

**ELLIOTT HALL EXPANSION
ARCHITECTURE AND ENGINEERING FIRM
A Recommendation**

1. Division and Department: Academic Affairs Division, Chief Operating Officer, School of Business Administration, and Facilities Management.

2. Introduction: Elliott Hall was built in 2000 and has an area of 74,582 square feet. Currently, the existing building is comprised of 9 general purpose classrooms, 3 labs, 120 offices, one 100 seat auditorium, a Center for Excellence in Teaching & Learning, a Business Data Analysis Lab, and the Stinson Center.

Oakland University's (University) School of Business Administration (SBA) continues more than 40 years of educational excellence by remaining relevant to the ever-changing global business environment and providing students a distinctive educational experience that integrates classroom learning with real-world business experience and research. SBA students find undergraduate and graduate programs centered on integrating theory, leading-edge research and real-world experiences that give a true understanding of how business works. These efforts have recently received external recognition in the following publications:

- The Princeton Review: The Best 295 Business Schools.
- US News & World Report: 2016 Best Graduate Schools.
- PayScale: Named a "Best Value College" for Business Majors.
- CEO Magazine: 2016 MBA rankings name Oakland University's (University) MBA and Executive MBA programs among the best for students. The University is one of just two Michigan universities to appear on the Global EMBA and North America MBA lists.

As business education is becoming more experience-based in the 21st Century, the physical infrastructure needs of business schools are evolving. Laboratory spaces and collaborative learning environments are becoming essential. The new business data analysis lab in Elliott Hall houses Bloomberg terminals and a stock ticker that exemplifies the types of educational spaces business schools around the country are creating for their students. Advancement of the SBA's educational opportunities and student-support services will be contingent on an expansion of the current facilities. The SBA faculty and administration believe the Elliott Hall Expansion (Project) will distinguish the SBA, resulting in it becoming the business school of choice for students in the Southeast Michigan region and beyond. The University is engaged in a master plan process led by the firm, Hanbury Evans. To date, it has been made clear that the University has insufficient capacity for the current enrollment both at the University and within the SBA. The proposed Project will help to address this overcapacity issue.

**Elliott Hall Expansion
Architecture and Engineering Firm
Oakland University
Board of Trustees Formal Session
February 22, 2016
Page 2**

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 Elliott Hall Expansion.

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

- *The project consists of the design and construction for the expansion and renovation of Elliott Hall, which houses the SBA. The expansion and renovation will provide the School with an enhanced sense of place, synergy, and support. It will include spaces that will promote collaboration and innovation, academic success and professional development. The expansion will feature student mentoring and community gathering space, flexible classrooms, and state of the art technology. The expansion will provide 400 general purpose class seats. The project will conform to all current industry and professional standards as well as the design and engineering standards of the University.*
- *The Project size is estimated to be over 64,000 square feet. Construction cost is estimated to be approximately \$25,000,000. The total project budget shall not exceed \$32,000,000, inclusive of all programming, design, staging analysis, interior design services, specifications, site development, and construction costs, permitting, technology, furniture, fixtures, equipment, and landscaping. The University requires the Project to be designed utilizing sustainable design principles and construction practices. The University will utilize a construction manager at risk delivery method for the Project.*
- *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:

Roberta Badgely, Budget Manager School of Business Administration
Judy Burton, Buyer, Purchasing
Michael Mazzeo, Dean School of Business Administration
Nivedita Mukherji, Associate Dean, School of Business Administration
Susan Riley, Senior Project Manager, Capital Planning
Stuart Rose, Senior Project Manager, Capital Planning
Terry Stollsteimer, Associate Vice President for Facilities Management
Steve Zmich, Director, Capital Planning and Design

**Elliott Hall Expansion
Architecture and Engineering Firm
Oakland University
Board of Trustees Formal Session
February 22, 2016
Page 3**

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

SmithGroup JJR
TMP Architecture
Stantec Architecture

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

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

At a future date, upon the Board's direction, an RFP for construction management services may be issued, with a recommended firm to be presented at a future Board meeting for approval.

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 Elliott Hall Planning Update was presented to the Facilities Committee. The Facilities Committee directed the administration to issue an RFP for design services for the Elliott Hall Expansion Project.

4. Budget Implications: Debt service for the Project is provided for in the FY2016 General Fund budget.

5. Educational Implications: State-of-the-art classrooms designed for collaborative learning; laboratory facilities that engage students in financial data analysis in a real-world trading floor environment, big-data analysis, consumer behavior and other behavioral research; design spaces that stimulate creativity and innovation; an integrated student-services center complete with academic advising, career-support services including interview rooms, mentoring and tutoring facilities; and plenty of small-group and individual study spaces will have a transformative impact on the educational experience of SBA students. In addition to allowing SBA faculty to offer different types of instruction and programs, the new facilities will enhance the professional readiness of students by educating them in spaces that simulate professional work environments.

**Elliott Hall Expansion
Architecture and Engineering Firm
Oakland University
Board of Trustees Formal Session
February 22, 2016
Page 4**

Simply put, the expansion will make the delivery of 21st Century business education a reality. The new spaces designed with increased student interactions in mind will foster more collaboration both inside and outside the classrooms. Offering opportunities that engage students in various activities within the school will increase retention and graduation rates. A commissioned analysis by the EAB (2015 The Advisory Board Company) identified several key aspects of "Enrollment Opportunity and Risk Analysis" at Oakland University. According to this study, for a "vast majority of colleges and universities, financial sustainability depends on maintaining or growing enrollment." The following observations made by this study with regards to graduation rates of Oakland University students are noteworthy:

- Oakland University is dependent on business and health professions for bachelor's completion.
- The majority (69 percent) of 2013 master's completions at Oakland University were in education and business.

6. Personnel Implications: Incremental Elliott Hall personnel will be fully integrated into the management and operational infrastructure of the existing School of Business Administration organization with appropriate staffing increases.

7. University Reviews/Approvals: This recommendation was formulated by the Dean of the School of Business Administration and the Associate Vice President for Facilities Management, and reviewed by the Elliott Hall RFP Committee, Senior Vice President for Academic Affairs and Provost, 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 SmithGroup JJR for the Elliott Hall Expansion Project; and, be it further,

RESOLVED, that the total cost for all architecture and engineering services for the Elliott Hall Expansion Project will not exceed \$1,968,500, 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 Elliott Hall Expansion

**Elliott Hall Expansion
Architecture and Engineering Firm
Oakland University
Board of Trustees Formal Session
February 22, 2016
Page 5**

Project, and the ongoing administration of the Elliott Hall 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 Elliott Hall Expansion Project for Architectural and Engineering Services

Submitted to the President
on 2/18, 2016 by

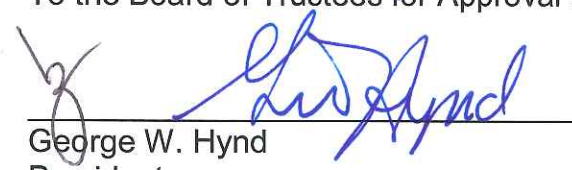


Dr. James P. Lentini
Senior Vice President for Academic Affairs
and Provost



Scott Kunselman
Chief Operating Officer

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



George W. Hynd
President

**Summary of Elliott Hall Expansion Project
For Architectural and Engineering Services**

Architectural/Engineering Firm	Bid	Contingency	Total
SmithGroup JJR	\$1,711,500	\$257,000	\$1,968,500
TMP Architecture	\$1,982,700	\$257,000	\$2,239,700
Stantec Architecture	\$2,177,000	\$257,000	\$2,362,000