

FACILITY STUDY

THE PROJECT

The Samuel Curtis Johnson Graduate School of Management at Cornell, engaged Dober Lidsky Mathey to analyze their current space, to compare the space to guidelines and peer institutions, and to project how much space the School might need in the future. The future is defined by three scenarios: right-sized to 60 faculty, and an increase of faculty to 80 and 100 on the Ithaca campus.

CHALLENGE

The School is located in two buildings—Sage Hall located in the core of the campus, and Seneca Place located off campus, in downtown Ithaca. The School has 81,800 net assignable square feet (NASF)—76,000 NASF in Sage and 5,800 NASF in Seneca Place.

The School has 11 classrooms with the most heavily used rooms located on the ground floor. Classroom utilization guidelines suggest that a typical classroom be scheduled 25 to 30 hours per week. The 7 ground floor classrooms are scheduled more than 25 hours per week, and in fact 3 are scheduled more than 30 hours per week. The School has 41 breakout rooms and were scheduled an average of 28 hours per week in the fall of 2011 and accommodated 11,700 separate events.

A peer comparison of Johnson to six other business schools shows the peers at an average of 2,400 NASF per faculty compared to Johnson with 1,400 NASF.

Location has spatial implications—the further a site might be from the core of the campus, the less students, faculty, and staff can take advantage of nearby resources, the more likely some of those resources will need to be in the program. In all three futures, the assumption has been that the School remains in the core of the campus.

SOLUTION

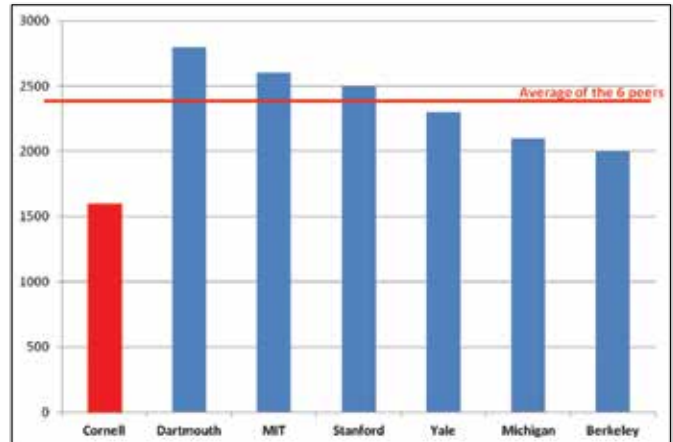
Three future scenarios were explored and are summarized below.

Future 1, describes the amount of space required if the School was right-sized—that is, if the number of faculty were 60—the number the School's web site claims. In this case, the School will have 102,700 NASF—a difference of 20,900 NASF.

Future 2, describes the amount of space required when the School increases to 80 faculty on the Ithaca campus. Increases in offices, classrooms, breakout rooms, and student support space will increase the space from 81,800 NASF to 133,055 NASF—a difference of 51,300 NASF.

Future 3, describes the amount of space required when the School increases to 100 faculty on the Ithaca campus. The total space required for this scenario is 151,830 NASF—a difference from the existing of 70,000 NASF.

In all three futures, the assumption is that the entire School will be consolidated into one location on the Cornell Campus.



- Classroom
- Student Lockers
- Staff
- Dining
- Mechanical
- Lab/Studio
- Library
- Faculty
- Lounge
- Circulation
- Breakout Room
- Tech Svcs. Office
- Student Office
- Student Life

Obviously the number of faculty offices will increase as will staffing. There is an assumption that the number of centers and institutes will increase, as well as breakout rooms and classrooms. Classroom utilization is assumed to increase to the typical guideline of 30 hours per week and several case-room-style rooms have been added.

RESULTS

Cornell has engaged an architectural firm to explore the physical implications of these three scenarios.

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