

Shrinking and Shared Office Woes Managed by Allsteel's Reach

By Mary Palmer

Reach for the Savings Thanks to Better Office Storage and Space Planning

Interested in saving \$110,000 on floor space per year? How about \$870,000 over ten years using the same space?!? And, all the while meeting the productivity, morale and storage needs of your employees?

Thanks to the new Reach integrated storage system from Allsteel, now you can.

Reach creates offices that are easier to get and keep organized. The system doesn't just hang storage off a wall or push it up against the wall – it actually uses storage to *create* the wall. And by placing high-capacity storage right in the wall, everything is suddenly within arms-length.



With clean lines and functionality, Reach uses space wisely. Using the same 8' x 8' configuration as traditional workstations, Reach provides 45 percent (32 to 22 cubic feet) more storage and workspace per unit. When comparing a 6' x 8' Reach to traditional 8'x 8', you still get nine percent more storage per unit, can improve density by 33 percent, or save thousands annually.* And it provides the same functionality with just as much active worksurface space.

But you can save even more. Because people are spending less time in their own offices and more time collaborating with others in teaming areas and alternative workspaces, you may want to consider specifying 6' x 6' Reach stations. You'll find they offer superior functionality in a compact space that still feels open and comfortable.

Consider the savings when you compare a typical 8' x 8' station to a Reach 6' x 6' station. Instead of using, for example, 17,000 square feet of expensive real estate, you'll only need 10,525 square feet of the same number of workstations. Use half of this extra space for quality-of-work-life amenities, like alternative work, teaming, eating, gathering and decompression areas. Use the other half to add 48 more people to your staff.

Or, give the other half back to your landlord and immediately cut costs; over a typical ten-year lease and an average rate of \$24 per square foot, you could save \$4,800 per employee. You can bet they'd rather have that money in a profit sharing plan than a floorplan!

But Reach wasn't designed for just cost savings. It is a direct result of extensive Allsteel research indicating then lack of storage was still one of the major employee complaints, along with combined pressure of the shrinking workstation and proliferation of electric work tools.

The Shrinking and Shared Office Space

Real estate is expensive, and there are cost savings to consider from reducing square footage. Subsequently, there is a continued shift from private offices to open floor plans and, aside from incorporating new technologies, it is the most common occurrence in facilities over the past two years.

The fact is the individual office is shrinking. Among corporations changing the footprint size of executive and administrative workstations, Allsteel research revealed they could reduce space per employee by 21 percent and still maintain worker productivity.



Storage struggles and worksurface use have long been two key issues faced in the workplace. Workers lack adequate physical storage in new open environments. Often there is limited personal storage, and what little exists is difficult to access and often lacks security. The same can be said for worksurfaces. Research points out that up to 75 percent of the typical worksurface is used for files, piles, technology and personal items. This leaves only one-quarter of the space available to spread out work relevant to the current task at hand.

Reach to the Rescue

With versatile storage built *directly into the walls*, Reach is more efficient than traditional storage: it increases storage capacity with planning freedom; provides more storage options; includes closeable and lockable storage for active files and piles; and provides power within a concealed storage area for improved security of electronic equipment and peripherals.

It also provides improved workstation ergonomics. The Reach main storage unit and accessories are located at torso height to allow improved accessibility, by reducing the need to bend down or reach up. It puts most items within arms length, putting less strain on users' muscles and joints. Its worksurfaces can be set at optimal end user height, and finally, with no overheads present, there are fewer shadows and more direct and natural light available.

Allsteel's continuing research into improving workstation efficiency coincided with ideas being developed by Cortet Studio. Working together, Cortet and the Allsteel design, development, and manufacturing teams created this innovative solution of versatile office furniture that facilitates organization and maximizes space-planning opportunities. And they made sure it looks great, too.

Reaching Greater Environmental Responsibility

Reach efficiencies have a positive influence on the environment far beyond the individual office. Reach's material intensity rate is 14% less than the typical workstation. This means there's significantly less embodied energy in each workstation, and it reduces the environmental impact on manufacturing. The environmental equation can be further improved by choosing 6' x 8' workstations over 8' x 8' and reduce building energy costs by 25% per office. This translates to saving 2203 kilowatt hours and eliminating 2.4 tons of greenhouse gases from power generation per year. And since Reach allows for lower panel walls, more daylight can be relied upon for illumination, reducing electric bills while improving the environment inside and outside the office.

*At 144 workstations, at an average of \$24.07 rental rate per square foot, switching from 8' x 8' traditional stations to 6' x 8' Reach stations provides an increase of 45 percent open area or realized real estate savings of \$110,943 per year.