-Mobile / Concentrative

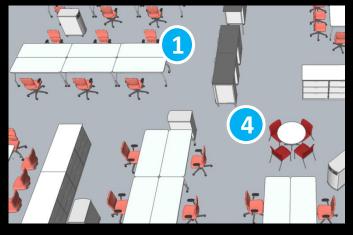




Externally-Mobile / Concentrative

(significant amount of time spent outside of the office; majority of desk time accomplishing focused work)







- Workstations are located together in the same zone to limit acoustic and visual distractions.
- Mobile storage units located at the workstation allow for flexibility in work locations.
- Team storage is conveniently located in the circulation area.
- Open meeting areas are kept to a minimum to minimize disruptions in this concentrative work area.

Desk-Bound

Internally-Mobile

Externally-Mobile

Interactive at Desk



time at desk: **HIGH** time elsewhere: **LOW**

at desk interaction:

MODERATE - HIGH



time at desk: MODERATE time elsewhere: MODERATE

at desk interaction:

MODERATE - HIGH



time at desk: LOW time elsewhere: HIGH

at desk interaction:

MODERATE - HIGH

Concentrative at Desk



time at desk: **HIGH** time elsewhere: **LOW**

at desk interaction:
LOW - MODERATE



time at desk: MODERATE time elsewhere: MODERATE

at desk interaction:
LOW - MODERATE

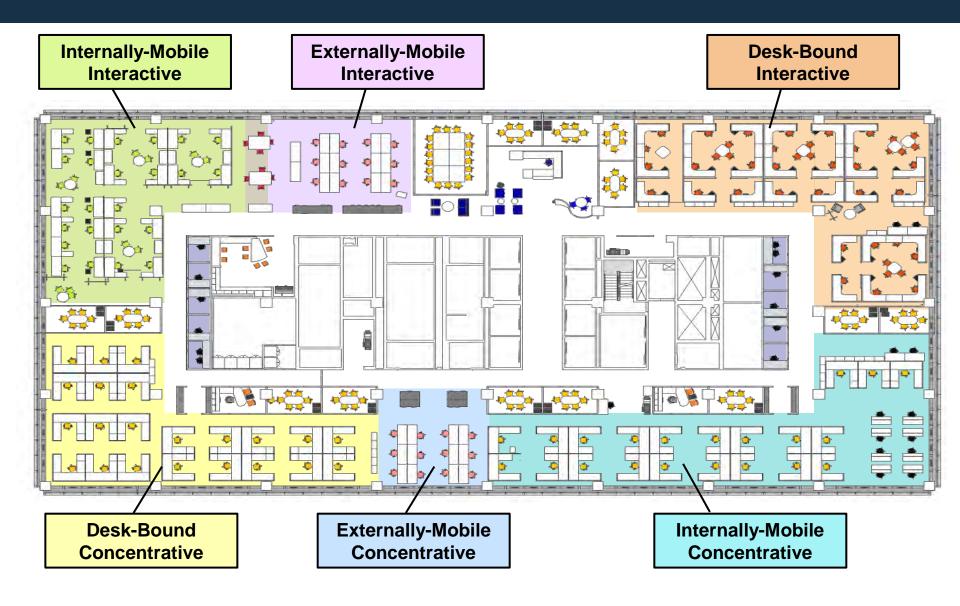


time at desk: LOW time elsewhere: HIGH

at desk interaction:
LOW - MODERATE



Workplace in the office



Additional planning considerations

Strengthen the sense of community

Balance collaboration and concentration

Maximize access to daylight

Create flexibility for future adaptations

Enhance team visibility

Manage actual and perceived density

Take into account acoustics

Express brand identity



Considerations for Desk Sharing



Organizational Alignment

- connect to organization's business goals for long-term success
- constant communication is essential
- leverage change management to address potential cultural issues



Provide Appropriate Technology

- collectively address individual provisions, infrastructure, and support services
- use VoIP phone service for additional flexibility
- don't forget the reservation system



Establish Supportive Processes

- take into account both remote and asynchronous work practices
- establish protocols to be followed in the office
- set expectations for working outside the office



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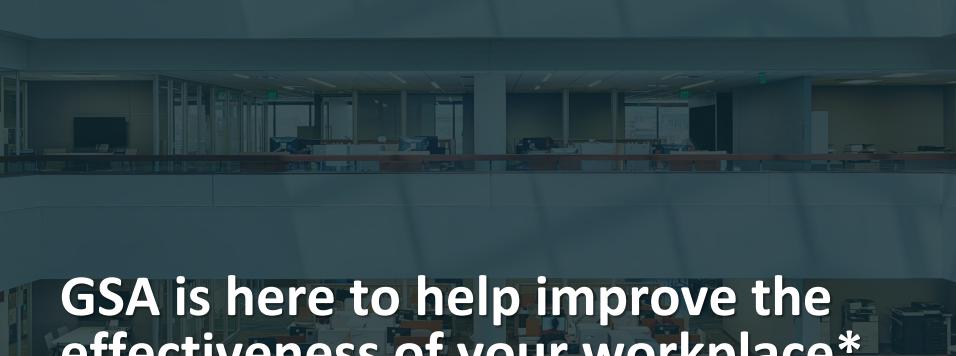
Real Estate

- Building Attributes
- Site Attributes
- Location

Supplies & Equipment

- Furniture
- Fixture & Equipment
- Support Services





GSA is here to help improve the effectiveness of your workplace*.





GSA Regional Workplace Executives

Region 1

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... or reach out to us at workplace@gsa.gov!

Region 9

Stacey Fong (stacey.fong@gsa.gov)

Region 10

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Region 11 (NCR)

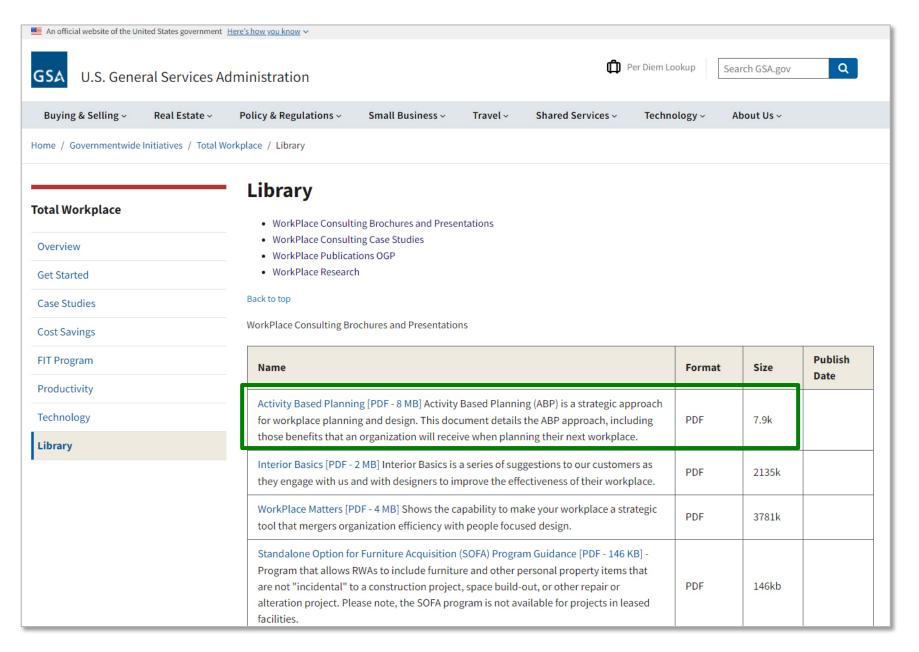
Wendy Conty (wendy.conty@gsa.gov)



GSA Public Buildings Service



https://www.gsa.gov/governmentwide-initiatives/total-workplace/library









Upcoming Client Enrichment Series Sessions

eRETA Digest

Tuesday, February 9th 1pm eastern - Register Now

Occupancy Planning and Solutions

Thursday, February 18th 1pm eastern - Register Now

RWA Policy Manual Highlights

Tuesday, March 9th 1pm eastern - Register Now



GSA's COVID-19 Resources for Customers

See our <u>COVID-19 Website</u> for our Emergency Response Activities and our <u>Returning to GSA Facilities</u> page for procedures and guidance for GSA Owned and Leased Buildings, Projects and Workplaces

Watch CES sessions on **Bookmark and binge watch all your favorite CES sessions!**www.qsa.qov/ces

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