Space for an outstanding, green university
- and for Oslo, the city of knowledge
Master plan for UiO's properties

NUAS 12 August 2016 - Britt Amundsen Hoel, Assistant Estate Director, UiO
Agenda

- Critical success factors for the master plan
- Vision and goals
- Current situation and funding
- How to implement
- Status - one year down the road
Critical success factors

The master plan has been a success because
1. It implements the university’s Strategy 2020
2. Broad involvement and communications
3. It provides solutions to the problems at hand
The master plan presents:

- Vision and goals
- Current situation
- Important projects
- Additional sources of financing

The Master plan provides framework for estate management and development:

- Short-term (2015-2020)
- Medium-term (2020-2027)
- Long-term (2027-2040)
The master plan will ensure a comprehensive and professional estate management and provides premise for further development and improvement of UiO’s properties.

«The master plan demonstrates how we can support our key responsibilities – research, education and communication – by clear prioritization and good estate management.»

Rector Ole Petter Ottersen

Approved by the board June 2015
Our vision is to create space for an outstanding, green university – and for Oslo, the city of knowledge.

The properties should enable UiO to reach the ambition of being a leading international university with a modern learning environment, outstanding research and extensive outward communication.
Students thrive in vibrant open campuses that contribute to their well-being, safety, collaboration and interdisciplinarity.

- Increase in service offerings
- Industry collaboration
  - Innovation
  - Prepare students for working life
- Open ground floor levels
- Student and researcher housing on campus
- Lavish parks

Continue the concentration and development of our three main campuses.
The estate development and management at UiO should be outstanding at solving UiO’s unique need for research, education, communication and innovation spaces.

We will excel at management, operations, maintenance and development of premises for UiO’s core activities.

Laboratories

Learning environment

Workstations for students, researchers and other employees

Core competencies
Current situation and funding
Key figures for UiO 2015

- 472 000 m² owned properties
- 110 000 m² leased properties
- 686 MNOK internal rent
- 180 MNOK for major maintenance and investments (regular basis)
- 184 MNOK for projects (variable)
- 176 000 m² potential for additional office areas at UiO:Blindern
Total maintenance backlog of NOK 8.6 billion

Functional modernization needs NOK 5.8 billion

Technical modernization needs NOK 2.8 billion
Current funding and framework are *not* sufficient to cover the maintenance backlog of NOK 8,6 billion.

Maintenance and upgrades are funded by the university
- Annual block grant of MNOK 185 to maintain the condition of the buildings
- Major projects above MNOK 20 are funded individually
- In 2015 a total of approx. MNOK 300

Increased area needs and new buildings can be funded
1. As grants from the State budget
2. As a lease through *Statsbygg*
3. By renting in the private market
How to implement
Implementation

1. Search for additional financing sources
2. Prioritise project funds according to the Master plan
3. Improve execution on cost, time and quality
4. Competence development
Additional financing sources

- Liquidate the two estate related funds of MNOK 160 and use them for closing the maintenance backlog
- Property sales – in accordance with the Master plan
  - Consider selling buildings:
    - unfit for the purpose
    - with poor adaptability
    - not located at the three main campuses
    - researcher housing worth approx. MNOK 120
- Own buildings and grounds for core activities
- May lease buildings for non-core activities
- Increase space efficiency
Master plan includes a very clear prioritization of the new buildings that depend on State budget funding.
UiO must find funding for the prioritized projects in collaboration with the Ministry of Education and Research.
Status one year down the road
Brøgger’s house

Museum depositories Økern

Sophus Bugge’s house
Modern learning environment

Georg Sverdrup’s library
Modern learning environment

High-rise buildings
The ministry and board has provided funds

New premises Faculty of Law

In progress
Last adaptation project started
Finalised

To start this autumn
In progress
Lease contract approved and signed
The Ministry has praised the Master plan and supports our implementation

The revision of the internal rent is halfway

The mapping of space utilization is due to start

The estate related funds are proposed liquidated and money released to the university
Thank you!