

GLI SPAZI UFFICIO IN IBM STANDARD, LINEE GUIDA PROSPETTIVE FUTURE



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E- place guidelines lo spazio come lo intende la corporation

The average maintained illumination levels should be maintained at a minimum of 30 foot-candles (3.2 lux) for general office work.

The IBM Workplace

Workplace for new and re configured office space not to exceed the following standards:

Open landscape design will generally be provided:

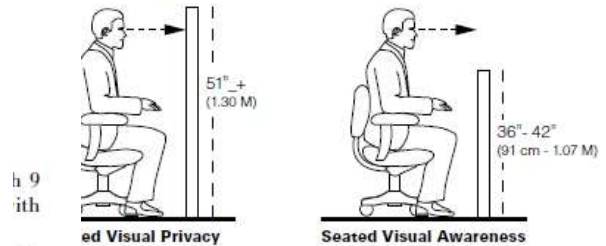
Support Spaces

Area Per Person Goals

Based on extensive research and analysis into the requirements for all office and related support space, an average global target of 100 net rentable square feet per person has been established for the entire IBM real estate portfolio. Allocating this 100 sqft. (9.3 sqM) target to specific types of office space is an inexact procedure. Occupancy factors vary widely across the portfolio and influences such as type of staff, type of installation, efficiency of facilities and even cultural factors all impact the actual square feet per person of a given installation. Ultimately, it is the responsibility of the planner to allocate space as efficiently as possible by using the tools provided in these guidelines to assist the corporation in reaching this corporate target of 100 net rentable square feet per person.

Type of Space	Number of Work Stations							
	Seating	SqFt*	0-49	50-149	150-299	300-499	500-799	800-1000
Large Conference Room	16	600	0	0	1	1	2	2
Medium Conference Room	10	300	1	1	1	1	2	2
Small Conference Room	6	150	1	1	2	3	4	5
Discussion Room	2	50	1	3	7	10	13	15
Training Room	16	600	0	1	1	2	3	4
Lockers**	n/a***	150	0	1	3	5	7	8
Fax/Print/Copy/Supply/Mail	n/a	120	1	2	3	4	5	6
Pantry/Breakout/Vending	n/a***	10	1	2	4	10	12	15
Cafeteria	n/a****	400	0	1	1	3	8	8
Wellness/Mothers Room	1	50	1	1	1	2	2	2

When selecting glazed panels, consideration should be given to the height of the panels. Panels 51" (1.3 M) high provide seated visual privacy. Panels 36" to 42" (91 cm - 1.07 M) high provide seated visual awareness.



Dimensions shown are for reference only.

IBM's Engaged Workspace

General Challenges for Office management

Place & Time independent work

Mobility issues (traffic, transport)

Seduce people back into the office

FM partner relation

Customer experience

Homeoffice impedes collaboration

Cost efficiency

Sedentary (office) lifestyle literally kills

Active body = creative brain

Office load levelling required

Office becomes meeting point

Continuous organisation rightsizing

Generation driven housing

Employee experience

Dynamic, activity based workspace

& More

Engaged Workspace, initiative 1

Dynamic Villages

Description

Dynamic villages bring **flexibility** and **client identity** into the work environment and support **collaboration** within and between fast changing teams.

Dynamic villages are flexible areas in the office building which are able to **continuously change**, instead of fixed team or department areas.

Two types of flexible areas are defined. 'Client villages' and 'Expertise villages'. Client villages are areas where employees working for 1 client unite and collaborate. Expertise villages are areas where employees with the same or additional expertise unite and collaborate.

The look and feel of these areas can be **fully adjusted to the client's brand or the field of expertise**. New lighting techniques (led) and digital signage will be used. Flexibility is the norm. Look and feel can be easily changed to another client or expertise, as well as the size of the areas. It is for example possible that a certain area is 'branded' for a particular client on day 1 and that the same area is 'branded' for a particular field of expertise the other day.

The areas offer a range of **various types of workstations** for different activities. You are not limited to one desk for all activities but have the freedom to choose the location, area and workstation that suits to your activities and **personal** work style.

Engaged Workspace, initiative 2

Meet & connect facilities

Description

Meet & Connect has 2 elements, Internal and External

Internal focus supports and stimulates knowledge sharing between IBM colleagues. Focus is on creating a central meeting square; an area on a central location in the building where IBM'ers can have informal meetings, collaborate or just wind down and have a coffee. It will be the home base for IBM'ers and the layout will be less flexible compared to the dynamic villages. It will include the client center that will transform into an attractive space where IBM'ers like to come as it will visualise and show the history of IBM, as well as the latest innovations and ideas for the future. It is a place where ideas are shown and where IBM'ers get triggered to discuss newest innovations.

External focus supports and stimulates knowledge sharing between IBM'ers and external relations. Focus is on creating a work and meeting area on a central location in the building which is accessible for IBM'ers, but also for external people. Interaction between IBM'ers and external relations (start ups, freelancers, experts, clients, prospects, etc.) is facilitated. People come together to share ideas, get inspired and learn from each other.

Engaged Workspace , initiative 3

Work & recharge facilities

Description

Work facilities enable an **efficient way of working**. Focus of work facilities is on three main elements:

- 1) **Instant available** (video conference) rooms **not bookable** and intended for **short stay**, to conduct phone calls, video conferencing or short meetings.
- 2) Introduction of "offices for a day". Personal offices which **can be booked** and used for a day. It is possible to book this office within the IBM office environment.
- 3) A booking, finding, **monitoring system**. Main goal of the system is to give you **realtime insight** in the availability of workspaces. Sensors can be used to measure the occupancy of workstations. The system can also be used for regular bookings and reservations.

Recharge facilities make it possible to combine work with **short recreational** activities in order to recharge yourself. Focus of recharge facilities is on being able to combine work and recreation activities in order to find the right **balance** on work and **stress levels**. Examples are silence rooms, (electronic) games, library, etc.

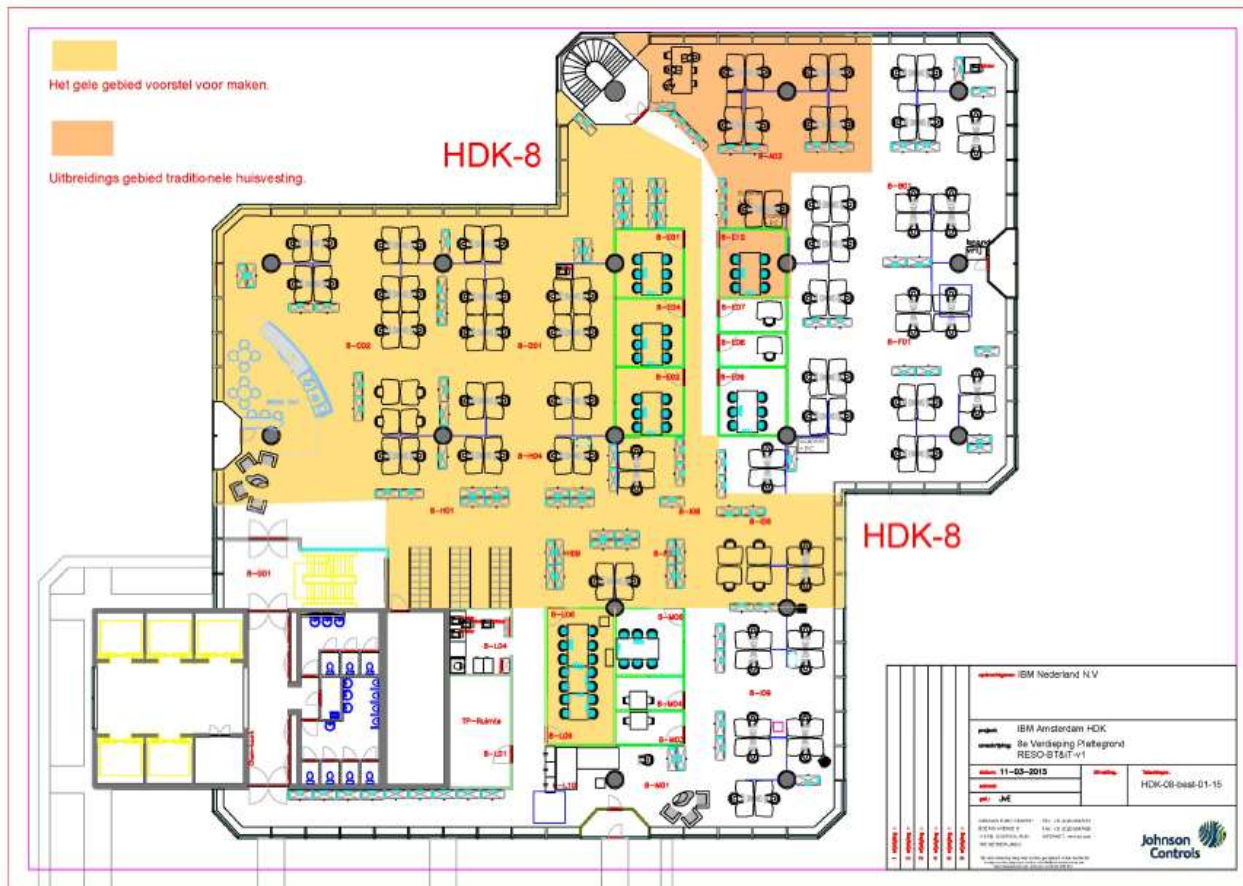
IBM Amsterdam re-fitting



Preliminary design

IBM HDK | Amsterdam

22 april 2015





overview

Floor 8



Building:

Facelift the building without substantial structural changes.

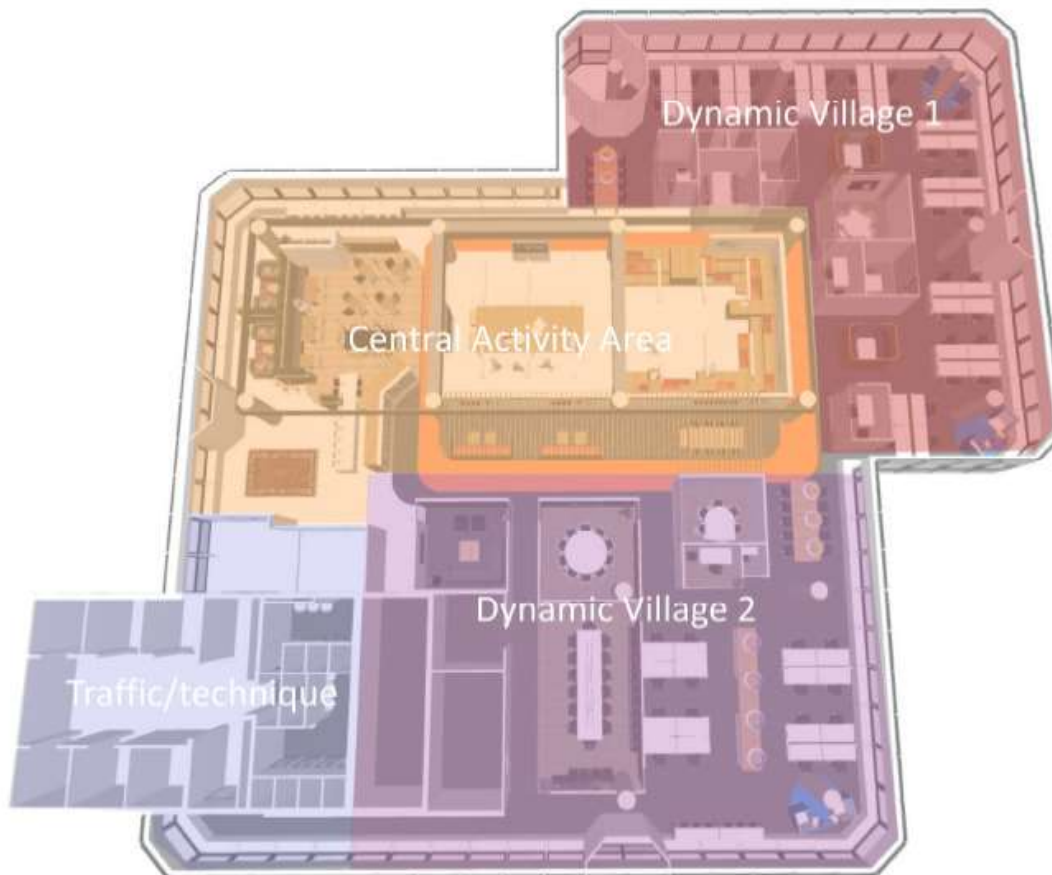
Exposing the buildings structural highlights creating a contemporary corporate look and feel

Stripping the stairwells, replacing ceiling tiles with more contemporary ones and opening up the suspended ceiling (where possible). Removing parts of the carpets and coating the floors. Reusing partition walls where possible and creating flexible partition walls with the use of movable (whiteboard) walls, curtains and such on rails



overview

Floor 8



Dynamic Villages:

Creating floorplans which can facilitate both 'client' and 'expertise villages' of different sizes.

Stimulating employees to move around and thus helping them to stay fit in the office, for instance by adding a 'jogging track' around the central activity area of the building where they can walk around during a phone conversation.

By doing so, the level of disturbance created for colleagues who are engaged in activities which require high levels of concentration will be kept to a minimum.