



Space Utilization Study

University of Dayton
Dayton, Ohio



Project Completion:

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Principals Involved:

Brian Bell
Dave Marsh
Lisa Macklin

Reference:

Richard D. Perales, Executive Director of Facilities Management
Deb Bickford, Associate Provost for Academic Affairs
University of Dayton
300 College Park
Dayton, Ohio 45469-2902
937-229-4339
Richard.Perales@notes.udayton.edu

Comprehensive Facilities Planning, Inc. was retained by the University of Dayton to conduct a campus-wide space utilization and needs study covering 2.6 million square feet. This project involved the collection and analysis of data on a departmental level for all of the academic schools and colleges, as well as most of the administrative units. Residential, food service, parking, and building support space were excluded from the scope of work.

Tasks:

- Provide base data to inform short and long term decision making for the construction of new space and the appropriate utilization of existing space. This information is expected to be used as a primary input into the development of a new campus master plan.
- Provide the tools necessary to develop a comprehensive planning approach to assist the University in setting capital project priorities.
- Prepare space needs calculations based on current demands and future expectations and compare with available facilities using criteria generally applied at colleges and universities nationally, with adjustments to reflect the operating conditions at the university.

This study was a critical step in developing a space management process that clearly identified the current and future space requirements, i.e. departmental space deficiencies or surpluses, and establishing capital planning priorities.

The methodology used included a process to measure the University's quantitative space needs. The quantitative process used to calculate the space needs was based on a series of interactive work steps. Data and programmatic information from the user groups were gathered, analyzed, and documented. The data and assumptions developed from these initial steps were verified and adjusted to customize the space needs model for each department, including space criteria (modules) for the type of space being analyzed.

The space need requirements, including the square footage amounts of each room type were determined by the discipline, equipment used in the area, utilization rates (i.e., station area, station occupancy ratios, room utilization rates), number of persons occupying the space, etc. The results derived from the space needs calculations were then compared to the current assigned space to determine surpluses or deficiencies.

