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# Preliminary Space Needs Analysis for

## THE UNIVERSITY *of* NORTH CAROLINA *at* CHAPEL HILL MASTER PLAN

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*Specializing in Higher Education Planning*



# Space Needs Analysis

- ◆ Preliminary Analysis – Study ongoing through June
- ◆ Peer Data is still being Collected
- ◆ Maintain Existing Quality of Educational Experience
- ◆ Analysis Encompasses Indoor Space Only (excludes parking and playing fields)



# Current and Growth Model Assumptions

## ◆ Student Growth

*Maintain Undergraduate/Graduate Proportions*

	<b>Student Headcount</b>	<b>Percent Increase</b>
Fall 2007 Actual	28,136	
Scenario 1	29,447	5%
Scenario 2	33,000	17%

## ◆ Research Growth – 50% Increase

## ◆ Faculty & Staff Growth

*Faculty Growth Proportional to Enrollment Growth and Existing Faculty/Student Ratios*

*Staff Growth Half of the Faculty Growth Rate*



# Space Methodology

- ◆ UNC-CH Mission and Program Mix
- ◆ Reviewed GA's Standards and made Adjustments (+ and – ) based on Consultant's Experience at 400 Campuses in 40 States
- ◆ 16 Distinct Space Categories  
*Each Space Category based on different Metrics*
- ◆ Known Program Needs based on Recent Studies



# Current Space Needs and Space Needed to Accommodate Growth

- ◆ Current Need –  
1.4M ASF / 2.4M GSF
- ◆ Scenario 1 Need –  
2.0M ASF / 3.6M GSF
- ◆ Scenario 2 Need –  
2.5M ASF / 4.4M GSF  
**PLUS** 500 Student Beds –  
175,000 GSF



# Current Space Needs

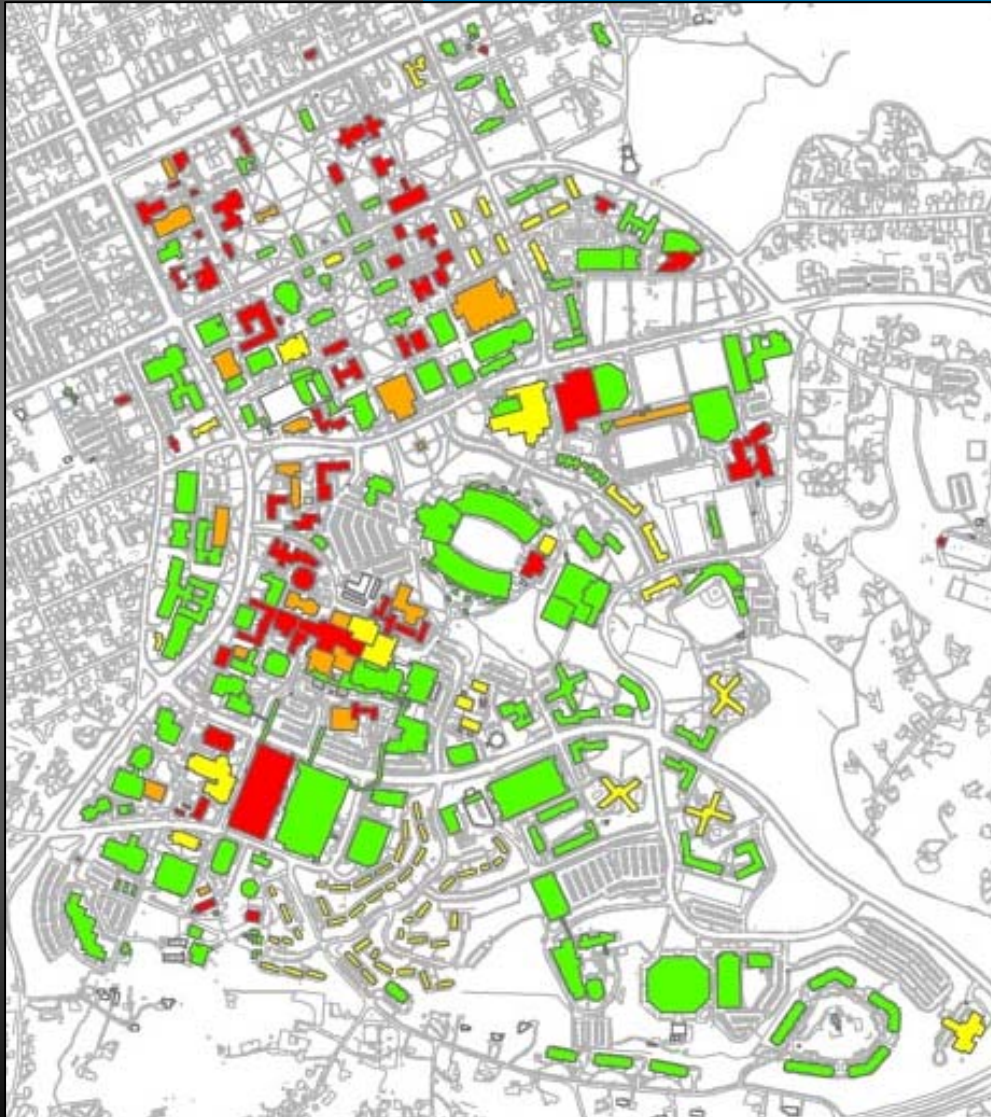
Fall 2007

*Student Headcount = 28,136*

Space Type	Existing ASF	Guideline ASF	Surplus/ (Deficit)
Instructional Space	526,000	647,000	(121,000)
Research Space	762,000	1,286,000	(524,000)
Office Space	1,917,000	2,298,000	(381,000)
Library Space	690,000	814,000	(124,000)
Support and Other Space	970,000	1,134,000	(164,000)
Student Space	447,000	508,000	(61,000)
<b>UNIVERSITYWIDE TOTAL</b>	<b>5,312,000</b>	<b>6,687,000</b>	<b>(1,375,000)</b>
<i>Athletics</i>	<i>436,000</i>		
<i>Inactive/Conversion Space</i>	<i>478,000</i>		
<i>Outside Organizations</i>	<i>153,000</i>		
<i>Lease Dispositions</i>	<i>20,000</i>		



# Facilities Condition Index- Main Campus



## Spectrum of facilities condition

### Existing deficiencies

- Classrooms
- Faculty and staff offices
- Research support
- Co-curricular programs and services

### Building Condition Index

-  Good = A
-  Fair = B
-  Poor = D
-  Critical = F



# Future Space Needs

Space Type	Projected Existing ASF	Scenario 1 <i>Students = 29,447</i>		Scenario 2 <i>Students = 33,000</i>	
		Guideline ASF	Surplus/ (Deficit)	Guideline ASF	Surplus/ (Deficit)
Instructional Space	651,000	767,000	(116,000)	848,000	(197,000)
Research Space	921,000	1,907,000	(986,000)	1,907,000	(986,000)
Office Space	2,060,000	2,497,000	(437,000)	2,638,000	(578,000)
Library Space	695,000	858,000	(163,000)	919,000	(224,000)
Support and Other Space	1,048,000	1,280,000	(232,000)	1,366,000	(318,000)
Student Space	450,000	532,000	(82,000)	617,000	(167,000)
<b>UNIVERSITYWIDE TOTAL</b>	<b>5,825,000</b>	<b>7,841,000</b>	<b>(2,016,000)</b>	<b>8,295,000</b>	<b>(2,470,000)</b>
<i>Athletics</i>	<i>436,000</i>				
<i>Inactive/Conversion Space</i>	<i>398,000</i>				
<i>Outside Organizations</i>	<i>153,000</i>				
<i>Lease Dispositions</i>	<i>20,000</i>				





# Classroom and Teaching Laboratory Utilization

		Weekly Room Hours	Student Station Occupancy	Average ASF per Student Station	No. of Rooms
<b>Classrooms</b>	<b>GA Goal</b>	<b>35</b>	<b>65%</b>	<b>18</b>	
	UNC-CH Average*	33	64%	19	199
<b>Teaching Laboratories</b>					
	<b>Goal</b>	<b>20</b>	<b>75%</b>	varies	
	UNC-CH Average*	19	84%	49	52

*\*Only includes Arts & Sciences, Education, Information & Library Sciences; Journalism & Mass Communications; and Social Work*

- ◆ 50% of All Lecture Weekly Room Hours are Courses with Fewer than 20 Students Enrolled
- ◆ 41% of All Classrooms Seat 30 and Under
- ◆ Quality of Existing Classrooms