

# Kansas Board of Regents Systemwide Space Study

Multiple Locations, Kansas



## Project Information

Completion Date  
October 2020

Services Provided  
Instructional Space Utilization  
Master Plan/Optimization

The Kansas State Board of Regents retained Rickes Associates to conduct a standardized systemwide campus space utilization analysis of instructional and office space. The recommendations, coupled with a concurrent physical campus analysis, provided the Board with the ability to align limited available maintenance funds with mission-critical building assets on campuses across the state.

Rickes Associates (RA) was contracted by the Kansas Board of Regents (KBOR) to conduct a space needs analysis for 11 campuses within the statewide system. These included three public research universities (University of Kansas, Kansas State University, and Wichita State University); three public universities (Emporia State University, Fort Hays State University, Pittsburg State University); two schools of medicine (University of Kansas Medical Center at Kansas City and the University of Kansas Medical Center at Wichita); and three branch locations of public universities (University of Kansas Edwards campus, and Kansas State University, Polytechnic and Olathe campuses).

Using Fall 2019 data, the selected campuses collectively contained 18 million ASF, with more than 62,000 FTE students and almost 22,000 personnel employed. Rickes Associates completed this utilization study in just over seven months to meet KBOR deadlines. The space needs analysis was conducted along two vectors. First, an analysis of 1.7 million ASF of instructional space and 4.5 million ASF of office space was completed across the 11 campuses. Second, a targeted subset of 277 buildings and 11.5 million ASF was examined in more depth to identify opportunities for realignment. The space contained within these targeted buildings equated to two-thirds of all ASF, excluding residential space. The findings from these analyses were compiled into individual building “snapshot” data sheets identifying building-specific opportunities to increase utilization and consolidate fragmented departments.

Across all campuses, RA analyzed a total of 1,597 instructional spaces, including 678 centrally-managed general-purpose classrooms, 340 dedicated general-purpose classrooms, and 579 specialized instructional spaces or teaching labs. Analysis indicated all classroom utilization rates fell below target metrics, suggesting space can be captured for repurposing or to serve as a temporary buffer during renovations. Non-capital options to reduce overall classroom square footage included merging and realigning general-purpose and dedicated classrooms, decanting seats in classrooms to reduce overcrowding and provide appropriate ASF per student, and adjusting scheduling policies to improve room utilization. Utilization of the 579 specialized instructional spaces also fell well below target metrics on all campuses with the exception of WSU. This suggests that there is clear opportunity to recoup space in teaching laboratories across multiple disciplines. This will need to be assessed on a discipline-by-discipline basis to determine where existing space may be captured and repurposed.

Parallel to this, an office space utilization analysis was completed and was based first on campus personnel data, and then by individual building needs. For each institution — and each of the buildings included in the study — a need-to-existing office and support space ratio was calculated, averaging 60 percent efficiency when compared to modern space allocation guidelines. Across all campuses, the calculated need-to-existing office and support suggested available opportunity space could be realized through renovation and right-sizing of spaces. Through this process, over 1.3 million ASF of office space was identified for potential repurposing.

Combined, almost two million ASF of opportunity space was identified through the analysis, of which an estimated half may be realistically “harvested” through the judicious reorganization of existing space coupled with targeted renovations that are grounded in a long-term systemwide vision.