

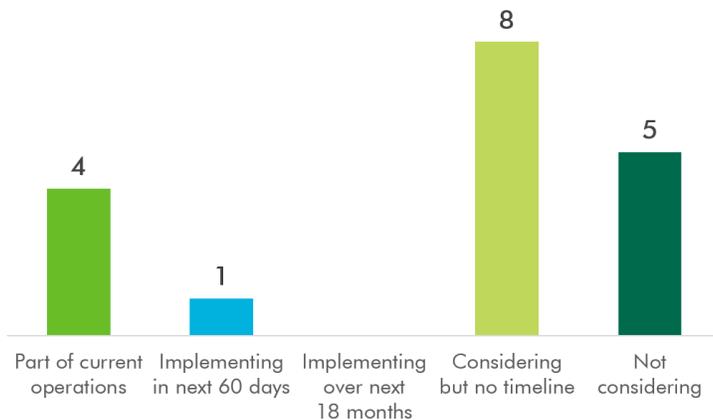
Reopening the World's Workplaces for Life Sciences



CBRE's Ken Manke, Todd Richardson, and Andy Glasspool were joined by over 20 Life Sciences clients along with CBRE experts to share global perspectives covering prevalent reopening practices, workplace design impact, and real estate portfolio implications resulting from COVID-19.

Prevailing Reopening Practices and Takeaways

Where does your organization stand on contact tracing?

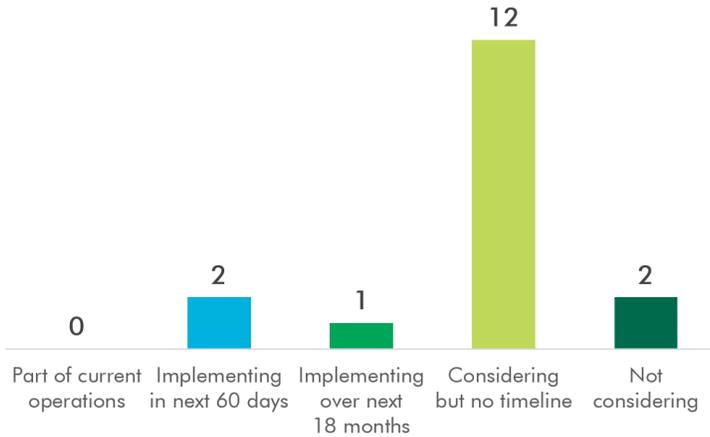


“ We’re going to limit non-manufacturing buildings to 30% occupation. Managers are going to have to justify why they need their people back. Reasons like teambuilding are not good enough. It has to be a good justification to need people back on-site.”

– Guest Client

- Guidelines and practices for some protective measures are becoming clearer (e.g. floorplate analysis, HVAC operations, and reception ambassadors).
- Clients are considering more reopening practices (e.g. contact tracing and touchless controls).
- Changing local regulations and sentiments are forcing company leaders to stay informed and agile, driving a new wave of interest in app-based technologies.

Where does your organization stand on touchless retrofits?

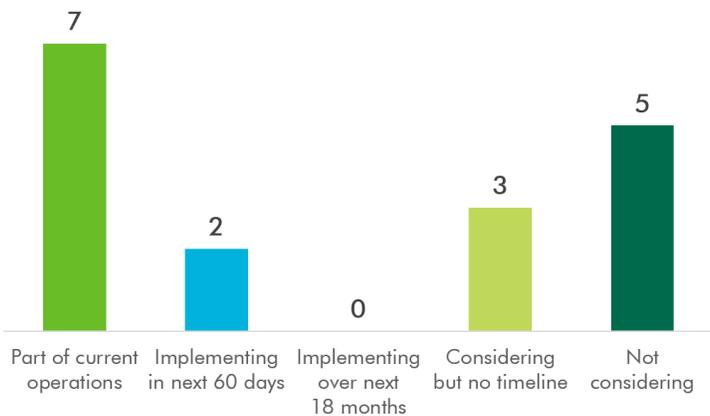


“ We’re in a situation where we need to minimize risk while we work on vaccines. It is critical that we do everything to minimize the risk of asymptomatic people or people who don’t feel they are ill coming onto our sites and spreading the disease.”

– Guest Client

A greater consideration for employee mindset and the need to feel informed, safe, and confident, otherwise productivity will be impacted when employees shift their focus toward self-protection.

Where does your organization stand on temperature screening?



“ In terms of temperature screening, one of the things that we’ve been doing and that’s been governing our return to work has been about setting central guidelines from a global perspective and then applying them where applicable around the world...”

– Guest Client

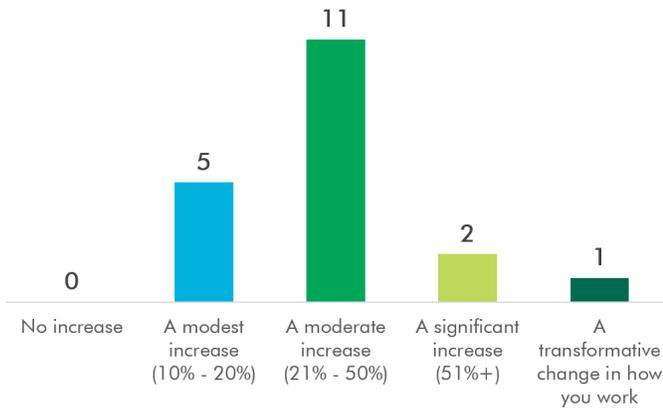
Workplace Design Considerations and Takeaways

- Most occupiers are rethinking and reopening their workplaces and taking a very cautious 20% approach to occupancy levels.
- CBRE expects workplaces to look and feel very different, but this is not the end of activity-based or shared resource workplace design.
- Distributed work from home options and policies will expand.
- The future role of the workplace will see an increased focus on health, relaxation of occupational densities, and technology to manage access and building occupancy.
- All participating clients view their employers as accommodating greater flexibility in ways of working.

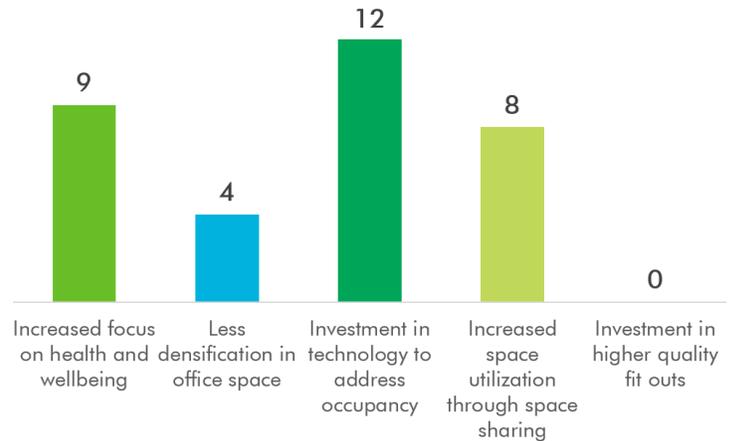
“ What do our associates have in their hand to control their safety? We have five fingers and five golden rules in the company. What matters is what you have in your hand. Social distance, handwashing, covering your mouth, reliability on cleanliness, and staying home when sick. These are things you can do any time and that are within your control.”

– Guest Client

What is your impression on the increase of working from home within your firm?



What longer-term changes do you foresee in workplace design?



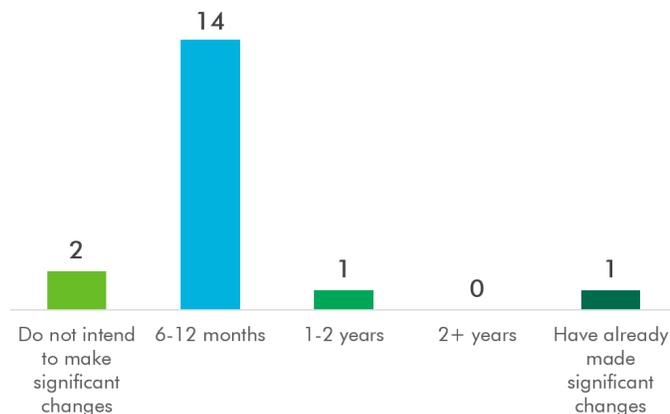
Long-Term Real Estate Portfolio Planning Implications and Takeaways

- Short-term R&D refocus may convert into longer term portfolio re-optimization, backed by a surge of investment.
- Many companies are seeing an acceleration in their space rationalization and space planning strategy now compared to before COVID-19.
- Real time utilization software across an entire portfolio can help to identify gaps and trends in your utilization and drive decisive decisions.

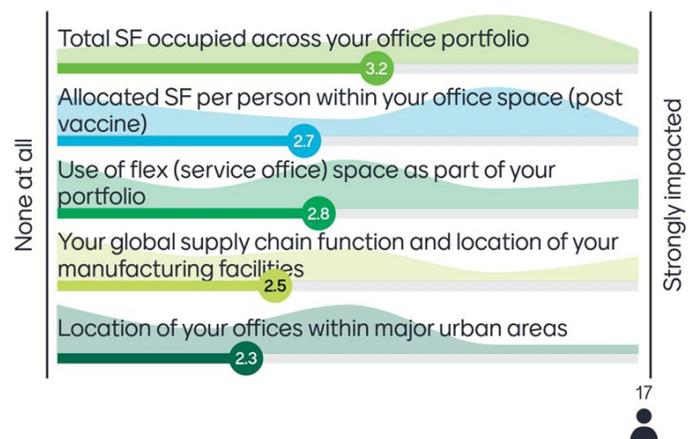
“ We’re in the process now of deploying utilization software across our non-supply chain portfolio to know how many people are in the office and how they’re using it. It gives us real data. We’re also looking at this as an opportunity to consolidate and rationalize our portfolio.”

– Guest Client

When do you plan to make significant changes in your long-term portfolio planning as a direct result of COVID-19?



What do you believe will be the most impactful changes in your long-term portfolio planning?



Resources:

- [Reopening the World’s Workplaces Resource Center](#)
- [The Weekly Take](#)
- [CBRE’s COVID-19 Global Resource Center](#)