Creating space without building – new ways of surmounting old obstacles

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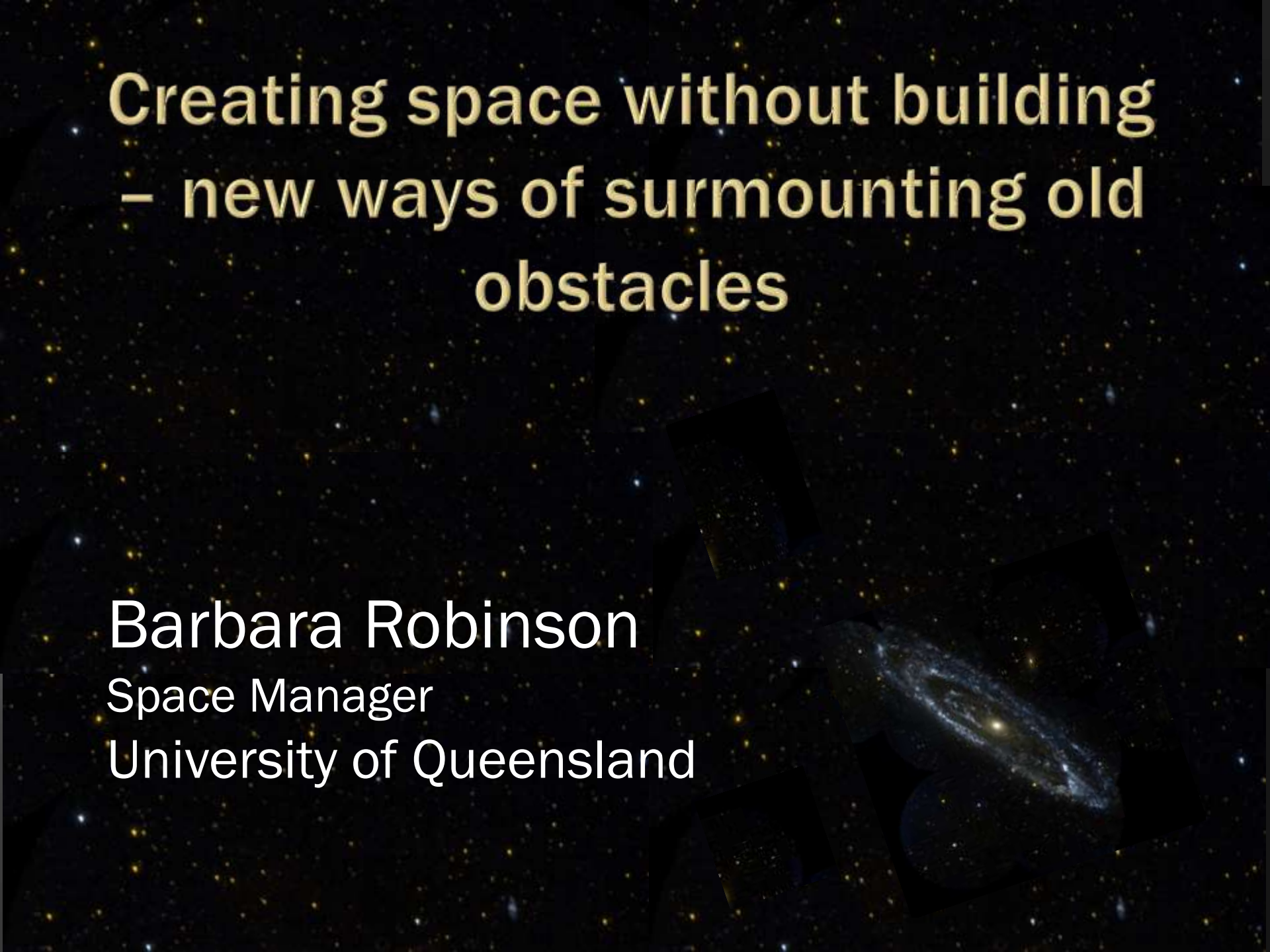
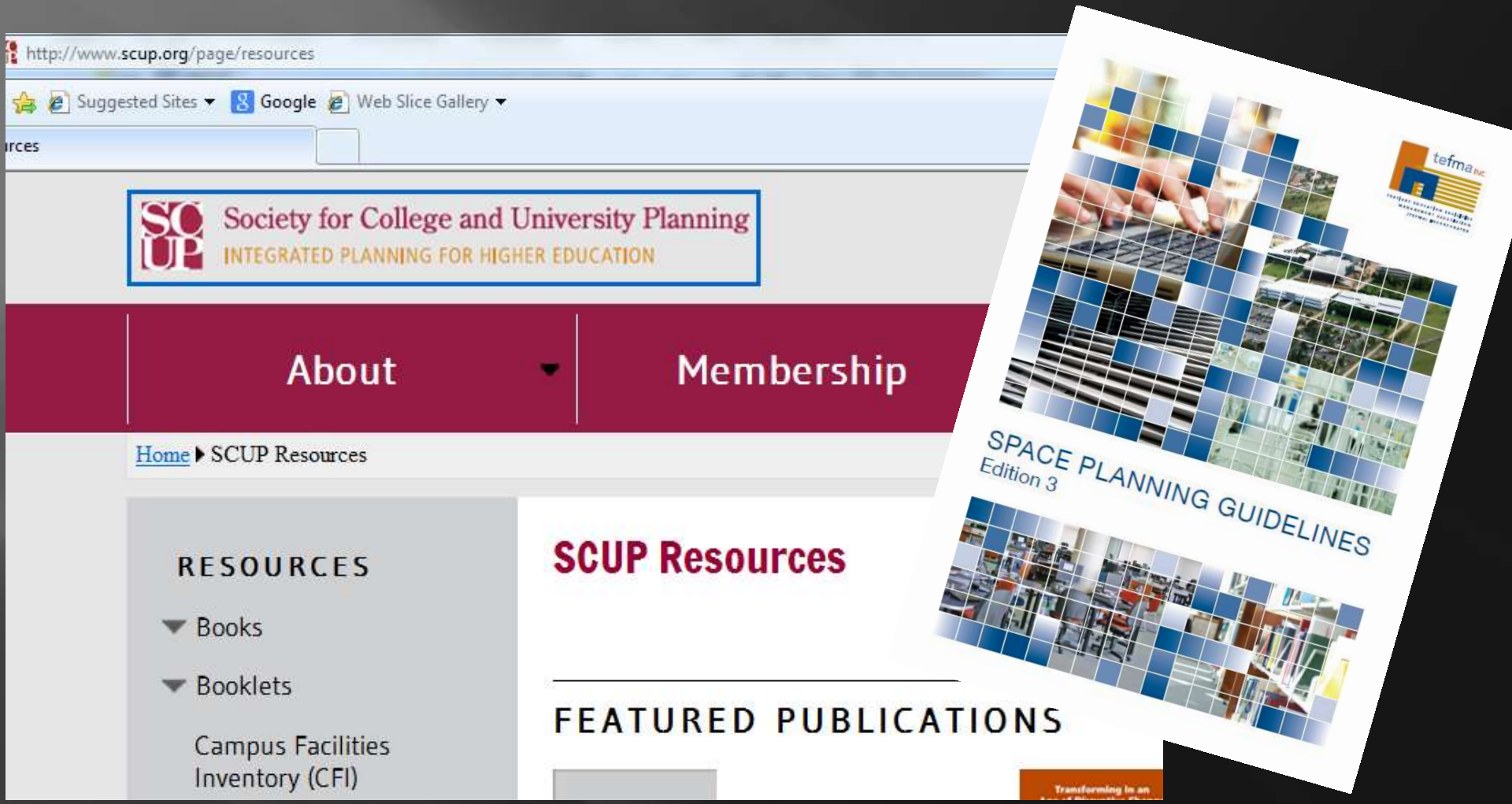
Space Manager
University of Queensland



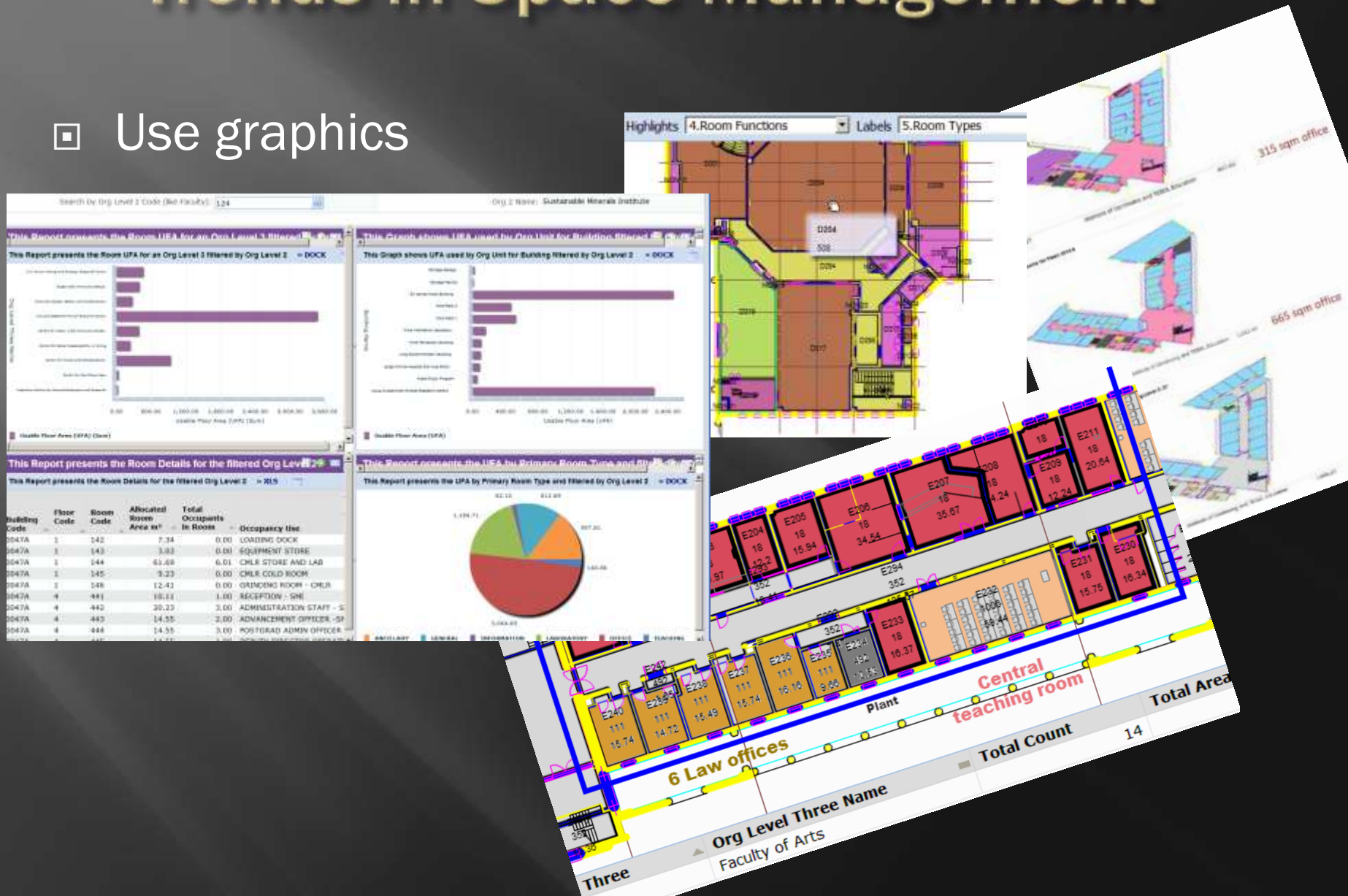
SCUP

Society for College and University Planners



Trends in Space Management

- Use graphics



Trends in Space Management

- Use graphics
- Integrate info

Trends in Space Management

- Use graphics
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- Audits and Analytics

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- Maintain flexibility

Michie building

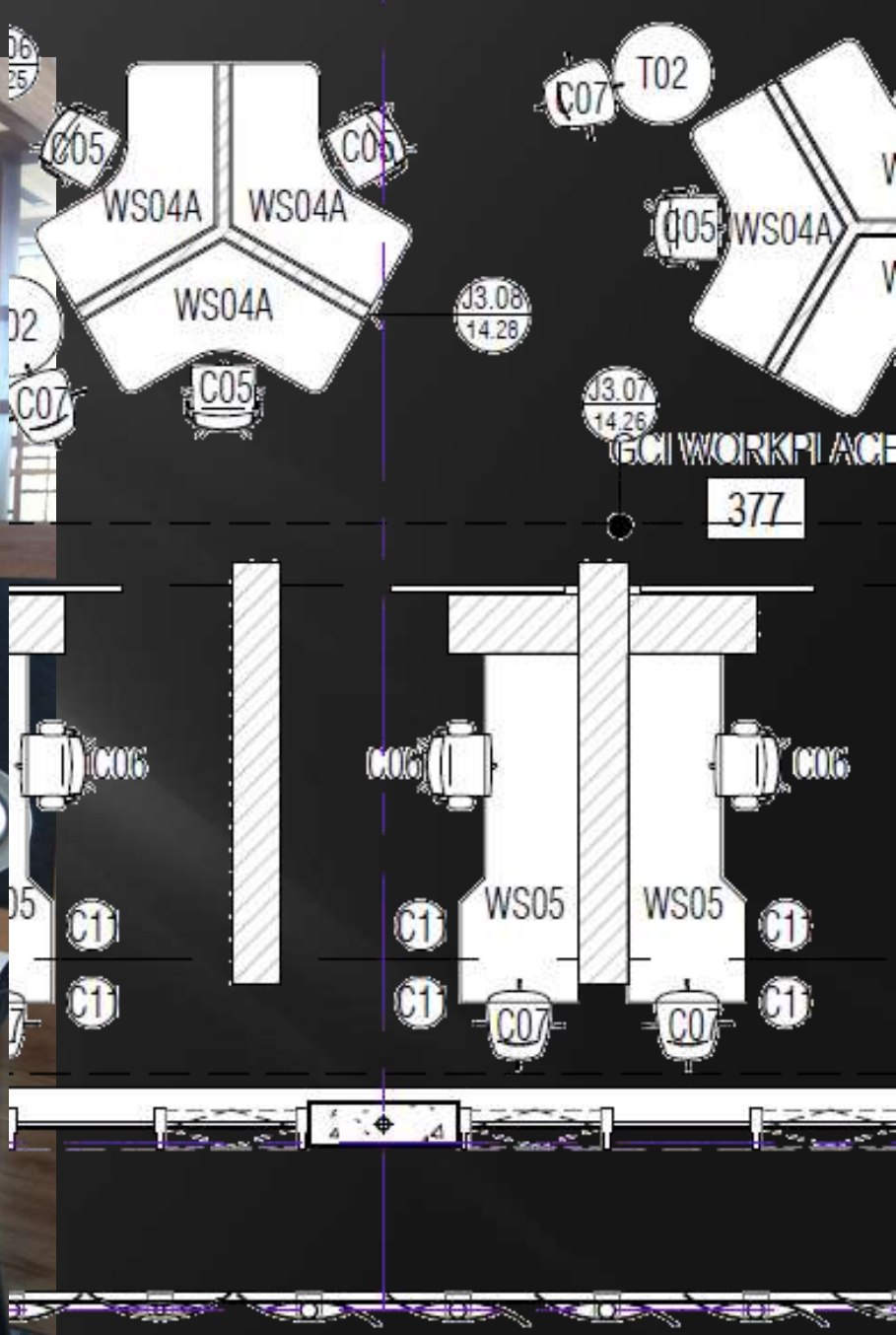
Trends in Space Management

- Use graphics
- Integrate info
- Audits and Analytics
- Move off campus
- Benchmark
- Maintain flexibility
- Work with stakeholders

“Make Space planning Everyone's responsibility”

Start at the top

Small Space
adjustments


C07
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377
C06
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C1
C1
WS05
WS05
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C1
C1
C07
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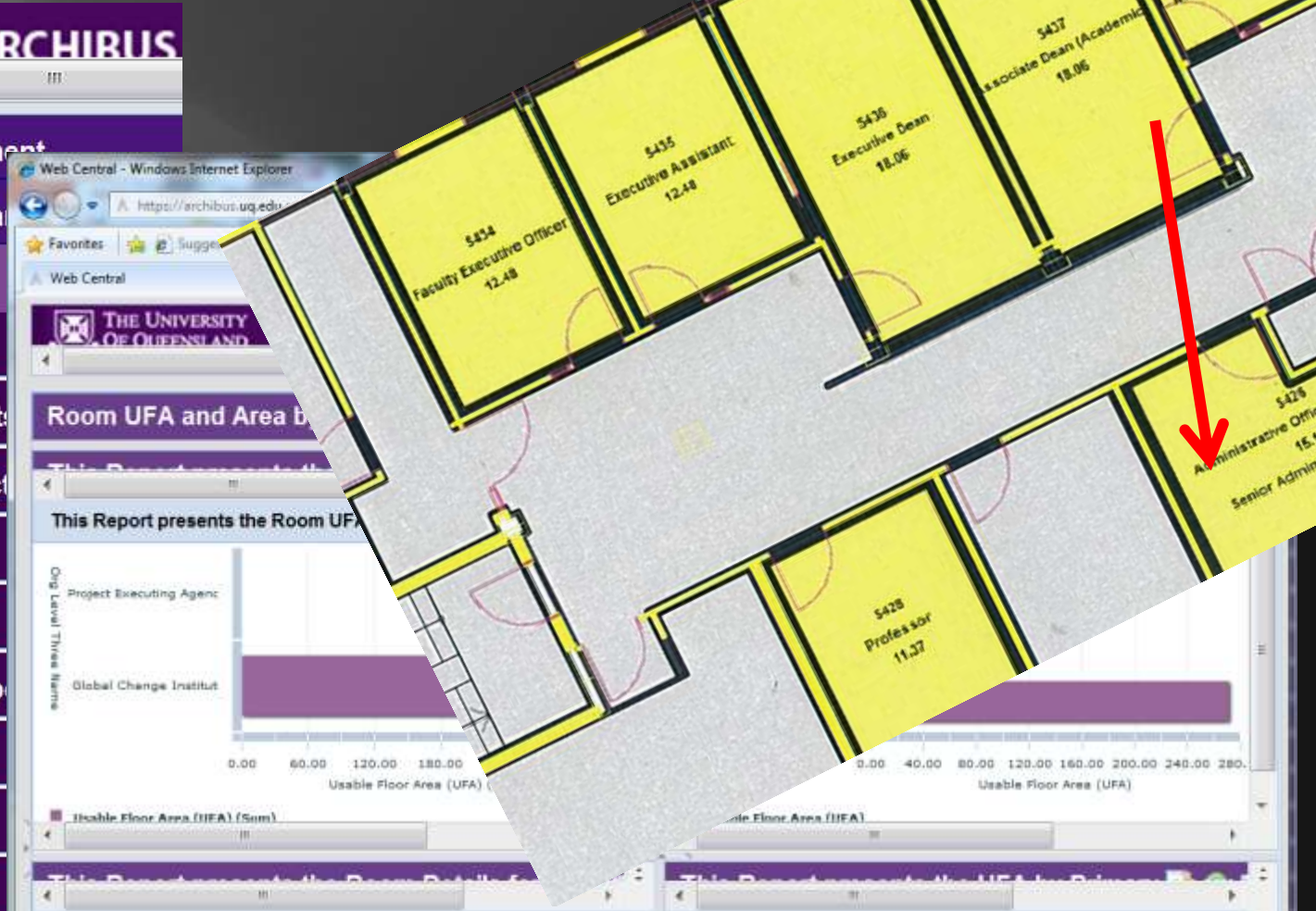
C1

THE UNIVERSITY OF QUEENSLAND | ARCHIBUS

- Space Planning & Management
- Space Inventory & Performa

Processes or Roles:

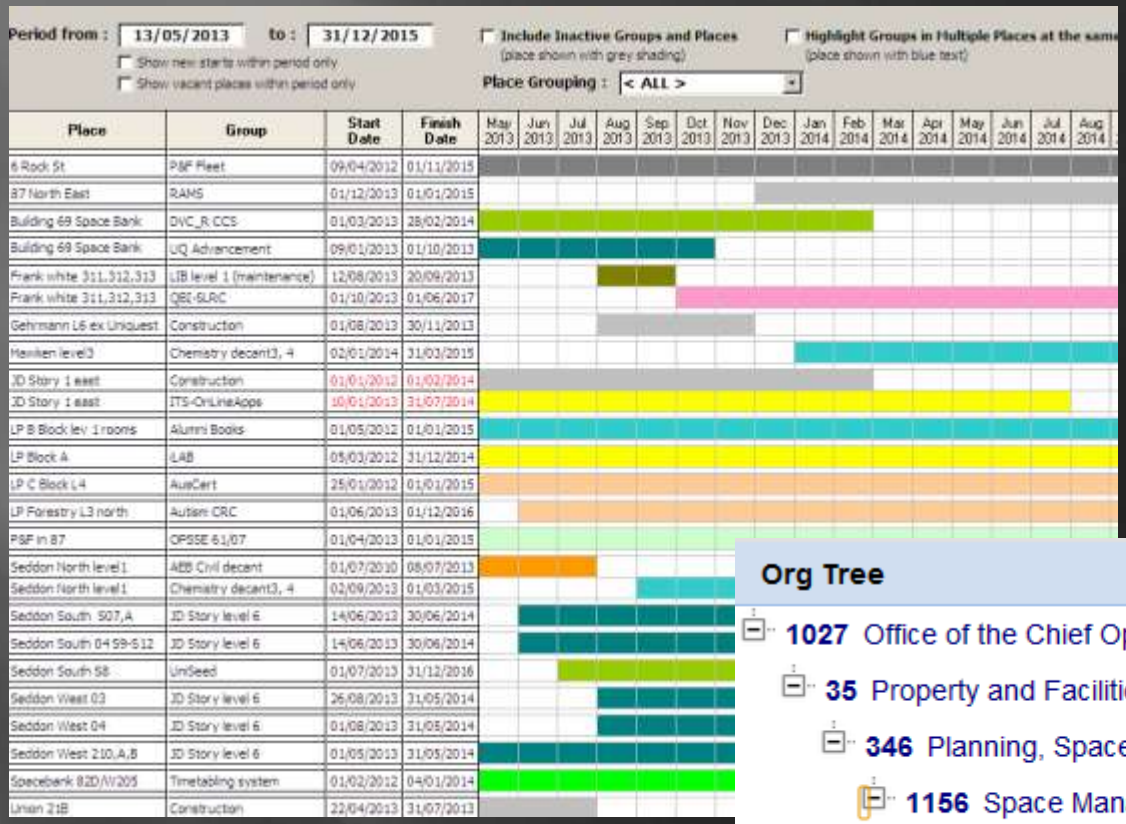
- UQ Space Reports
- UQ Additional Space Report
- UQ Space Editors No restric
- UQ Space Manager
- UQ Space Administrators
- UQ Sp Admin Addtional Rep
- UQ User Access Admin
- UQ Space Cleaning
- UQ Space Editor
- UQ Multimedia Device Edit F
- UQ Space Editor Location
- UQ Multimedia Device Edit F
- UQ Log of Changes
- UQ Sustainability
- UQ TEFMA



Space system

- Accurate floor plans
- Accurate database of all location, occupant and use details
- Record of allocations given, conditions and time periods
- Data Hub, to link different data sets

Space system



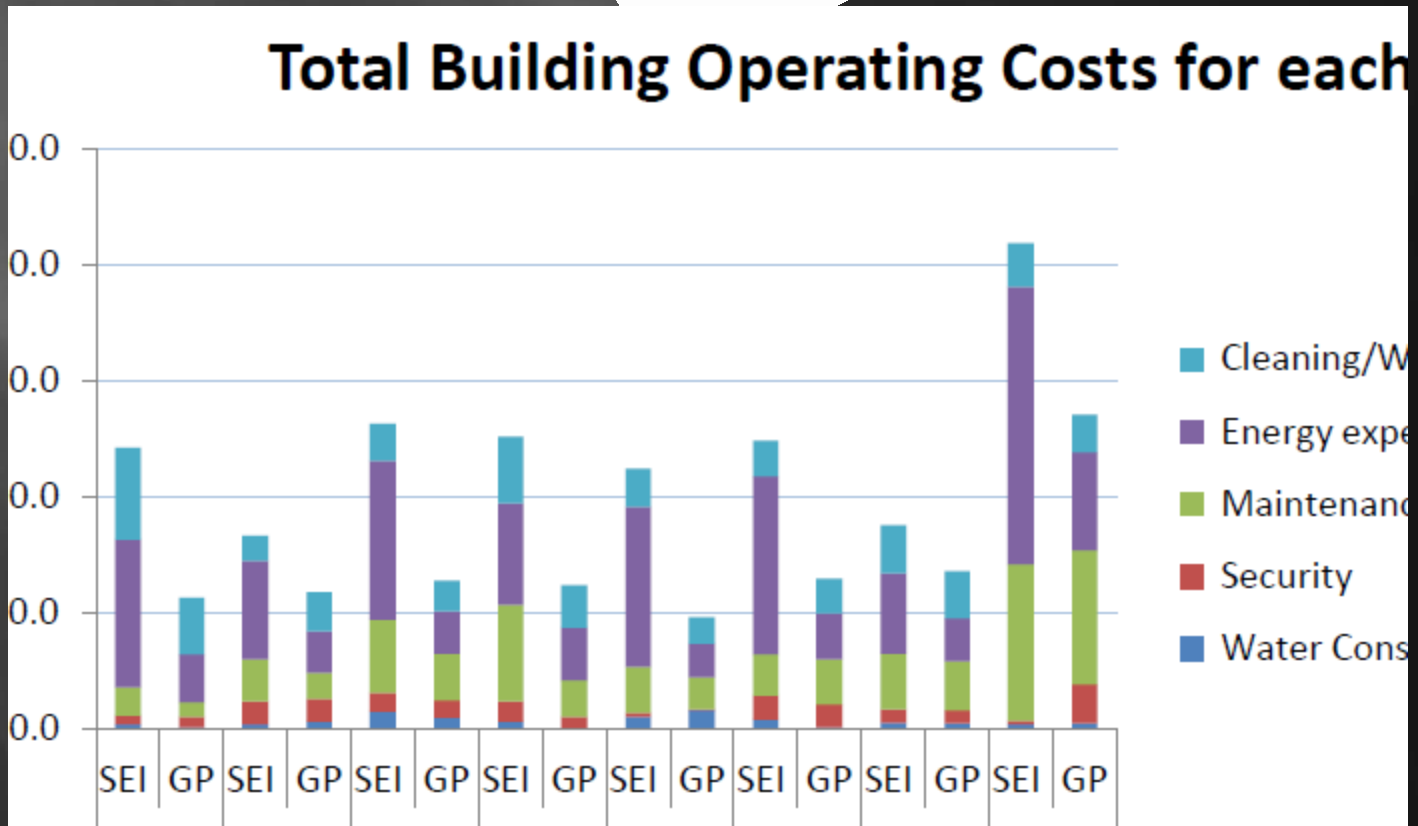
Org Tree

- **1027** Office of the Chief Operating Officer
  - **35** Property and Facilities Division
    - **346** Planning, Space and Property (Property and Facilities)
      - **1156** Space Management
        - **1156** Space Management

Standards

- Clear set of definitions

Go8 UNIVERSITIES - SPACE MANAGEMENT DATA DICTIONARY



Standards

- Space standards

2.1. TYPES OF SPACE

The other broad parameters which are useful relate to types of space on campus and the breakdown of academic space against faculties or discipline groupings.

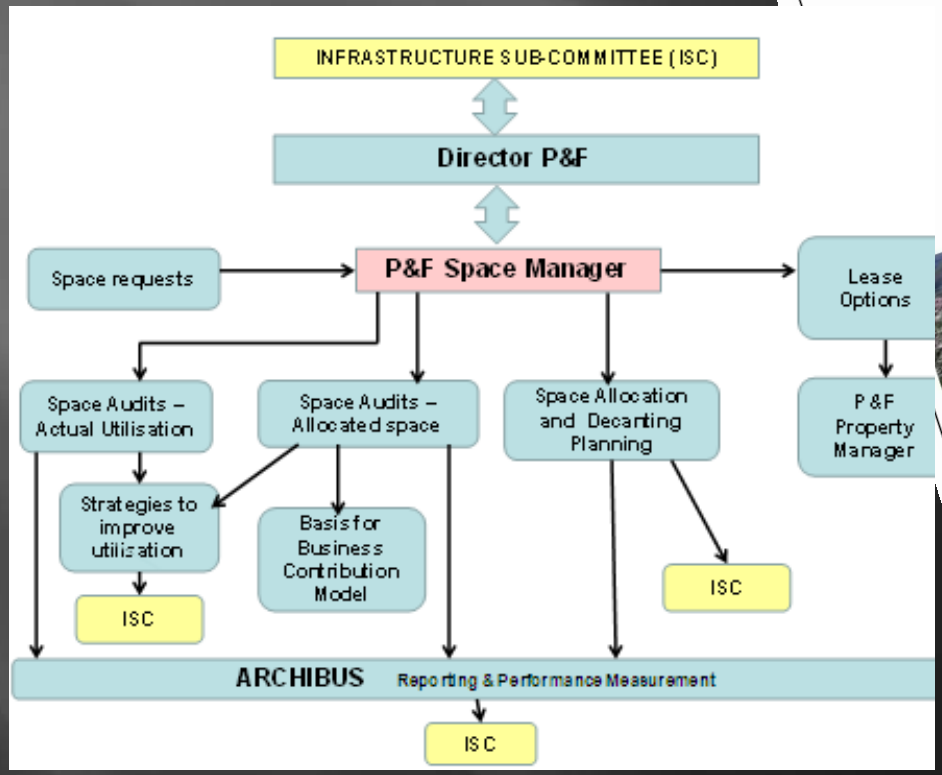
Typically a University or Higher Education Institution is made up of the following Groupings:

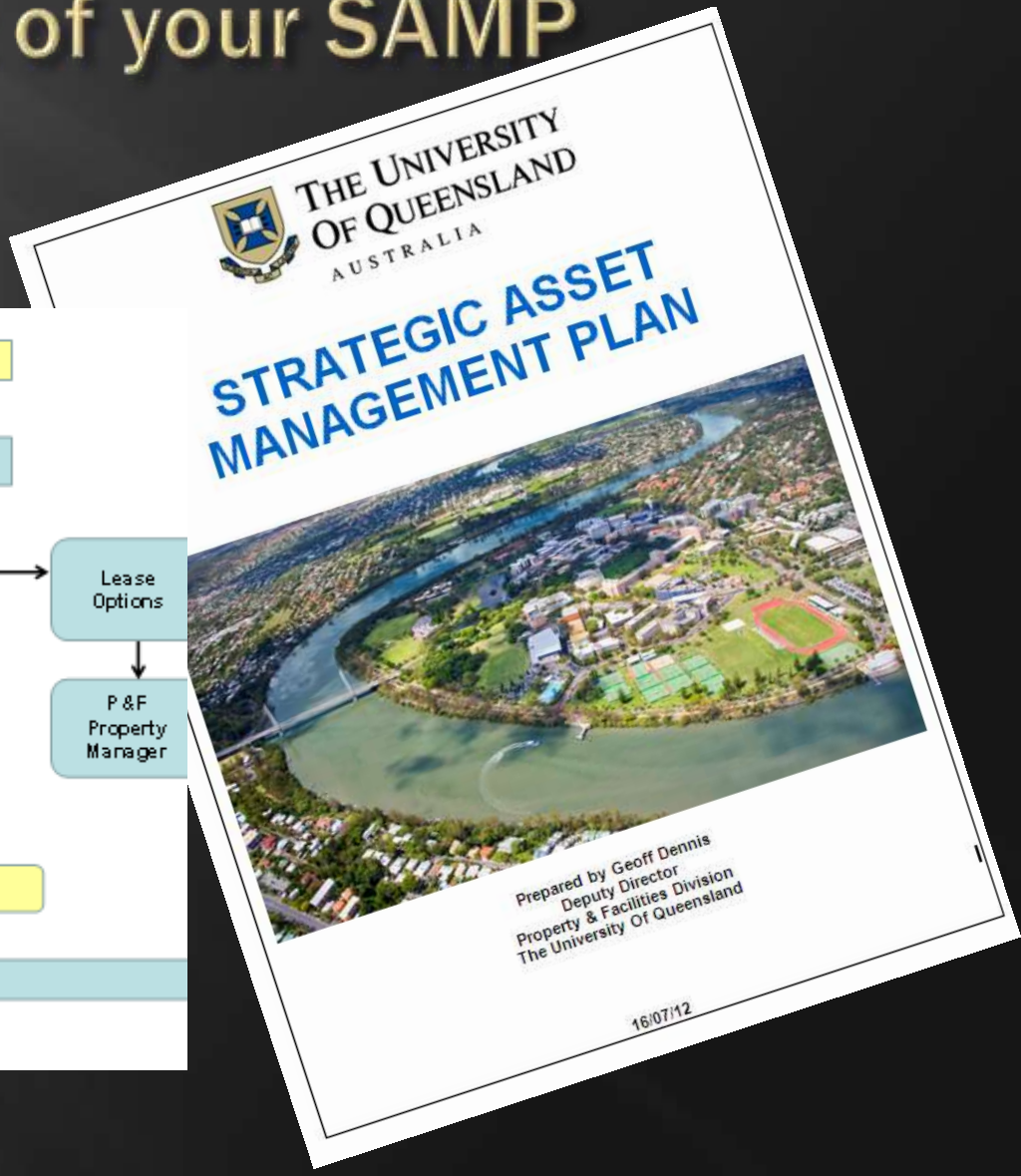
- Academic space (including dedicated teaching and research space, Academic and General Support Offices).
- Central Administrative support space.
- Centrally timetabled teaching space (Lecture Theatres, Seminar and Tutorial rooms).
- Library Space Including Study Centre and Computerised Student Work Spaces, Info

2.1.1 - TYPES OF SPACE % ACROSS CAMPUS

Type of Group Space 2008 – 2009 Data (Ref 4)	% of total space on Campus	m² UFA /Total Campus EFTSL
Academic, Includes Teaching, Research, Acad Offices and Acad General Support Offices, Dedicated Teaching Rooms and Laboratories	42% - 66% An average of 46.8%	2.1 - 9.5m² UFA / EFTSL An average of 5.2m² UFA / EFTSL
Central Administrative Support Services	6.7% - 16% An average of 11.97%	.6 - 1.5m² UFA / EFTSL An average of 1.12m² UFA / EFTSL
Centrally timetabled teaching space, Lecture Theatres, Seminar and Tutorial Rooms etc	3.2% - 16% An average of 9.4%	.5 - 2.02m² UFA / EFTSL An average of .93m² UFA / EFTSL
Library Space Includes Study Centre and Computerised Student Work	3.6% - 16% An average of 8.5%	.4 – 1.64m² UFA / EFTSL An average of .91m²

An Action Plan that is part of your SAMP





Teaching room Audit

- Counting methods
- Cameras
- School responses
- Analysis

Please be aware that Properties and Facilities wi
this lecture theatre from 21-03-13 to 28-03-13 to count the occupants in this room for the 2013 Space Utilisation Audit. We require this information for Space Management purposes.

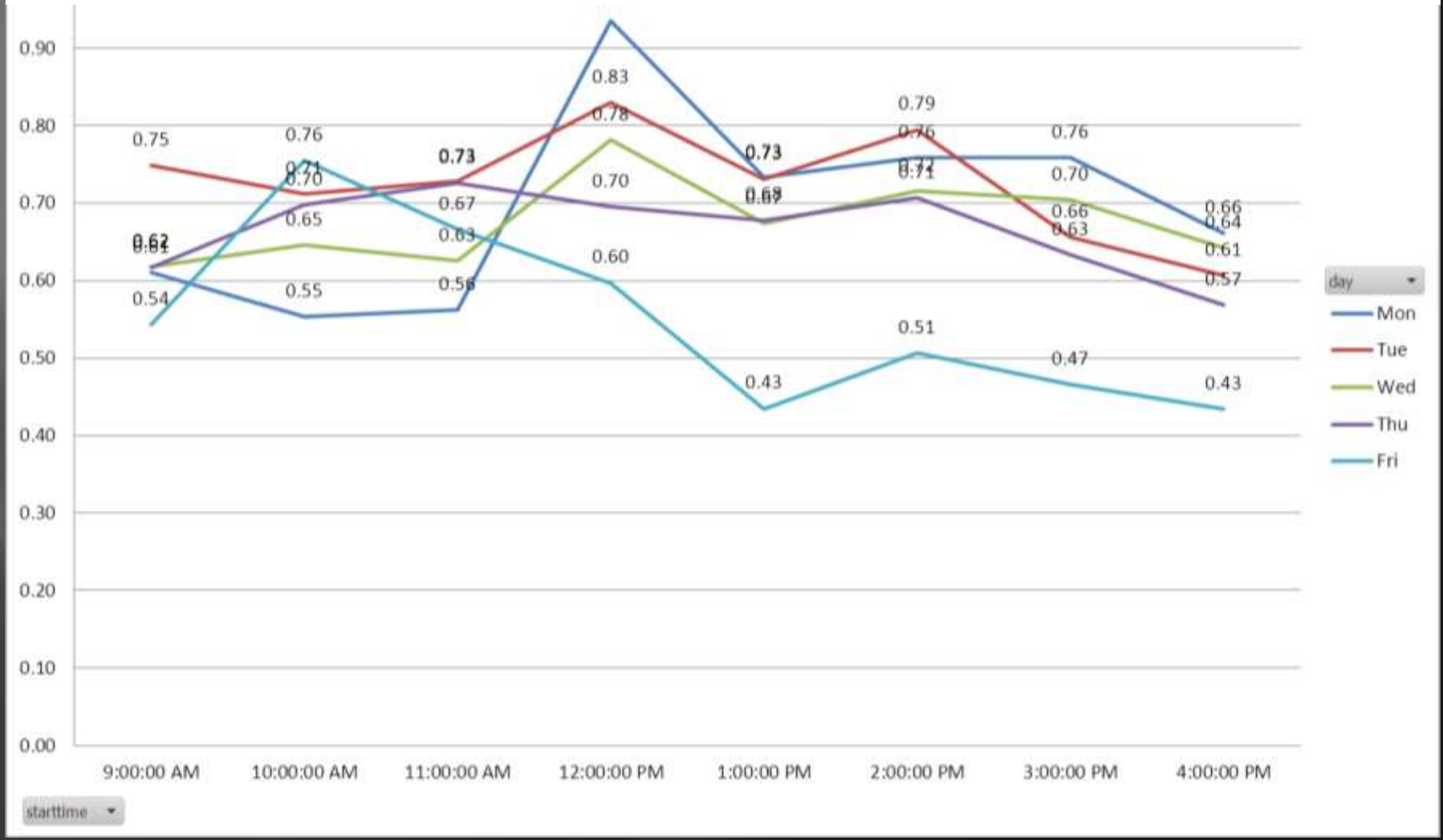
The Lectopia images will only be viewed by P&F staff members and supervised by a full time staff member no images will be kept.

We will be conducting this operation in accordance with the *2009 Privacy Information Act.*

We apologise for any inconveniences this may cause.

What % of the class turn up across the week?

Total head count in all booked rooms/
Total seats booked in all booked rooms



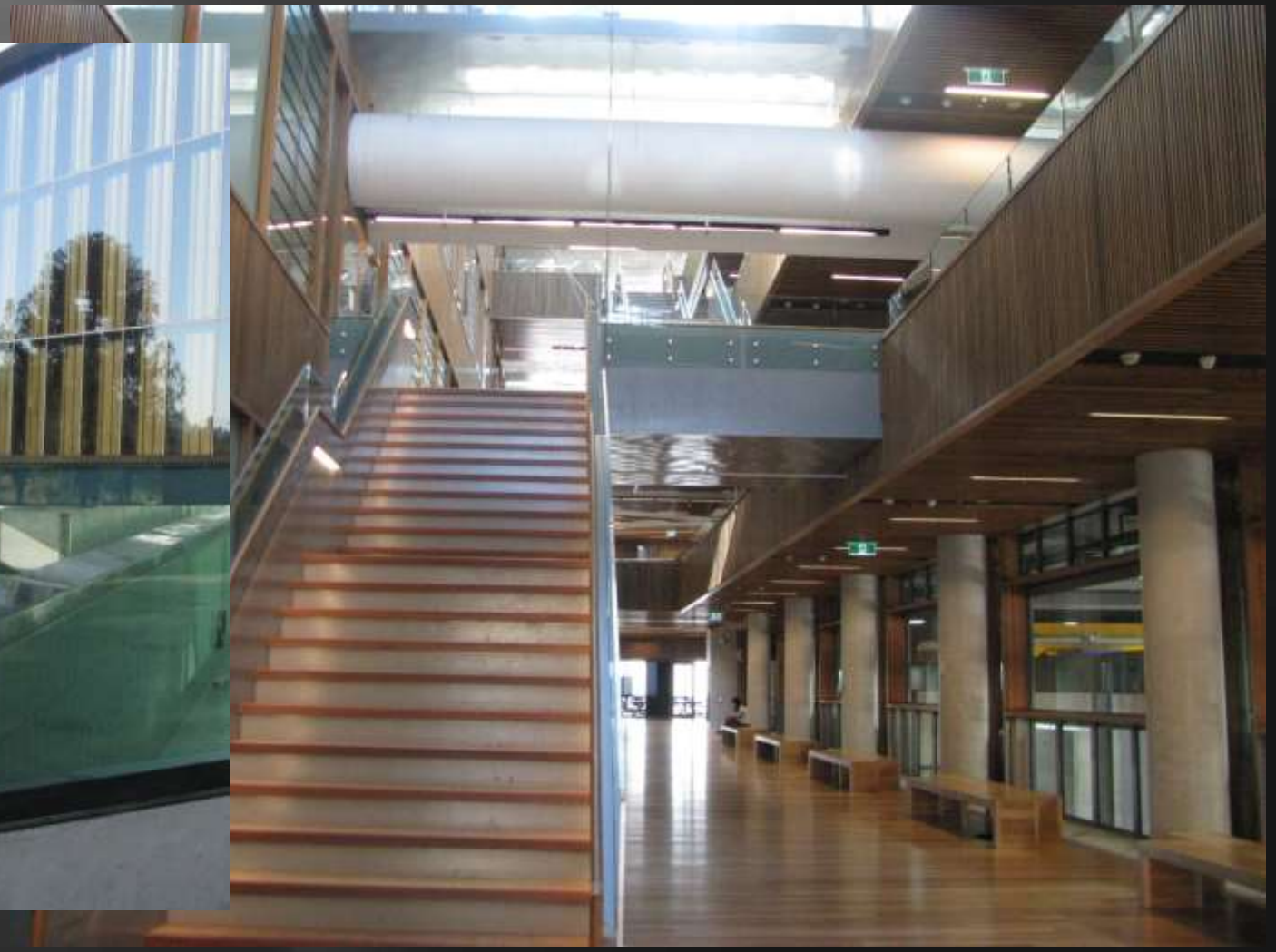
Audits
What were the benefits?

- Identified rooms (~700sqm) to decommission
- Instigated changes to policies
- Identified school rooms to share
- Identified particular problems
- Understand the mix of rooms required
- Have good data for future trend analysis
- Make the utilisation data part of Archibus so its very visible

Traditional views on space

Groups think that they:

- Own space
- Can loan space
- Limited use is OK
- Short term automatically becomes ongoing
- New space adds to the existing

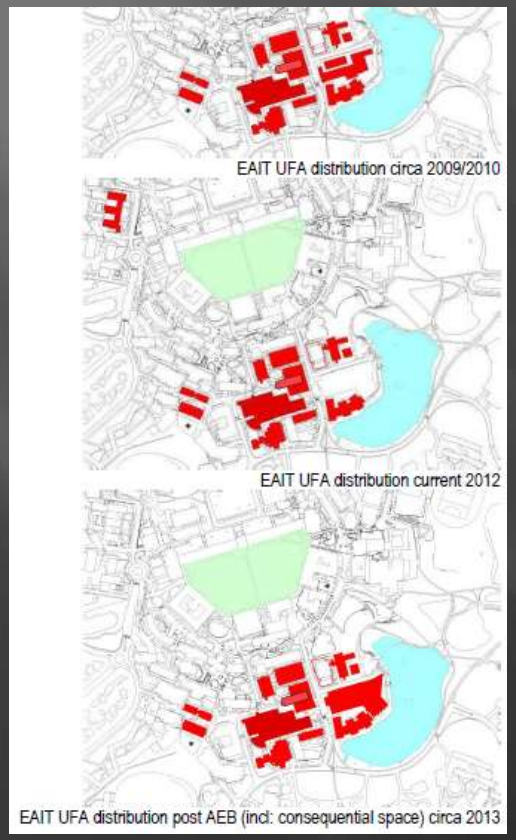


Finding the facts

- How much was new ?

Finding the facts

- What was decant space ?
- Comparisons with the other faculties

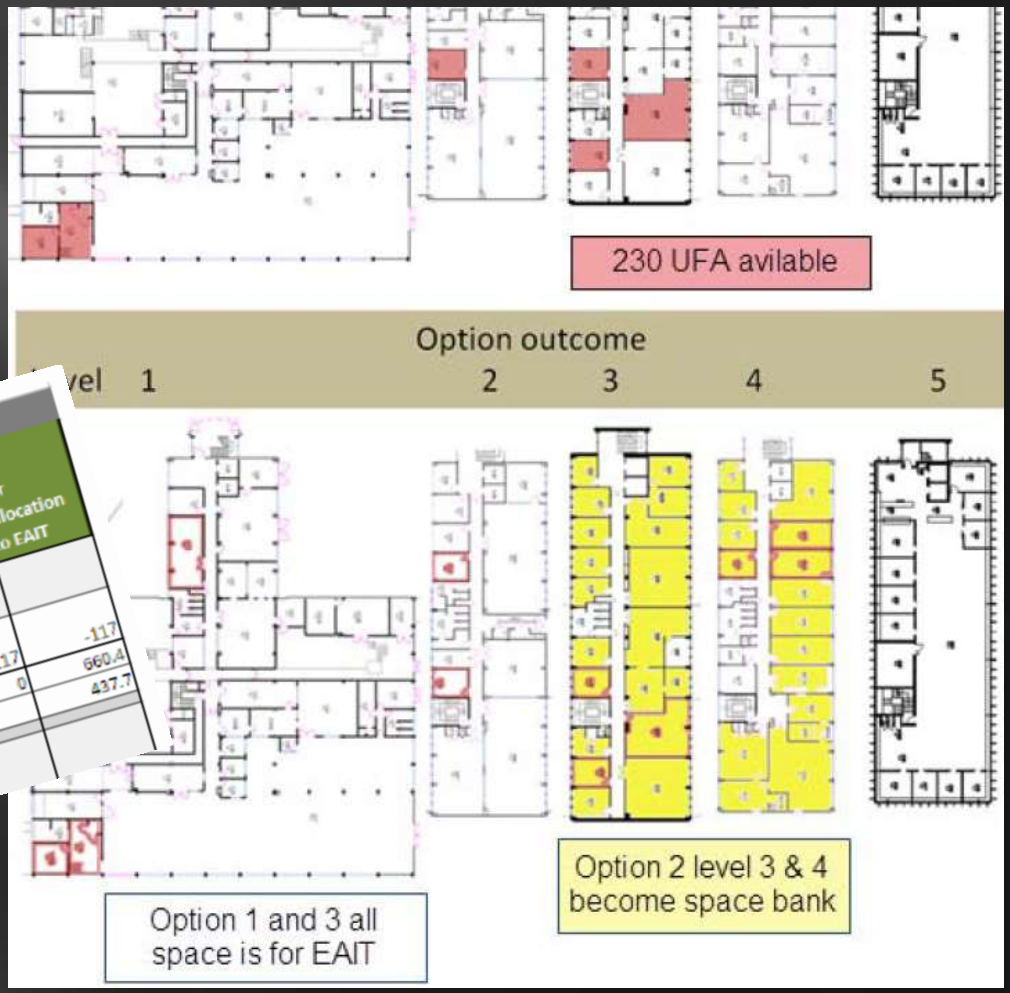


Resolution

- Four options were developed

Option 2

Building level	Comment	Other space included in this option - Negative if m^2 are from EAIT	Available AEB Consequential Space m^2	For allocation to others	For allocation to EAIT
Hawken Engineering Building				117	-117
Level 2	Swop EAIT 50/S202 for Central 51/207	-117	660.4	0	660.4
Level 3	For EAIT		437.7		437.7
Level 4	For EAIT				
Mansergh Shaw Building					



Summary – creating space without building

- Moving some groups/functions out of spaces
- Change the usage patterns
- Charge for space
- Education about our carbon footprint

Summary – creating space with minimal building

- Improve undesirable spaces

Before

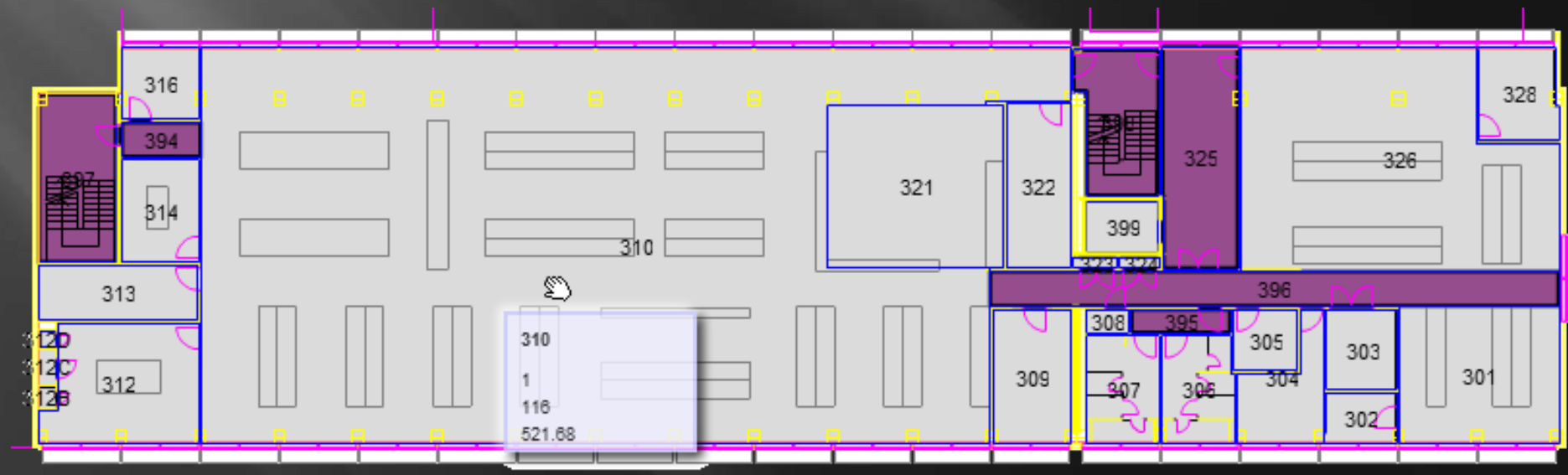
After

Summary – creating space with minimal building

- Improve undesirable spaces
- Reconfigure space to be multipurpose

Summary – creating space with minimal building

- Improve undesirable spaces
- Reconfigure space to be multipurpose
- Reconfigure space so as to reduce circulation and non-productive space



The way to get agreement is by:

- Having the whole range of spatial facts
- Making comparisons across groups
- Having an open and transparent process
- Working with stakeholders to find solutions
- Having good built examples to demonstrate

You need support from the top and some swing space to make it happen.

Questions