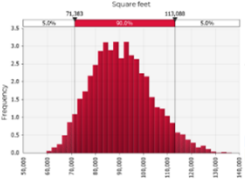
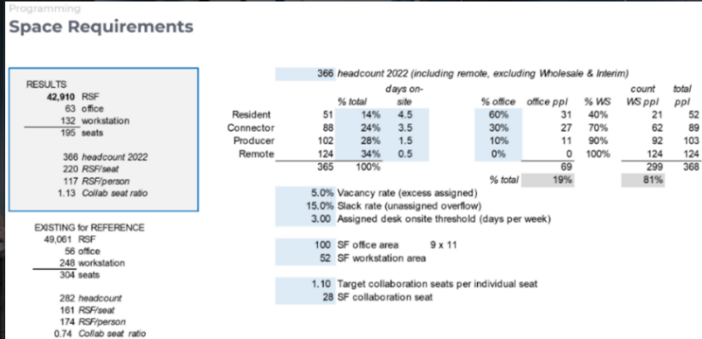


**CDI**  
DIAGNOSTIC IMAGING



Results from 20,000 simulations, where in each instance a random value was selected for each uncertain input between a more certain (I) minimum, (D) most likely, and (3) maximum range to display a distribution of square footage required to accommodate the proposed composition of workstyles (Monte Carlo).

Scenario	A			D		
	Current State @ 222 SF/desk	Moderate Remote & Unassigned Seats (with growth over 10yrs)				
Workstyle Person	% total	headcount	seats	% total	headcount	seats
Resident (0 days/wk) / Assigned	93%	257	257	18%	51	51
Connector (3-4 days/wk)	0%	-	0	50%	253	253
Hybrid (1-2 days/wk)	0%	-	0	20%	101	35
Remote	8%	25	1	12%	41	3
Vacancy	+15%	-	46	+10%	-	40
		282	304		505	412
Square Feet (expected value)		67,886			89,886	
% Reduction / (Growth) in Space						(33%)



**Space Requirements**

**RESULTS**  
42,910 RSF  
63 office  
132 workstation  
195 seats

366 headcount 2022 (including remote, excluding Wholesale & Interim)

	days on-site	% total	office ppi	% WS	count	total
Resident	51	14%	4.5	60%	31	40%
Connector	88	24%	3.5	30%	27	70%
Producer	102	28%	1.5	10%	11	90%
Remote	124	34%	0.5	0%	0	100%
	365	100%			69	299
				% total	19%	81%

5.0% Vacancy rate (excess assigned)  
15.0% Slack rate (unassigned overflow)  
3.00 Assigned desk onsite threshold (days per week)

100 SF office area 9 x 11  
52 SF workstation area

1.10 Target collaboration seats per individual seat  
28 SF collaboration seat

Client Variables	Min	Mode	Max
Current Seat Count	304	304	304
Current Headcount	282	282	282
Annual Growth Rate	3.0%	6.0%	9.0%
Growth Headcount (after 10 yrs)	379	505	668
Rentable Square Feet Per Seat	175	215	250
Assigned Desk Onsite Threshold	2.75	3.00	3.25

**WORKPLACE**

# Return to Work & Future Space Requirements

## Consulting Services

The client had two years remaining on its 70,000-square-foot headquarters lease across five floors of a Minneapolis office tower. In Spring 2021, during the height of the pandemic, Transwestern began the exercise of defining future space needs, space efficiencies, and strategies to relocate or remain in place. A change of management with a new CEO added to the complexity.

The team surveyed all employees and department heads and conducted multiple visioning sessions with the executive team. A review of the company's current space program determined needs and inefficiencies, which included the take down of space over eight lease amendments. The data-based approach also included modeling various return-to-work scenarios coupled with forecasted headcount growth and an in-depth study of how often employees expected to be in the office.

The client was prepared with an understanding of its workplace needs and ultimately realized a 30% reduction in space through identified efficiencies. Transwestern delivered a detailed space program for test fitting potential sites for office relocation, as well as a plan for how existing space could be modified to support future needs.