



Demountable Walls Guide

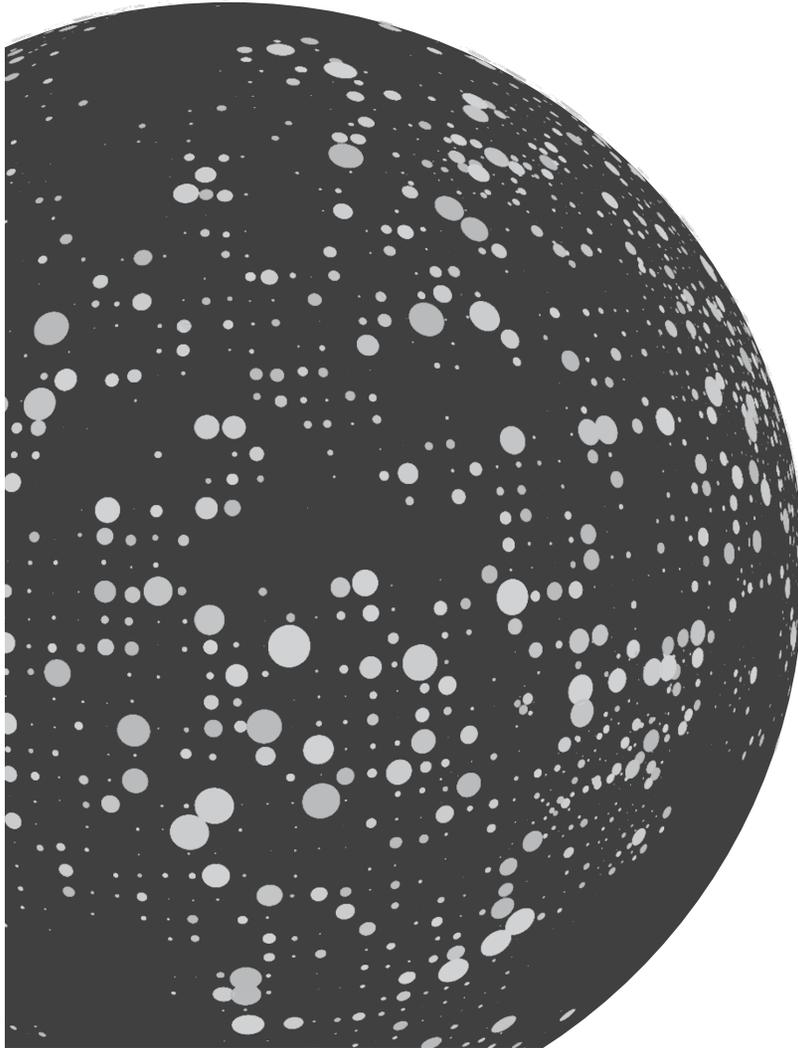


Learn why demountable office walls are a great investment for flexible, future-proof spaces.

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- WHY DEMOUNTABLE WALLS?
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The world is changing every day, and the workplace has to adapt to meet our needs. The following key trends are dramatically influencing how we work:



Privacy

Employees are suffering from a lack of spaces to focus and rejuvenate. We are interrupted every 3 minutes at work and it can take up to 23 minutes to return to focus.



Technology

Our environment is increasingly connected. Workplaces have to support today's technology and adapt to tomorrow's advances.



Flexibility

In a highly competitive global world, It is more important than ever to ensure that your space keeps pace with changes in your business.



Lalinea by MAARS

So why use demountable wall systems?

There are several key advantages to implementing this flexible infrastructure:



1. Privacy

Provides people with the level of visual and acoustical privacy they need to concentrate, have closed conversations, or collaborate without disrupting the rest of the facility.



2. Technology

Provides workers with the technology their work requires and allows change as their needs change or as new technology becomes available.



3. Flexibility

Maximizes the ease of reconfiguration and re-use of the components to adapt to changes in business needs



4. Ecosystem

Movable walls help to create a flexible ecosystem of zones to support employee wellbeing and foster engagement.

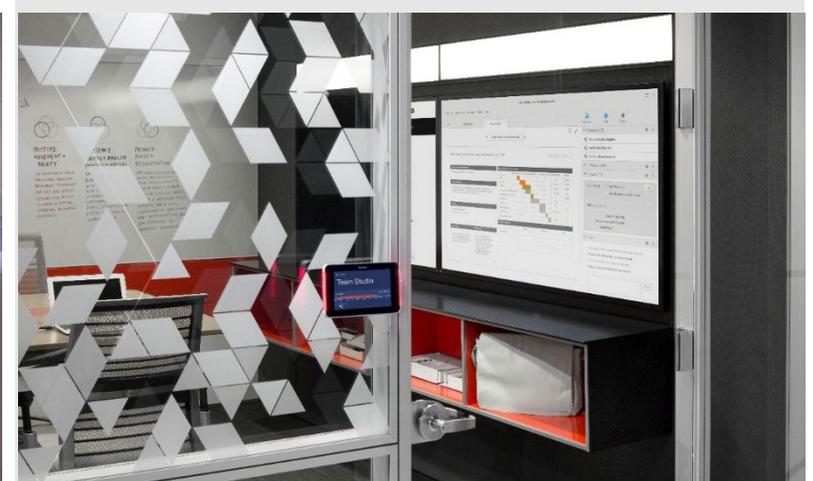


5. Sustainability

Wall systems are constructed of recycled, low-emitting materials (eliminating harmful PVCs, VOCs, and off-gassing). The product is 100% reusable, and at the end of its life, it is recyclable. Wall systems also contribute to LEED certification.



String2 by MAARS



Casper Privacy Film on V.I.A. by Steelcase

1. PRIVACY

Visual and acoustical privacy are critical to offer employees to support their emotional, physical and cognitive well-being, as well as to protect sensitive information from being shared.

VISUAL PRIVACY

There are three key ways to create visual privacy using demountable walls:

1. Use **solid panels** that can be designed in a variety of surface materials, from fabric painted steel to wood.
2. Use a **patterned semi-transparent or opaque film** on glass panels.
3. Use an **innovative cloaking film** on glass panels to hide screens

PRODUCT NEWS:

Casper Privacy Film keeps screens private.

This innovative two-layer film makes technology displays appear black to those outside the room. Participants inside the room enjoy the natural light and transparency that glass offers while shielding sensitive content.

The exterior of the glass is covered in a transparent sheet, available in 15 loosely arranged geometric prints, and the inside of the glass is covered in the revolutionary “cloaking” film. Casper Privacy Film was developed by Designtex, a Steelcase company.



String2 by MAARS achieves up to 50+ STC



V.I.A. by Steelcase achieves up to 52 STC

What is an STC rating?

STC = Sound Transmission Class; rates how much sound a wall or barrier will stop.

STC Ratings and Privacy

- 25 Normal speech easily understood
- 30 Normal speech audible, but unintelligible
- 35 Loud speech audible and understandable
- 38 Normal speech inaudible, loud speech audible, but not understandable
- 40 Loud speech audible, but unintelligible
- 45 Loud speech barely audible
- 50 Shouting barely audible
- 55 Shouting not audible

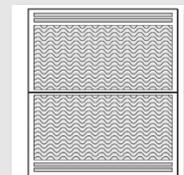
Guidelines for Space Planning

For spaces where privacy is desired but the sensitivity of information is not an issue, STC ratings of 25-35 are recommended. Single and double-glazed glass walls are options for this level of privacy.



35 STC glass walls

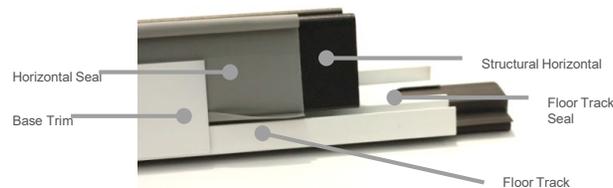
For spaces where privacy and the sensitivity of conversations is of high concern, STC of 40-52 is ideal. Solid wall panels, alone or in combination with double-glazed glass walls are the best option.



50 STC acoustic treated panels

ACOUSTICAL PRIVACY

Demountable walls can offer varying levels of auditory privacy depending on their composition, from single and double-glazed glass to solid panels with or without additional insulation.



Integrated PVC-free floor track and seal on V.I.A. by Steelcase



Microsoft Surface Hub and V.I.A. by Steelcase



Project Team Studio - V.I.A. by Steelcase

2. TECHNOLOGY

One of the key advantages of using demountable walls is the ability to seamlessly integrate displays, videoconferencing cameras, projectors and LED lighting. Technology can be hung on glass walls, or housed within solid wall systems. The flexibility of these systems mean that today's static whiteboard can be transformed tomorrow into a dual display videoconferencing system. As technology rapidly evolves, these wall systems can keep up.



Monitor shroud on V.I.A. by Steelcase

CLIENT STORY:

Town & Country relies on integrated technology to support innovation.

Town & Country was committed to building a dynamic and flexible workspace that supported their culture of innovation. In order to accommodate future growth, demountable walls were the logical choice, and V.I.A. by Steelcase was selected for its seamless integration of technology. LED lighting illuminates videoconferencing participants, who can connect and collaborate with the tap of a media:scape puck or the swipe of an iPad.

*Town & Country Federal Credit Union
Operations Center | Scarborough, ME*



Installation – Privacy Wall by Steelcase



Meeting Room – Privacy Wall by Steelcase

3. FLEXIBILITY

With demountable wall systems, you can easily transform your space as your needs change. Private offices can be converted into a large conference room. A meeting room can be divided into two smaller huddle spaces. Not only can rooms adjust in dimensions and quantity, but the insides of the rooms can be just as flexible. Solid panels can become markerboards, markerboards can become integrated technology, integrated technology can be replaced with glass to allow in natural light... The possibilities are endless.

CLIENT STORY:

Biogen uses flexible infrastructure to increase efficiency and plan for change.

In the development of their new headquarters, Biogen aimed to optimize their real estate and future-proof their space. They achieved a 12% improvement in floor plan efficiency by reducing individual footprints and adding a range of formal and informal collaborative spaces, including a work café, open plan workstations and private huddle rooms. A “flex zone” was created with the use of raised flooring, demountable walls and a unique ceiling cloud design to provide employees the agility to transform these spaces from open areas to project team rooms overnight.

Biogen | Headquarters | Cambridge, MA

EXAMPLES SPACES YOU CAN CREATE:

Here are just a few examples of the different kinds of spaces you can create with demountable wall systems, both to support privacy and foster collaboration.

Multipurpose Meeting Room



Private Office



Quiet Space



Huddle Room



HDVC Room



Phone Booth



Focus Enclave



All images: V.I.A. by Steelcase

With demountable walls, you can quickly adapt as the needs of the room, or floor plan, change.

WITHIN THE FLOORPLAN

Need fewer large conference rooms and more huddle rooms? Want to repurpose some of those assigned private offices to be smaller, shared focus enclaves? No worries.

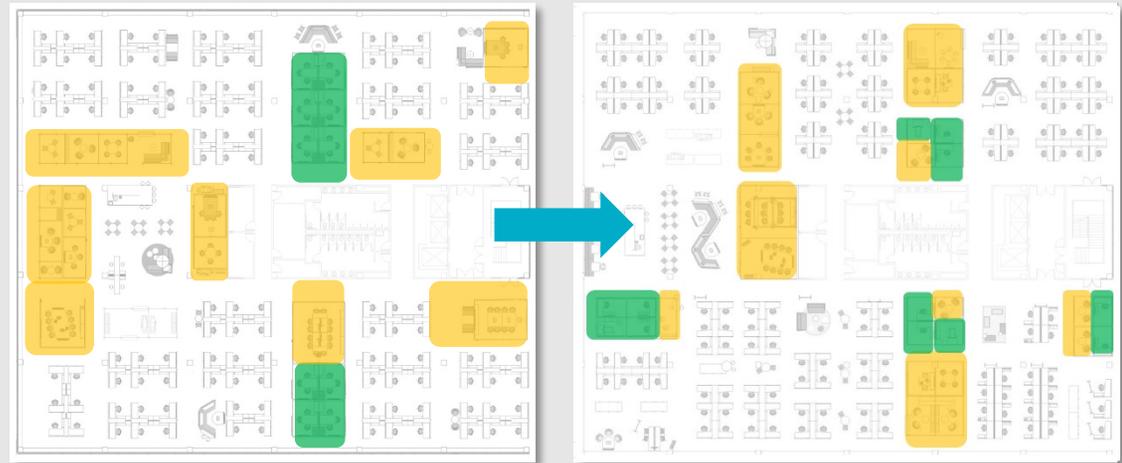
SAMPLE RECONFIGURATION:

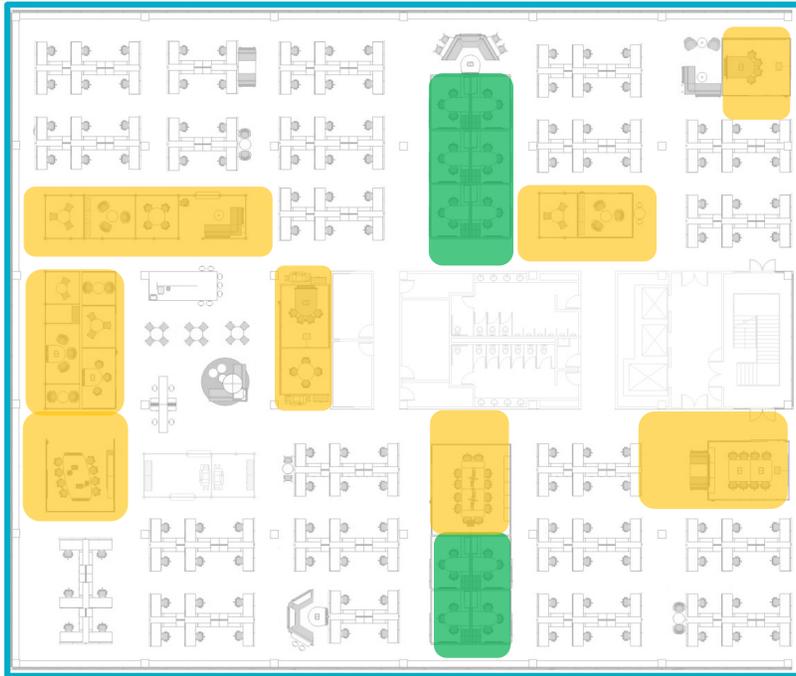
RECONFIGURATION GOALS:

- 1. **Optimize** room size to increase number of collaborative + private spaces
- 2. **Convert** private offices to shared private enclaves
- 3. **Create** a more dynamic ecosystem of zones

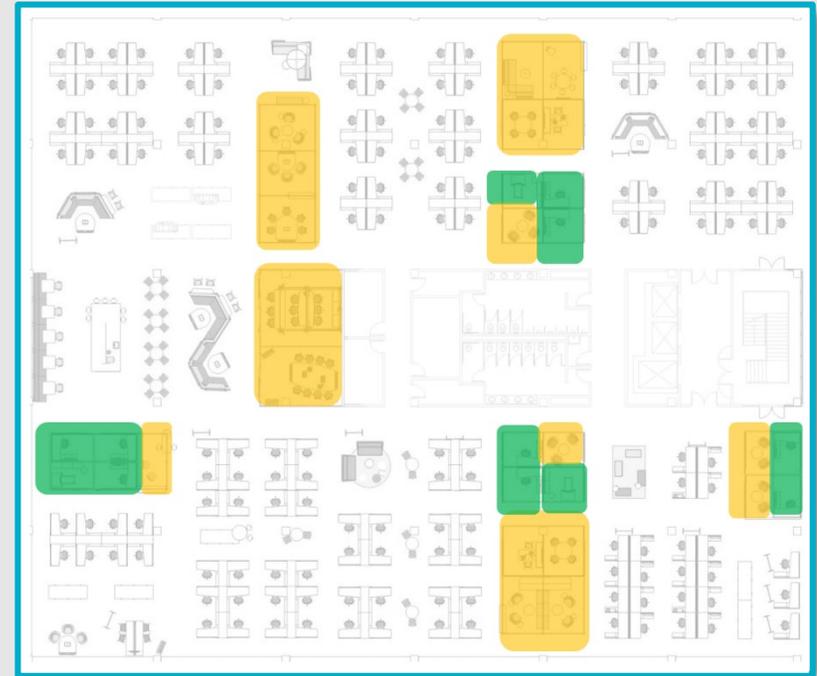
PRIVATE SPACES

COLLABORATION SPACES





BEFORE



AFTER

- (10) Enclosed Private Spaces**
6 private offices
4 shared
- (9) Enclosed Collaborative Spaces**
(7) 1 to 4 person enclosed space
(1) 5 to 8 person enclosed space
(1) 9+ person enclosed space

- (15) Enclosed Private Spaces**
15 shared
- (10) Enclosed Collaborative Spaces**
(8) 1 to 4 person enclosed space
(1) 5 to 8 person enclosed space
(1) 9+ person enclosed space

+5

+1

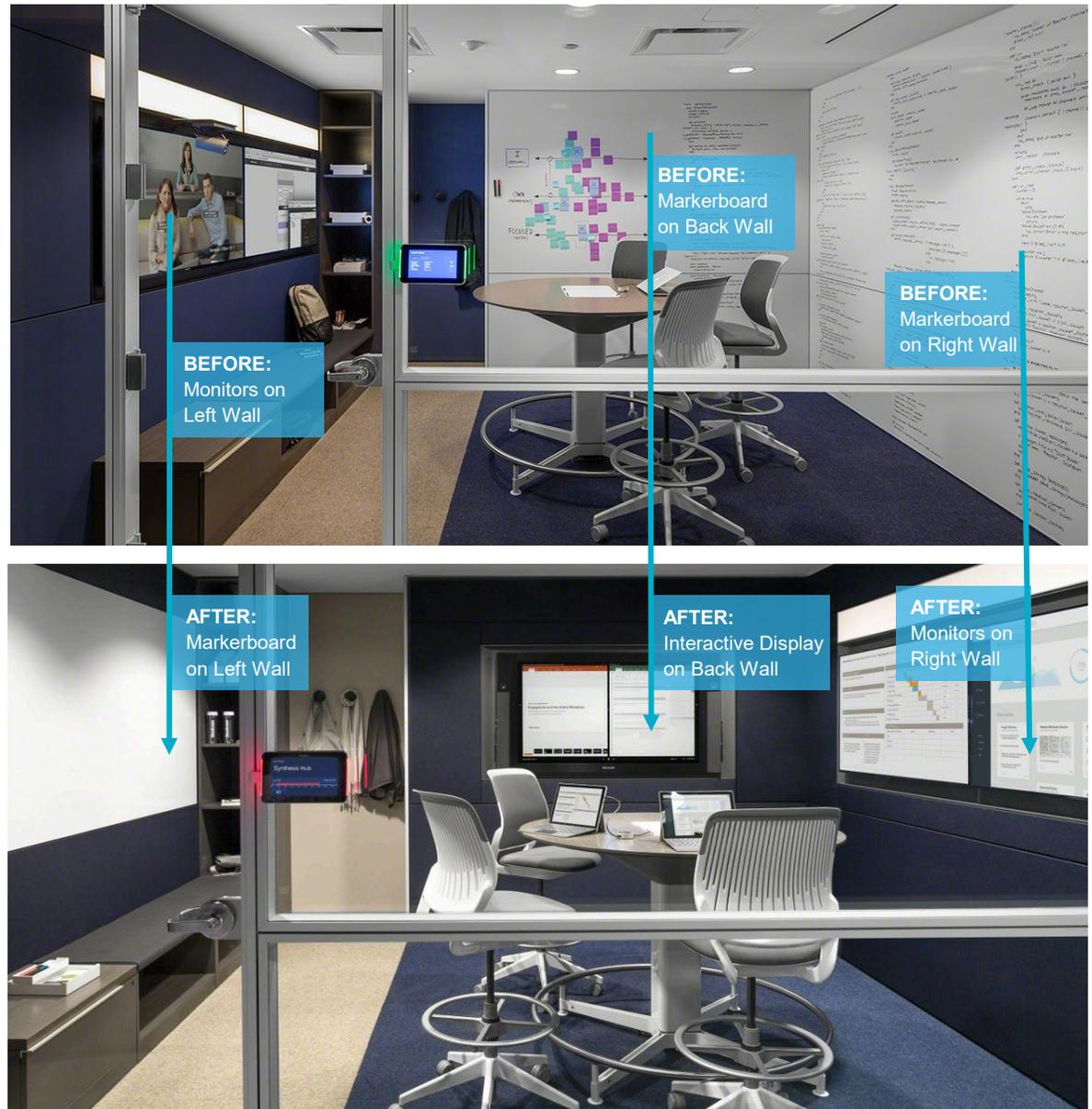
Just as you can radically alter the floorplan, you can easily make changes within your rooms.

WITHIN THE ROOM

Need dual LED monitors instead of that whiteboard? Need the transparency and natural light that glass panels provide? No problem.

Surface Options:

- Monitors
- Markerboard
- Glass
- LED lighting
- Interactive Collaboration Tools
- Tackable Fabric
- Interactive Whiteboard
- Projectors
- HD Video Conferencing
- Built-In Storage
- Room Reservation System



Synthesis Hub - V.I.A. by Steelcase

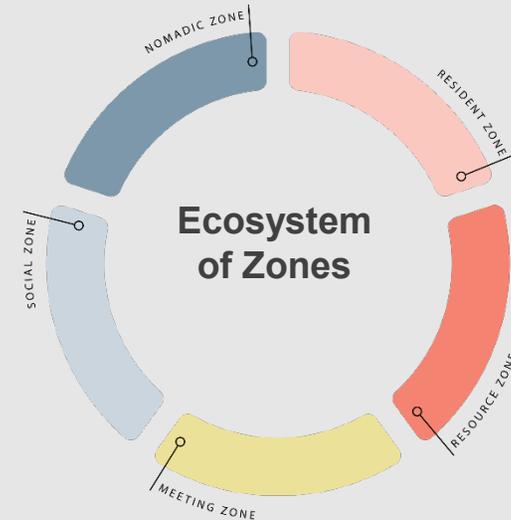


Duo Studio – V.I.A. by Steelcase

4. ECOSYSTEM

As companies moved to open plan environments to encourage transparency and collaboration, they inadvertently created some privacy issues for their employees. It is important to consider the entire floorplan as an ecosystem of zones that enable employees to choose the best place to work based on the task at hand. Open collaborative settings promote conversation and brainstorming, but private and semi-private heads-down spaces are also needed to support focus and rejuvenation.

Using an Ecosystem of Zones creates an agile workplace that supports change, rather than resists it. The size, ratio and adjacency of each zone should be tailored to match both your business objective and cultural expectations. Demountable walls are the ideal solution for creating a flexible ecosystem of zones in the workplace.



Social Zone

Fosters planned and impromptu connections and a community of innovation

Meeting Zone

Supports deep collaboration, local + remote

Nomadic Zone

Space for individuals transitioning throughout the day between projects and tasks

Resource Zone

Houses work tools and shared materials

Resident Zone

Supports workers who are tethered to technology and have assigned spaces



5. SUSTAINABILITY

Demountable walls support sustainability in three key ways:

- 1. Recycled / Recyclable:** Demountable walls are frequently made from recycled content, and do not fill up landfills since they can be recycled at the end of their long, useful life.
- 2. Support Wellbeing:** Demountable walls promote wellbeing in the workplace during installation and reconfiguration. Instead of a dusty, chemically-laden construction zone, movable walls are installed and reconfigured like office furniture with interlocking parts and pieces. The materials used are free of PVCs, VOCs, fiberglass, and do not off-gas into the environment.
- 3. LEED / WELL BUILDING:** Demountable walls contribute to LEED and Well Building certification credits for your project.

Ask for a Product Environmental Profile from your wall manufacturer to explore the LEED credits available.





Movable wall reconfiguration



Drywall demo and install

VS

Demountable wall systems cost a little more up front, but over time, they cost much less than traditional construction when you consider the cost of reconfigurations and construction.



1. Expedites the schedule

- Reduce installation time
- Construction moves faster and costs less due to simplified sequencing



2. Simplifies complexity

- Single point of contact vs. *multiple vendors*
- Streamlined process vs. *confused roles and responsibilities*
- Integrated portfolio vs. *discrete building systems*
- Intelligent components vs. *excessive inventory management*



3. Saves money

- Depreciates in 1 year vs. *39 years for conventional solutions (consult your tax professional)*
- Less time to install or reconfigure, vs. *conventional construction*
- Minimizes downtime, vs. *dust, noise and disruptions*
- Components are reusable, vs. *discarded materials*



4. Protects the environment

- Recycled material content
- Certifications: Cradle to Cradle, SCS Indoor Advantage, Indoor Air Quality
- Low emitting materials; NO: PVCs, VOCs, fiberglass, on-site off-gassing
- Contribute to LEED certification credits
- 100% reusable; at the end of its life, the system is recyclable

DEMOUNTABLE WALL ROI

See examples of the potential cost-savings of demountable walls below:

GOOD

Maars Horizon



Demountable Walls
10 Year Cost: \$17,695

Drywall + Construction Glass
10 Year Cost: \$39,475

10 Year Savings
\$21,780

BETTER

Steelcase Privacy Wall + Glass Selections



Demountable Walls
10 Year Cost: \$18,180

Drywall + Construction Glass
10 Year Cost: \$39,480

10 Year Savings
\$21,300

BEST

Steelcase V.I.A.



Demountable Walls
10 Year Cost: \$23,135

Drywall + Construction Glass
10 Year Cost: \$39,475

10 Year Savings
\$16,340

[Contact us for a tailored Demountable Wall ROI Quote for your workplace!](#)

ASSUMPTIONS:

- Based on (10) 8' x 10' spaces
- Each space is based on one glass wall and three solid walls.
- Three levels based on acoustical quality and design aesthetic.
- Reconfiguration 1 per year
- Union Labor
- Depreciation over 7 years
- Cost of Money 1%
- Corporate Tax Rate 35%



Organizations need to create innovative environments that inspire people to excel at work. Through integrating furniture, architectural products and audiovisual technology, holistically designed spaces can amplify engagement, enhance collaboration, increase productivity, support your brand and culture, and optimize your real estate. Let us help you revitalize and re-imagine where you work.

OUR LOCATIONS

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lineaCube by Maars

Want to see demountable walls in person?
We'd love to show you our local installations!

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