

Space Utilization Study Overview

Los Rios Community District Board Retreat

1st March 2025

Steelcase

Applied Research + Consulting





LOS RIOS
COMMUNITY
COLLEGE DISTRICT

At Los Rios you pick a goal, and we will help you reach it.

- Los Rios Community College District website

Applied Research + Consulting

- Data driven research
- Great experiences
- Improved performance
- Reduced real estate
- *Inform Facilities Master Plan*



Goals

- Understand the impact of evolving modalities and work patterns
- Identify potential real estate savings
- Provide opportunities to enhance the experience of all constituents



Project Scope

- Desired Student experience
- Evolution of Student modality patterns
- Classroom utilization over time
- Evolution in Faculty instruction and work patterns
- Evolution in work patterns of Classified Professionals

Timeline

FALL 2023 - CRC

SPRING 2024 - ARC

FALL 2024 - FLC + SCC

Research



1. College leadership interviews
2. Senate leadership interviews
3. Classroom utilization
4. Experience survey
5. Work Modes study
6. Real-time observation
7. Workshops
8. Synthesis

What we learned ...

Implications of Evolving Modalities

Reduced Student presence on Campus

Faculty adopt aggressive hybrid pattern

Classified Professionals hybrid on campus 4 days

Reduced campus presence by all Stakeholders

Low 80%_s

On Ground 2019

Low 50%_s

On Ground 2023 and 2024

Classroom Patterns + Implications

29-39% average excess Classroom capacity

Excess capacity of Labs is lower than Lecture or
Combo rooms

134 excess Classrooms across all Colleges

25 - 41%

Average utilization reduction
Monday - Thursday

Low usage

Friday, Saturday and Sunday

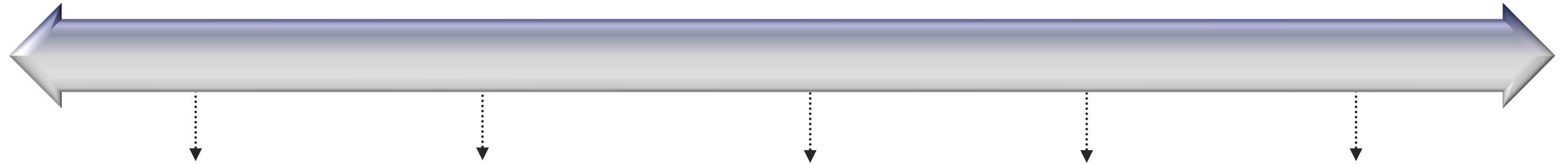
9am - 3pm

Typical peak hours

8-9am, 3 - 10pm

Typical off-peak hours

Workplace Continuum



Basic Mobile Solution

- Primarily On Ground Instruction
- High campus presence
- Office as Primary Base

Advanced Hybrid Solution

- Primarily Online Instruction
- Low campus presence
- Office as Destination for Collaboration & Socialization

Each position along the mobile / hybrid continuum has a unique Student & Employee experience, impact on organizational performance and real estate footprint

Mobile & Hybrid Working

Definition

- Recognize work patterns vary by role
- Work can be done in the office, at home and third places
- Based on work pattern offices and workstations may be shared
- Optimize all work mode

Differences

- **Mobile strategies** generally require everyone to be in the office every day (4 or 5 days per week)
- **Hybrid strategies** support working from other locations including home on some basis

Work Patterns + Implications | Faculty

15% - 55%

potential real estate savings
by matching workplace to
Faculty patterns

29%

Time in classroom

39%

Time working at home

25%

Time on Campus in an Office
or Workstation

20%

Time spent collaborating /
socializing

Work Patterns + Implications | Classified Professionals



0-10%

potential real estate savings
by matching workplace to
work patterns

constraints limit savings

70+%

Time spent in focus work for
35-50% of population

31%

Time collaborating / socializing

20%

Time working at home

80%

Of time is spent on campus

Student Voices



“We love community events that bring people together, especially if you don't have friends and you didn't grow up in this area.”

“Typically, in classrooms, we have rows of chairs and people hide out in the back, but I love the idea of a more active engaged learning environment.”

“Being technologically connected, we have become socially disconnected.”

“We think that teacher interaction outside of just lectures is super important.”

Essential Shifts

FROM

Lack of vibrancy,
density on ground and
sense of connectedness

TO

Building community
through intentionally
designed gathering spaces

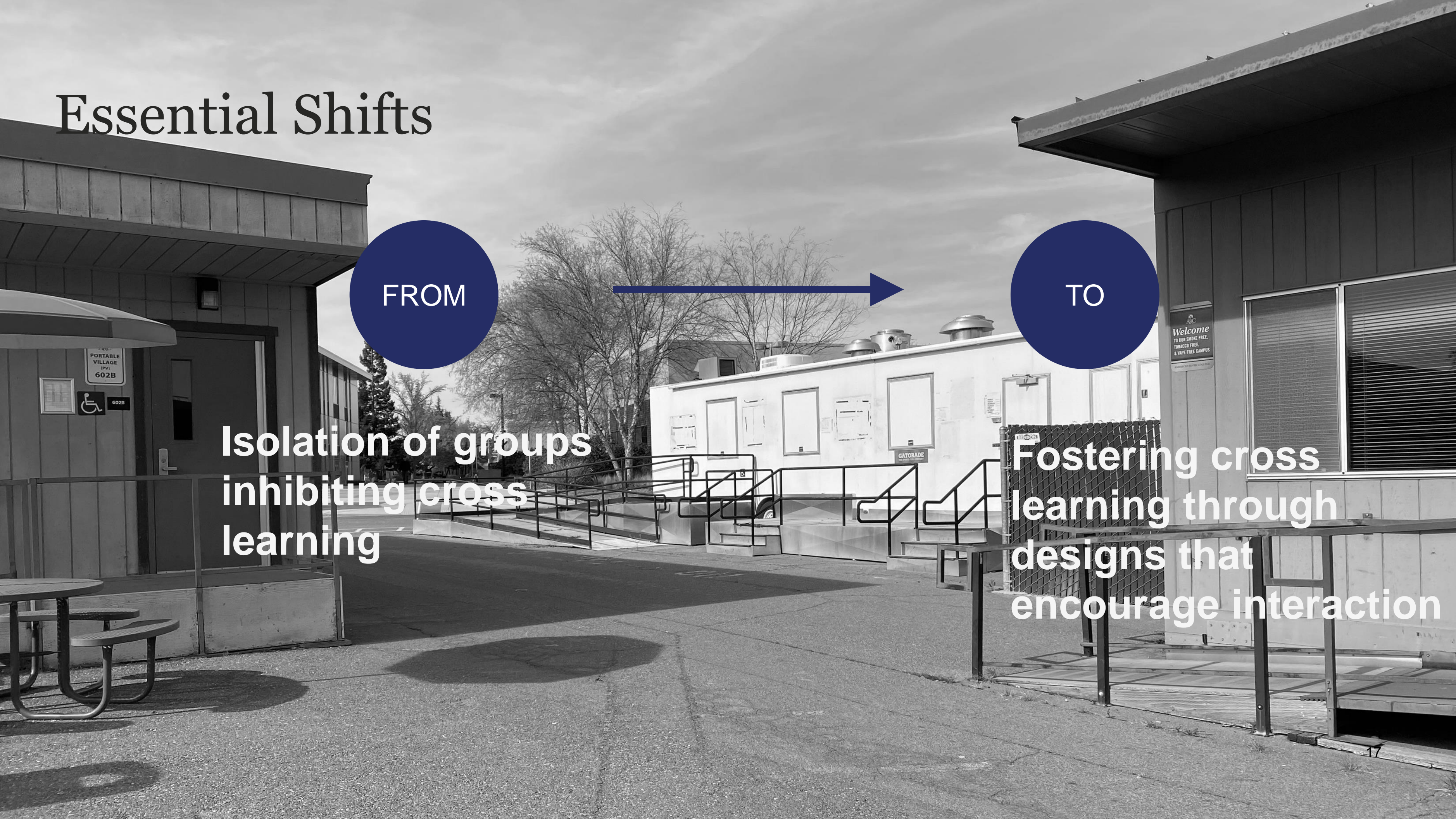
Essential Shifts

FROM

Isolation of groups
inhibiting cross
learning

TO

Fostering cross
learning through
designs that
encourage interaction



Essential Shifts

FROM

Imposing current design layouts on new groups

TO

Developing fit for purpose designs

Essential Shifts

FROM

TO

Limited options for learning and teaching in Classrooms

Providing flexible, easily adaptable Classroom layouts

Essential Shifts

FROM

Disparity of experiences
in old versus new buildings

TO

Creating equitable
experiences through
renovations

Your future learning and work
experience...

Experience Principles

1

*Encourage
College
Community*

2

*Foster a Culture
of Continuous
Learning*

3

*Create Inspiring
Experiences*

4

*Reinforce
Diversity +
Equity*

5

*Integrate Digital
+ Physical
(Dual Modality)*

A glimpse of your future learning
and work experience...

FL 2 First Floor

Learning Zone | Coffee Connect, Tutoring Centre, Learning Commons + Classrooms



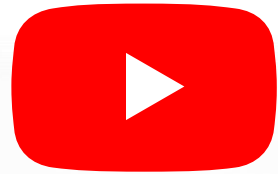
CRC BSS First Floor

Learning Zone | Student Learning Commons



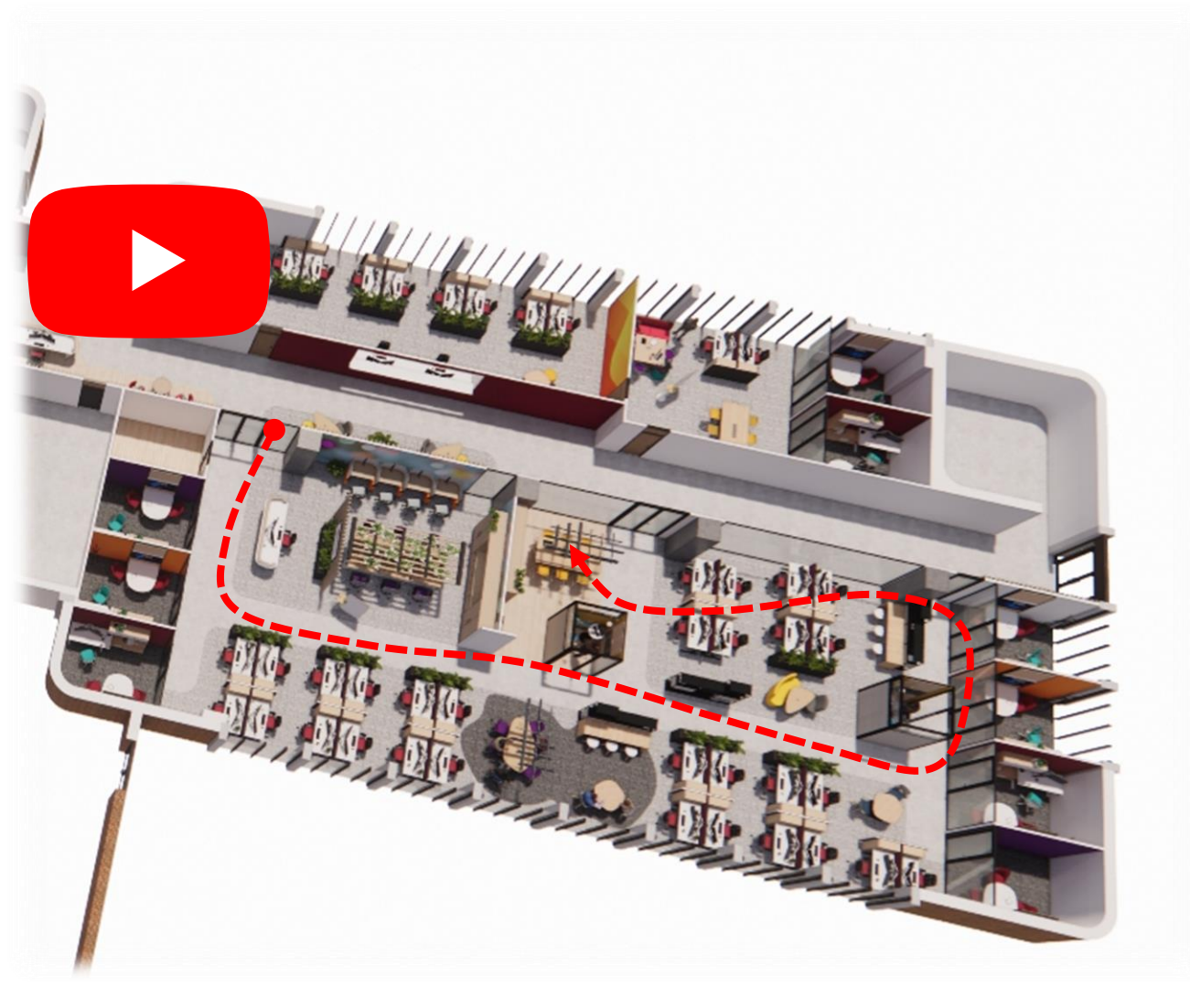
FL 2 First Floor

Neighborhood Zone | Faculty



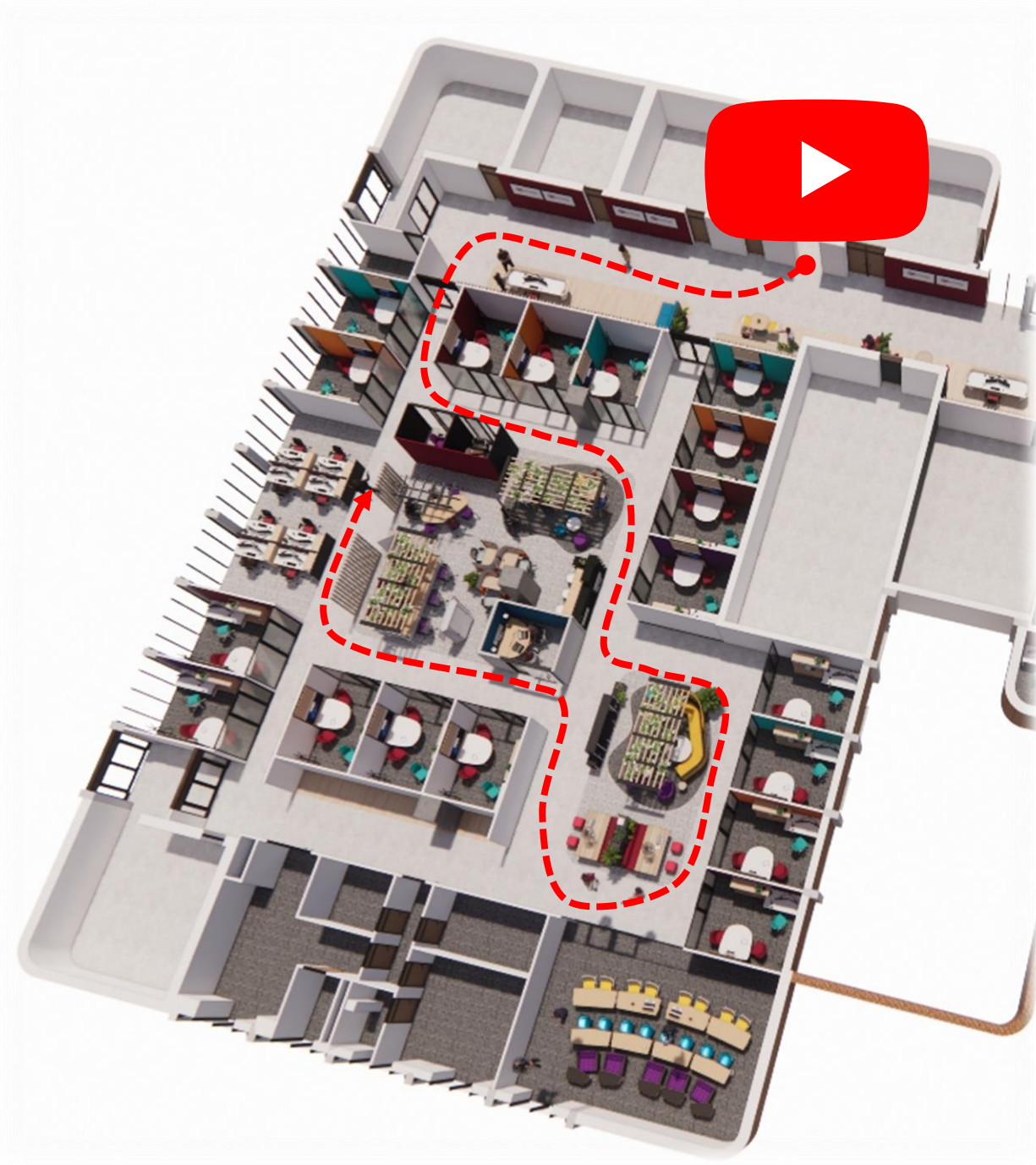
SCC Rodda Hall North 1st Floor

Neighborhood Zone | First Year Experience + EOP+S



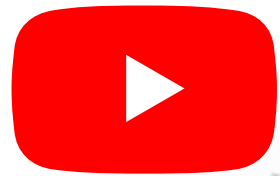
SCC Rodda Hall North 1st Floor

Neighborhood Zone | Counselling



ARC Welcome & Support Center

Neighborhood Zone | Student Services



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