

Efficiency

Making the most out of your square footage and your money is just being smart.

There are still people out there advocating “the universal plan” and “one size fits all” strategies. And we have projects like that in our portfolio too. Because the smaller the number of different space standards, the high degree of flexibility that results. And space utilization efficiency is normally optimized as a result.

The Non-Traditional Office initiatives of the last few years have involved reducing individual space sizes to fund shared space needs - meeting spaces, collaboration and break-out areas, huddle rooms, refreshment centers and copy areas with space for people to meet spontaneously and interact and share knowledge.

The objectives of this strategy include increased time-to-market, improved productivity and customer service, and improved employee recruitment/ retention - which seems amusing to note in the current economy.

For the Positively Cleveland and Greater Cleveland Partnership project, we facilitated a sharing of support areas and new spaller space standards for both organizations that increased capacity, provided substantially more meeting, break-out and collaboration spaces, as well as a shared fitness center, showers and locker rooms.

Despite large columns and sub-optimum column spacings, we still reduced PC/ GCP’s square footage by 10%.

And when the new casino bought out GCP’s lease and they recently relocated - and used another design firm, their square footage increased by 40% for the same program of needs.

“Taking a historic building like The Higbee building, and designing functional, effective office space is no small task. Through the efforts of Bill Eberhard and his team, The Higbee building has undergone a great transformation. The preservation of this magnificent building is extremely important for the future character of Cleveland. Thanks to the design expertise of Bill and his team, the Higbee building has returned as a grand icon of downtown Cleveland!”

Darin R. Haines, former Vice President
Greater Cleveland Partnership/ Positively Cleveland

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