Eddy Hall and Space Optimization

BACKGROUND

Alternative Workplace Strategy: A Growing Trend

• Increased technology and mobility are allowing employers to transform work environments to enable peak performance, remedy space constraints, and reduce costs.

• These strategic, shared space layouts fulfill employee needs, use less space per person, and eliminate empty offices.

• Minnesota companies are already experiencing benefits; 75 percent of participants in a General Mills pilot said they would not return to a traditional workspace.

• Other benefits include improved collaboration, innovation, and flexibility—increasing the ability to attract and retain top talent.

A Landmark Building in the University’s Historic Knoll Area

• Built in 1886, Eddy Hall is the oldest building on the University of Minnesota’s Twin Cities campus.

• Eddy Hall originally served as the Mechanic Arts Building and had a variety of uses over the past 125 years. The building is now vacant and no longer functional.

PROJECT DESCRIPTION

Rehabilitate Eddy Hall for the International and Transfer Student Admissions Program

• Improve accessibility. Currently, the international and transfer student admissions programs are located in underground Williamson Hall.

• Add fire safety features and provide major structural repairs.

• Create approximately 20,000 square feet of office and student services space.

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Decommission Two Major East Bank Facilities: Williamson Hall and Fraser Hall

- Both facilities are facing significant building deficiencies and high operating costs relative to other University facilities.
- Occupants of Williamson Hall and Fraser Hall will be relocated in Eddy Hall, Donhowe Building, and West Bank Office Building.

Reconfigure Eddy Hall, Donhowe Building, and West Bank Office Building to Strategically Provide Approximately 100,000 Square Feet of Work Spaces

Install New Technology to Increase Productivity and Workplace Flexibility, While Reducing Costs and Space Constraints

BENEFITS

Long-Term Financial Savings

- Space is the University’s second top expense.
- Decommissioning Williamson Hall and Fraser Hall will save $1.1 million per year in operating costs and avoid an estimated $35 million in improvement needs over the next decade.

Improved Student Access

- Eddy Hall is in an easy-to-find, high profile location that will provide a more attractive first impression for international and transfer students.
- Relocating transfer and international admissions near the Freshmen Welcome Center will centralize new student services.
- In 2011, the University’s Twin Cities campus served 2,046 new transfer students and 2,357 international undergraduate students.

Heritage Preservation

- Eddy Hall is one of the University’s historically significant buildings and is on the National Register of Historic Place

INVESTMENT: $21 MILLION

- $14 million in state funding*
- $7 million in University funding*

*Dollar amounts have been rounded

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