

SPACE & OCCUPANCY MANAGEMENT

for Law Firms

Wisp | by **Gensler**



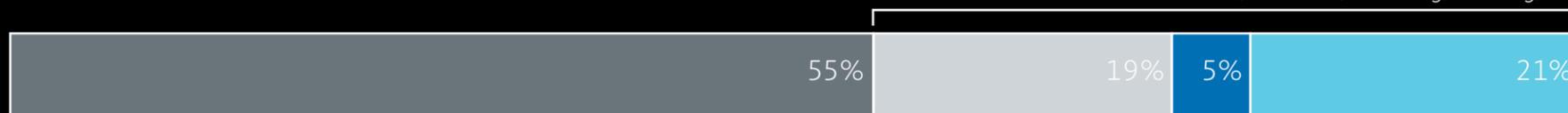
THE LEGAL INDUSTRY IS RESHAPING ITS WORKPLACE.



Increasingly mobile attorneys with a variety of available work settings means empty offices. Gensler's observational research has shown that offices are typically empty a large portion of the day, and since the pandemic began, these numbers have increased dramatically. With furniture and storage solutions that secure belongings and confidential material, firms can leverage empty offices for visitor offices and team rooms while attorneys are away from their desks.

Smart technology solutions like Wisp's web-based reservation system can reduce the stress of trying to find a place or being kicked out prematurely. As firms continue navigating their workplace evolution, Wisp provides a single platform for managing all space and occupant data in order to inform workplace strategy.

Other Locations - home, client sites, coworking, travelling, etc.



Law firm employees allocate **55% of their work week** to their company's office over other locations as it remains a valuable **tool for focus work.**

Gensler 2022 U.S. Workplace Survey

THE NEW WORKPLACE

In today's workplace, human resources and real estate costs continue to be the two biggest expenses, and law firms are no exception.

In an effort to reduce costs and gain awareness for their space and occupant inventory, law firms are adopting systems that support evolving workplace environments:

- 1 SUPPLY EFFICIENCY**
Thoughtful Space Utilization
- 2 CHOICE/ VARIETY / BALANCE**
Fostering All Work Modes
- 3 FUTURE-PROOF**
Adaptable and Reconfigurable

The focus on optimizing the workplace starts and ends with an accurate inventory of space and occupancy data. Law firms are turning to Gensler to monitor and influence change to redefine their legal workspace footprint.

What we're seeing

1:1.2

Collaboration to Workplace Seats

421

Square Footage Density

1:0.6

Office to Work Point Ratio

Wisp Law Firm Clients in 2023

WISP FOR LAW FIRMS

Most firms have hidden potential in the workplace as they shift to a new workplace model, and measuring multiple dimensions of space—vacancy, types, occupancy ratios, space efficiency and more—is the best way to activate one of the greatest assets that may be hiding in plain sight.



Introducing *Wisp*, Gensler's space and occupancy management platform.

We've found a niche in helping clients manage their workspace and occupancy. With an entire practice dedicated to delivering innovative tools, we provide individual support to clients throughout the real estate life cycle.

As the only firm to provide clients with a proprietary tool to manage the built environment, Gensler is uniquely positioned to provide full implementation services, drawing maintenance and advisory services as part of a packaged delivery model. We do this because we know what it takes to sustain accurate space and occupancy data within a system, and we have built the framework and processes to maximize the successful adoption and usage of a system. In addition, data governance is in place to ensure security, accuracy, and usability.

Why *Wisp*?

SOFTWARE AS A SERVICE (SAAS)

| | |
|-----------------------------------|---|
| Fast and efficient implementation | We consult, implement, and configure |
| Reporting capabilities | Quickly access key metrics for decision making |
| Return on Investment | Realize gains from efficiency and streamlined processes |
| Upgrades and enhancements | All inclusive; automatic upgrades and enhancements |
| Security | Secure cloud structure included |
| Ongoing service | A dedicated team is standing by |

BEYOND SAAS

| | |
|-----------------------------------|--|
| Advising and strategy | We help you identify and understand key metrics |
| CAD maintenance | Unlimited; we keep your floor plans up-to-date |
| Integration with internal systems | Data feeds with preferred partners improves data integrity |
| Licensing and access to features | Unlimited number of users; no license fees |

EXPERIENCE THE ACCESS TO CURRENT SPACE AND OCCUPANCY INFORMATION.

Report on real estate metrics.

An effective strategy begins and ends with reliable data. Instill confidence in long-term real estate strategies at a local and portfolio level with *Wisp* reports, including: occupant counts, vacant seat analysis, wayfinding, desk reservations benchmark analysis, square footage details, space type distribution, and more.

Inform strategic decision making and workplace strategy.

Most law firms have hidden potential in their workplace. Knowing how space is used provides an opportunity to optimize real estate for maximum efficiency. *Wisp*'s scenario planning tools allow for greater predictability and higher success rate for strategic outcomes. In addition, these tools allow for space planning with incoming summer associates.

Track valuable assets and artwork.

Track the history and location of valuable artwork for years to come by visualizing the location and details of assets on a floor plan. Use icons to depict paintings, sculptures, and antiques, or associate with a photo and details such as artist, year, value owner and more.

Increase employee efficiency with wayfinding.

Integrating wayfinding with the intranet empowers a whole firm to quickly locate meeting rooms, equipment, and colleagues on interactive floor plans. With unlimited user access, you can control who has access to this benefit.

Track square footage per attorney.

Quantifying the financial impact of space down to each individual lawyer relies on accurate square footage details. Enhance the conversation about who uses space with flexible, equitable and explainable methods of allocations based on calculated or reconciled square footage.

Balance the supply and demand across portfolio.

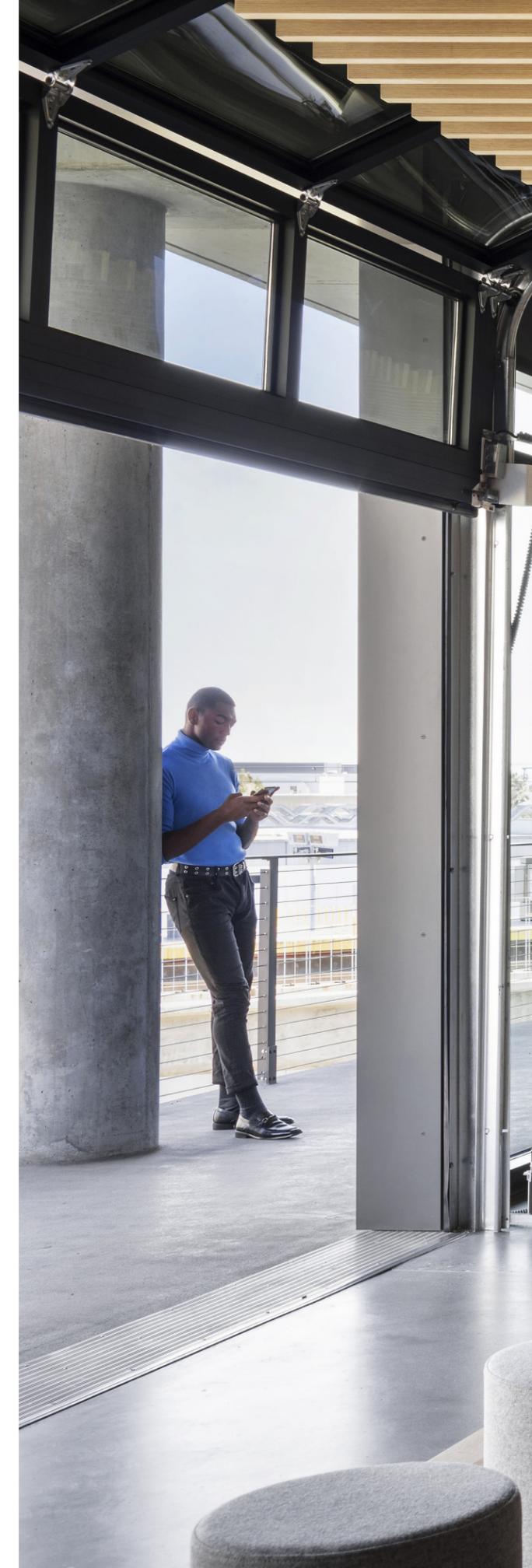
Access to supply and demand information makes it possible to monitor the current situation and plan for the future. Use *Wisp* to quickly view vacant offices on floor plans and reserve them for future use.

Streamline move management processes.

A better process leads to better data. Easily communicate move requests to real estate and facilities while streamlining submittals and eliminating paper, email, and other manual processes.

Manage risk for business continuity in the unexpected.

Put safety first with well-developed and communicated emergency action plans. Use icons to indicate shelters, evacuation routes, safety rooms, and more. Share the plans with staff through the intranet, or print and display them. Provide them to first responders in case of emergency.



WISP VALUE FOR LAW FIRMS



Confidential Client, El Segundo, CA

FROM ACQUISITION TO DAILY REPORTING

A TOP 10 LAW FIRM

Mergers and acquisitions pose unique challenges for real estate and facilities teams, who are often tasked with the logistics of blending space and occupants from different cultures. When a global law firm acquired another firm, it used **Wisp's Scenario modules to plan and transition occupants** into their new spaces. The interactive features in Wisp saved time, increased collaboration, and provided the platform for ongoing space and occupancy management.

Like most law firms, space types are dedicated to partners based on credentials and tenure. To visualize this information a report and colorizer were created to illustrate the space-types in each building and identify if people are sitting in spaces that were designed for them. The colorizer provides a floor-by-

floor visual, and an up-to-date report can be generated in a few clicks.

Today, Wisp has become the **backbone for managing space and occupancy**. The office administrators meet weekly with their Wisp Advisor to establish processes for managing the space consistently across the globe, announce process updates, roll out new initiatives, and collaborate—a strategy that the client has found very successful.

[Read the full story here.](#)

A FIVE-DAY IMPLEMENTATION

CONFIDENTIAL LEGAL FIRM

The client had historically been using Visio and PDFs to display their floor plans and seating charts. They were challenged with maintaining the accuracy of the drawings and seating availability. Their need for strategic planning spurred a search for a nimble solution that could meet their unique organizational needs and included full implementation in a short time frame.

Upon selecting Wisp, the client's immediate need was planning their move to a new headquarters. Our experienced implementation team was able to configure the client's account in just five business days to meet their goals. They **loaded 108,000 square feet, spanning five floors**, and configured Wisp to integrate with their human resources software to automatically exchange data and maintain accurate headcounts and employee details needed for planning.

The five-day implementation included a full system configuration, standardizing and loading floor plans, establishment of data feeds, and accommodation of the client's unique data security requirements and space types specific to their organization. Our

team worked closely with the client on a daily basis throughout the process.

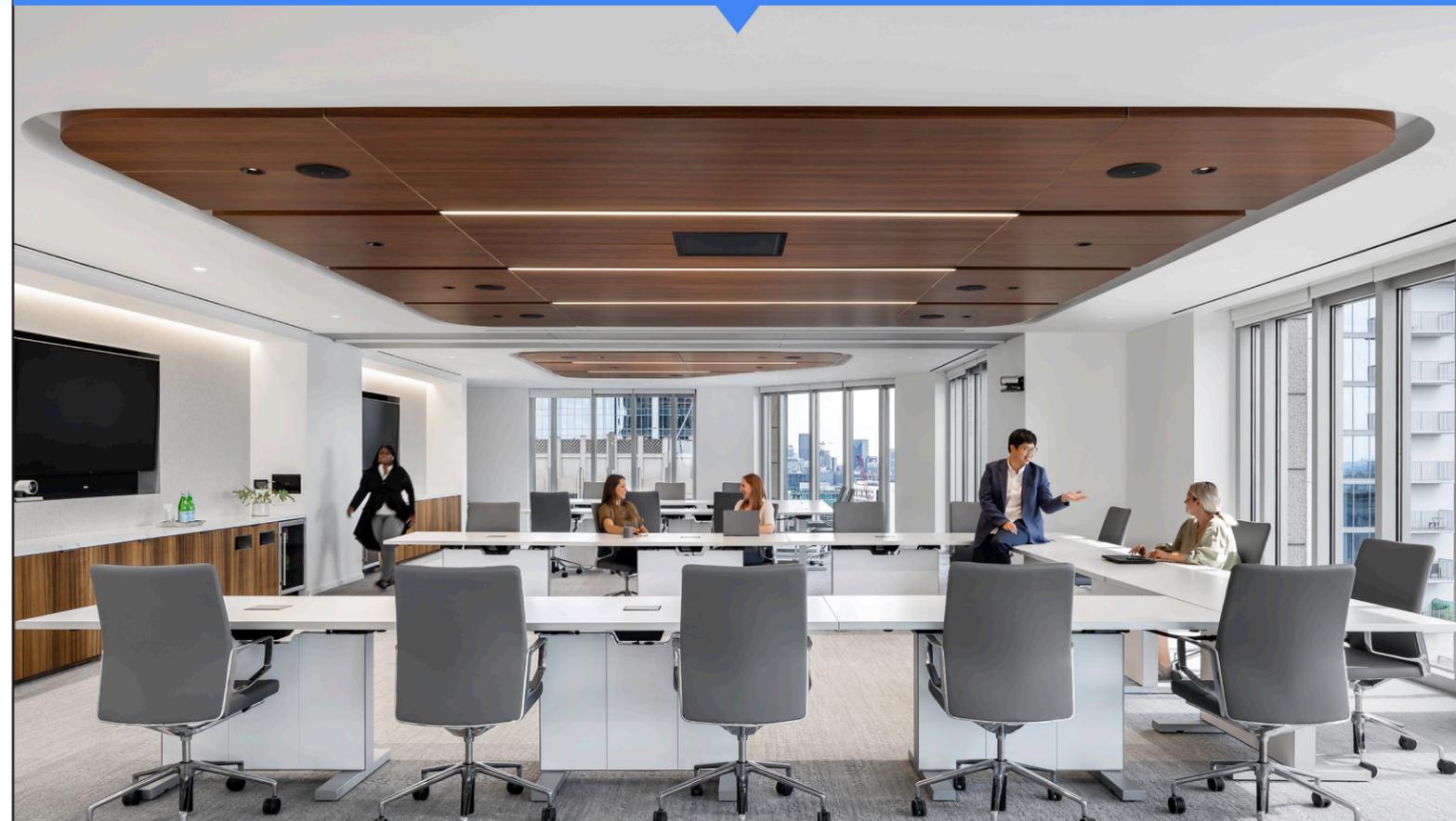
Upon completion, the client had the move management tools needed to plan final seating charts and transition employees into the new workplace on time. Over the next few weeks, our team onboarded the remainder of their locations, **totally 973,329 square feet**, for complete space management of their portfolio.

Today, the client benefits from a holistic view of their space metrics and can drill down to individual spaces for customized reporting. Through SSO, the whole organization benefits from Wisp through access to wayfinding and directory searches.

Our client advisory team maintains weekly communication with the client to support their needs. As changes are made to their floor plans, their **drawings are kept up-to-date by our CAD technicians** so they can be confident they always working with the latest information.

[Read the full story here.](#)

Confidential Client, San Ramon, CA



OUR EARS ARE BURNING.



Here's what other firms are saying about Wisp on G2.
G2 is a peer-to-peer, business solutions review platform. All reviews are qualified.



"Using Wisp for our corporation has been a great experience. It is an extremely user friendly interface. It makes our internal working systems seamless."

"Wisp and its support team as a whole have made our space and occupancy planning easier. We use it to keep track of our current occupancy, expansion/contraction planning, running real-time reports and tracking historical trends."

"It's so user-friendly and easy to learn! Plus, it provides so much useful information - between having the most up-to-date floor plans to obtaining current reports and rosters, Wisp can truly do so much!"

"Wisp provides a great centralized location for all plans and occupancy info. It does a masterful job of allowing access to space info from anywhere there is an internet connection."



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