



BUILDING HEALTH CHECKLIST

As Australian Governments reduce restrictions with rising vaccination rates, our buildings used for business, residence or leisure will become more vulnerable. A fair proportion of people occupying or visiting these buildings, including those with underlying health conditions, will be exposed to various viruses and the challenge for building owners, occupiers and managers is how to reduce this risk by ensuring the building is healthy and resilient.

Whilst there is a lot of information and safe practices on personal hygiene, vaccination and distancing, we also believe it's critical to ensure our built environment plays its part in reducing the spread of viruses and provides confidence to the people that own or occupy it.

Owners and occupiers alike will be encouraging staff, customers and the general public to increase usage of facilities. Buildings need to be welcoming, functional, safe and aesthetically attractive to encourage higher visitation. In many circumstances, our buildings haven't been overly used or maintained during the pandemic and the following are key items to consider.

Things owners & occupiers can do

- ✓ Obtain a copy of the Cushman & Wakefield Recovery Readiness [Guide](#).
- ✓ Establish office workplace health and safety and registration protocols at entrances (includes QR Code check-in systems).
- ✓ Revisit safety and hygiene policies and procedures.
- ✓ Review the workplace cleaning program, especially to high contact areas.
- ✓ Consider eliminating or reducing frequent touch points within the workplace.
- ✓ Establish a stakeholder engagement and communications plan (owner, occupants, contractors, visitors, emergency services, etc).
- ✓ Establish emergency management and action plans for likely linked cases within your facility.



Things our building consultants can do

- ✓ **Operational Readiness:** Undertake a site inspection of the building and review performance and maintenance standards, particularly the mechanical system.
- ✓ **Cleaning:** Audit the cleaning & disinfection policies, procedures & schedules.
- ✓ **Duct Work:** Audit internal duct work maintenance regime to ensure the system is clean and has no restrictions, blockages or build-up of dirt.
- ✓ **Filters:** Check condition and maintenance regime of filters.
- ✓ **Filtration Systems:** Review air filtration systems based on risk-based premises survey. Alternative filtration systems such as HEPA, UV, Air ionisation, etc could be preferred in high-risk areas.
- ✓ **Indoor Air Quality (IAQ):** Review current technology and make recommendations for IAQ sensors. Consider field tests in high risk areas.
- ✓ **Fresh Air:** Meet or exceed local guidelines for outdoor air-ventilation rates to control indoor sources of odours, chemicals & carbon dioxide. Review location of outdoor air intake locations.
- ✓ **Building Management System (BMS):** Review trend logs for humidity, CO2, temperature, air volumes, etc. Conduct a 'tune-up' to ensure air and ventilation levels are balanced and above Australian Standards. This may also improve sustainability outcomes.
- ✓ **High exposure areas:** Assess higher density areas, including meeting rooms, call centres, reception areas, etc. and review fresh air and changeover rates. Also review contactless access control options.
- ✓ **Air pressure:** Assess high-risk areas where positive air pressure is warranted (eg operating theatres).
- ✓ **Preventative Maintenance Program:** Review and make recommendations if more frequent cleaning, testing and disinfection of components is necessary.
- ✓ **Building services:** Review shutdown and rectification procedures in the event of a positive transmission within the building.
- ✓ **Maintenance audit:** Ensure statutory and industry standard maintenance is up to date and the building is safe and operational.
- ✓ **Condition audit:** Scope out recommended short-term costed R&M works to reduce backlog of deferred maintenance and forecast future CAPEX items.

Wellness standards

There have been great advances in Wellness Audit and Management programs and there are specifically developed building health programs that target building health immunity.

Our Building Consultancy team can assist in discussing the right fit depending on your current and future needs. These types of programs can help make people feel safe, encourage staff attendance, improve productivity and help reduce lost time due to physical or mental illness.

If you're looking to prepare your workplace for the future contact the Cushman & Wakefield Building Consultancy team.

Shaun Kenafake leads Cushman & Wakefield's Building Consultancy business across Australia. With over 35 years of experience in the design, construction, operation and management of the built environment, Shaun has a unique insight on the costs, risks, condition and compliance of buildings whilst extracting maximum return.

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