UNDERSTANDING SPACE DATA:

KNOW WHICH MEASURE TO USE

Did you know...

Inaccurate space data could drastically increase your operating costs. A 5 percent error on a 2 million GSF campus could mean excess spending of $450,000 to $500,000!

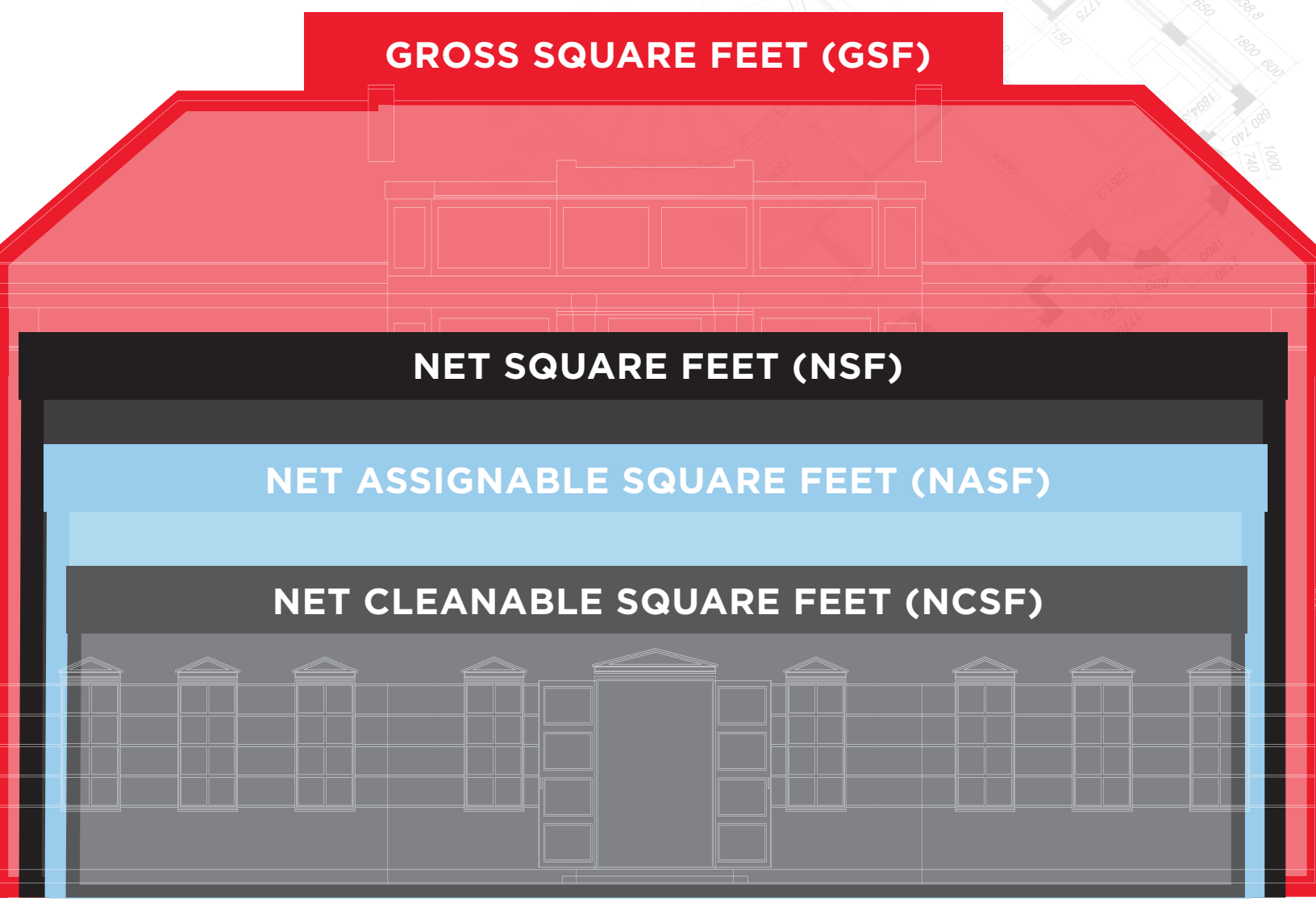
Square footage forms the performance basis for nearly every facilities initiative on your campus. But many organizations unknowingly operate with inaccurate space information.

With square footage types varying by

20-50%

using the right measure is **critical** to operational and financial success.

CHOOSING THE RIGHT MEASURE



GROSS SQUARE FEET (GSF)

The sum of floor areas included within the outside faces of exterior walls for all stories or areas which have floor surfaces. Gross square footage is the sum of net assignable square feet and non-assignable space.

BEST USED FOR:

Planning & budgeting for construction, benchmarking for energy, operations and maintenance. Also used for macro-level operating and capital budgeting.

PROS & CONS:

- **Accurate reporting for asset values and/or insurance purposes**
- **Requires the least amount of time to calculate**
- **Most commonly maintained space measure**
- **Not accurate for planning actual space for a program or project**
- **Poor measure for custodial budgeting**

NET SQUARE FEET (NSF)

The total square footage of all the rooms/areas on a floor, including assignable and non-assignable rooms. As a general rule of thumb, NSF is 55% - 65% of GSF.

BEST USED FOR:

Planning of programs, departments, circulation, service and mechanical areas.

PROS & CONS:

- **Supports realistic budgeting for renovations**
- **Facilitates identification of space available for student population**
- **Allows accurate space utilization by determining occupancy and room capacity**
- **Time-consuming to calculate and/or measure**
- **Often not readily available**

NET ASSIGNABLE SQUARE FEET (NASF)

The sum of all areas on all floors of a building assigned to, or available for assignment to, an occupant or specific use.

BEST USED FOR:

Sizing research labs and support functions, allocating department space, determining staffing levels.

PROS & CONS:

- **Securing funding opportunities**
- **Determining accurate staffing levels and space allocation**
- **Assessing revenue for leased or assigned space**
- **Requires additional time to calculate and measure**

NET CLEANABLE SQUARE FEET (NCSF)

The sum of all areas of all floors requiring custodial services. Equal to NSF minus areas that are not cleaned.

BEST USED FOR:

Custodial budgeting, staffing, scheduling and service provider solicitation.

PROS & CONS:

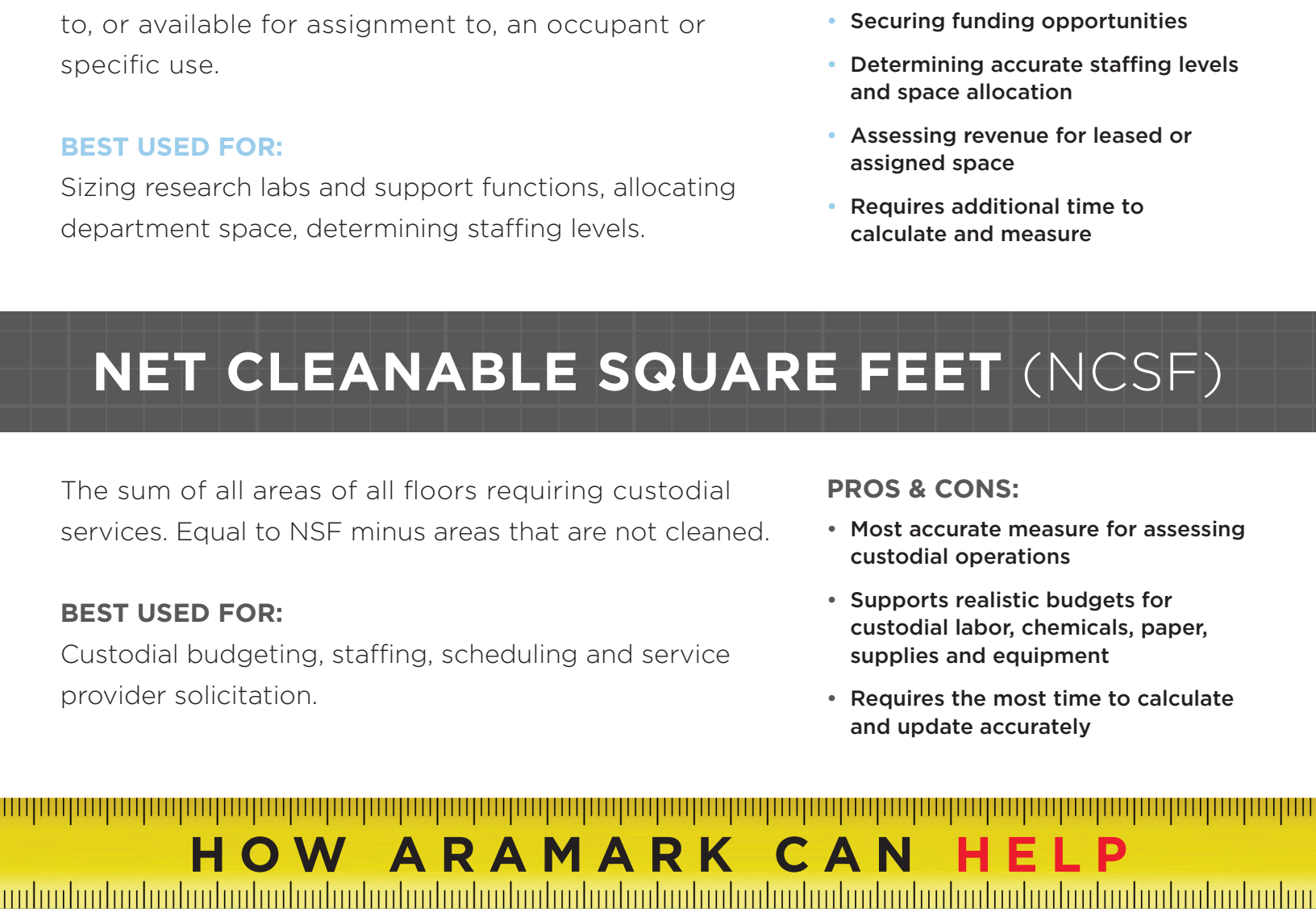
- **Most accurate measure for assessing custodial operations**
- **Supports realistic budgets for custodial labor, chemicals, paper, supplies and equipment**
- **Requires the most time to calculate and update accurately**

HOW ARAMARK CAN HELP

Our innovative process establishes campus standards for space identification, collection, codification and calculation. By using building information modeling technology with precision space analytics, Aramark creates a building space inventory.

Spatial technology is leveraged to generate accurate reporting, strengthen budgeting efforts and optimize staffing levels. Accurate space data improves your operations while supporting all planning, engineering, budgeting and other functions.

Let Aramark help your planning and operations achieve its true potential.



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