

		Space Factor	New Construction Efficiency			Remodeling	Remarks
			Low	Medium	High		
Building Classification:							
Classroom	1	Classroom	1.50	62%	67%	71%	
	2	General	1.79	53%	56%	59%	
Office	3	High % Private Office	1.54	60%	65%	70%	66%
	4	High % Cubicle	1.44	67%	70%	72%	66%
	5	Specification	1.46	65%	69%	72%	
Laboratory	6	Laboratory	1.67	59%	60%	61%	
	7	Laboratory: Wet	1.79	53%	56%	59%	
	8	Laboratory: Dry	1.59	60%	63%	66%	
	9	Laboratory: Wet and Dry	1.72	55%	58%	61%	
	10	Laboratory: Teaching	1.69	56%	59%	62%	
Mixed - Use	11	Mixed Use (Office + Lab)	1.82	50%	55%	60%	
	12	Mixed Use (Office + Classroom)	1.60	60%	63%	65%	
	13	Conference Center	1.60	60%	63%	65%	
	14	Research: General	1.75	54%	57%	60%	
Student Service	15	Residence Hall Gang Showers / Toilets	1.82	54%	55%	56%	
	16	Residence Hall In Room Toilets and Sho	1.67	55%	60%	65%	consider HIGH in 6 vs 4 student ste's
	17	Recreation Facility	1.39	70%	72%	74%	
	18	Student Apartments ⁽¹⁾	1.54	60%	65%	70%	assumes 2 person suites w/ kitchen
	19	Recreation Complex	1.54	60%	65%	70%	

Notes:

1) Assume this is an average of Efficiency Ratios from "The College and University Buildings Project Data Book 2001", SCUP emails, and Tradeline Inc. website 2003 (<http://www.tradelineinc.com/projectprofiles/>).

2) Sample Building Efficiency Model:

10,000	NASF (Net Assignable Square Feet)
1.5	Space Factor
15,000	GSF (Gross Square Feet)
67%	Building Efficiency Ratio (NASF / GSF)

	Space Factor	New Construction Efficiency			Remodeling	Remarks
		Low	Medium	High		
Functional Type Classification: (Listed Alphabetically)						
1	Academic Center	1.33	71%	75%	79%	
2	Administration Building	1.28	74%	78%	82%	
3	Agricultural	1.61	59%	62%	65%	
4	Animal (Vivarium)	1.75	54%	57%	60%	
5	Animal Hospital	1.41	67%	71%	75%	
6	Aquarium	1.47	65%	68%	71%	
7	Astronomy	1.72	55%	58%	61%	
8	Auditorium	1.67	57%	60%	63%	
9	Biomedical	1.56	61%	64%	67%	
10	Biology (All Types)	1.67	57%	60%	63%	
11	Biochemistry	1.61	59%	62%	65%	
12	Biotechnology	1.61	59%	62%	65%	
13	Bookstore	1.64	58%	61%	64%	
14	Broadcast Facilities	1.67	57%	60%	63%	
15	Business	1.52	63%	66%	69%	
16	Central Power Plant	1.15	83%	87%	91%	
17	Chemistry	1.69	56%	59%	62%	
18	Computer Science	1.61	59%	62%	65%	
19	Conference Center	1.61	59%	62%	65%	
20	Data Center	1.59	60%	63%	66%	
21	Dining Facilities	1.25	76%	80%	84%	
22	Distance Learning	1.35	70%	74%	78%	
23	Dormitories	1.20	79%	83%	87%	
24	Engineering	1.75	54%	57%	60%	
25	Environmental Studies	1.52	63%	66%	69%	
26	Executive Education	1.27	75%	79%	83%	
27	Geography / Geology	1.69	56%	59%	62%	
28	Greenhouse	1.67	57%	60%	63%	
29	Healthcare: Outpatient Care Center					
30	Healthcare: Cancer Center	1.59	60%	63%	66%	
31	Healthcare: Diagnostic Treatment	1.54	62%	65%	68%	
32	Healthcare: Emergency					
33	Healthcare: Acute Care					

	Space Factor	New Construction Efficiency			Remodeling	Remarks
		Low	Medium	High		
34 Humanities	1.43	67%	70%	74%		
35 Law School	1.67	57%	60%	63%		
36 Learning Center	1.27	75%	79%	83%		
37 Library	1.54	62%	65%	68%		
38 Life Sciences	1.61	59%	62%	65%		
39 Mathematics	1.59	60%	63%	66%		
40 Nursing	1.69	56%	59%	62%		
41 Museum Space	1.47	65%	68%	71%		
42 NMR / MRI Facilities	1.64	58%	61%	64%		
43 Office: Research	1.67	57%	60%	63%		
44 Performing Arts	1.61	59%	62%	65%		
45 Physics	1.69	56%	59%	62%		
46 Pharmacology	1.59	60%	63%	66%		
47 Psychology	1.69	56%	59%	62%		
48 Research: Biotech						
49 Research: Pharmaceutical						
50 Residential Campus	1.15	83%	87%	91%		
51 Science	1.64	58%	61%	64%		
52 Sports Facilities	1.52	63%	66%	69%		
53 Student Center	1.52	63%	66%	69%		
54 Study Center	1.27	75%	79%	83%		
55 Warehouse	1.35	70%	74%	78%		

Common Breakdowns of Unassigned Space		CUH2A Office					CUH2A Lab
1 Circulation	16.0%	15.0%	20.0%	22.0%	24.0%	25.0%	20.0%
2 Mechanical	5.0%	10.0%	5.5%	7.5%	8.0%	10.0%	15.0%
3 Electrical/Data Closets	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	5.0%
4 Structure & Walls	7.0%	3.0%	7.0%	8.0%	9.5%	10.0%	7.0%
5 Public Toilets	1.5%	1.5%	1.5%	1.5%	2.0%	2.5%	1.5%
6 Janitor Closets	0.2%	0.2%	0.5%	0.5%	0.5%	1.0%	0.5%
7 Unassigned Storage	0.3%	0.3%	0.5%	0.5%	1.0%	1.5%	1.0%
Total	35.0%	35.0%	40.0%	40.0%	45.0%	50.0%	50.0%

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