

**Agendum
Oakland University
Board of Trustees Formal Session
February 7, 2019**

**APPROVAL OF PROJECT S.U.C.C.E.S.S. (CONSTRUCTION & RENOVATION)
AND CONSTRUCTION MANAGER
A Recommendation**

1. **Division and Department:** Academic Affairs Division, Student Affairs Division, Chief Operating Officer, and Facilities Management Department.
2. **Introduction:** S.U.C.C.E.S.S. is an acronym for Support of University Community by Creating Enhanced Student Services (Project). This acronym best describes the breadth of this project as it affects approximately 94,000 square feet (sf) of space (approximately 54,000 sf of existing space renovation and approximately 40,000 sf of new construction) across 5 existing campus locations in the interest of expanding key student services and operations while also allowing much needed location shifts for efficiency and enhanced access.

The Project consists of the construction of an addition to Wilson Hall and the renovation and re-purposing of vacated department spaces within Wilson Hall, North Foundation Hall, O'Dowd Hall and Vandenberg Hall. Modifications to vacated spaces will be performed following the occupation of newly constructed spaces by new and expanded University departments. Currently, student services and administrative support are located in multiple buildings across campus. Additional space will be realized or created for needed classrooms, classroom support, faculty, and administrative offices in other campus buildings.

Wilson Hall originated in 1965 and has an area of 98,153 sf. The existing building is located on the University's main campus and is comprised of 5 general-purpose classrooms, 10 labs, 126 offices, the Oakland University Art Gallery, and the Meadow Brook Theatre.

On June 4, 2018, Albert Kahn & Associates was contracted to be the architectural firm for the Project. Albert Kahn & Associates has recently completed the initial programming phase to support the Project. This program creates a Center for Student Success, along with an administrative component, to bring departments together to a central location on campus. To date, the team has interviewed 27 departments, benchmarked current and future space allocations and identified departmental locations across campus. Collectively, Albert Kahn & Associates and the Oakland University Steering Committee have reviewed multiple alternatives to build a program that delivers student focused activities on the ground and second levels of Wilson Hall, which will

**Approval of Project S.U.C.C.E.S.S. (Construction & Renovation)
and Construction Manager
Oakland University
Board of Trustees Formal Session
February 7, 2019
Page 2**

provide direct access to the parking area, premium visibility to the campus community and premium student support areas to enhance student success. Administrative spaces will be located on the upper two levels of the proposed expansion, upgrading the efficiency and adjacency requirements currently lacking in the existing Wilson Hall facility. The initial program development has effectively planned for the use of vacated spaces in North Foundation Hall, O'Dowd Hall and Vandenberg Hall for expanded programs.

The University has solicited construction managers to provide Pre-Construction and Construction Management (CM) services. Six firms responded to a widely distributed and advertised Request for Proposal (RFP) for qualifications and fees for pre-construction and construction management at risk services. The Project was defined in the RFP as follows:

The primary goal of this project is to provide additional office and support spaces. This may include:

- Enhanced student services by consolidating existing service centers;
- Consolidated administrative support spaces to free up space for student services; or
- Combination of the two options.

A Request for Proposals (RFP) was issued to provide bids for preconstruction and construction management at-risk services for the Project. The CM is being engaged early in the design phase in order to provide constructability reviews, budget analysis, scheduling and other preconstruction services. The CM will provide CM Services for the bidding and construction phases.

- The determination of how much new space to construct versus the repurposing of existing space will be made based on the programming effort. The new space will be located adjacent to Wilson Hall. The exact location will depend on existing infrastructure, program adjacencies, site grading, and adherence to the campus master plan. It is anticipated that the addition will be approximately 40,000 sf. The total project budget is \$20,535,000. This includes all construction costs, consultant fees, permits, low voltage, furniture, fixtures & equipment, move costs, and other owner related soft costs.

**Approval of Project S.U.C.C.E.S.S. (Construction & Renovation)
and Construction Manager
Oakland University
Board of Trustees Formal Session
February 7, 2019
Page 3**

- 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 project will conform to all current industry and professional standards as well as the design and engineering standards of the University.
- A Steering Committee was established to review the proposals. The members of the Steering Committee were:

Purchasing Director
Senior Project Manager, Capital Planning and Design, Primary
Senior Project Manager, Capital Planning and Design
Director, Capital Planning and Design
Associate Vice President for Facilities Management

Facilities Management and Purchasing use a qualification and fee-based selection process that first evaluates proposals received from an advertised invitation to bid. A list of weighted selection criteria is used to rank the firms and a shortlist of the highest-ranking firms are identified. The associated fees are then reviewed and analyzed by the selection committee and a final interview list is established. Interviews are conducted and the firms are evaluated by the Steering Committee, again using a weighted criteria matrix. Based on this process, the committee makes a recommendation to the administration to enter into contract negotiations with the most qualified firm that offers the best value to the University. Three firms were shortlisted and invited to participate in an interview with the Steering Committee. The interviews confirmed the qualifications of each firm, their understanding of the Project scope, schedule, and cost. Reference checks were performed and were positive for all three firms

Based on a thorough review and evaluation of all proposals, the administration recommends that Rockford Construction be engaged to provide CM services for the Project, for a total CM fee not to exceed \$1,380,000, which includes an owner controlled contingency (Attachment A). Rockford Construction is new to the Oakland University campus and has performed similar projects throughout the state of

**Approval of Project S.U.C.C.E.S.S. (Construction & Renovation)
and Construction Manager
Oakland University
Board of Trustees Formal Session
February 7, 2019
Page 4**

Michigan.

3. **Previous Board Action:** None.

4. **Budget Implications:** Funding for the \$20,535,000 Project will be from existing unused 2016 bond proceeds (\$5.76 million), excess debt service budget from FY2019-2021 (\$6.44 million), and University reserves (\$8.335 million). No additional tuition increase is needed to fund this project.

5. **Educational Implications:** The creation of welcome and student support centers including undergraduate admissions and tutoring will enhance the first-time visitor experience and will provide continuous learning assistance to existing students. The addition of new public spaces will provide passive learning and collaboration opportunities to an engaged student population. The renovation of existing classrooms and the addition of a testing center will provide students with state of the art facilities in which to learn. Finally, the consolidation and reconfiguration of academic and administrative functions will result in greater accessibility for students, and overall departmental efficiency, all of which contribute to the overall success of the student population.

6. **Personnel Implications:** Incremental Wilson Hall maintenance personnel will be identified based on needs and integrated into the management and operations of the existing building. Based on the estimated square feet for the addition, it is estimated that 2 additional Custodians and 1 additional Skilled Trades worker will be required to operate the facility. The exact staffing type and skills required will be determined following the design and building phases.

7. **University Reviews/Approvals:** On October 19, 2018, the Project was presented to the Campus Development and Environment Committee (CDEC), a University Senate Subcommittee. This recommendation was formulated by the Associate Vice President for Facilities Management and the Vice President for Finance and Administration, and was reviewed and approved by the Vice President for Student Affairs and Chief Diversity Officer, the Senior Vice President for Academic Affairs and Provost, the Chief Operating Officer and the President.

**Approval of Project S.U.C.C.E.S.S. (Construction & Renovation)
and Construction Manager
Oakland University
Board of Trustees Formal Session
February 7, 2019
Page 5**

8. Recommendation:

RESOLVED, that the Board of Trustees (BOT) approve Project S.U.C.C.E.S.S. The total project cost for Project S.U.C.C.E.S.S. will not exceed \$20,535,000, which includes \$1,380,000 for construction management services. All construction costs, consultant fees, permits, low voltage, movable furniture, fixtures, & other equipment, move costs, and other owner related soft costs are also included; and, be it further

RESOLVED, that the BOT authorizes the Chief Operating Officer to negotiate and execute a construction management at risk contract with Rockford Construction for Project S.U.C.C.E.S.S.; and, be it further

RESOLVED, that the BOT 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 Project S.U.C.C.E.S.S. and the ongoing administration; 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 schematic design will be presented to the Board of Trustees for approval prior to proceeding with construction.

9. Attachments:

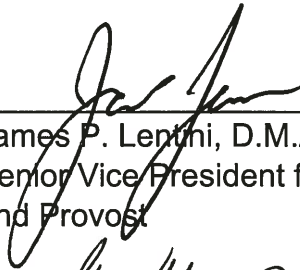
- A. Wilson Hall Expansion Project, Construction Management Proposal, Final Pricing.

**Approval of Project S.U.C.C.E.S.S. (Construction & Renovation)
and Construction Manager
Oakland University
Board of Trustees Formal Session
February 7, 2019
Page 6**

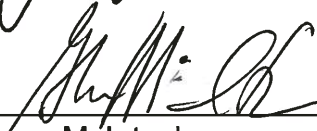
Submitted to the President
on FEB 5, 2019 by



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



James P. Lentini, D.M.A.
Senior Vice President for Academic Affairs
and Provost

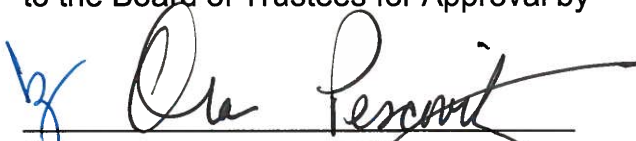


Glenn McIntosh
Vice President for Student Affairs and
Chief Diversity Officer



Scott G. Kunselman
Chief Operating Officer

Recommended on 2/6, 2019
to the Board of Trustees for Approval by



Ora Hirsch Pecovitz, M.D.
President

**Wilson Hall Expansion Project
Construction Management Proposal
Final Pricing**

Construction Management Firm	Bid	Contingency	Total
Barton Malow Company	\$ 1,155,762	\$ 192,250	\$1,348,012
Rockford Construction	\$ 1,187,744	\$ 192,250	\$1,379,994
Frank Rewold and Son Inc	\$ 1,234,286	\$ 192,250	\$1,426,536