

Møtebok: Samarbeidsutvalget (15.05.2018)

Samarbeidsutvalget

Dato: 05.15.2018

Sted: Kollegierommet

Notat:

Saksliste

Vedtaksaker

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Orienteringssaker

GODKJENNING AV MØTEINNKALLING 15.05.2018 OG PROTOKOLL 09.04.2018

Saksbehandler Kristine Milch
Arkivreferanse 14/01932-36

Utvalg
Samarbeidsutvalget

Møtedato
15.05.2018

Utvalgsnr

Forslag til vedtak:

Møteinnkalling 15.05.2018 og protokoll 09.04.2018 godkjennes.

Øystein Thøgersen
Leder

REHABILITERINGSPROSESSEN AV HØYBLOKKEN

Saksbehandler Kristine Milch
Arkivreferanse 17/00826-16

Utvalg
Samarbeidsutvalget

Møtedato
15.05.2018

Utvalgsnr

Forslag til vedtak:

Samarbeidsutvalget tar orienteringen til etterretning.

Bakgrunn:

Anne Line Grepne orienterer om pågående prosess av Høyblokken.

Bakgrunnen for orienteringen er det som ble sagt på allmøtet 25.04.2018, se vedlegg.

Øystein Thøgersen
Leder

08.05.2018



NHH

Background: NHH's buildings

- The three buildings:
 - The new building (2013), the service building (1995), and the main building (1963)
 - Statsbygg (SB) owns and manages the 2013 building ("Nybygget"), while NHH is responsible for the two remaining buildings
- The main building needs rehabilitation and modernization
 - Has reached technical end of life, challenges related to facade damages and leaks
 - Not adapted to modern styles of work, and current standards and requirements
- Unsuccessful rehabilitation of the high-building in 2000 (3 facades), failure
- Strategic Area Plan for NHH (2016)
 - Purpose: Overall evaluation of buildings
 - Vision: *Creating a future-oriented and vibrant campus that creates room for students and employees together to be able to deliver research and education at a high international level.*
 - Campus shall be flexible, forward-looking, user-friendly, and unifying
 - Emphasized the need for rehabilitation, proposal for planning a rehabilitation project

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NHH



Background: The rehabilitation project

- Feasibility project (sketch) based on area plan (2016-17)
 - Collaboration between NHH and Statsbygg
 - Project considered three options differing in scale and cost level: Options A, B and C
- In Feb. 2017, NHH's board chose option B, in line with the project's recommendation
 - Option A not compatible with "Kuranf" project
 - Option C too expensive
- Option B includes full upgrade of high-rise building, as well as of climate screens and technical facilities in low-rise building and Aula
 - A number of measures to upgrade and transform the main building
 - Focus on interaction and efficient use of area, facilitating modern styles of teaching without increasing total area

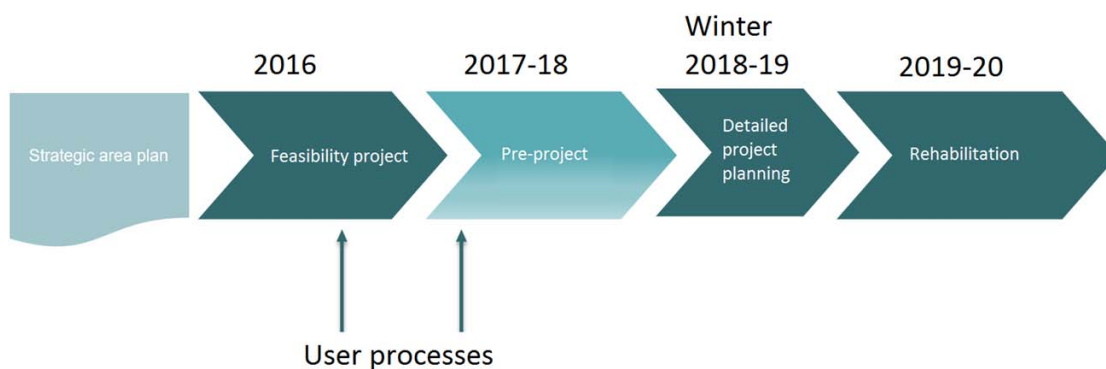
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NHH



The rehabilitation project – timeline

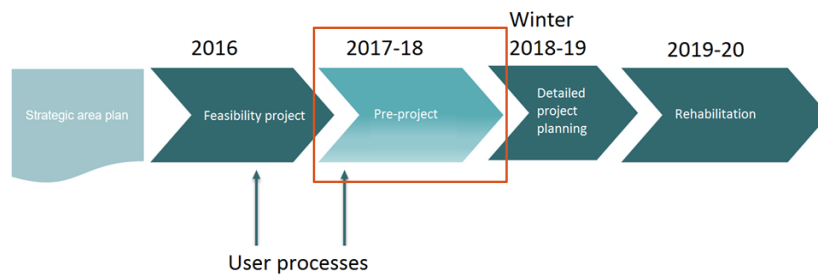


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Pre-project stage about to end



- Since Aug. 2017, joint NHH-SB pre-project to further detail Option B
 - Collaboration between project group and overall contractor
- To be finalized in May 2018, includes detailed cost estimates, contract with contractor
- P(50) cost estimate: 580 mnok
 - Basis for NHH's annual rent
 - Statsbygg carries risk of cost overruns [P(10) = 478, P(50) = 580, P(90) = 684]

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Funding options for NHH



- Two main options:
 1. Ordinary project, with funding over the fiscal budget
 2. "Kurant" project
- At an early stage, NHH opted for a "Kurant" project
 - Far quicker process, but must cover costs within existing (public) allocations
 - Requires transfer of buildings to Statsbygg (KMD/Ministry of Local Government and Modernisation)

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Can we afford the rehabilitation project?

- The basis for calculating NHH's annual rent is the total cost of the project, P(50)
- With P(50) of 580 mnok, the annual rent becomes 52 mnok, which includes
 - Capital element for existing buildings of 15 mnok, for which NHH is compensated
 - Capital element for rehabilitation project of **31 mnok**
 - Other costs of **6 mnok**
- **Large difference** between this rent and NHH's current building related costs, ca 27 mnok
- Even if NHH invests all its savings in the project, future costs are about 23 mnok higher than current costs
- Impossible to accomplish without **significant changes** in operations (**cuts**)

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Downscaling the project ...and a simple (positive!) twist of fate

- Statsbygg and the contractor have worked out a list of possible cuts for the project, which has reduced total costs by 50 mnok – equivalent to a **3 mnok reduction** in rent
- Statsbygg has offered to **invest** 100 mnok in the project (!!) – equivalent to a **6 mnok reduction** in NHH's rent
- Together, these measures will reduce the gap between NHH's current and future costs by 9 mnok, making the project feasible
- Note: While feasible, NHH must **cut costs** to afford the rehabilitation project
- Financial situation particularly tight during the rehabilitation, 2019-20
 - Must cover the costs of relocation, alternative housing, and user equipment for rehabilitated buildings

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Details on 50 mnok project reductions

- Drainage
- Outer shell - "Stupet"
- Planned measures in the New building
- Planned measures in the Service building (but NHH's basement storage and minor measures in today's bookstore are included)
- Some minor quality reductions (but measures agreed with the user groups are included)
- The Aula will be exempted from the project, but added as an option in the contract with HENT (entrepreneur). If the cost development in the project is good (or we succeed in getting private funding), the Aula will be included

NHH



Next steps

- NHH's **board will decide** whether to go ahead with the project once they receive a contract proposal from Statsbygg
- Then, the parliament must **approve** the transfer of the building from NHH to SB (and the Kurant project)
- Probably, the rehabilitation project will **start** as planned in April 2019

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Relocation during the rehabilitation period, 2019-20

- Everyone currently working in the main building, both high-rise and low-rise, must temporarily **relocate**
- Affects 200+ employees and 23 NHHS groups
- With construction starting in Apr. 2019, affected areas must be **vacated** in Feb./Mar.
- Expect to **move back into** rehabilitated building in Nov./Dec. 2020

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Relocation options

- The Merino building
 - Pros: Proximity to NHH. Lots of space. Access to classrooms and parking.
 - Cons: High cost. Varying standard. High uncertainty related to the technical state and thus to total costs.
- Bontelabo (combined with barracks on campus)
 - Pros: High standard on most of the available workspaces.
 - Cons: Distance to NHH (although frequent busses). Shortage of teaching facilities and costly parking.
- Barracks on NHH's campus
 - Pros: Proximity to NHH. Good standard, but smaller offices.
 - Cons: Shortage on teaching facilities and parking spaces. Safety challenges related to users/construction site.

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INFORMASJON OM OMSTILLINGSPROSESSER

Saksbehandler Kristine Milch
Arkivreferanse 16/02379-22

Utvalg
Samarbeidsutvalget

Møtedato
15.05.2018

Utvalgsnr

Forslag til vedtak:

Samarbeidsutvalget tar orienteringen til etterretning.

Bakgrunn:

Rektoratet orienterer om det organisatoriske arbeidet i tiden fremover i lys av det forventede økonomiske handlingsrommet.

Vedtak:

Øystein Thøgersen
Leder

EVENTUELT 15.05.2018

Saksbehandler Kristine Milch
Arkivreferanse 14/01931-37

Utvalg
Samarbeidsutvalget

Møtedato
15.05.2018

Utvalgsnr

Forslag til vedtak:

Utarbeides i møte.

Øystein Thøgersen
Leder