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
Conventional UV causes cataracts.

Far-UVC damages skin.

Far-UVC cannot go past the top layer of skin.
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

6 Feet
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/Serologic 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?

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<th>What Needs to Happen</th>
<th>Details</th>
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<tbody>
<tr>
<td>Contagious Population is “Low Enough”</td>
<td>• Risk/Benefit</td>
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<tr>
<td>Rate of New Infections is “Low Enough”</td>
<td>• Risk/Benefit</td>
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| 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)
QUESTIONS?

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