



INTRODUCTION

BALANCE

QUALITY ISSUES

SPACE MODELING

COVID IMPACT

LICOWA



Providence
September 2022

Emerging Trends and Strategies in Campus Space Utilization



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Providence, RI September 2022

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What do you take away from APPA Institute most? What gain most from sessions?







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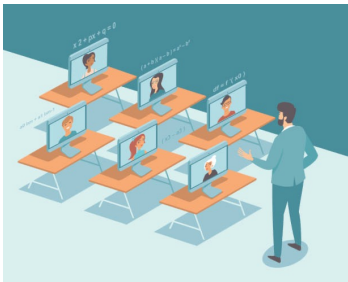
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Do you believe space use is improving on our campuses today?



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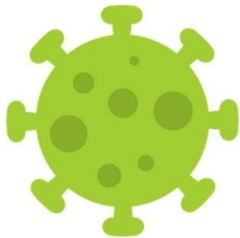
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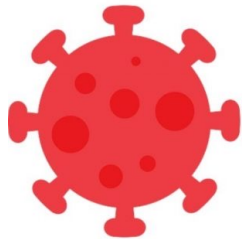
What are the positive impacts the pandemic brought to our campuses today?




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 What are the negative impacts the pandemic brought to our campuses today?

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 How many of your campuses are taking advantage of the experience to change space planning, management and use practices?

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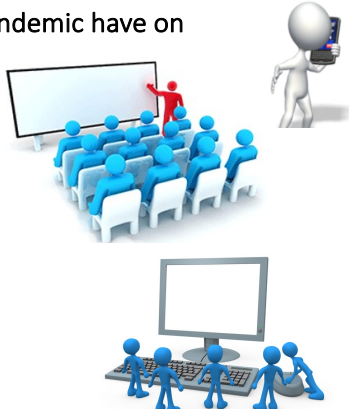




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 What impacts did the pandemic have on classrooms?

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 What impacts did the pandemic have on Offices?

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What other impacts did the pandemic have on how our campus programs operate?

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The balance of people and process. Are we beginning to make ground?

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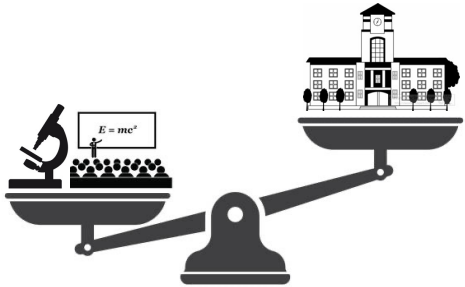


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The balance of facilities costs and program costs? Are strategically improving program and facilities relationships? Are people finally listening? Changing the driver of the bus.

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 Do our *budget models* need to be challenged? Red \$ Green \$ issues. Total cost of ownership.

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 Another Pandemic – the national *building renewal* issue. Moving the needle.

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 The slow transition of being strategic with space use. Eliminating the “good listener” mentality.


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 The space modeling approach. Using the model to improve decision making, budgeting, relationships.

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 Will the affect of the pandemic change space use planning in the future?

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Can we have different rules for different jobs or tasks? One size never fits all.




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What percent of your campus operated remotely during the first year of the pandemic? The second? Now?

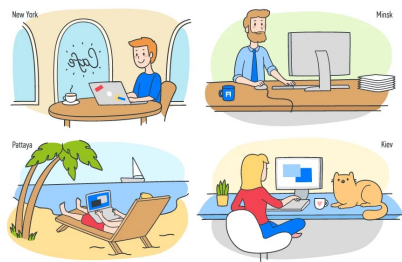


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What percent of the campus can truly work remotely? What programs can improve campus operations going remote?

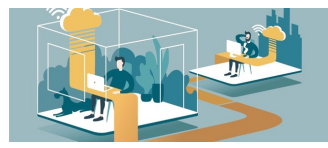



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Is remote work a choice? What are our operational challenges as we move forward?

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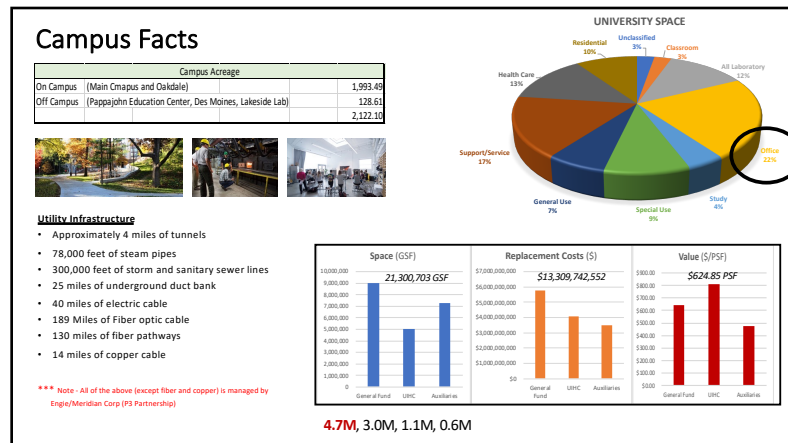
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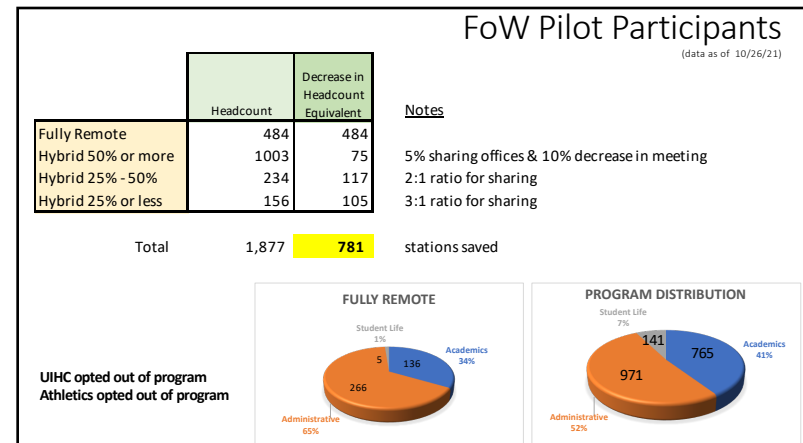
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Space and Costs

Like Buildings

Gilmore Hall
CMAB
USB

Individual Space Types

Office
Conference
Storage, Workroom, Support

Building Space Impacts

Meeting Rooms
Hallways
Restrooms, Lounges, Structure

204 NASF

339 GSF

Facility Operating Costs

Maintenance
Custodial
Utilities

\$2,140.00 pppy

Building Renewal

Deferred Maintenance
Modernization

\$463,000,000. Deficit

\$16,170.00 pp

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CoWork Commons

		Occupancy 75%	Utilization 60%	
Conf	14	10.5	315	
Conf	8	6	180	
conf	6	4.5	135	
Conf	6	4.5	135	
Conf	5	3.75	112.5	
Conf	5	3.75	112.5	
Open 2	14	10.5	315	
Open 3	12	9	270	
Open 4	20	15	450	
Open 6	12	9	270	
Open bc	20	15	450	
	122	91.5	2,745	

ASF 5,050
Total Contacts 5
Avg contact per person 549
Number of persons Commons support

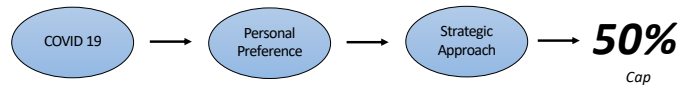


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Space Impacts

		14.2	GSF/pp added back for CoWork Commons		
		15%	Percent space difficult to convert		
		339	\$ 2,138.75	\$20,000	
Summary of Scenarios	Stations	Space saved	Annual savings	Renewal Impact	
	781	213,915	\$ 1,669,821	\$15,614,900	
	Policy adjustment	1207	409,165	\$ 2,581,518	\$24,140,400
	Delta of policy change	426	195,250	\$ 911,697	\$ 8,525,500

4.87 Gilmore Halls 3.01 USB%
9.32 Gilmore Halls 5.75 USB%



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50% Recommendation

	Headcount	Decrease in Headcount Equivalent
Fully Remote	484	484
Hybrid 50% or more	1003	75
Hybrid 25% - 50%	234	117
Hybrid 25% or less	156	105

Notes

5% sharing offices & 10% decrease in meeting
2:1 ratio for sharing
3:1 ratio for sharing

Total 1,877 **781** stations saved

Require remote to be at least 50%	Headcount	Decrease in Headcount Equivalent
Fully Remote	484	484
Hybrid 50% or more	1,003	619
Hybrid 25% - 50%	234	117
Hybrid 25% or less	156	105

2:1 ratio for sharing
3:1 ratio for sharing

stations saved (delta of 674, less remote)

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50% Recommendation, Space Impacts

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					15% Percent space difficult to convert	
					339	\$ 2,138.75 \$20,000
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Other Opportunities

- **Leased Space**
 - 78 Leases – 5-6 may be removed - \$500,000 per year plus (estimated)
- **Swing Space**
 - Enable Improvements to long-term assets
 - Support University and UIHC Master Planning
- **Reduction in Capital Costs**
 - \$400-\$650 per square foot
 - Added operational costs
 - Current 10-year plan is \$400M (w/o UIHC)
- **Sustainability Considerations**
 - Carbon emissions and footprint
 - Percent natural environment vs. built environment

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IOWA

TANGIBLE RESULTS

1. Razed 270,000 GSF (Prior to Covid) ~\$ 1.9M per year (Ops)
 2. Next 5/7 Years 128,000 GSF (Pre-Covid Plan) ~\$ 0.8M per year (Ops)
 3. Reduced/Reducing 35,000 GSF leased space ~\$ 0.7M per year
 4. Removed Deferred Renewal backlog ~\$50.0M
 5. FoW Impact...Looking Ahead:
 - Remove 100k-200k GSF + Repurpose 100k-200k GSF (admin. to academic)
 - Reduce Annual Facilities Ops costs ~\$ 2.1M per year
 - Reduce Deferred Renewal backlog ~\$20.0M
- 10-year aggregate results:** Reduce ~580,000 GSF
Reduce ~\$4.5M in Annual Operating Costs
Divert/Remove ~\$70M Deferred Renewal
(Current Deferred Renewal Total: \$440M)

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Space Committee Recommendation

Separate the policy from the space use

- Requirement to Share
- Address Master Core Values
 - Space Efficiency
 - Reduce Operating Costs
 - Reduce Deferred Building Renewal
 - Improve Land Use
- Support Sustainability Goals
- Redirect Investments from Buildings to People
- Increase Collaborative Environments



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Final Thoughts

- Get a seat at the table by getting invited. Don't knock at the door. Leave breadcrumbs for the invite.
- Play the stock market. Long term investment strategies.
- Focus on where you can move the needle.
- Improved space use is NOT equal. Rob Peter to pay Paul. Take one for the team.
- Trade new space for old less 5%-10% via multi-use or sharing.
- Remember office space is the poorest used space on campus.
- The highest and best use space is classrooms. Why?
- Never forget the multi-dimensional impact of remote work.

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FINAL THOUGHTS

Thank You!

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