Workspace Planning

> **"Now that we have live data on the use of our spaces, we can evaluate building utilization based on occupancy over time. This way, we can determine strategies to optimize space and deliver the right working and learning environments.**
>
> — Chief Business Process Management & Innovation Officer

Challenge

One of the largest public university campuses in the country operates like a small city with billions of dollars of real estate under management. The Resource Management and Planning (RMP) team that oversees all campus spaces wanted to more accurately assess building usage to make decisions about space allocation and new development.

With flexible work models now in place for some campus staff, the RMP team sought to evaluate how often administrative office spaces are used in order to accommodate the growing campus community of over 65,000 students, faculty, and staff.

Solution

The RMP team acquired Occuspace's people counting technology to monitor building utilization and make data-focused decisions about how student and admin spaces are used.

Occuspace installed its privacy-friendly occupancy monitoring sensors across campus, covering over 2.5 million square feet.

The team uses the Occuspace API to ingest real-time occupancy data for entire buildings, including floor-level locations, in the university's ArcGIS mapping and analysis platform. They are able to produce interactive visualizations to assess building use over time.

Results

The university found the Occuspace data to be more accurate than staff surveys and anecdotal evidence. They now rely on occupancy data to make informed decisions about current space utilization and new construction needs.

Here are some of the outcomes:

- **$20M+ in potential construction expenses** or up to $672,000 in lease costs saved by optimizing office space moving from a 1:1 to 1:4 employee-to-desk ratio.
- **Avoided $180,000/year in extra lease costs** by renovating underutilized space to accommodate more staff.

Additionally, students are given access to the Occuspace data via the main university App to see the real-time busyness of popular campus spaces to avoid crowds and improve their on-campus experience.