

VANDENBERG HALL INFRASTRUCTURE PROJECT – PHASE 1

A Recommendation

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

2. **Introduction:** University Housing and Facilities Management engaged the consulting firm of Harley Ellis Devereaux to analyze the infrastructure of Vandenberg Hall. The analysis recommends a multi-year three-phase renovation, the Vandenberg Hall Infrastructure Project (Project):
 - Phase 1 - \$11,230,423 – West Tower: Demolition and/or rehabilitation of boilers, air handling units, new bathroom plumbing and fixtures, upgraded direct digital controls, electrical transformer upgrades, fire pump and sprinkler system, generator, and minor architectural upgrades and repairs
 - Phase 2 - \$6,169,361 – East Tower: New bathroom plumbing fixtures, sprinkler system, and minor architectural upgrades and repairs
 - Phase 3 - \$2,168,719 – Central Core: Select bathroom/locker room upgrades and repairs, sprinkler system, select sanitary sewer main repairs, grease interceptor, and limited architectural upgrades and repairs

University Housing proposes the implementation of Phase 1, to be completed by September 2016. The funding sources would be from University Housing reserves as follows:

- \$2,241,433 from the unspent FY2015 capital expenditures budget
- \$7,091,580 from the FY2016 capital expenditures budget
- \$1,897,410 from the FY2017 capital expenditures budget

A Request for Proposals (RFP) was issued to select a construction manager for the Project. Five responses to the RFP were received (Attachment A). A committee consisting of members from University Housing, Facilities Management, and Purchasing thoroughly reviewed all proposals. The process included interviews, verification of experience in the construction and rehabilitation of similar facilities, reference checks, and cost analysis.

The Christman Company submitted the lowest qualified bid for the Project.

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It is recommended that The Christman Company be approved as the construction manager for a not-to-exceed fee of \$1,134,844 for the Project at a total Phase 1 cost not to exceed \$11,230,423, which includes appropriate contingencies.

Phases 2 and 3 will be presented to the Board of Trustees (Board) for approval prior to proceeding with Phases 2 and 3.

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.

4. Budget Implications: Phase 1 of the renovation of the Project is/will be budgeted within the FY2015 (\$2,241,433), FY2016 (\$7,091,580), and FY2017 (\$1,897,410) 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 Director of University Housing and Associate Vice President for Facilities Management, and reviewed by the Vice President for Student Affairs, Vice President for Finance and Administration, and President.

8. Recommendation:
RESOLVED, that the Vice President for Finance and Administration be authorized to negotiate and execute a construction manager contract not to exceed \$1,134,844 with The Christman Companies for construction management services; and be it further

RESOLVED, that the total cost for the Vandenberg Hall Infrastructure Renovation Phase 1 will not exceed \$11,230,423, funded from University Housing reserves; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, the Vice President for Finance and Administration, 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 connection with the Vandenberg Hall Infrastructure Renovation

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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 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

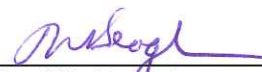
RESOLVED, that approval to proceed with Phases 2 and 3 will be presented to the Board of Trustees for approval prior to proceeding with Phases 2 and 3.

9. Attachments: A. Vandenberg Hall Infrastructure Renovation Bid Summary

Submitted to the President
on 11/23, 2015 by

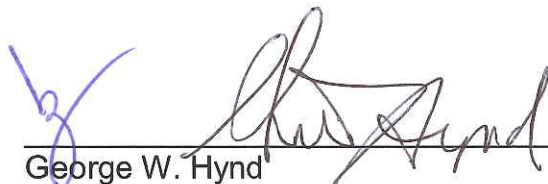


Glenn McIntosh
Vice President for Student Affairs



John W. Beaghan
Vice President for Finance and Administration
and Treasurer to the Board of Trustees

Recommended on 11/24, 2015
to the Board of Trustees for Approval by



George W. Hynd
President

Attachment A
Vandenberg Infrastructure Renovations

Contractor	Pre-Construction Fee	Mgmt Fee	Change Order
Christman	\$ 24,000	1.76%	0.00%
Auch	\$ 25,200	1.80%	1.80%
DeMaria	\$ 67,764	1.75%	3.00%
Clark	\$ 38,147	3.00%	2.00%
Rewold	Disqualified due to incomplete proposal		