



## Space Utilization & Management Study Executive Summary Highlights

### Scope of the Study

This study was conducted by Comprehensive Facilities Planning, Inc. The study was limited to assignable square feet (ASF) on the Ohio University main campus. Residential, food service, parking, and nonassignable areas (i.e., mechanical rooms, corridors, etc.) were not in the scope of this study. The Airport, Intercollegiate Athletics, Innovation Center, Edison Biotech Institute, Kennedy Museum, Voinovich Center, and parts of the Student Affairs division slated for relocation to the new University Center also were excluded from space needs analysis. Table 1 summarizes the excluded space.

**Table 1: Space Excluded from SUMS Analysis**

<b>Total Assignable and Non-Assignable Space</b>	<b>6,331,499</b>
<b>Space Included in Study</b>	<b>2,458,988</b>
<b>Space Excluded from Study</b>	
Residential, Food Service & Related	1,397,646
Edison Biotech Institute	19,738
Innovation Center	2,168
Airport	36,439
Intercollegiate Athletics	240,858
Student Affairs New Baker Ctr. Units	51,155
G V Voinovich Center	24,028
Non University Units	61,489
Kennedy Museum of Art	13,036
General Bldg Areas & Unassigned	2,025,954
<b>Excluded Total</b>	<b>3,872,511</b>

Assessment of space quality was not within the scope of this study, but comments about space quality are presented in the final report when appropriate or relevant. The appendix to the master plan report includes a map of the campus buildings with quality ratings for each Athens campus building.

### Process & Method

Space needs were calculated for each department in the study by applying nationally recognized guidelines such as the Council of Educational Facilities Planners (CEFPI) Space Planning Guidelines, modified as necessary to fit the culture and operations of Ohio University. The calculated space needs were compared to the current space available to determine surpluses and deficits of space by space type (offices, laboratories, etc.) for each department. Fall 2004 personnel and enrollment data were used to “calibrate” the space needs model and to verify that the calculations presented an accurate description of the current space usage. Contingent long-term space needs were determined by applying the personnel and enrollment assumptions that support Vision Ohio.

### General Conclusions

#### Overall Situation

The aggregate inventory of Athens campus space is adequate to support current levels of enrollment, activity, and staffing, but adequacy varies greatly across units. The present quantity

of assignable campus space is insufficient to meet long-term objectives that are contingent on implementation of Vision Ohio. Current space inventories, current space needs, and contingent, 10-year Vision Ohio space needs are summarized by major planning unit in Table 2.

**Table 2: Current Space vs. Current Needs & 10 Year Vision Ohio Contingent Needs**

Division or College Name	Current Space	Current Need	Current Surplus (+), Deficit(-)	10 Year Contingent Need	Contingent Surplus (+), Deficit(-)
<b>Colleges</b>					
Arts & Sciences	383,600	392,705	-9,105	438,766	-55,166
Business	27,909	31,654	-3,745	34,474	-6,565
Communication	113,066	114,389	-1,323	125,731	-12,665
Education	32,694	37,443	-4,749	38,207	-5,513
Engineering & Technology	188,570	189,087	-517	236,777	-48,207
Fine Arts	180,875	194,784	-13,909	208,344	-27,469
Health & Human Services	304,214	313,817	-9,603	317,700	-13,486
Osteopathic Med	126,090	125,474	616	129,160	-3,070
Honors Tutorial	2,713	3,179	-466	3,179	-466
International Studies	3,875	3,892	-17	3,892	-17
University College	17,731	14,106	3,625	14,192	3,539
Classrooms	214,921	214,921	0	227,760	-12,839
<b>Sub Total for Colleges</b>	<b>1,596,258</b>	<b>1,635,451</b>	<b>-39,193</b>	<b>1,778,183</b>	<b>-181,925</b>
University Libraries	243,633	243,378	255	296,992	-53,359
<b>Administrative Divisions</b>					
Information Tech	45,728	46,214	-486	46,214	-486
President	19,155	20,392	-1,237	20,392	-1,237
Provost	41,005	35,011	5,994	35,011	5,994
Advancement	19,611	17,964	1,647	17,964	1,647
Finance & Administration	334,460	313,127	21,333	313,127	21,333
Research	27,611	23,786	3,825	23,786	3,825
Regional Higher Ed	15,225	10,878	4,347	10,878	4,347
Student Affairs	116,302	108,015	8,287	108,015	8,287
<b>Admin Sub Totals</b>	<b>619,097</b>	<b>575,386</b>	<b>43,711</b>	<b>575,386</b>	<b>43,711</b>
<b>Totals</b>	<b>2,458,988</b>	<b>2,454,215</b>	<b>4,773</b>	<b>2,650,561</b>	<b>-191,573</b>

### Administrative & Support Divisions

Administrative and support operations enjoy a surplus of space (approximately 7% or 44,000 ASF), but some units in these divisions do have space deficits, most notably Student Health Services and University Communications and Marketing. There is some potential for reallocation of surpluses in administrative and support areas offset deficits elsewhere, but this potential is constrained in many cases by locations of the surplus space, e.g., locations such as HDL Center, the Ridges, and office areas in residence halls.

### Library

The University Libraries division has adequate space for current operations, but the division's future acquisitions plan carried over ten years creates a new space contingency of approximately 53,000 ASF. Most of this need is in reading/study space and stack space, but as electronic media and information technology grow and evolve, additional space for computer workstations will be needed. The library also will need additional group study rooms and classrooms. The stack space calculation was based on an acquisition rate of 2% annually.

### Medical College

With exception of teaching laboratory space, the College of Osteopathic Medicine appears to have sufficient inventory for its current operations and staffing. Adequacy of space varies across departments within the college.

Ohio University College of Osteopathic Medicine (OU-COM) has requested through its accrediting body to increase its class size, which will result in the need for more faculty. Due to the delivery format, there will be a future need for additional small group meeting rooms. Also, projected program expansion in Community Services and the Research Office, especially in OU-COM's CORE System, will require additional space. If the class size increase is approved, more analysis of the OU-COM space situation will be warranted.

### Academic Colleges in General

Enrollment, educational, and research contingencies under Vision Ohio warrant a net increase of 166,000 ASF in the quantity of academic college space over the next five to ten years, primarily in research laboratories, teaching laboratories, and offices. Nearly 25% (approximately 40,000 ASF) of this need for additional space is attributable to current (2005) space deficits, mainly in teaching labs and research labs. This need translates into roughly 275,000 gross square feet of new space and/or reallocated space. These figures do not include additional space for University Libraries, Osteopathic Medicine, or classroom space. The Porter Hall addition, Integrated Learning and Research, and old Baker site Scripps College projects should address more than two-thirds of this need, but these projects will not provide for other needs, notably those in the colleges of Business and Education and in some areas of Arts & Sciences and Fine Arts.

### Conclusions by Major Space Type

#### Classrooms

The current inventory of the Athens campus classrooms (excluding medical and miscellaneous non-credit rooms) can support an enrollment of approximately 21,000 if efficiency in use of rooms is increased to about 32 hours per week from the current 28.7 hours. To support enrollment growth to approximately 22,200 students, 240 classrooms would be required, an increase of 8 over the 232 classrooms scheduled in Fall 2004. Given a Fall 2004 reserve of 7 unused classrooms, inventory already exists to meet most of this additional need, but the consultants recommend that at least 12 rooms be added to this total to provide sufficient contingency space to permit classrooms to be removed from service for repairs and renovations on a regular schedule and to meet unforeseen emergencies. This analysis is summarized in Table 3.

**Table 3: Classroom Space Needs**

	Fall 2004	10 Year Contingent Need	Difference
Enrollment (HC)	19,276	22,200	2,924
Weekly Room Utilization	28.7	32	3.3
Station Occupancy	64.7%	65.0%	0.3%
Active Classrooms	233	240	7
Sq. ft. including service space	210,546	216,960	-6,414
Seats	11,908	12,258	-350
<b>Swing Classrooms</b>			
Classrooms	7	12	-5
Sq. ft. including service space	4,375	10,800	-6,425
Seats	229	610	-381
<b>Total Need</b>			
Total sq. ft.	214,921	227,760	-12,839
Seats	12,137	12,868	-731

*Note: Excludes medical and miscellaneous non-credit rooms.*

The potential for the current classroom inventory to support additional enrollment also may be constrained by various factors such as conversions of classrooms to offices and labs and limitations of decentralized scheduling policies. Most of the reserve rooms from Fall 2004 were in RTEC swing space. These rooms presently are in

service as part of the regular classroom stock, and the growth assumption depends on continued use of these rooms.

### Teaching Labs

Teaching labs include scheduled teaching labs, open labs, studios, project rooms, and computer labs. Table 4 summarizes the current teaching lab space by college, the current calculated surplus or deficit space, and the 10 year contingent surplus or deficit.

**Table 4: Teaching Lab Space Needs**

College	Current Space	Current Surplus (+), Deficit(-)	Contingent Surplus (+), Deficit(-)
Arts & Sciences	81,213	-8,445	-13,708
Business	3,738	-977	-1,738
Communication	19,734	-2,720	-8,951
Education	5,154	9	-192
Engineering & Technology	47,244	1,789	-10,758
Fine Arts	98,257	-12,278	-21,221
Health & Human Services	26,758	3,309	2,384
Osteopathic Med	18,087	-2,009	-2,842
Other	2,443	68	68
Total	302,625	-19,253	-54,959

One third of academic departments and schools do not have enough teaching laboratory space for their current levels of instructional activity. The net deficit is approximately 19,000 ASF distributed primarily in the colleges of Arts & Sciences, Business, Communication, Fine Arts, and Osteopathic Medicine. Enrollment and educational objectives of Vision Ohio warrant a net increase of approximately 55,000 ASF in teaching laboratory space, i.e., 36,000 in new space in addition to elimination of the current deficit. In addition to space for the five colleges with current deficits, the net increase would include teaching lab space for Engineering & Technology and a small amount of space for Education.

### Research Labs

Excluding the Edison Biotechnology Institute, there are currently 235,024 ASF of research laboratory space, but adequacy of research laboratory space for current initiatives varies across colleges. Table 5 summarizes the current research lab space by college and the current calculated surplus or deficit space and the 10 year contingent surplus or deficit.

**Table 5: Research Lab Space Needs**

College	Current Space	Current Surplus (+), Deficit(-)	Contingent Surplus (+), Deficit(-)
Arts & Sciences	127,035	1,018	-18,507
Communication	1,313	0	0
Engineering & Technology	72,180	-14,834	-42,009
Fine Arts	4,375	359	-2,309
Health & Human Services	5,128	-9,822	-11,097
Osteopathic Med	23,779	1,545	-55
Other	1,214	0	0
Totals	235,024	-21,734	-73,977

The colleges of Engineering & Technology and Health & Human Services have substantial current deficits in research space. Arts & Sciences has a surplus, but some specific Arts & Sciences departments (Biological Sciences, Physics, and Psychology) have deficits. The current net deficit for the campus is approximately 22,000 ASF, and the potential to add lab-based research initiatives through more efficient use of existing laboratory space is limited to a few departments with current surpluses. The stated goal of increasing externally sponsored research to \$100 million per annum warrants a net increase of approximately 74,000 ASF in additional research laboratory space in the colleges of Arts & Sciences, Engineering & Technology, and Health & Human Services, i.e., 52,000 in new space in addition to elimination of the current deficit.

**Offices and Office-related**

The University currently has about 670,000 ASF of office space. This category includes not only offices but other support space such as conferencing, lounge, and office service areas. About 30% of this space is located in administrative units, while the academic departments have about 70% of the total. Table 6 summarizes the current office space by college or division and the current calculated surplus or deficit space and the 10 year surplus or deficit.

**Table 6: Office & Office-related Space Needs**

Division or College Name	Current Space	Current Surplus (+), Deficit(-)	Contingent Surplus (+), Deficit(-)
Arts & Sciences	158,884	-3,878	-22,951
Business	21,433	-2,767	-4,827
Communication	48,891	1,397	-5,713
Education	19,829	-4,758	-5,322
Engineering & Technology	53,585	12,528	4,559
Fine Arts	38,818	-1,992	-3,939
Health & Human Services	37,944	-3,090	-4,773
Osteopathic Med	49,286	1,062	410
Honors Tutorial	1,791	10	10
International Studies	3,703	-17	-17
University College	14,531	4,011	3,929
Administrative Units	223,781	43,897	43,897
Totals	669,856	46,403	5,064

Office and related service space is adequate for present levels of staffing and activity, but adequacy varies across colleges and administrative divisions. Most departments in Arts & Sciences, Communication, Engineering & Technology, Fine Arts, Osteopathic Medicine, and University College have surplus space, but some departments in each of those colleges have current deficits. The colleges of Business, Education, and Health & Human Service have deficits in general. Most administrative units have adequate office and related service space, but some have deficits, most notably Student Health Services and University Communications and Marketing. Growth anticipated under Vision Ohio would warrant a net increase of 38,500 ASF in office space for the academic units. The administrative units would still have a surplus of nearly 44,000. As enrollment grows and additional faculty and staff are hired, the current surplus of administrative office space potentially could be redistributed to offset needs in specific academic units. This potential is constrained in many cases by locations of the surplus space, e.g., locations such as HDL Center, the Ridges, and office areas in residence halls.