Welcome to the staff info!

We will start at 11.00 am
University of Oulu starts project planning to build a new campus in Raksila in Oulu city centre

Jouko Niinimäki, rector
Decisions the university Board of Directors made on April 28

The University Board of Directors decided to start project planning to build a new campus in Raksila in Oulu city centre.

The floor area of the plan is approximately 30 000 square meters at this point and the project planning is estimated to take approximately one year.

The university will propose a change in the local plan for the Raksila area to the City of Oulu.

The decision is based on property strategy analysis launched in November 2019 with the goals to find financially and environmentally sustainable, long-term property solutions that support the university’s operations.

Based on the comparisons made, the best solution for the future of the university’s operations and goals turned out to be the construction of a new campus in Oulu city centre.
The cost analyses of the campus options

For Linnanmaa, the cost analysis are based on rental contracts and the impact of the realised renovations on rent levels (2x, even 3x)

First comparison calculations were prepared by construction management consultants A-insinöörit Oy and their finding was that building a new campus to the city centre is financially a feasible, realistic option.

WSP Finland Oy made another, independent analysis to ensure the calculations for Linnanmaa investment needs. The results were well in line with the first analysis.

As a benchmark for a new campus building costs, we used the realised costs of the new campus of Metropolia University of Applied Sciences, which was completed in Myllypuro, Helsinki in 2019-2020.
Linnanmaa and city centre campus rental cost comparison

Investment’s profit targets: Linnanmaa 7.5%, city centre 5.0%, Metropolia 3.35%
The findings of the cost comparisons

New construction in the city centre can achieve a solution with neutral investment costs compared to maintenance of the Linnanmaa campus.

The rent level of the city centre campus will be lower than the Linnanmaa cost forecasts drawn up based on the rental impact of the realised renovations.
Tervetuloa henkilöstön infotilaisuuteen!

Aloitamme klo 10.00

University of Oulu
Architect, Professor Rainer Mahlamäki's sketches of how the campus could fit on the Raksila market plot
Architect, Professor Rainer Mahlamäki's sketches of how the campus could fit on the Raksila market plot
Architect, Professor Rainer Mahlamäki's sketches of how the campus could fit on the Raksila market plot.
Now the decision has been made to start project planning – how will the planning proceed?

What does project planning mean?
Precise goals are set for the construction project: scope, functionality, quality, schedule, budget, and operating and maintenance costs. Target price calculations are prepared for the investment decision-making.

Project planning will take approximately one year.

The construction of the campus requires a change in the local plan of the Raksila area. The city of Oulu supports the project, but there are many stages in the local plan change and it may take several years.

The construction time is estimated to be about three years.

Studying and working on the city centre campus could begin in 2027-2028.
What does a 30 000 m2 campus mean in practice? What will be placed there? Who will move?

Where is the money taken from for the new campus and is it out of the university’s operations?

How can the rental level be more affordable in a new building in the city centre?

Is the intention for the university to move completely out of Linnanmaa? How to secure the future of the area?

What about Oamk, who is just moving to Linnanmaa? The timing of the decision is surprising, as the city has also invested in the development of Linnanmaa.

I'm excited! How can I get involved in planning a new campus?

Questions can be sent to QA@oulu.fi and answers to frequently asked questions will be published on Patio.
Thank you for participating and have a good day!