



International Facility Management Association



Headquarters Workplace Project

Agenda

- Executive Summary
- Current Situation
- Goals & Objectives
- Expected Outcomes
- Process
 - Oversight
 - Strategy
 - Timeline
- Contact Information



Executive Summary

- IFMA is embarking on a headquarters **workplace transformation** that will result in the development of a new headquarters workplace that completely **aligns the organization's business purpose and strategy map** with work styles and settings to **drive organizational innovation and effectiveness** for membership

Current Situation

- **One Greenway Plaza
Houston, Texas**
- **Lease Exp: 12/2012**
- **Lease Type: Primary**
- **RSF: 20,044**
- **2 Floors (10th & 11th)**



Project Goals and Objectives

➤ Goals

- Transparent, timely process
- Strategy Map alignment
- Sustainable
- Unbiased location
- Clean slate

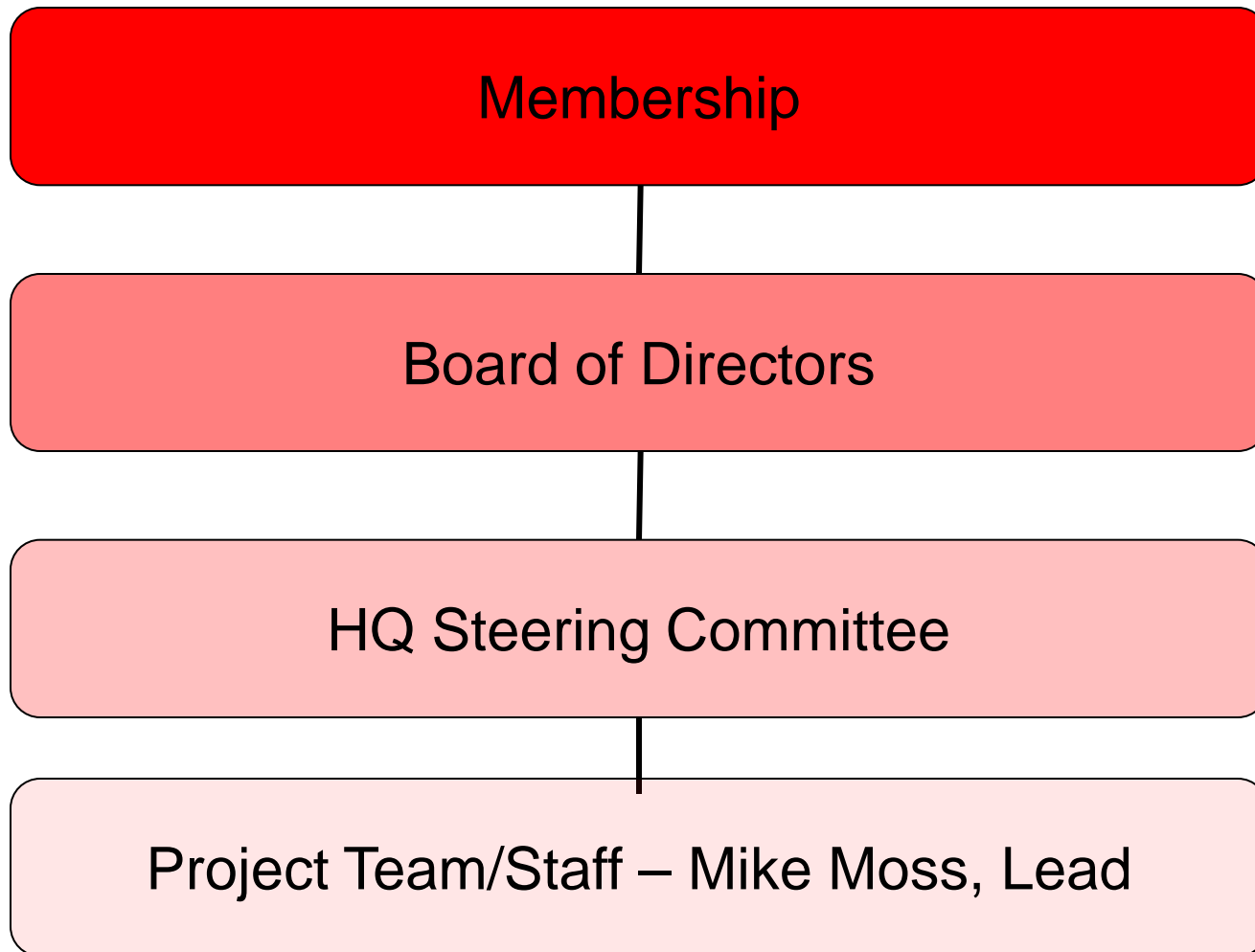
➤ Objectives

- Distributed workplace
- World class space
- Break the link between space and status
- 25% more efficient than current facility
- Effective and satisfying work experience

Expected Outcomes

Efficiencies	Flexibility	Agility	Engagement	Service
Smaller Footprint Higher Densities Cost Savings	Increase Capacity Without Adding Space Levers: Mobility & Utilization	Increased Decision Speed Dynamic Teamwork	Building People Capacity Leveraging Differences	Organizational Collaboration Customer/Client Insight

Project Oversight



HQ Steering Committee

Kathy Roper, CFM, CFMJ, LEED AP, IFMA Fellow

Tony Keane, CAE

Jon Seller

Francis Kuhn, CFM, CFMJ

Thomas Mitchell, CFM, CFMJ

Marc S. Liciardello, CFM, MBA, CM, Committee Chair

Strategy development

➤ Three phase process

Assessment

- Work styles
- Space utilization
- Workplace performance
- Aspirations

Development

- New ways of working
- New space concepts
- Technology
- Policies/protocols

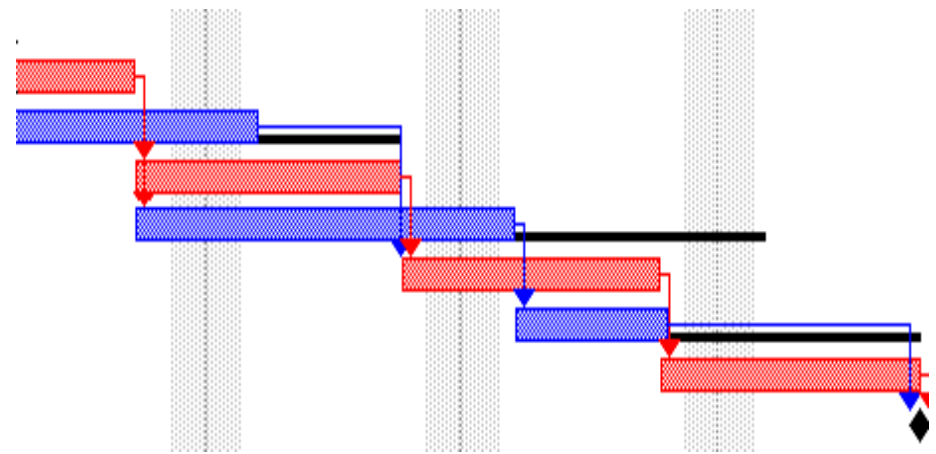
Validation

- Space and cost savings
- Case study comparisons
- Leadership review

Timeline

1. Project Planning & Site Search
2. Programming/Workplace Requirements
3. Schematic Design, Planning and Coordination
4. Construction Drawings and Specifications
5. Furniture Selection, Specification, Purchase and Installation
6. Construction Administration
7. IT/Telecom
8. Security System
9. Move & Decommission of Existing Site

9 Phases = 60 Weeks



Contact Information

➤ Project website and email

- www.ifma.org/about/hq
- hqproject@ifma.org

➤ IFMA Contact

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