

## History

- The last update to the Alaska standards was 15 years ago.
- In 2011 a study was completed to look at trends in both public and private sector offices.
- The private sector is generally ahead of the public sector, but both have the same goals.
- These standards will put the State of Alaska more in line with the private sector & GSA, and far ahead of most states in their adaptation of changes in the work place.

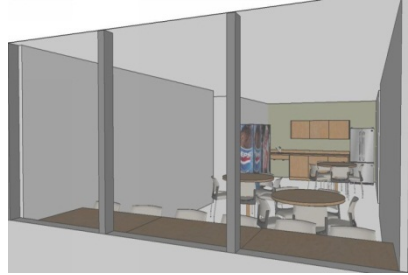
Change is inevitable - Except from a vending machine.

Robert C. Gallagher

## What are the **goals** in implementing a new Universal Space Management Standard?

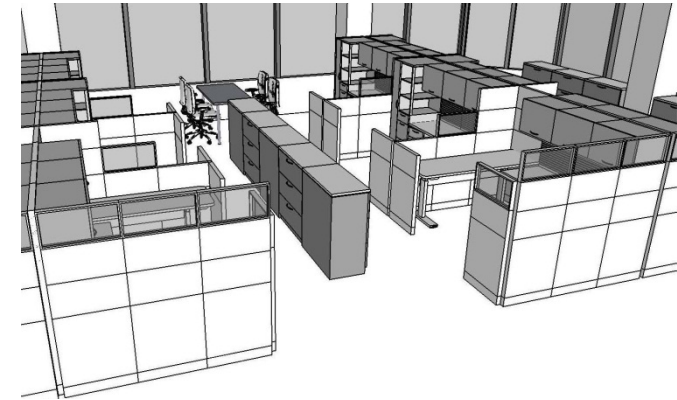
1. To provide State agencies with **quality, well designed workplace environments** that
  - Support and improve productivity
  - Foster collaboration and communication
  - Improve engagement and pride of workspace
  - Provide access to daylight and views for everyone
2. To **improve operation efficiencies** by
  - Lowering construction costs
  - Using universal design to minimizing reconfiguration
  - Providing shared meeting spaces that are open to everyone
3. To **improve the quality of the work environment**
  - Better indoor air quality
  - More balanced and even Heating, Ventilation and Air Conditioning (**lower O&M costs**)

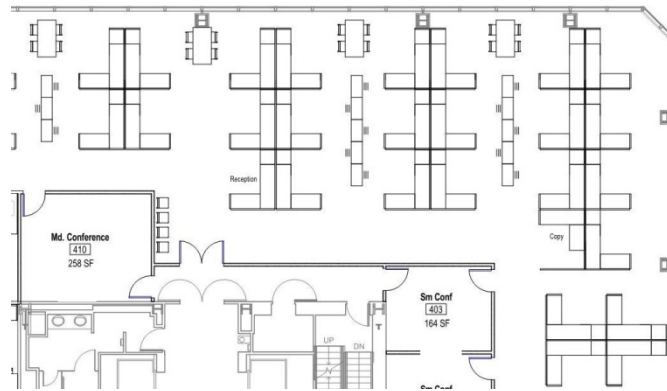




## What will these new standards do?

- **Improve overall State efficiency**
  - Update space to meet today's technology:  
Flat screens, PDFs, DVDs, Cloud storage
- **Simplify the allocation of space and the procurement of furnishings**
  - 160 SF per person.... period
  - 6 x 8 and 6 x 6 workstations in 24 inch modules
- **Provide State workers with a safer, more uniform and modern work place**
  - Standardize work stations & utilize technology
  - Eliminate visitor exposure at the work spaces
- **Offer more meeting spaces and increased security**
- **Increase amenities within the work place**
  - Daylit cafes, phone booths, open shared spaces



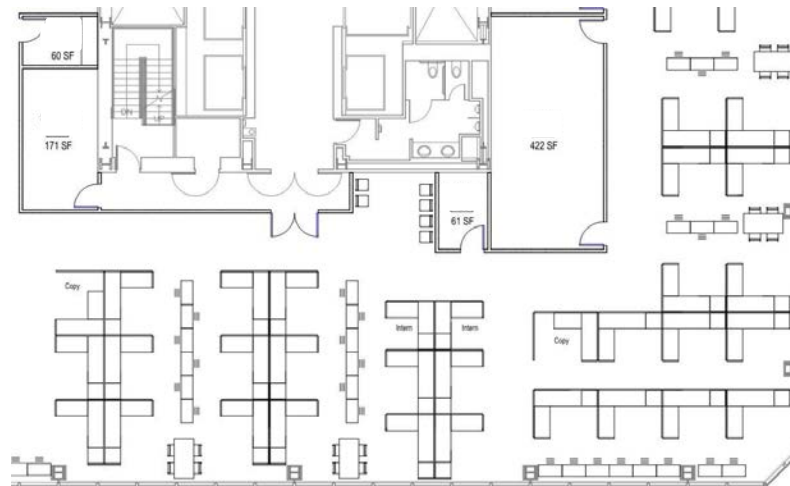


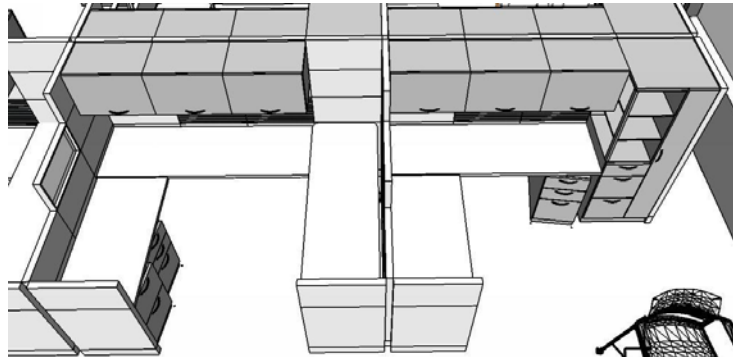
## How are changes to the Floor Plates going to look?

Separation of Public and Private spaces

Separation of verbal and concentration tasks

- Workers grouped into Neighborhood teams
- Separate public access to meeting and conference spaces
- Smaller internal meeting rooms to take conversations out of the work space.
- Private phone booths





## How are work areas going to change?

- Workstations will be grouped into **Neighborhoods**
- Neighborhoods will **improve communication and collaboration**
- There will be open space for project areas, storage and files
- Workstations layouts will have 4 options, all based upon the 24 inch module.

## How can the process of change be made more comfortable?

- Change is an unknown, it is scary and difficult
- It is important to engage staff in the ideas and some of the implementation of change
- There are many positive results that can be accentuated
- Executive attitude will impact the level of acceptance to this change
- It is in the best interest of all Alaskans to modernize state government to be more efficient in its procedures and in the allocation of its resources, including office space.
- This new standard is also a budgetary decision and will result in saved jobs equaling a reduction in overextended human resources and thus a more productive environment.

To Improve is to Change;

To be perfect is to change often.

**Winston Churchill**

For more information on the state standards visit <http://doa.alaska.gov/dgs/leasing/>

## Bibliography

- **States and Provinces**
- State of Washington
- State of Oregon
- State of California
- State of Idaho
- State of Wisconsin
- State of Pennsylvania
- Commonwealth of Virginia
- Province of British Columbia
- Northwest Territories Canada
- Government of Manitoba
- **U.S. Government Agencies**
- Office of Real Property Management General Services Administration
- USDA Forest Service
- DOI Bureau of Land Management, Oregon / Washington
- U.S. Fish and Wildlife Service
- Department of the Interior
- Department of Agriculture
- Department of the Interior
- US Attorneys Office
- Department of Justice
- Department of the Treasury
- **Canada and International**
- Public Works and Government Services Canada
- Department of Highways and Public Works Government of Canada
- Queensland Government
- United Nations Administrative Management Services
- **Academic and Private Studies**
- Technion Corporation
- CoreNet Global
- Gulf Power
- Herman Miller
- Steelcase Workspace Futures
- Herman Miller
- Haworth
- Cornell University
- American Law Association