

OAKLAND CENTER EXPANSION
ARCHITECTURE AND ENGINEERING FIRM
A Recommendation

1. **Division and Department:** Student Affairs Division, Chief Operating Officer, Oakland Center, and Facilities Management.
2. **Introduction:** The Oakland Center is the most heavily used building on campus with annual foot traffic exceeding 1,662,000. The original structure was built in 1958. In an effort to meet student and University needs, the building was expanded three times, in 1961, 1968, and 2003. Now totaling 140,000 square feet the Oakland Center has once again reached its capacity and requires a fourth addition (Project) to accommodate a growing student population and student needs.

At the direction of the Board of Trustees (Board), a Request for Proposals (RFP) was issued to provide architectural design and engineering services for the expansion and renovation of the Oakland Center.

The expansion and renovation project was defined in the RFP as follows:

- *The Project consists of the design and construction of an addition to, and a renovation of, the Oakland Center, an existing student union originally constructed in 1958, with renovations in 1961, 1968, and 2003. The student union serves as the "living room" of campus, providing opportunities for campus involvement and social engagement. The lower level consists of student gathering spaces, meeting rooms, bookstore, and offices. The first floor has a variety of food service outlets and associated support space, student gathering and recreational space, and departmental offices. The second floor consists primarily of large meeting spaces, storage and support. The University will utilize a construction manager at risk delivery method for the Project.*
- *The expansion and renovation will include dining spaces, banquet meeting rooms, offices, kitchen, retail, and other support spaces and service areas. Proposals to include all costs for design and engineering documentation, interior design services, specifications and support necessary for construction, including bid documentation, contract and construction administration based on a total Project cost not to exceed \$44,000,000, and an estimated construction cost of \$37,000,000. The Project is to comply with all current industry and professional standards as well as the design and engineering standards of Oakland University.*

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- *The Project is inclusive of all design, programming, site development, staging analysis and construction costs, permitting, technology, lighting, furniture, fixtures, equipment, and landscaping. The University requires the Project to be designed utilizing sustainable design principles and construction practices.*
- *The selected Firm will work under the direction of the Facilities Management Department and will work closely with Campus Engineering, Environmental Health and Safety, and other appropriate campus entities and committees.*

The University formed a Committee to review and analyze the proposals, and observe and ask questions during individual formal presentations. Committee members included:

John Beaghan, Vice President for Finance and Administration
Judy Burton, Buyer, Purchasing
Richard Fekel, Director, Oakland Center
John Harmala, Senior Project Manager, Capital Planning
Marie Michalowski, Senior Project Manager, Capital Planning
Glenn McIntosh, Vice President for Student Affairs
Terry Stollsteimer, Associate Vice President for Facilities Management
Jason VanBuskirk, Oakland Center Assistant Director of Operations
Steve Zmich, Director, Capital Planning and Design

Twelve architectural and engineering proposals were received and reviewed. Four architectural firms were selected by the Committee for interviews:

Hanbury Evans Wright Vlattas + Co / TMP
IDS / Workshop
Stantec Architecture
WTW Architects / Neumann Smith

The interviews confirmed the qualifications of each firm, and their understanding of the Project scope, schedule and cost.

Based on thorough review, evaluation, and satisfactory reference checks of all proposals, the Committee recommends that IDS/Workshop be engaged to provide architectural and engineering services for the Project. IDS/Workshop is not only the lowest bidder, but has also demonstrated themselves to be the best qualified firm, with excellent past performance on similar projects, the ability to meet deadlines and perform high quality work, and dedicate a highly experienced staff to the Project.

Upon Board approval to proceed with the recommended architectural and engineering firm, the University administration will proceed with an RFP for construction management services with a recommended firm to be presented at a future Board meeting for approval.

The University administration will proceed with presentation of bond documents to finance the Project with University issued tax-exempt bonds.

3. **Previous Board Action:** On July 7, 2015, the Board approved the FY2016 General Fund budget which included a debt service allocation for this Project. On September 28, 2015, the Oakland Center Planning Update was presented to the Facilities Committee. The Facilities Committee directed the administration to issue an RFP for design services for the Project.
4. **Budget Implications:** As part of a new food service ten-year agreement signing bonus, Chartwells provided a \$4,000,000 capital investment for the Project. Debt service for the balance of the \$44,000,000 Project is provided for in the FY2016 General Fund budget.
5. **Educational Implications:** The Oakland Center serves as the center of campus life providing a physical environment for student engagement, co-curricular programs, campus-wide dining, and student support services that are essential to the overall academic experience.
6. **Personnel Implications:** Incremental Oakland Center personnel will be fully integrated into the management and operational infrastructure of the existing Oakland Center organization with appropriate staffing increases.
7. **University Reviews/Approvals:** This recommendation was formulated by the Director of the Oakland Center and the Associate Vice President for Facilities Management, and reviewed by the Oakland Center RFP Committee, the Chief Operating Officer, and President.

8. Recommendation:

RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer to negotiate and execute an architecture and engineering contract with IDS/Workshop for the Oakland Center Expansion Project; and, be it further

RESOLVED, that the total cost for all architecture and engineering services for the Oakland Center Expansion Project will not exceed \$3,281,000, which includes a 15% owner contingency; and, be it further,

RESOLVED, that the Board of Trustees authorizes the President, the Chief Operating Officer, 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 connection with the Oakland Center Expansion Project and the ongoing administration of the Oakland Center Expansion Project; 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 Counsel prior to execution, and be in compliance with the law and with University policies and regulations and conform to the legal standards of the Vice President for Legal Affairs and General Counsel, and, be it further

RESOLVED, that consistent with Board of Trustees policy, the construction manager recommendation, schematic design, and bond documents will be presented to the Board of Trustees for approval prior to proceeding with construction and bond issuance.

9. Attachments:

- A. Summary of Oakland Center Expansion Project for Architectural and Engineering Services.

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Submitted to the President
on 2/18/, 2016 by




Glenn McIntosh
Vice President for Student Affairs



Scott Kunselman
Chief Operating Officer

Recommended on 2/18, 2016
To the Board of Trustees for Approval by



George W. Hynd
President

**Summary of Oakland Center Expansion Project
For Architectural and Engineering Services**

Architectural/Engineering Firm	Bid	Contingency	Total
IDS / Workshop	\$2,856,000	\$425,000	\$3,281,000
Hanbury Evans Wright Vlattas + Co	\$2,918,250	\$425,000	\$3,343,250
Stantec Architecture	\$2,987,000	\$425,000	\$3,412,000
WTW Architects / Neumann Smith	\$3,068,050	\$425,000	\$3,493,050