PROPERTY MANAGEMENT CONSIDERATIONS FOR THE “GREAT RE-OCCUPANCY”

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InspiRE
Training & Development
OVERVIEW

Janitorial Service  Touchless Design Improvements  Practical Social Distancing Practices  HVAC

Plumbing  Tenant & Visitor Screening  Communication  When Will We Go Back to “Normal?”
JANITORIAL SERVICE

- Clean | Sanitize | Disinfect
- Frequency to Sanitize or Disinfect High-Touch Surfaces
- Routine Disinfection
  - UV Light | Electrostatic
- Hand Sanitizer
Electrostatic Sprayer System
Conventional UV Causes cataracts

Damages skin

Far-UVC

Cannot go past top layer
TOUCHLESS DESIGN IMPROVEMENTS

- Hands-Free Fixtures
- Arm/Foot Door Pulls
- Automatic Door Openers
- Occupancy and Motion Sensors
- Paper Towels v. Hand Dryers
- Microban®-type Products
PRACTICAL SOCIAL DISTANCING PRACTICES

- Lobby Desk
- Elevators
- Tenant Spaces
- Conference Rooms
- Fitness Centers
- Partitions in Open Spaces
- Dynamic and Unassigned Seating Options
01
Be welcome at work, but always act responsibly

02
Stick to the rules, follow the signs

03
Stay safe at 6 feet from each other

04
Walk the office clockwise, always and everywhere

05
Enter and leave meeting rooms as indicated

06
Replace your deskpad daily and leave a clean desk
HVAC

- Increase Ventilation
- Maintain Temperature & Humidity
- Higher-MERV Filters (if possible)
- Change Filters Before Re-Occupancy
- Exercise Pumps & Motors
PLUMBING

- Check P-Traps
- Flush/Test for Biofilms
- Exercise Pumps & Motors
TENANT & VISITOR SCREENING
COMMUNICATIONS

- Frequent Communications – Now
  - Plan for Re-Occupancy
  - Reassure Tenants
- Getting the Right Information to the Right People at the Right Time
- Tenant Council
- Building-Wide Communications Options
WHEN WILL THINGS REOPEN?

- No vaccine/drug therapy for at least 1 year
- Diagnostic/Seriologic Testing
  - Re-infection of patients previously infected?
  - Supply shortages
- Adaptive Triggering – No finite “end date”
  - Indifference by many Americans
  - Lockdown → Relaxation → Lockdown → Relaxation
- McKinsey: “some degree of contagion…12-18 months”
WHEN WILL EVERYTHING REOPEN?

- Staged Re-Entry: Critical/Essential Employees 1st
- Ability to Social Distance
- Adequate PPE
- Wave | Stabilize | Wave | Stabilize
- Liberal Work From Home for a While
- Stay Home When Sick
- Certification?
WHAT NEEDS TO HAPPEN?

- Contagious Population is “Low Enough”
  - Risk/Benefit

- Rate of New Infections is “Low Enough”
  - Risk/Benefit

- Sufficient Health System Capacity
  - Proper Standard of Care
  - Emergent/Non-Emergent Patients
  - Surge Capacity
WHEN WILL THINGS REOPEN?

- Wide-Scale Testing
- Strict Isolation of Infected Patients
- Contact Tracing
- Isolation of All Contacts (2 Weeks)
ORGANIZATIONAL RESILIENCE FRAMEWORK

- Business Continuity / Continuity of Operations
- Crisis Management & Communications
- Critical Environments
- Financial Health & Viability
- Human Resource Management
- ICT Continuity
- Incident Response
- Information Security
- Legal, Audit & Compliance
- Organizational Behavior
- Risk Management
- Supply Chain Resilience
THANK YOU FOR JOINING US TODAY!