

ILLUMINA DOUBLES REAL ESTATE CAPACITY WITH INNOVATIVE TEAM SPACE

illumina is a life-science company that has been named one of the 50 smartest companies in the world by MIT. In spite of having dozens of leases around the world and a headquarters in San Diego, illumina could not meet its space needs with annual growth exceeding 20%.

Find out how illumina doubled building capacity and re-imagined its workplace with ARCHIBUS team space.

Key Results:

- Real estate lifecycle extended 2–3 years
- Building capacity more than doubled
- Workplace supports productivity, attracts talent



THE CHALLENGE

Not Enough Space, Straining Workforce

Illumina's 20% growth rate was outpacing its ability to create space across its global campus. The San Diego Headquarters reached bursting point at 99% occupancy, disrupting workflow, forcing staff to meet in odd places, and straining Illumina's productivity. When growth jumped to 30%, it was time for a change.

More than 50% of Seats Vacant

Jenny Durbin, Sr. Manager of Facilities Planning & the Innovative Workplace, and her team conducted a study, discovering that, throughout the day, 32% of workstations were empty due to meetings and staff moving throughout the campus. Another 27% sat empty due to staff working remotely.

"The ARCHIBUS system is recognized company-wide for its integrity. Without quality data we cannot accurately manage our space."

JENNY DURBIN

illumina, Sr. Manager Facilities Planning & Innovative Workplace

“WORK ANYWHERE” RE-IMAGINES CAMPUS

ARCHIBUS Team Space Enables Higher Capacity Models

Using ARCHIBUS, Jenny replaced assigned seating with neighborhoods of shared team spaces and spillover spaces, accommodating partially remote staff, freeing up campus-wide movement, and introducing more compact collaboration spaces. Jenny and her team coined the term “Work Anywhere” to describe her new strategy.

ARCHIBUS provided Jenny with visual planning tools to measure, categorize and allocate space, while maintaining data integrity and integration with 44 Leases and 61 floorplans. The ARCHIBUS system also enabled tracking and benchmarking of capacity models that exceeded a 1:1 ratio of seats per person.

Supporting Productivity with Diverse Space Types

By redefining its workplace, Illumina also aligned its space to better support productivity, with different space types for different types of work. Staff now had the freedom to move between a variety of settings, depending on what best suited their work. Examples include:

- **Havens:** small shelters where focused work can be done without distraction
- **Jump Spaces:** highly approachable work points for quick tasks
- **Clubhouses:** neighborhoods for teams assigned to long-term projects
- **Coves and Landings:** compact spillover spaces near dense areas



“Team Space enables Illumina to cleanly create neighborhoods for more than 1:1 seating and capacity models. I can create a ratio to increase my density of capacity and assign all team members to that neighborhood. This is core to the success of implementing a Work Anywhere program... Team space also allows me to cleanly view the data and continue to forecast space utilization and projections.”

JENNY DURBIN

illumina, Sr. Manager Facilities Planning & Innovative Workplace

RESULTS

The new 3 building extension campus opened in July, 2017 with a LEED Silver certification, with transformative results.

Real Estate Lifecycle Extends 2–3 Years, Capacity More than Doubles

One example of a typical floorplan saw its capacity increase from 136 to 266 people — or 397 if enclosed collaboration spaces are included.

Flexibility Reduces Operational Costs

With a workplace that is 47% unassigned, reconfiguring is as easy as redefining spaces in ARCHIBUS, without the typical need for extra construction costs.

Business Intelligence Enables Illumina to Forecast Needs

ARCHIBUS provides clean views of occupancy trends alongside lease information and visualizations of future states, enabling Illumina to forecast space needs/capacity.

A Better Place to Work, Think, and Grow

Today, Illumina’s forward thinking ethos is reflected in its workplace, with a campus that inspire and supports its employees. Illumina’s i3 Campus is now a selling point for recruiting new talent.



FACILITIES FACTS

8M SQUARE FEET

GLOBAL REAL ESTATE PORTFOLIO

7,000

EMPLOYEES WORLDWIDE,
3,200 BASED OUT
OF SAN DIEGO

44

 LEASES IN
RE MODULE

61 FLOORPLANS IN SPACE MODULE

i3 CAMPUS EXTENSION:
3 BUILDINGS, 312K SQUARE FT,
1,000–2,000 OCCUPANCY

