

OPEN SPACE becomes

# FLEXup OptiSpace

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**Work environments today, tomorrow  
and in the future – an overview**

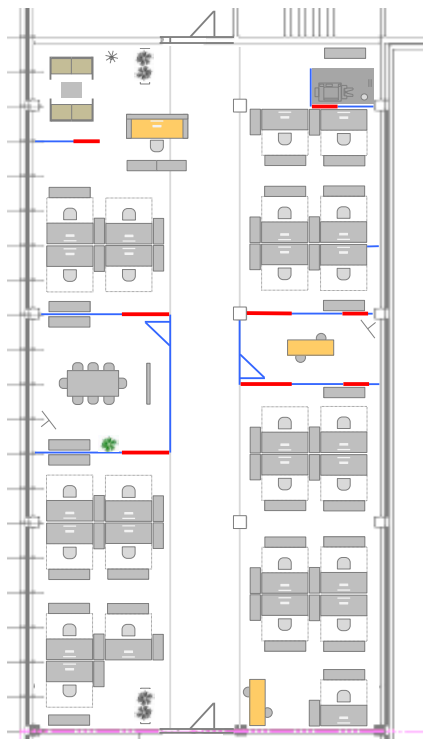
# OPEN SPACE vs FLEXup OptiSpace

Protecting health is the top priority in times of a pandemic. This does not merely involve introducing hygiene measures: viruses can appear at any time and in many different forms.

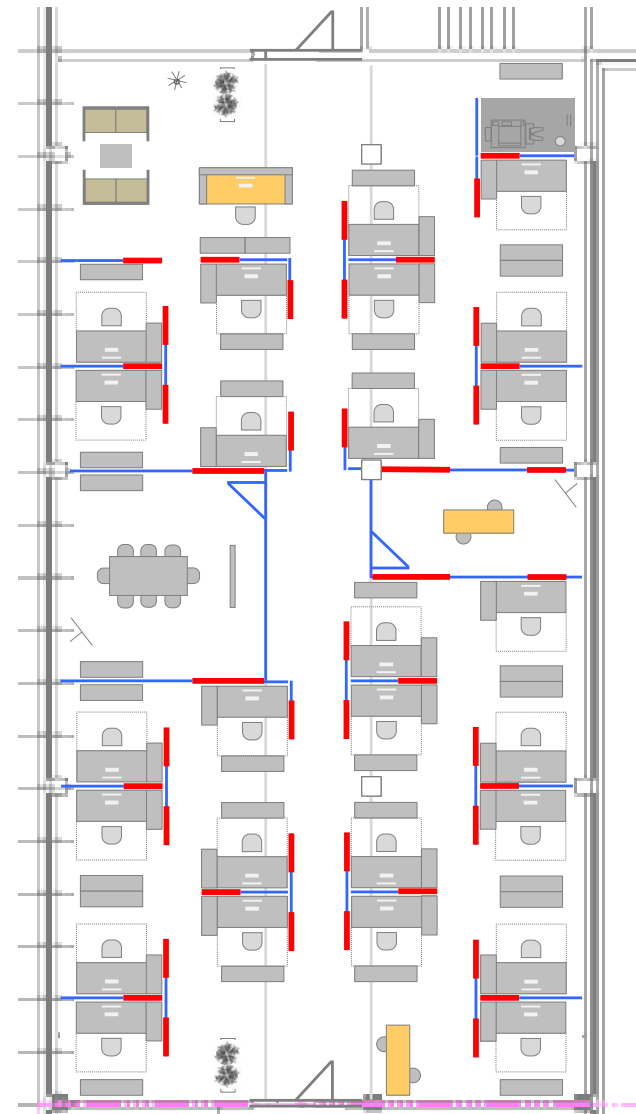
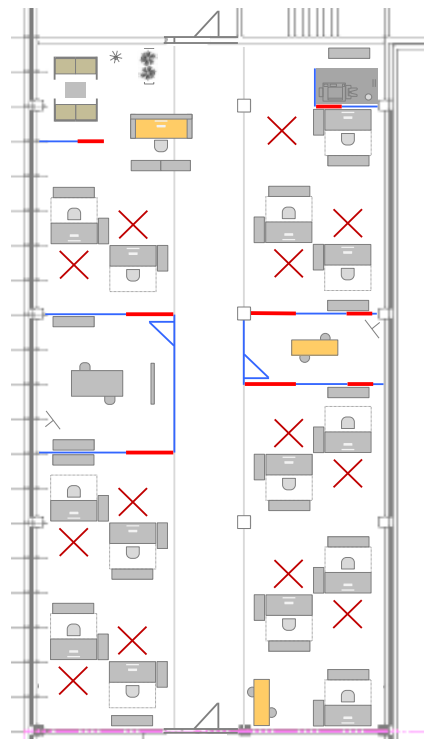
Pathogens spread particularly easily in large indoor spaces that are heavily used. Open-plan areas in the traditional sense do not guarantee the required distancing and have to be replanned. Simultaneously, however, it is desirable to retain important achievements of the last decades – such as open communication, proximity and teamwork – as well as all existing workplaces. Yet how is it possible to achieve distancing without concessions?

This is where FLEXup OptiSpace comes into its own.

**OPEN SPACE** without the application of hygiene measures



**OPEN SPACE** with the application of hygiene measures **ca. -50%**



**100%**

**WORKPLACE CAPACITY  
INCL. HYGIENE MEASURES**

# WHY WORKING FROM HOME IS NOT SUFFICIENT

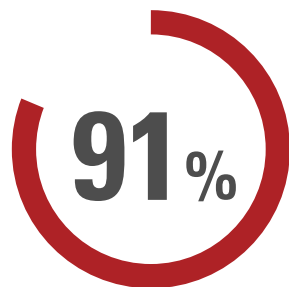
## Why FLEXup OptiSpace and not simply more reliance on working from home?

Working from home offers a first step – isolation is an effective way to avoid infections. It is clear, however, that this cannot be a permanent solution: the first employees to exclusively spend time in their home office for a number of weeks complained about a loss of creativity and a lack of team spirit. A study by the Institute for Employment Research (IAB) at the Federal Employment Agency also suggests that only very few employees can perform their work entirely from home:

**In the survey, 90 % of companies state that working from home is not possible given the activity, while 76 % of employees expressed the same opinion.**

Source: Institute for Employment Research, IAB Brief Report 11/2019

## PROPORTION OF EMPLOYEES WHO WANT TO RETURN TO THEIR WORKPLACE:



Source: „Alteration of the work environment due to corona“, ESET study 2020



Employee satisfaction with working from home is falling. This is accompanied by decreasing productivity.

**FLEXup OptiSpace provides optimum working conditions – even regarding acoustics and hygiene.**



At least a partial return to offices makes sense in the long term. Pathogens have a particularly long life span, however, especially in self-contained rooms: the more people gathered together in a room, the more difficult it is to introduce effective hygiene measures. This particularly applies to open-plan offices.

## A LACK OF OPERATIONAL SAFETY IN OPEN SPACES?

One of the main disadvantages of open spaces is the inability to achieve practical hygiene measures. Even a single sneeze can become an issue: droplets are emitted from the nose and throat at up to 170 km/h and are distributed in a cloud up to **3 m** in size – that can travel up to **12 m**! Adherence to the required social distancing can mean losing up to **50 %** of your valuable workplaces.

There is therefore an inevitable need to modify the trend towards open-plan offices. Although not everyone can be assigned their own office. Besides, the more open, short communication channels and group dynamics associated with co-working function too well. Complete conversion of the surfaces can also be uneconomic. What is required is a new concept that meets both the hygiene regulations and the need for teamwork.

**FLEXup OptiSpace provides the solution.**





# SOCIAL DISTANCING WITHOUT CONCESSIONS

German Federal Employment Minister Hubertus Heil presented new measures for occupational health and safety in April 2020. With special regard to points 1, 3, 4, 6 and 7 of the Federal Government's 10-point plan, new standards are emerging for office space and interior fit-out: in addition to hygienic, easy to clean renovation products, these include first and foremost the avoidance of direct contact and a guarantee of social distancing – distancing without compromising workflow is the maxim.

## THE 10-POINT PLAN:

1. Occupational safety applies – augmented by protection against infection!
2. With social partners, experts, carers!
3. At least 1.5 m apart!
4. Less direct operational contact, streamlined processes!
5. Never attend work when sick!
6. More protection in cases of unavoidable direct contact!
7. Enable hygiene always and everywhere!
8. Provide special protection to groups at risk!
9. Develop operational routines for cases of infection!
10. Actively communicate your measures!



Bundesministerium  
für Arbeit und Soziales

THE NUMBER OF PEOPLE IN  
THE LAST 12 MONTHS WHO  
ATTENDED WORK WHEN SICK:

67%

Source: Deutscher Gewerkschaftsbund

# „THE OPEN-PLAN OFFICE IS A THING OF THE PAST“

**Udo-Ernst Haner**

Business Innovation Engineering Centre,  
Fraunhofer Institute

A joint study by Aalto University, the Finnish Meteorological Institute, the Technical Research Centre of Finland VTT and the University of Helsinki investigated the distribution of extremely small aerosol particles in the air: such particles can transmit pathogens and are emitted when coughing, sneezing or even speaking. The particle size of aerosols in a dry cough is typically less than 15 µm. Such small particles do not fall to the ground, but are rather carried in air currents. (Source: Aalto University, news report dated 06/04/2020)

With FLEXup OptiSpace, even the smallest aerosol particles are prevented from spreading by room-high LinShields and are extracted early via the ceiling ventilation system.



**12 m  
SPREAD**

is the distribution of  
pathogens in open spaces

**3 m  
HEIGHT** is how high the  
droplet cloud reaches



# FLEXup OptiSpace – FLEXIBILITY WITHOUT CONCESSIONS

**Flexible approaches are not just a topic since the outbreak of the corona pandemic: FLEXup OptiSpace has been combining the advantages of different workplace concepts for several years.**

The basic idea of our FLEXup OptiSpace concept is that users are inspired to develop the space supported by evaluation and workshops. The room has to meet users' desires and needs, but also be capable of such alteration. FLEXup OptiSpace can easily, quickly and cost-effectively be installed in existing spaces. Flexibility is the keyword here.

Teamwork, creativity and social exchange continue to be possible without concessions thanks to optimised spaces, special renovation products and hygienic surfaces. All workplaces offer the best possible health protection without any loss of usable space.



- + Efficient and cost-effective space utilisation whilst adhering to hygiene and social distancing regulations
- + Integration of supply and exhaust air ventilation
- + Increased productivity
- + Optimised work environment

# FLEXup OptiSpace



## OPTIMUM HYGIENE IN AN INTERIOR FIT-OUT

Our fully planned FLEXup OptiSpace concept is based on a hygienic and user-optimised product range. This includes not only hygienic surfaces, which do not provide a breeding ground for germs.

But also a heating and cooling system, which works using radiation: traditional room air conditioning systems cause air turbulence that contributes to the distribution of pathogens. Lindner ceiling, floor and partition systems enable fresh air to be supplied using displacement ventilation via hollow floors or ceilings and the indoor air to be hygienically discharged directly via ceiling or ventilation grilles.

- + Room-high metal and glass acoustic elements that are resistant to disinfectants, unlike fabric and perspex, offer the best possible health protection.
- + Lindner coatings on our ceiling and wall elements have been tested by the Fraunhofer Institute for biological cleaning capability and chemical and biological resistance. They can be used in clean rooms up to GMP cleanliness class A.



# INFECTION RESISTANCE LinShield

Our room-high LinShields are made from easy to disinfect glass or metal with a resistant coating tested by the Fraunhofer Institute. They are connected to the ceiling and floor, so they stop the spread of pathogens. Nothing stands in the way of the glass version in terms of eye contact and transparency. Our wall elements are fully modular and available in more than 50 different versions and individual finishes – naturally with the easy option of fully flexible realignment.





**FLEXup OptiSpace** creates a //  
stimulating work environment –  
inspiring, rewarding  
and fulfilling. //

**Gregor Kamps**

Head of Workplace Strategy, GiB  
(Gesellschaft für innovative Bautechnologie mbH)

„We’re taking giant steps towards a new epoch in the work environment: from now on, open-plan spaces in the traditional sense are no longer operationally safe – but the office is and will remain THE anchor point for teamwork, creativity and social exchange. People are social beings and long for the work environment to be a place that promotes identification. A workplace designed to be open yet affording health protection not only establishes trust among employees, it also shows appreciation.“

**CONTACT US!**

We will be happy to assist you with your planning and implementation.

+49 8723 20-7890

[flexup-optispace@Lindner-Group.com](mailto:flexup-optispace@Lindner-Group.com)