



*How To Explain Why You
Can't Use All The Space
You Are Paying For*



Summary: *Management's direction*

- **Consolidate the organization into the headquarters complex**
- **If necessary, reduce the area of the space standards**
 - **for example, reduce a standard enclosed office of 156 sq. ft. to approximately 125 sq. ft.**



Summary: *The complex*

- **Is architecturally significant**
- **Is a landmark**
- **Encompasses a heritage building**



Summary: *The original design concept*

- Innovative concepts that have withstood the test of time
- Building systems on a consistent grid that mirrors the circulation pattern
- Small zone controls
- Ambient coffered lighting and access to natural light
- Modular furniture
- Movable walls consisting of glass and furniture components



Summary: FM's problems

- Fixed locations for partitioning
- Channel system aligned between the coffer
- Standard private office size approximately 156 sq. ft.
- People resisted moving to more open space
- People resisted changes to the original design concept
- Lacked a method to demonstrate the impact of the design concept on space optimization



Summary:
The FM's Ah-ha!

- **Attended the IFMA presentation “Office Buildings are Not Created Equal - New Methods for Calculating Occupiable Floor Area”**



Summary: *The two methods*

- **Quick Estimation Method**
 - Identifies specific elements that have the most impact on the effective use of space
 - Enables quick quantification of architectural elements using professional judgement calls
- **CAD-CAFM Method**
 - Allows exact measurements to be calculated in specific steps for calculating occupiable space



Benefits (1)

- **Able to numerically and graphically demonstrate the impact of the architecture and the design concept on the effective use of space**
- **Able to promote management buy-in to different planning approaches**
 - **creates an understanding of the impact of building factor on space**



Benefits (2)

- **Able to justify the investment in attending IFMA conference**
- **Able to benchmark against other buildings in the data base**



Limits

- **Quick estimation table is not a measurement, it is an estimation**
 - **requires experienced, professional judgements**

- **CAD-CAFM doesn't support judgement calls**
 - **if you can 'p-line' it, you can measure it**



Measurement

- **Calculated a percentage factor to be applied when estimating the amount of occupiable space**
- **Measured the building elements that reduced the effectiveness of the usable space and established the actual occupiable space**



Duration

- **Quick Estimation - takes a few hours to complete depending on the complexity of the building and on the experience of the individual**
- **CAD-CAFM Measurement - time depends on the availability, accuracy and completeness of CAD files**