

**Agendum
Oakland University
Board of Trustees Formal Session
December 5, 2016**

VANDENBERG HALL INFRASTRUCTURE PROJECT – PHASE 2 & 3

A Recommendation

1. **Division and Department:** Student Affairs and Enrollment Management Division, Finance and Administration Division, University Housing Department, and Facilities Management Department.

2. **Introduction:** Facilities and University Housing engaged the consulting firm of Harley Ellis Devereaux to analyze the infrastructure of Vandenberg Halls. The analysis recommended a multi-year three-phase renovation, the Vandenberg Hall Infrastructure project (Project):
 - Architectural Services – \$644,920 – Complete and funded in 2015.
 - Phase 1 - \$11,230,423 – Complete and funded in 2016 & 2017
West Tower: Demolition and/or Rehabilitation of boilers, air handling units, new bathroom plumbing fixtures, upgraded direct digital controls, electrical transformer upgrades, fire pump and sprinkler system, generator, and minor architectural upgrades and repairs.
 - Proposed Phase II - \$6,169,361 – East Tower: New bathroom plumbing fixtures, sprinkler system, and minor architectural upgrades and repairs.
 - Proposed Phase III - \$2,168,719 – Central Core: Select bathroom/locker room upgrades and repairs, sprinkler system, select sanitary sewer main repairs, grease interceptor, and limited architectural, and upgrades and repairs.

University Housing proposes the implementation of Phase 2 and Phase 3 for a total of \$8,338,080 to be completed by September 2018. The funding sources would be from University Housing reserves as follows:

- \$2,607,575 from the unspent FY2017 capital expenditure budget
- \$5,435,000 from the FY2018 capital expenditure budget
- \$295,505 from the FY2019 capital expenditure budget

It is recommended the Phase 2 and Phase 3 estimated cost of \$8,338,080 be approved, which includes appropriate contingencies.

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The Christman Company previously hired by the Board for all three phases will continue as the construction manager (CM) for the not-to-exceed fee of \$1,134,844 for the Project. They will manage Phase 2 and Phase 3 cost not-to-exceed \$8,338,080, which includes appropriate contingencies.

3. Previous Board Action: On May 7, 2014, the Board approved the University Housing FY2015 ancillary budget, which included a Vandenberg Hall renovation budget of \$4,236,500; \$2,241,433 of which is unspent. On April 1, 2015, the Board approved the University Housing FY2016 ancillary budget, which included a Vandenberg Hall renovations budget of \$7,091,580. On December 2, 2015, The Board approved the budget for Phase I of \$11,230,423 and CM for all three Phases for \$1,134,844. On April 11, 2016, The Board approved University Housing FY2017 ancillary budget, which included a Vandenberg Hall renovation budget for Phase 2 of \$2,607,575.

4. Budget Implications: Phase 2 and Phase 3 of the project renovation is/will be budgeted within the FY2017 (\$2,607,575), FY2018 (5,435,000) and FY2019 (\$295,505) University Housing Budgets.

5. Educational Implications: Well-maintained student Housing significantly enhances the Oakland University student experience.

6. Personnel Implications: None.

7. University Reviews/Approvals: This recommendation was formulated by the selection committee, consisting of Facilities Management, University Housing, Plant Engineering, the Associate Vice President of Facilities Management, Vice President of Student Affairs and Enrollment Management, Vice President of Finance and Administration, Chief Operating Officer, and the President.

8. Recommendation:

RESOLVED, that the cost of construction for Vandenberg Hall Infrastructure Renovation Phase 2 and Phase 3 will not exceed \$8,338,080, funded from University Housing reserves; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, the Chief Operating Officer, Vice President for Student Affairs, and their respective designees, to perform all acts and deeds and to execute and deliver all contracts, instruments and documents required by this resolution that are necessary, expedient and proper in


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connection with the Vandenberg Hall Infrastructure Renovation and the ongoing administration of the Vandenberg Hall Infrastructure Renovation: and be it further

RESOLVED, that said contracts, instruments and documents shall be reviewed by and be in a form acceptable to the Vice President for Legal Affairs and General Council prior to execution, and be in compliance with the law and with University policies and regulations and conform to legal with standards of the and Vice President for Legal Affairs and General Counsel.

9. **Attachments:** Vandenberg Hall Cost Summary

Submitted to the President
On DEC. 1, 2016 by

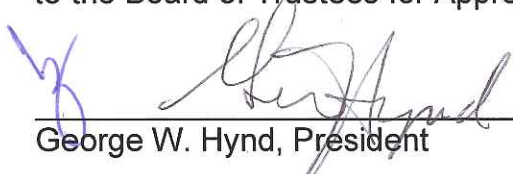


Glenn McIntosh
Vice President, Student Affairs



Scott Kunselman
Chief Executive Officer

Recommended on 12/2, 2016
to the Board of Trustees for Approval by



George W. Hynd, President

Attachment A

Vandenberg Hall Cost Summary

Professional Fees		\$	644,920	
Total Professional Fees				\$ 644,920
2015 Board Meeting				
Amount for Phase 1	FY2016	\$	9,333,013	
Supplement for Phase 1	FY2017	\$	1,897,410	
Total for Phase 1				\$ 11,230,423
2015 Board Meeting				
Phase 2 Funding in Housing Budget	FY2017	\$	2,607,575	
Supplement for Phase 2	FY2018	\$	3,561,786	
Total for Phase 2				\$ 6,169,361
2015 Board Meeting				
Funding Phase 3 in Housing Budget	FY2018	\$	1,873,214	
	FY2019	\$	295,505	
Total for Phase 3				\$ 2,168,719
Grand Total				\$ 20,213,423