



ROOTED

COLLABORATIVE ■ ST. PAUL

PROJECT BRIEF

our goal is to build a **Cultivated** Space + Wellness Hub for **Healing, Health & Harmony**

THE MISSION

Rooted Collaborative St. Paul envisions a transformative space that serves as a beacon of empowerment and healing for the BIPOC community in the Twin Cities area.

The proposed commercial building remodel consisting of three phases at 1908 - 1916 University Avenue in St. Paul, Minnesota, aims to create Rooted Collaborative St. Paul, a collaborative space dedicated to providing holistic, culturally relevant services to the BIPOC community in the Twin Cities area.

The project involves the renovation of three commercial spaces and four residential units to accommodate various health care providers and community services.

With a mission to dismantle barriers to access and promote intergenerational healing, Rooted Collaborative will address the evident gaps in culturally responsive mental health and addiction services by offering a comprehensive range of programs and resources.

PROJECT COST BREAKDOWN AND TIMELINE

The estimated project cost for the Rooted Collaborative building remodel is \$1,750,000, with a projected timeline of three to four years. This budget encompasses expenses for architectural design, construction materials and labor, permits and fees, as well as furnishings and equipment for the center's facilities.

The phased approach to the remodel will ensure efficient use of resources and adherence to the proposed timeline, allowing for timely completion of each tier of the project. Funding sources include grants, donations, community partnerships, and potential financing options to support the center's development and sustainability.

PROJECT NAME

Rooted Collaborative St. Paul

LOCATION

1908-1916 UNIVERSITY AVENUE W
SAINT PAUL, MINNESOTA

CURRENT PROPERTY OWNER

KC PROPERTIES ST. PAUL
Katy & Carlos Armendariz

ESTIMATED PROJECT TIMELINE

Year 1

Initial Build Out for RWC

Year 2-4

Internal Commercial (2 Units) &
Residential (4 Units) Remodels

Year 4

External Street-scape & Storefront
Improvements

ESTIMATED CAPITAL INVESTMENT NEEDED

\$1,750,000
Towards Improvements

ESTIMATED CAPITAL ALLOCATION

10% Design & Engineering
70% Remodel Construction Cost
5% Site Updates (Parking)
2.5% Grant & Funding
2.5% Regulatory Services
10% Contingency

USP

Community based support services that include but are not limited to Substance Abuse, Responsive Mental health and addiction services located along the Twin Cities light rail.



Artistic Rendering of Pilot Building

IMPACT ON THE MIDWAY AND ST. PAUL COMMUNITIES

The Rooted Collaborative building remodel project holds significant potential for positive impact on both the Midway and St. Paul communities. By repurposing underutilized commercial and residential spaces, the project will contribute to the revitalization of the University Avenue corridor, fostering economic growth and community development.

Moreover, by providing accessible and culturally relevant services, the center will empower individuals and families in the BIPOC community to prioritize their mental health and well-being. Through advocacy, innovation, and caring, Rooted Collaborative St. Paul will promote intergenerational healing and resilience, strengthening the fabric of the Midway and St. Paul communities for generations to come.



ROOTED

COLLABORATIVE

a Cultivated
Space + Wellness Hub
for Healing, Health & Harmony

rootedmn.org