

Work safe. Work smart. Return with confidence: a pragmatic guide



Highlights

- Reimagine your workplace
- Getting started
- Get practical advice
- Dig into occupancy
- Jump-start your projects

Practical steps to protect people and spaces

Where and how we work has never seemed so complicated.

As we plan for the return back - to public structures, corporations, and campuses - how we manage our buildings and our spaces, and how occupants engage with that space to do their work, is critical.

Whether you've remained open as an essential service or are considering how to bring people back, it's imperative that you prepare a space in which workers feel protected.

To do that, you need to:

- Monitor and manage occupancy to optimize space utilization.
- Organize spaces and provide workplace services to ensure occupant safety.
- Ensure readiness across your facilities by adhering to new protocols and processes.

As you develop the nuts and bolts of your strategy, there are some practical tasks that will help you prepare your facilities to meet the new demands:



Monitor occupancy to support new capacity policies



Enable more reservable spaces to book in advance



Manage new facilities cleaning and maintenance projects



Create temporary space plans for social distancing



Deliver workplace services for employees



Monitor inventory by location for critical supplies

Get started

Focus on business continuity and occupant well-being

As organizations grapple with reopening facilities, some things are obviously out, like the tightly packed seating arrangements, cozy collaboration spaces and crowded elevators.

Instead, your return to the workplace strategy has to ensure occupant safety and compliance. These are critical to help you mitigate risk as you begin to reopen your facilities.

Discover pragmatic advice on how to build your own return to work strategy:

- Ensure the readiness of your facilities operations and maintenance
- Develop robust business continuity plans to address any situation
- See a demonstration of technology in action that can help you build your strategy today

It's information you can use now!

[Enroll in the TRIRIGA Academy](#)

The screenshot shows a video player interface. On the left, there is a 'Media Player' window with a video of a man speaking. Below it is a 'Speaker Bio' for David Blanch, Offering Manager at IBM TRIRIGA Building Insights. The main 'Slides' window displays a slide titled 'Phases of business continuity management'. The slide features a horizontal timeline with four stages: PRE-DISASTER PREPAREDNESS (ongoing), DISASTER RECOVERY (minutes to weeks), BUSINESS CONTINUITY (weeks to months), and POST-DISASTER. Above the timeline, three overlapping curves represent the Incident Response Plan (IRP), Disaster Recovery Plan (DRP), and Business Continuity Plan (BCP). A vertical dashed line on the right indicates the 'Size and scope of disaster and recovery efforts'. On the far right, there is a dark sidebar with a building icon, the text 'Schedule a Consultation with an Expert', and a 'Schedule Now' button.

Watch: [The journey back to work: Business continuity and occupant well-being across your facilities.](#)

Get practical advice

Discover new ways to create a safer workplace

It's hard to prepare for global disruption. But it's good to know that other real estate and facilities management professionals have found ways to reimagine and create a safer, more efficient workplace, even in the face of huge challenges. Listen to how these iconic names are addressing some of the biggest challenges they've ever faced by attending TRIRIGA Academy, a free and on demand online learning event.

[Enroll in the TRIRIGA Academy](#)

It doesn't matter if they're facing hurricanes, earthquakes, floods or pandemics, the United States Air Force has to keep its 110,000 assets including 43,000 buildings, operating at peak efficiency. Hear why TRIRIGA is mission-critical to their efforts.

"We can do business smarter, faster and better, and ultimately cheaper for the taxpayer."



Rob Morgan
NexGen IT Program Manager
U.S. Air Force

When 95% of employees suddenly shifted from the office to working from home, the IBM Global Real Estate team was ready with critical space utilization data that made handling this unprecedented move easier.

"We truly would have a really hard time navigating through this without TRIRIGA."



Marianne Flores
Director Global Real Estate Operations
IBM Global Real Estate

EY, one of the world's largest professional services firms, has positioned themselves to effectively manage change and deliver on the high expectations of today's workforce. How? By expecting the unexpected and using the right technology.

"You do have to expect the unexpected when you're working in corporate America."



Sandra Corkern
Workplace Management Leader
Ernst & Young

Dig into occupancy

Measure the metric that matters the most

As you build your return to the workplace strategy, one of the most important metrics you need is occupancy utilization.

Whether your workforce has shifted from corporate cubes to home-based, or you offer essential services that require fully operational buildings, you need to know who is using your space, at any time, all the time.

Key questions to ask:

- Who is occupying my facilities and when?
- Are there opportunities to consolidate space?
- Should we reconfigure or repurpose existing space?

If you're making critical space decisions with manually intensive work and less-than-perfect data, now you can harness your information, make informed decisions based on real-time occupancy insights, and react quickly to changing business demands.

IBM TRIRIGA and Cisco have teamed up to give you the tools you need to deploy location sensing using your existing WiFi network infrastructure. Scale quickly and get faster, more accurate occupancy insights. It's the fastest way to reimagine and streamline your spaces.

The screenshot displays a webinar interface with a central slide titled "Real estate and facilities managers face substantial challenges". The slide content includes:

- Cost:** The cost of real estate often represents the second highest cost in an organization.
- Siloed Information:** Information systems are siloed, making it difficult to manage and optimize across the real estate portfolio.
- IoT Adoption:** Increasing IoT adoption generates massive amounts of data - not actionable insights.
- Occupant Experience:** Plus increasing pressures to create an occupant experience that ensures wellbeing and productivity.

The interface also features a "Speaker Bio" panel on the left with David Blanch (IBM) and Lucas Hanson (Cisco), a "Q&A" panel on the right, and a "Resource List" at the bottom right. A "Twitter" panel at the bottom left shows a tweet from IBM about racial equality. The "IBM Cloud" logo is visible on the left side of the slide area.

Take more control of your space. [Listen to the IBM/Cisco webinar.](#)

Jump-start your projects

Get your facilities ready to reopen

Preparing your facilities to be their safest means rigorous and constant adherence to new standards. That can lead to new projects.

You may need to:

- Install high-efficiency air filters, hand sanitizing stations, no-touch trash cans, barriers between desks or workstations
- Provide access to Personal Protective Equipment
- Increase air ventilation rates in the work environment
- Install new signage
- Reconfigure spaces for social distancing protocols

You may also need to enhance your maintenance and operations routine tasks including:

- New maintenance, cleaning and disinfecting protocols



All of these — while necessary — take resources at a time when your company might be facing economic challenges.

A capital planning tool can help. The most effective capital planning starts with a comprehensive view of your current infrastructure. Then, you can include any new efforts you need to take, track those along with your other ongoing costs of repairs and scheduled maintenance. You'll have a holistic picture that lets you predict maintenance, refurbishment, or replacement timelines and cost.

[Read the six steps for effective capital planning](#)

Talk to us

We're ready to help you meet the challenge

Schedule a consultation



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