

Edificios de oficinas inteligentes. Modelo de oficina flexible.

- Fernando Carneros
- Real Estate & Facilities Portfolio Manager Spain & Portugal
- 27 Oct 2015



*Caso Práctico:
Nuevas Oficinas Microsoft
en Madrid*



CHALLENGES

facing cities today



Population

70%

of the population
will live in cities by
2050, up from
50% today



Resources

New world of work
based in flexibility
and technology.
Increasing
demands include
shifts in energy
supply and demand



Infrastructure

Buildings, roads
bridges, and other
infrastructures: the
power grid, and
utilities are in need
of repair



Economic

ICT technologies
could generate
US\$6 trillion in
additional revenues
and **US\$5 trillion**
in cost savings by
2030

We are on the brink of exponential **CHANGE**



Big data and
machine learning

- Predictive analytics
- Proactive alert systems
- Self-regulating systems



Blending physical
and digital worlds

- Remote healthcare
- Home schooling
- Public safety



Natural
interaction

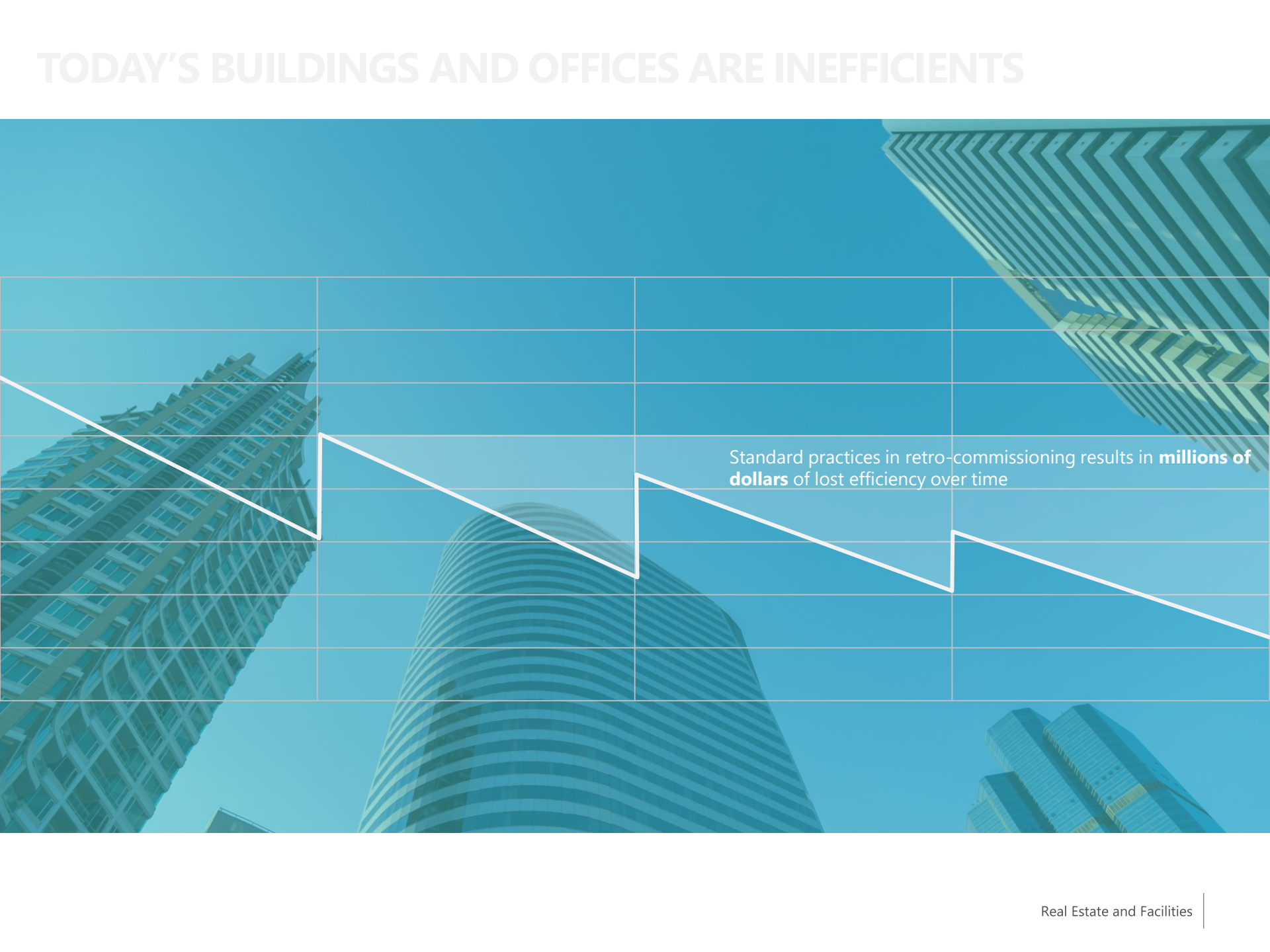
- Smart buildings
- Car-sharing services
- Aging workforce and
extended capacity/capabilities



Video



TODAY'S BUILDINGS AND OFFICES ARE INEFFICIENTS



Standard practices in retro-commissioning results in **millions of dollars** of lost efficiency over time

SMART BUILDINGS WILL POWER THE CITY OF TOMORROW

Shifting from periodic building "tuning" to real-time infrastructure optimization

10-30%

energy savings through improved energy management



■ WE'VE QUIETLY BUILT THE
CITY OF THE FUTURE AND THE
New WORLD of WORK

Evolución del entorno de trabajo en Microsoft

1975

1984

1986

1990

2004

2008

2009

2010



Oficina de Bill Gates



Pasillos de las oficinas

Workplace Research

Workplace Advantage
Programa Desarrollado



Workplace Research

WPA Actualizado



Fundación de Microsoft



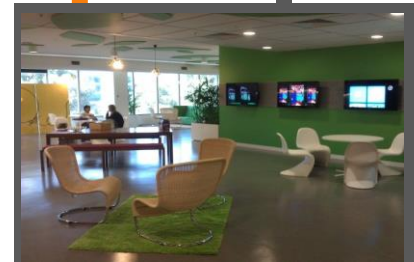
Mudanza a Redmond

Las oficinas centrales de Microsoft
se mueven a Redmond, WA



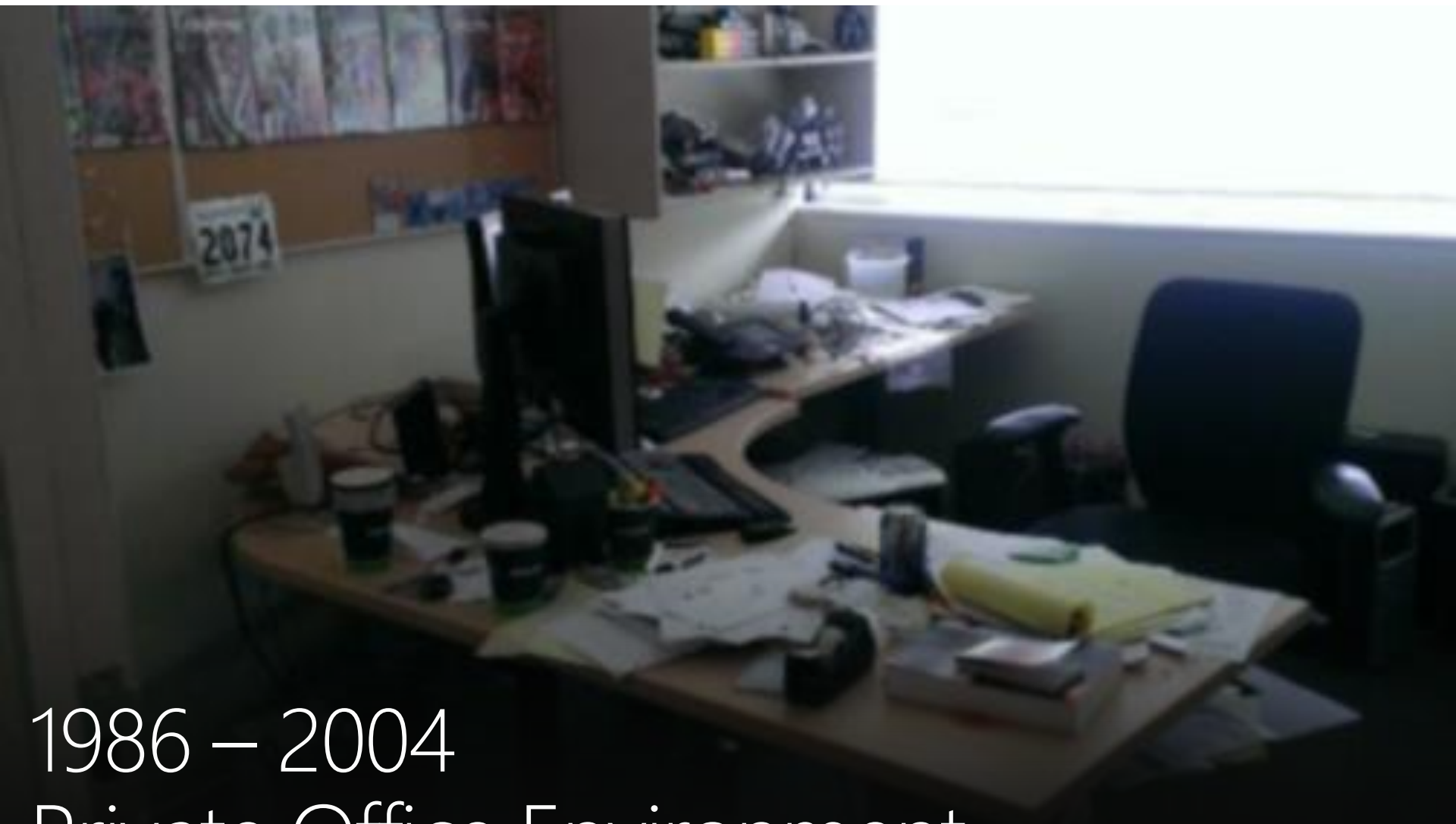
Schiphol (MSG)

Nuevos edificios con libertad
completa para los empleados
combinando espacios, personas y
tecnología



Sydney, Australia

Nuevo entorno de trabajo con flexibilidad
completa, espacios colaborativos y una
combinación de entornos de trabajo
abiertos y cerrados



1986 – 2004

Private Office Environment



Today:
Innovative workplaces



Enhance
innovation &
productivity

Function
Based
Workplaces

Attention
to human
factors

Showcasing
Microsoft
brand &
technologies

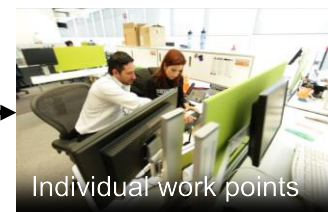
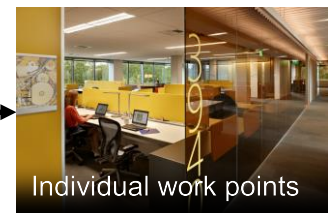
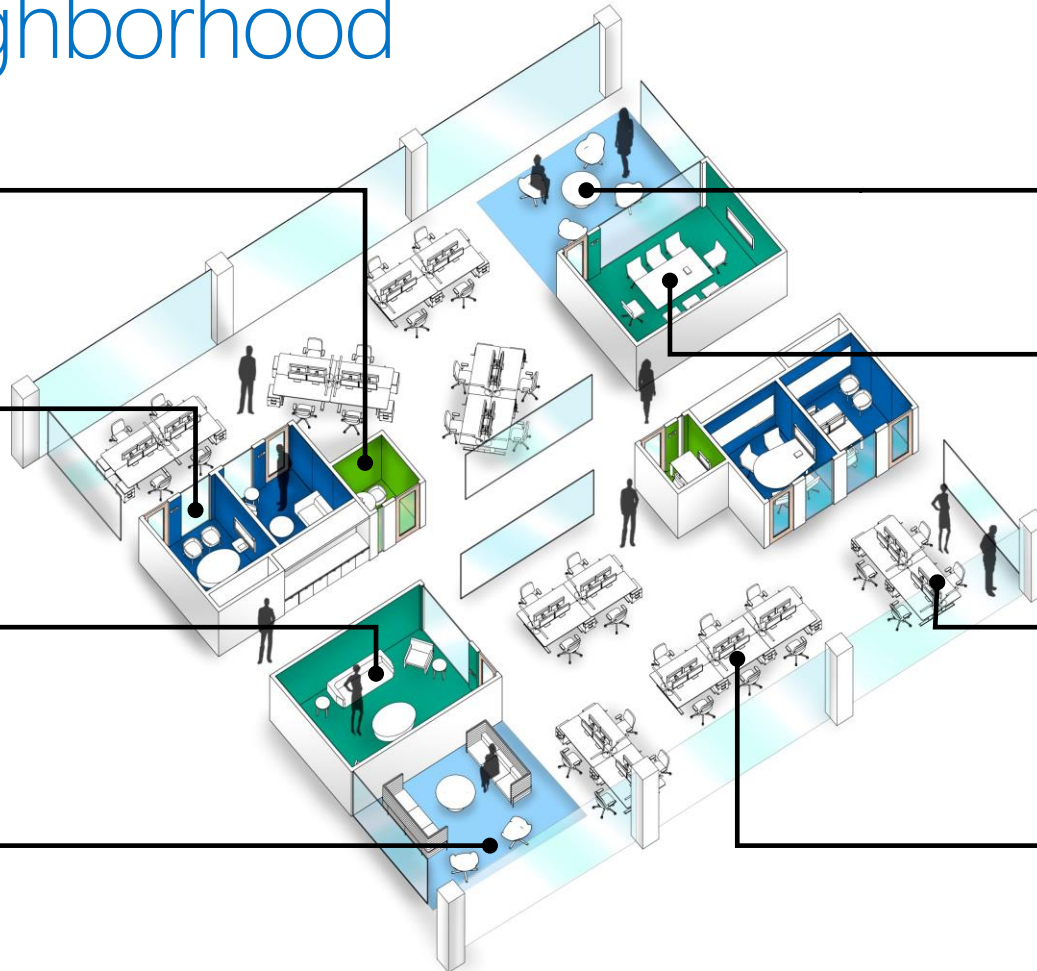
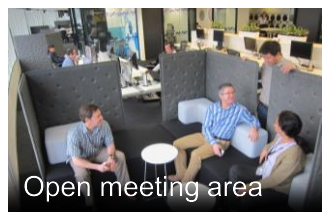
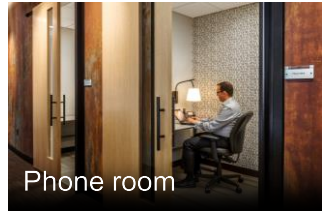
Environment &
sustainability.
CityNext /
Smartcities

Workplace Advantage WPA

Functional Based Workplaces

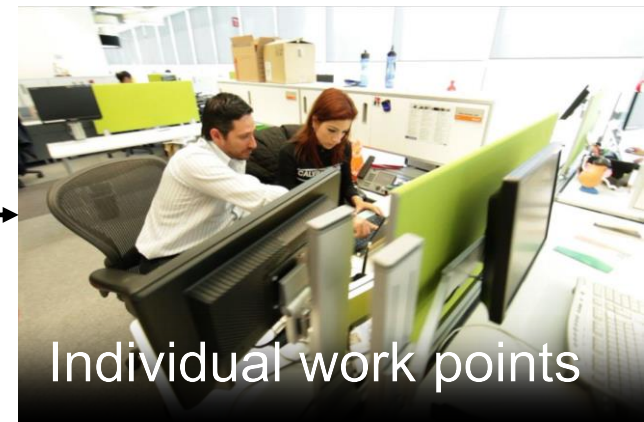
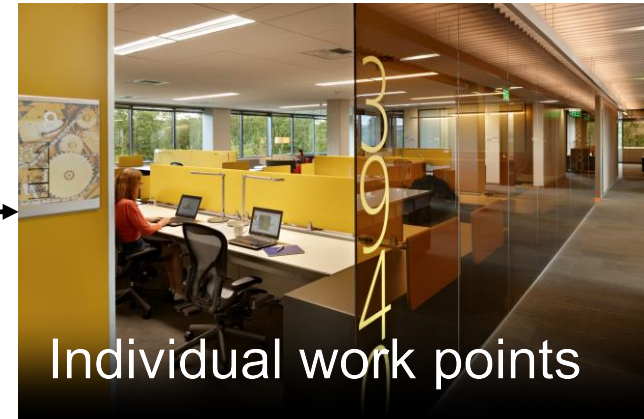
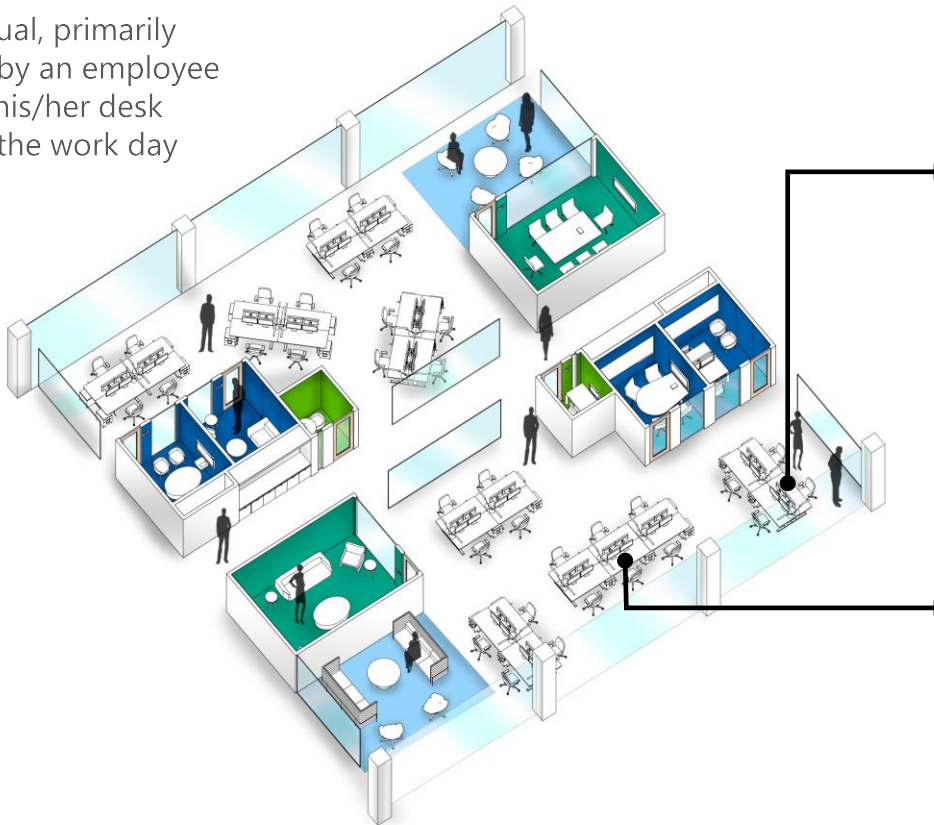


WPA: Neighborhood



WPA: Individual Work Points

A space for individual, primarily heads-down work by an employee who is typically at his/her desk more than 50% of the work day



The background of the slide is a photograph of a modern office interior. It features rows of cubicles with grey and blue partitions. A person with blonde hair is visible working at a desk in the middle ground. The ceiling has exposed ductwork and modern lighting fixtures. The overall atmosphere is professional and contemporary.

9%

Improvement
in individual
effectiveness

12%

Improvement
in informal
collaboration

10%

Improvement
in overall workplace
satisfaction

9%

Improvement
in team
effectiveness

22%

Improvement
in formal
collaboration

25%

Improvement
in impression on
customers

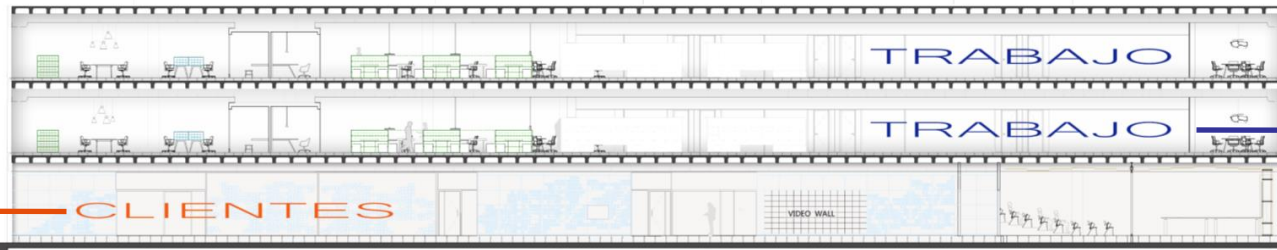
WPA performance v. legacy sites



30% Client Area and FM Services Groundfloor
70% Work and Collaborative Area L. 1 and 2.



662m² Puestos Operativos + 510 m² Salas de Reuniones en cada planta de trabajo



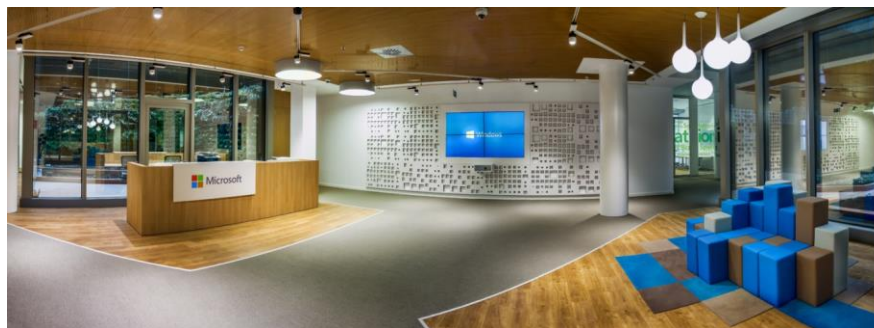
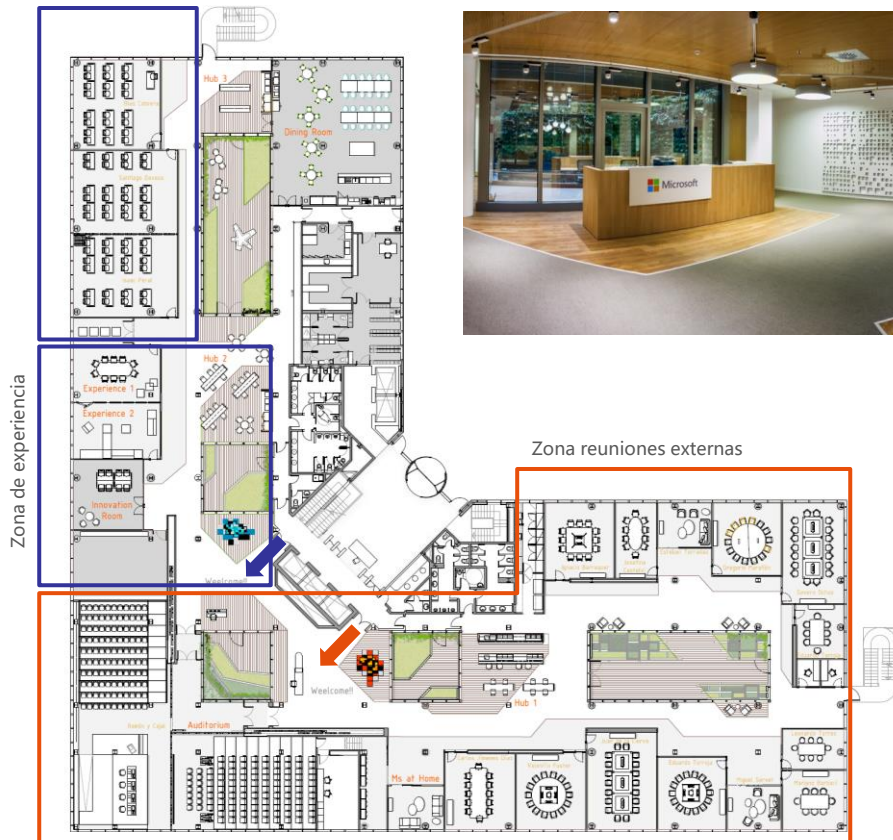
1900m² Zona de Clientes1

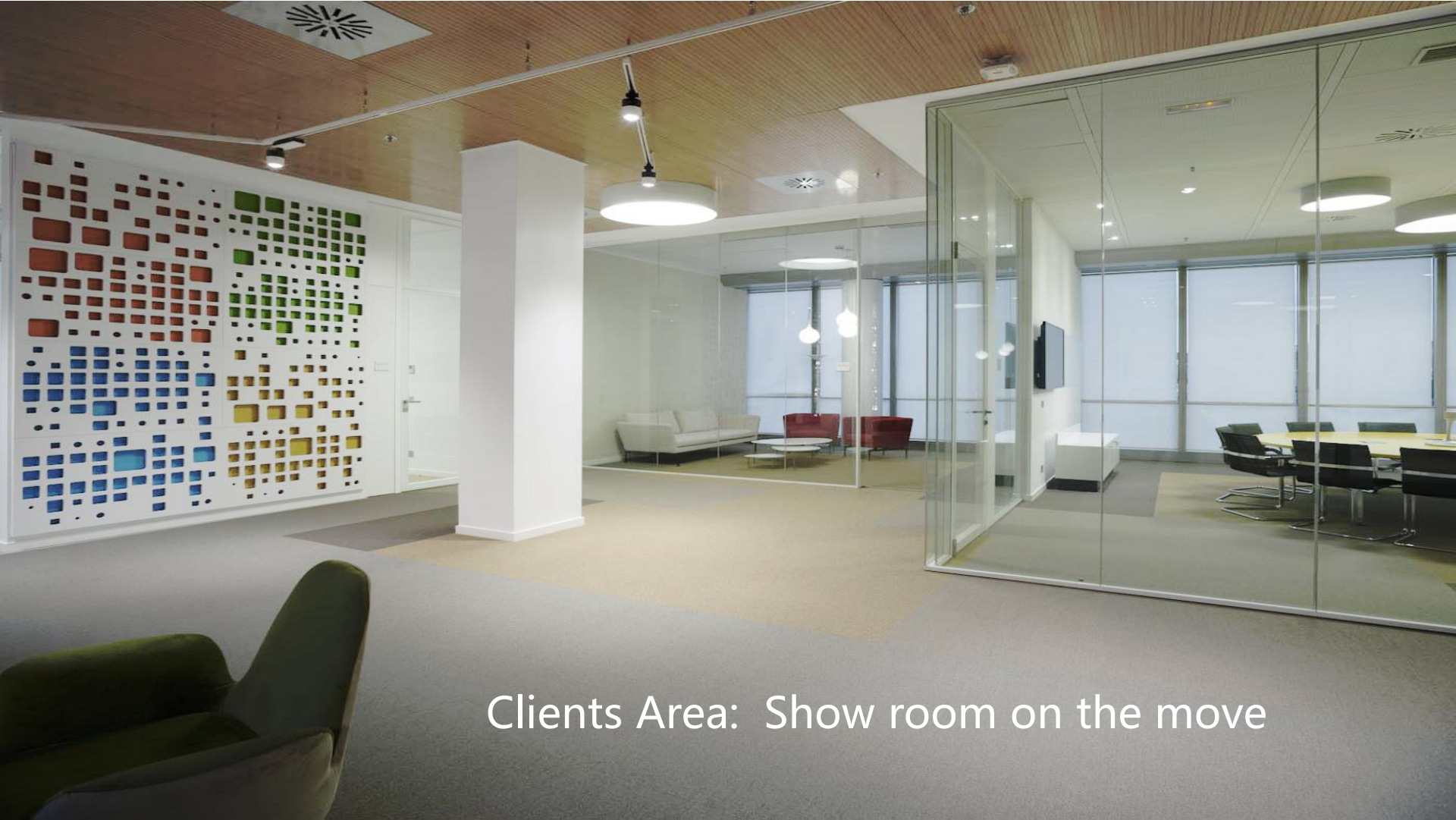


Groundfloor

Two different reception/hospitality areas : Clients, visitors, and VIPS , and groups (Events and training sessions), Additionally waiting and coffe break áreas integrated in showroom and MS experience enviroment.

Aulas de formación

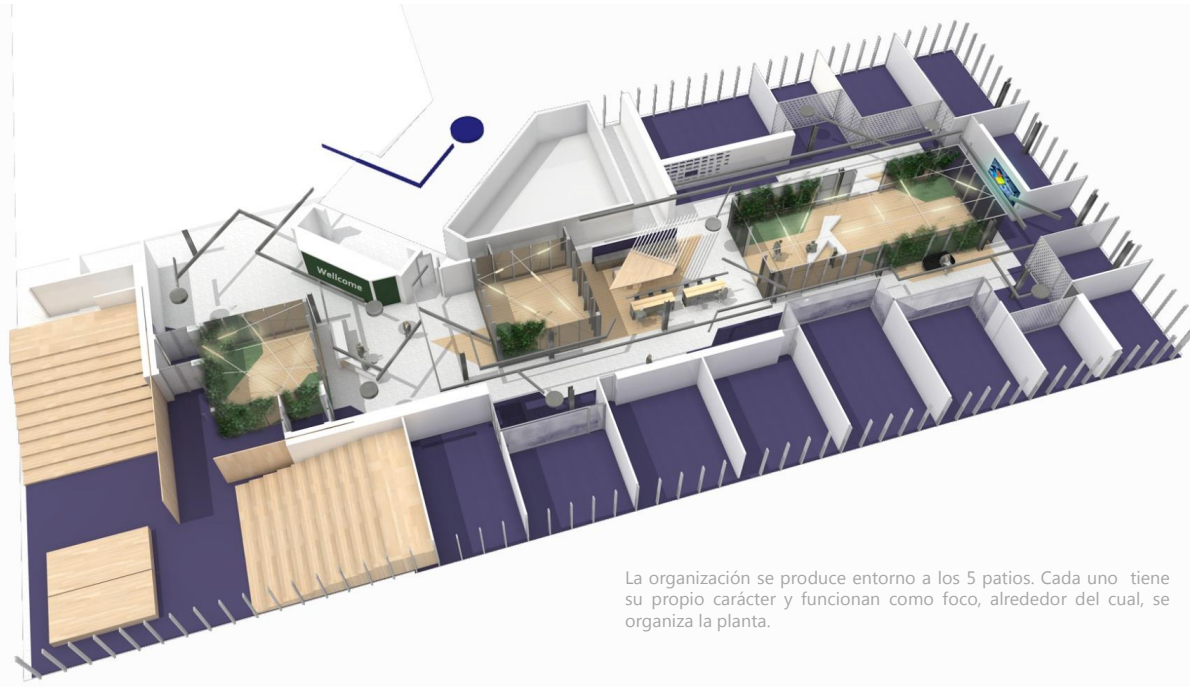




Clients Area: Show room on the move



Multitud de **salas de reuniones**, todas diferentes, pensadas para poder **compartir** en multitud de situaciones... Salas desde 3 personas hasta 20... en diversos **soluciones espaciales**.

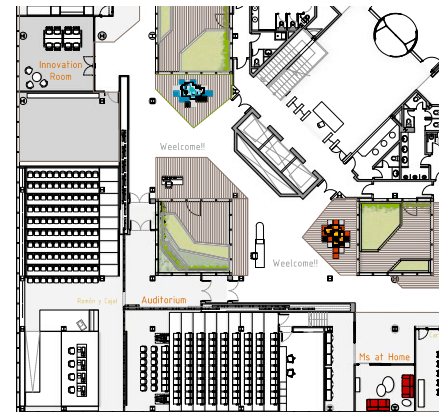
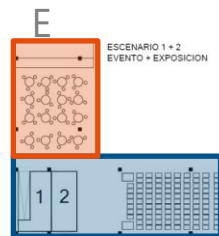
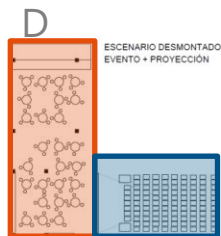
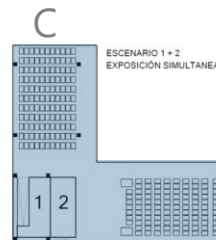
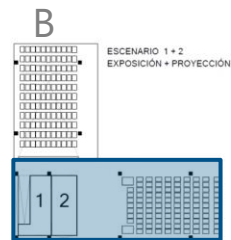
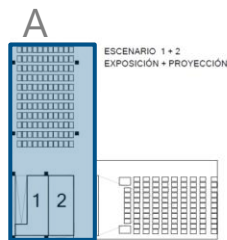


Multi purpose Auditorium

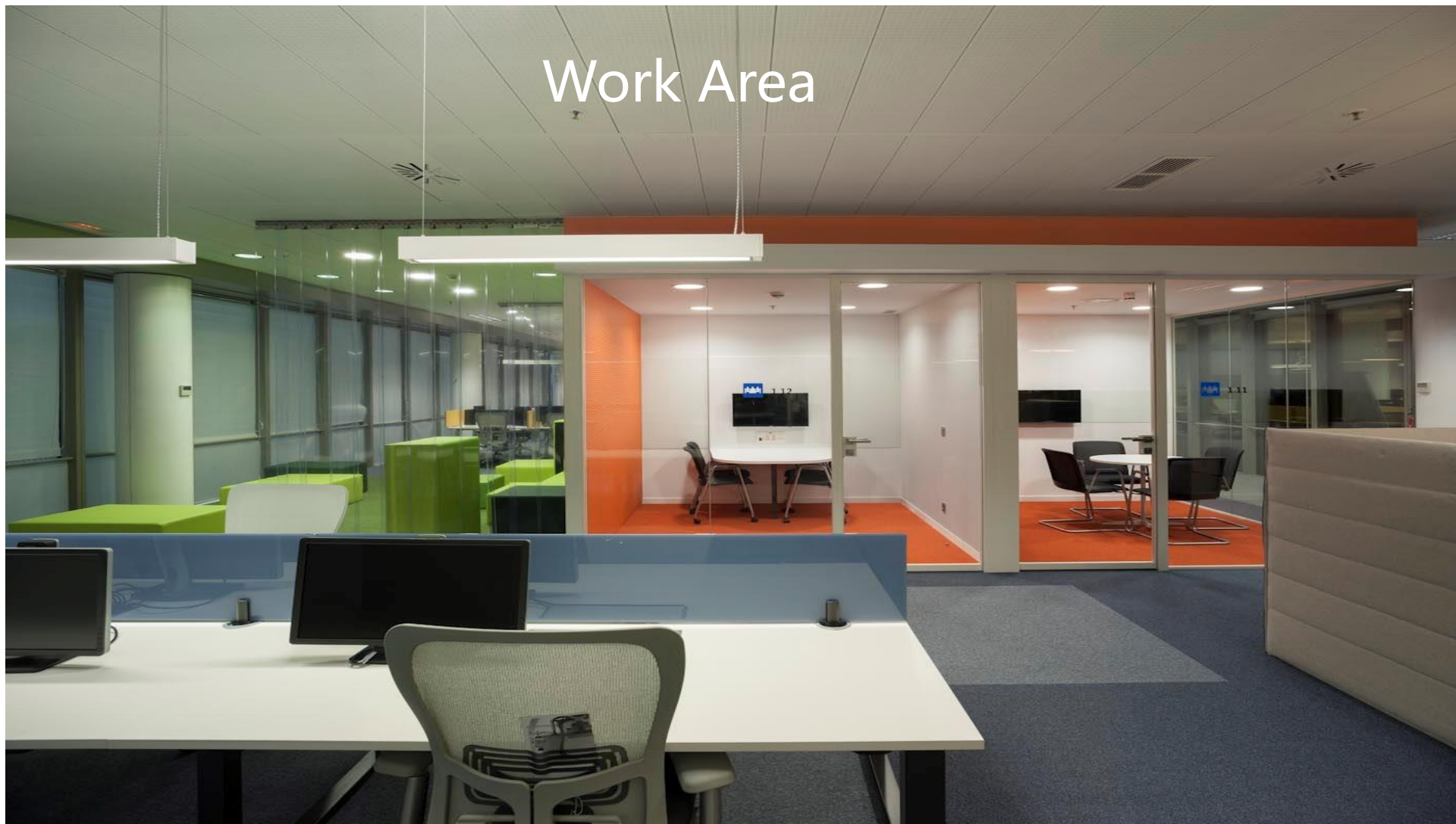


Auditorium with 6 different configurations

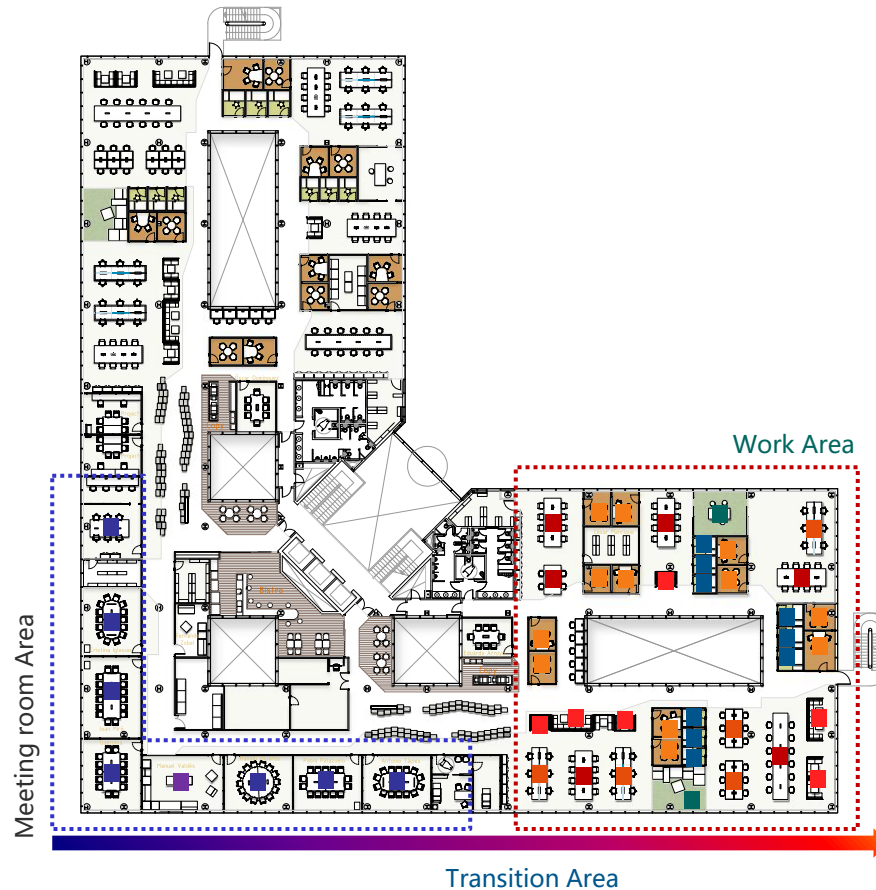
Multipurpose 332 sqm auditorium with 6 different configurations

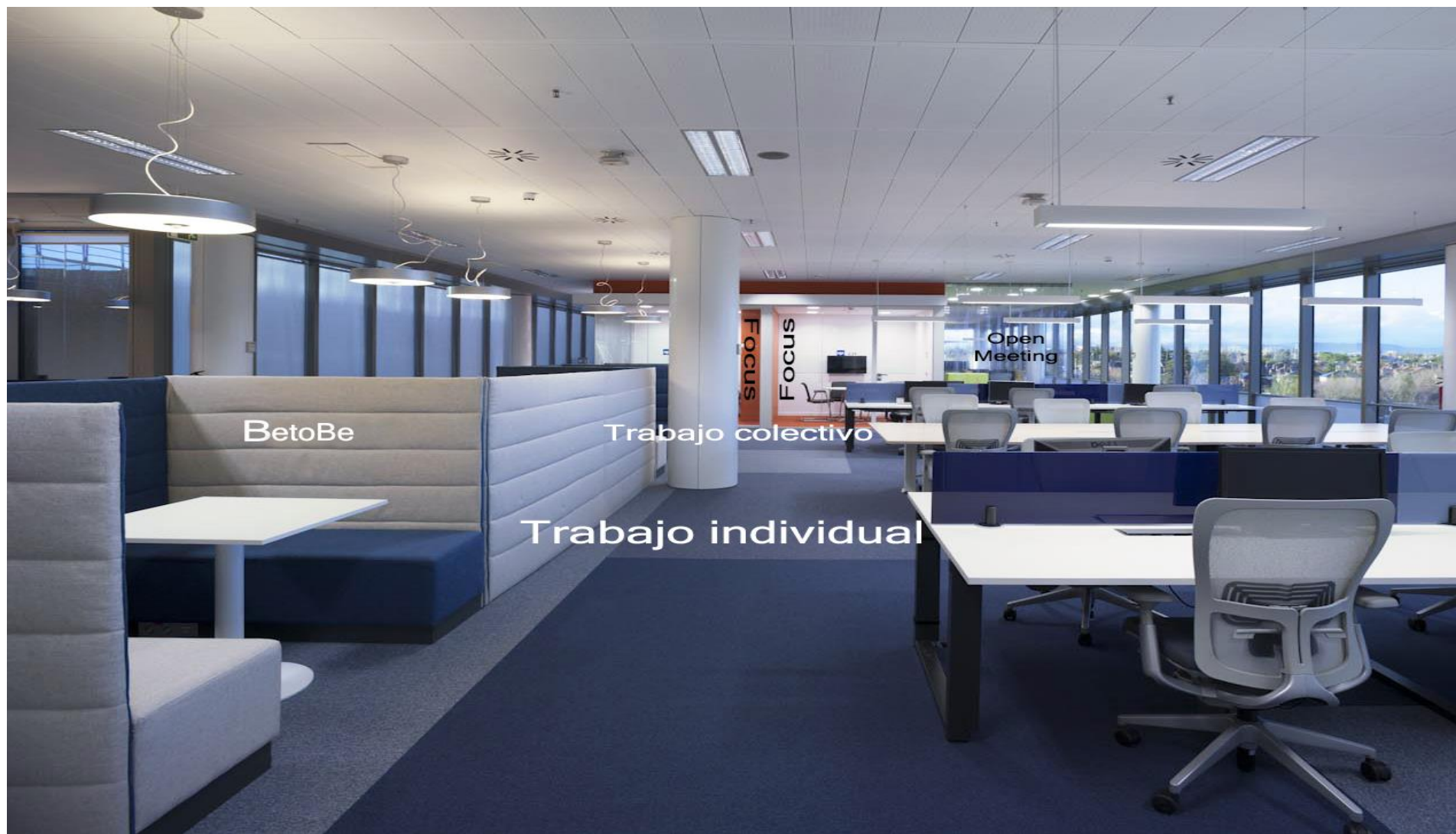


Work Area



First Floor







Los espacios de reunión informal y colaboración aseguran el funcionamiento de la oficina flexible. Espacios reservables, cada una con diferente carácter y configuración.



Q&A

Thank you.