



UNIVERSITY OF MINNESOTA

**Urban Research & Outreach/Engagement Center
(UROC)**

**2001 Plymouth Avenue North
Minneapolis**

Location Map



Existing Condition





Project Rationale

□ **VISION:**

- Improve the human condition through the advancement of knowledge

□ **MISSION:**

- Dynamic public engagement

□ **FOCUS:**

- Strengthen Community
- Build Human Capital
- Improve Health



Project Rationale - continued

□ **Basis for Request**

- Reflects the University's commitment to a new level of outreach and public engagement.
- Anchors a presence in the urban community where issues to be resolved are most prevalent.
- North Minneapolis was selected for this pilot initiative because it represents a myriad of issues facing urban communities both locally and nationally.
- Positions University to set a new standard nationally for how a university-community partnership can contribute to the public good.



Project Description

□ **Scope of Project**

- Former 21,000 square foot retail center will be converted into office, program and conference room space to house University partnership programs.
- Exterior building renovation includes: New roof; new HVAC units; new parking lot; new exterior siding and paint; new building entrance(s); replace and add windows; electrical improvements; site & landscape improvements.
- Interior building improvement includes: Demolition of existing space; hazardous abatement; new electronic security systems; build-out of new program spaces; new furniture, audio/visual equipment and data & telecommunication equipment.

Project Description - continued

□ Cost Estimate

■ Construction:		
□ Shell Bldg/Exterior Renovation	\$910,000	
□ New Interior Improvements	\$1,160,000	
□ Furniture, Fixtures & Equip	<u>\$730,000</u>	
Subtotal		\$2,800,000
■ Non-Construction:		
□ Professional Fees & Permits	\$461,375	
□ Owner Reserve	<u>\$360,625</u>	
Subtotal		<u>\$822,000</u>
■ Total Project Cost		\$ 3,622,000



Project Description - continued

- **Capital Funding Source:**
 - University Funds \$3,622,000

- **Capital Budget Approval:**
 - Approved in FY 2009 Capital Budget

- **Estimated Annual Operating Costs:**
 - 1st year operating & maintenance \$158,350 (\$7.41 psf)

- **Project Architect:**
 - Urban Design Perspectives

- **Project Delivery Method:**
 - Construction Manager at Risk (CMaR)

Schematic Design - Front



Schematic Design - Rear





Schematic Design - Interior





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