Lakeview College
Fall 2025 Space Utilization Report

First full semester of occupancy analytics. Early signals for informed planning — a baseline, not final conclusions. Three core metrics frame this report: Occupied Rate, Fill Rate, and PM/SqFt.

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Campus-at-a-Glance

Fall 2025 marks Lakeview College's first full semester of occupancy analytics. The data below represent early signals — a baseline for informed planning — not final conclusions.

Three core metrics frame this report: **Occupied Rate** (share of time a space is in use), **Fill Rate** (average attendance as a share of room capacity), and **PM/SqFt** (person-minutes per square foot, a measure of space intensity).

What the Data Revealed

- **99% used-booked rate** — rooms that are scheduled are used, nearly without exception
- **22% average fill rate** — a persistent gap between room capacity and actual attendance
- **12 unused seats per session** — driven by room-to-section size mismatch, not cancellations

The campus is active and well-scheduled. The opportunity is not to increase usage — it is to **right-size room assignments** to match actual demand.

LAKEVIEW COLLEGE

CAMPUS OVERVIEW

83%
AVG OCCUPIED RATE

22%
AVG FILL RATE

90
BUILDINGS MONITORED

83
INSTRUCTIONAL ZONES ASSESSED

Classroom & Scheduling Performance

When classrooms are scheduled, they are almost always used — a 99% used-booked rate signals strong operational execution. However, the 22% fill rate reveals a persistent gap between room capacity and actual attendance.

Classrooms

Avg Capacity	**32**
Avg Attendance	**20**
Unused Seats	**12**

Labs

Avg Capacity	**32**
Avg Attendance	**19**
Unused Seats	**13**

The Capacity Gap

The average classroom has a capacity of 32 seats. Average observed attendance is 20 students, leaving 12 seats unused per session. This pattern is driven by a mismatch between room size and section size — not by cancellations or no-shows.

Zone Performance Assessment

Lakeview's instructional portfolio spans **82 zones across 14 buildings**, with 41 zones hosting scheduled courses. The 99% used-booked rate confirms scheduled spaces are reliably occupied. An additional **8% of usage is unscheduled** — ad-hoc academic activity outside the formal booking system.

7
Performing well (above 50% fill)

35
Adequate — monitoring recommended

22
Need investigation — persistent underuse

18
Inactive — no recorded usage

328 course sections were observed across the semester, providing a robust sample for pattern identification. A 97% attendance-to-enrollment ratio confirms students are drawing nearly their full enrolled populations to class.

Building Performance & Campus Movement

Sixty-one percent of monitored buildings (55 of 90) recorded a 100% occupied rate. Three facilities stand out for intensity, volume, and consistent demand:

Heritage Center
100% Occupied
47% Fill Rate
7.90 PM/SqFt

The highest space-intensity score on campus. Heritage Center packs the most person-minutes per square foot of any monitored facility.

Whitmore Center
100% Occupied
1,724 Daily Sessions
232 Concurrent Users

The campus's social and logistical hub. Volume and continuity across all hours distinguish Whitmore from every other facility.

Palmer Gymnasium
81% Occupied
482 Daily Sessions

Strong co-curricular engagement sustained throughout the semester across structured and informal athletics programming.

Underutilized Spaces — Opportunities

Low utilization does not always signal a problem — context determines opportunity:

- **Hayden Observatory** (26% occupied, 1 daily session) — Specialized function limits broad scheduling. The question is whether expanded programming could justify its footprint.

- **Reed-Cooper Gymnasium** (9% occupied, 123 daily sessions in narrow windows) — Usage is concentrated in short, intense bursts. Low occupied rate reflects scheduling gaps, not irrelevance.

- **Thornton Auditorium** (2% occupied, up to 284 concurrent at peak) — Event-driven facility. The opportunity is expanding the event calendar, not repurposing the space.

Daily Movement Patterns

Morning
Whitmore Center + residence halls anchor early activity — breakfast, first services, campus entry points.

Midday
Dispersal to Fairfield, Bradford/Hayes, Porter, and Prescott. Academic buildings reach daily peak occupancy.

Evening
Library (1,002 sessions), Palmer Fieldhouse (294 sessions), and residence halls absorb the post-class population.

Campus Connector

Whitmore Center: 1,724 daily sessions and 232 peak concurrent users make it the most active single building on campus — a true campus connector serving all three daily phases.

Residential & Co-Curricular Spaces

Lakeview's residential portfolio is operating at effective capacity — a mark of enrollment health that reframes the strategic question from occupancy improvement to growth planning.

98%	98%	100%
STUDENT HOUSING OCCUPIED	SMALL HOUSE UNITS	NON-INSTITUTIONAL PROPERTIES

The issue is not how to fill housing — it is how to **size and plan residential inventory for future enrollment scenarios**. Incremental growth will require decisions about new construction, acquisition, or deferred admission management.

Whitmore Center as Campus Connector

With **1,724 daily sessions**, Whitmore Center is not simply a dining or activity facility — it is the connective tissue of the campus. Its consistent presence across morning, midday, and early-evening activity phases positions it as the primary node for student services, informal programming, and community life.

For co-curricular spaces broadly, the data support a shift in focus from occupancy improvement to **programming quality**. The spaces are being used; the opportunity is deepening what happens within them.

> **Key Insight**
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> - Small sections are not a weakness to be corrected — they are a **defining feature of the liberal arts model**
> - The response is to **match rooms to sections**, not to grow sections to fill rooms
> - Right-sizing room assignments — rather than adding capacity — is the lever for portfolio-wide fill rate improvement

Strategic Findings & Recommendations

Three core findings emerged from the Fall 2025 data. Each points to a specific, actionable direction — refinement over overhaul.

1 Room-to-Enrollment Matching

The 99% used-booked rate confirms scheduling discipline. The 22% fill rate, with 12 unused seats per session, points to a room-assignment calibration opportunity. Availability-first room assignment can be refined toward a capacity-match model without disrupting scheduling workflows.

2 Lab Space Patterns

Lab spaces mirror classroom patterns with important nuances. A 55% scheduled rate and 8% unscheduled usage indicate labs carry meaningful informal activity. With 13 average unused seats, labs trend toward over-allocation relative to section size. Flexibility matters more than fill rate density in lab space planning.

3 Predictable Weekly Cycles

The weekly occupancy cycle is highly consistent: a Mon–Thu peak near 1,600 concurrent users, a Friday transition, a Saturday low near 800, and a Sunday rebound to ~1,000. This pattern held reliably across the semester. Predictability is itself a strategic asset.

Operational Strategies

Weekend Maintenance

Saturday's ~800-user baseline versus ~1,600 midweek peak creates the lowest-disruption window. Major projects should concentrate here and during academic breaks.

Predictive Maintenance

High-intensity spaces (Heritage, Palmer) accumulate wear faster and warrant more frequent inspection. Low-use spaces can shift to condition-based rather than calendar-based cycles.

Energy Optimization

Predictable occupancy cycles support automated HVAC and lighting scheduling. Energy pre-conditioning can be timed to the 10AM ramp-up; setback schedules engage by 3PM as the peak tapers.

> **Looking Ahead**
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> This report establishes Lakeview's utilization baseline. Future semesters will enable trend analysis, anomaly detection, and continuous optimization. The signal is strong — the story is just beginning.