

**Agendum
Oakland University
Board of Trustees Formal Session
December 7, 2020**

**SCHEMATIC DESIGN AND BUDGET APPROVAL
FOR THE VARNER HALL RENOVATION AND EXPANSION PROJECT**
A Recommendation

1. **Division and Department:** Academic Affairs, Finance and Administration, and Facilities Management Department

2. **Introduction:** Varner Hall, opened in July 1971 at a cost of \$4.8 million, serves as the home of Oakland University's Dean of the College of Arts and Sciences (College), School of Music, Theatre, and Dance (SMTD), Department of Political Science, Department of History, and Department of Sociology, Anthropology, Social Work and Criminal Justice, as well as Classroom Support and Instructional Technology Services. The building incorporates classrooms, rehearsal and performance spaces, and administrative offices into its five stories. The Varner Recital Hall hosts professional and student performances throughout the year and the Studio Theatre serves as the venue for performances given by SMTD majors.

This hub of on-campus culture is dedicated to the aspirations of Oakland University's first President, D.B. "Woody" Varner and his wife Paula, who took steps to ensure that the performing arts would have a permanent influence upon the campus, its students and faculty, and the surrounding community.

Throughout the years, maintenance and repair projects were conducted in the building but little facility renovation has occurred. Facilities Management has estimated that there are over \$27.5 million of deferred maintenance issues in the building, in addition to significant operational deficiencies which do not allow for optimal instructional opportunities for Oakland University students and faculty.

3. **Previous Board Action:** On June 10, 2019, the Board of Trustees (Board) authorized the issuance of the Series 2019 Bonds. On August 3, 2020, the Board approved the selection of Stantec as the architectural and engineering firm and Granger as the construction manager at-risk for the Varner Hall Renovation and Expansion Project (Project).

4. **Budget Implications:** The funding source for the \$45 million Project is the Series 2019 Bonds.

5. **Educational Implications:** The Project will provide renovated classrooms,

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offices and performance spaces for the College, SMTD, Department of Political Science, Department of History, and Department of Sociology, Anthropology, Social Work and Criminal Justice. The Project includes an expansion which will allow for better student, faculty, and visitor circulation and use of performance spaces. Along with resolving significant deferred maintenance which hinders the proper and best functioning of the building, the renovation of academic areas will result in greater accessibility for students and departmental efficiency, all of which contribute to the overall success of the student population.

6. **Personnel Implications:** None.

7. **University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the Interim Executive Vice President for Academic Affairs and Provost, Vice President for Finance and Administration, and President.

8. **Recommendation:**

RESOLVED, that the Board of Trustees approves the Schematic Design (as may be immaterially amended during continuing design and construction phases of the project) for the Varner Hall Renovation and Expansion Project at a not to exceed cost of \$45 million; and, be it further

RESOLVED, that the Board of Trustees authorizes the President and the Vice President for Finance and Administration, 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 Varner Hall Renovation and 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.

9. **Attachment:**

A. Varner Hall Renovation and Expansion Project Schematic Design

**Schematic Design and Budget Approval for the
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Submitted to the President
on _____, 2020 by

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

C. Michelle Piskulich
Interim Executive Vice President for Academic
Affairs and Provost

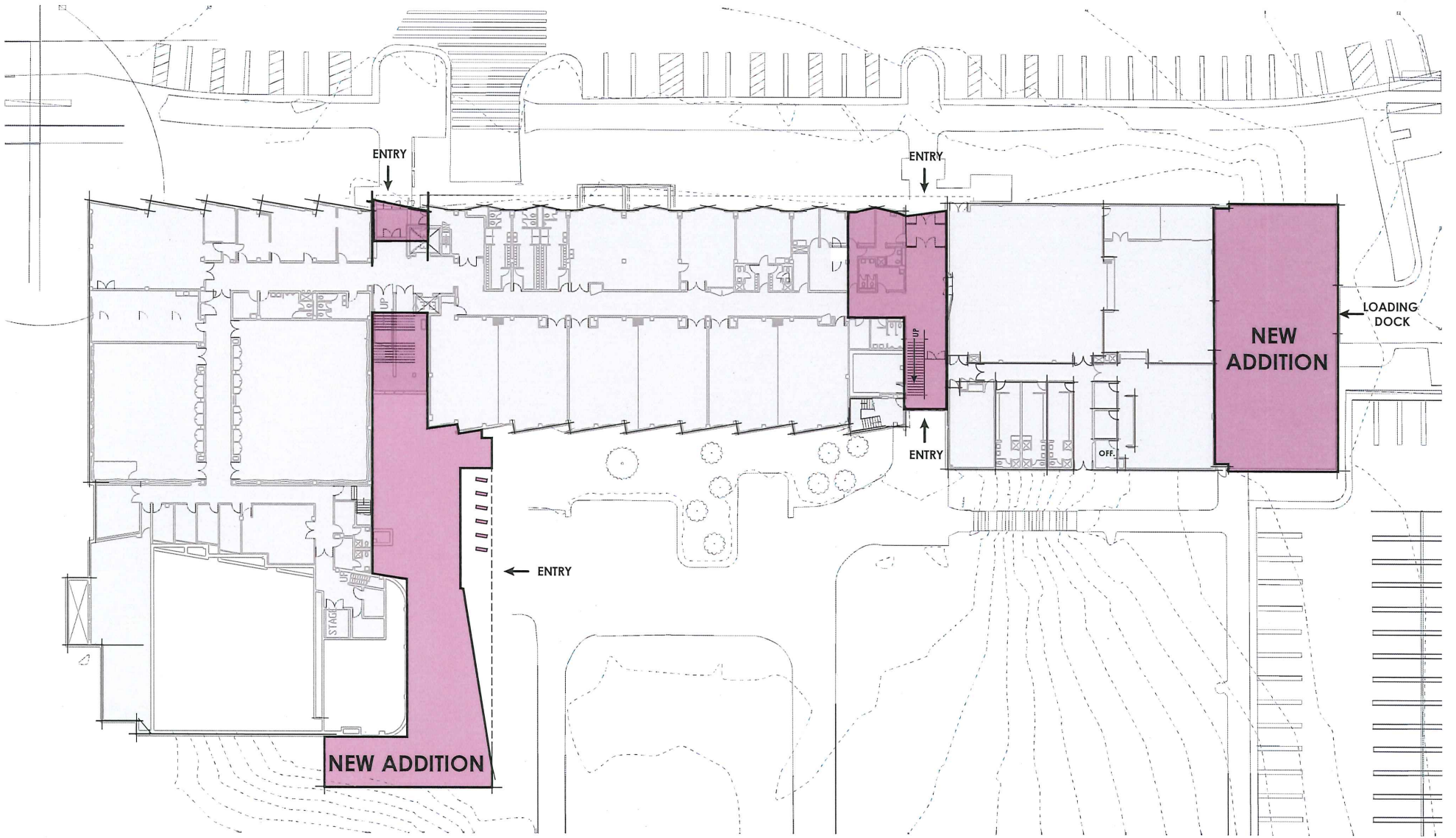
Recommended on _____, 2020
to the Board of Trustees for approval

Ora Hirsch Pescovitz, M.D.
President

OAKLAND UNIVERSITY VARNER HALL SCHEMATIC DESIGN

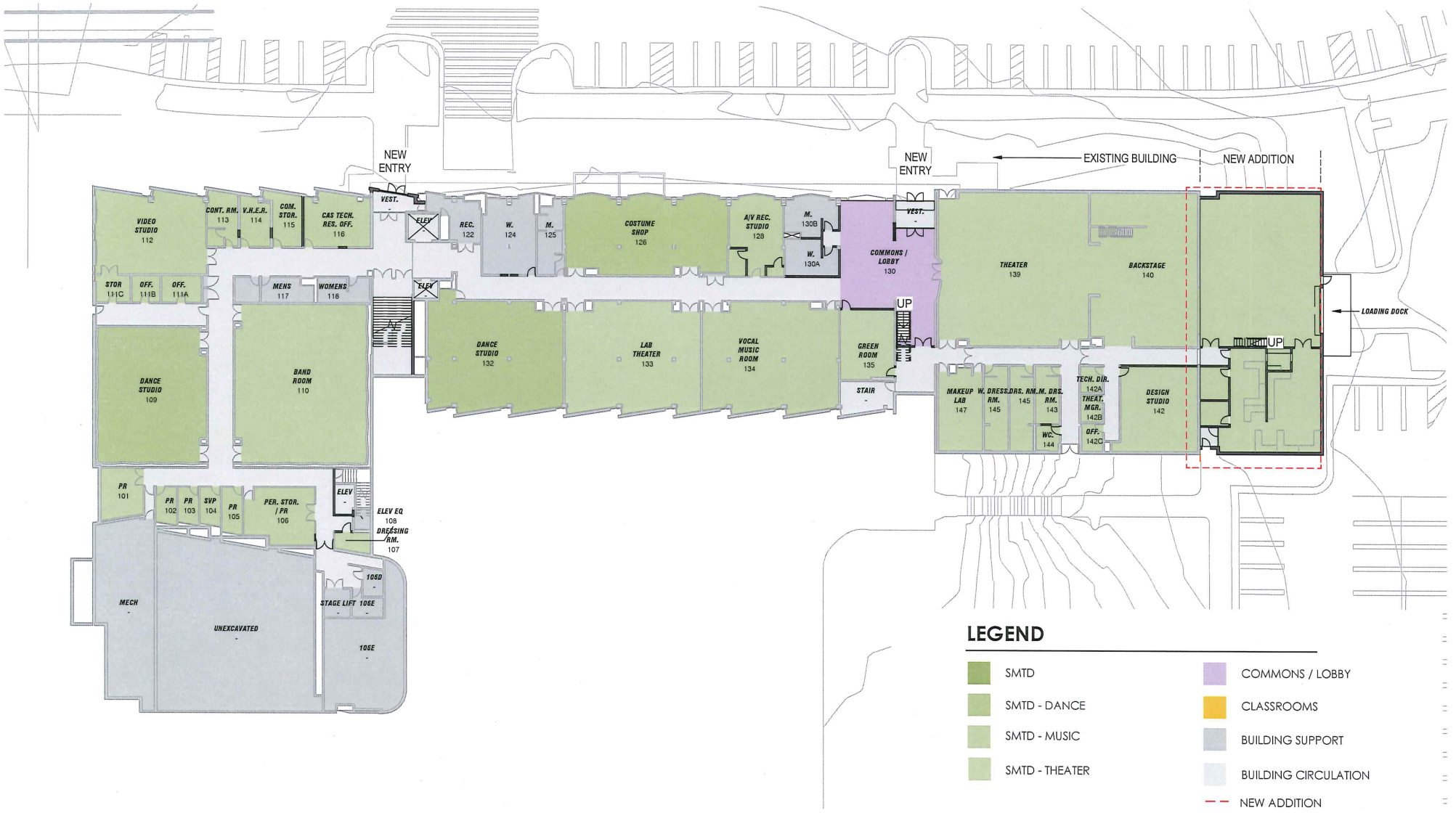






FLOOR PLAN DIAGRAM



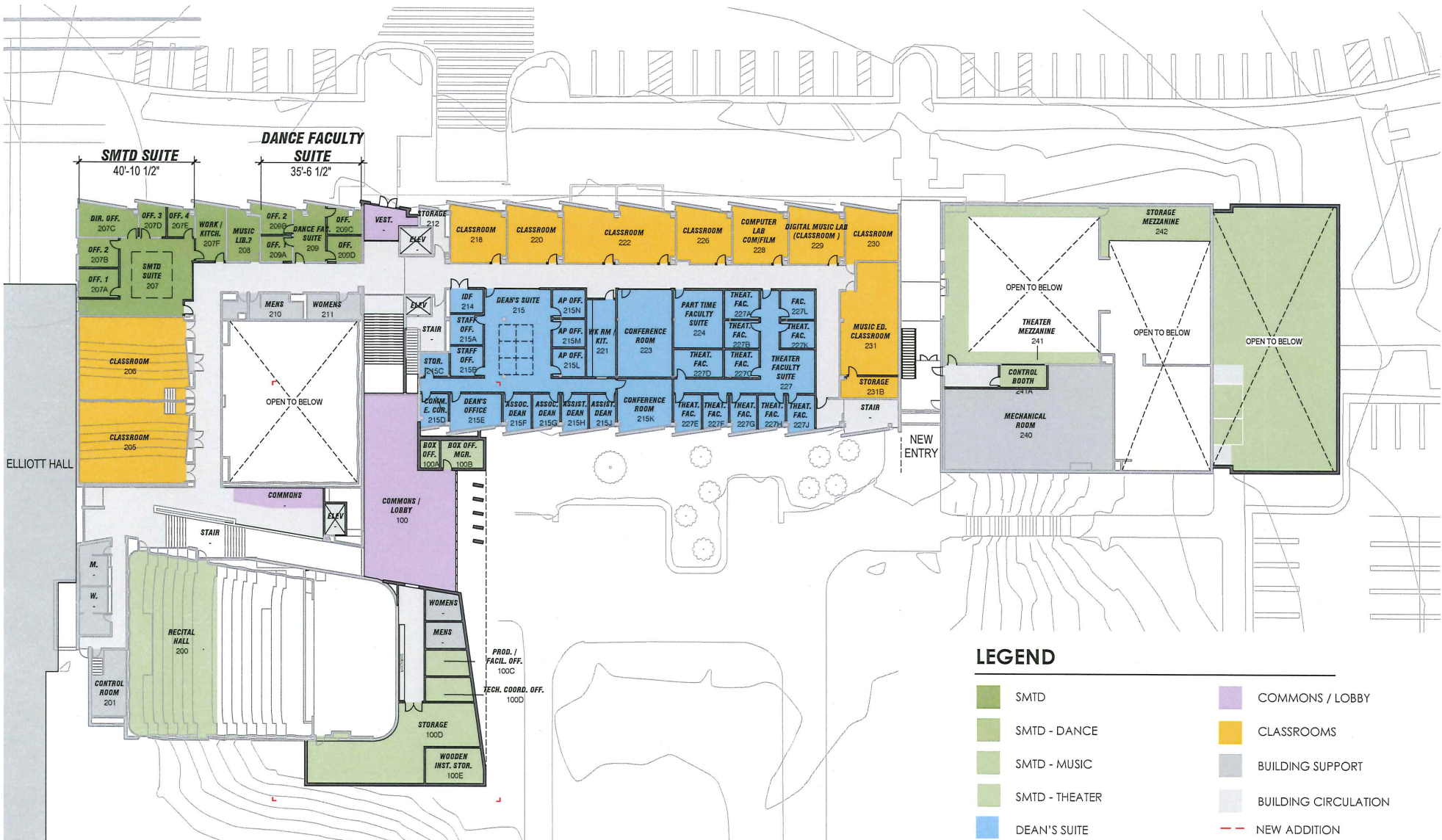


LEGEND

- SMTD
- SMTD - DANCE
- SMTD - MUSIC
- SMTD - THEATER
- COMMONS / LOBBY
- CLASSROOMS
- BUILDING SUPPORT
- BUILDING CIRCULATION
- NEW ADDITION
- NEW WALLS
- EXISTING WALLS

FIRST LEVEL FLOOR PLAN



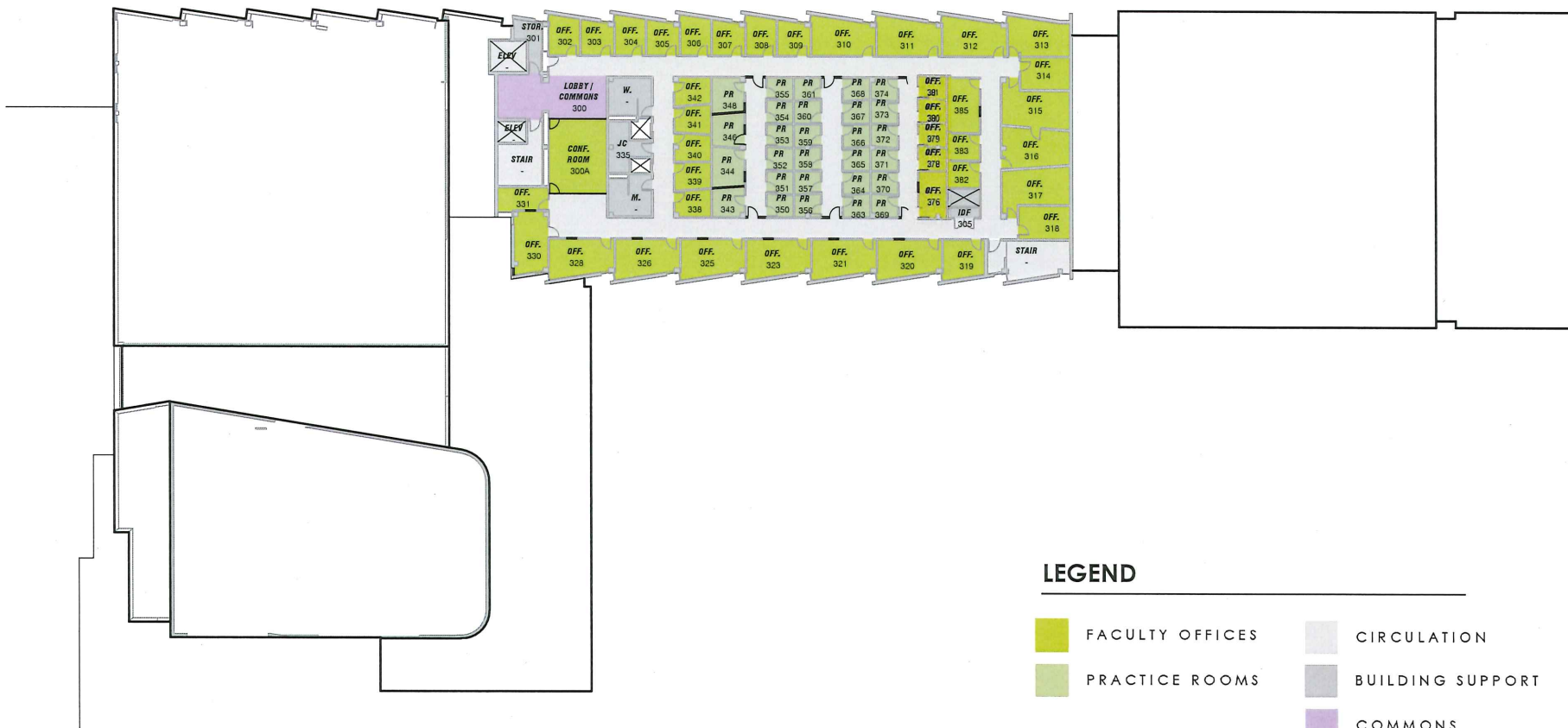


SECOND LEVEL FLOOR PLAN



LEGEND

- SMTD
- SMTD - DANCE
- SMTD - MUSIC
- SMTD - THEATER
- DEAN'S SUITE
- COMMONS / LOBBY
- CLASSROOMS
- BUILDING SUPPORT
- BUILDING CIRCULATION
- NEW ADDITION
- NEW WALLS
- EXISTING WALLS



THIRD LEVEL FLOOR PLAN



1/32" = 1'-0"

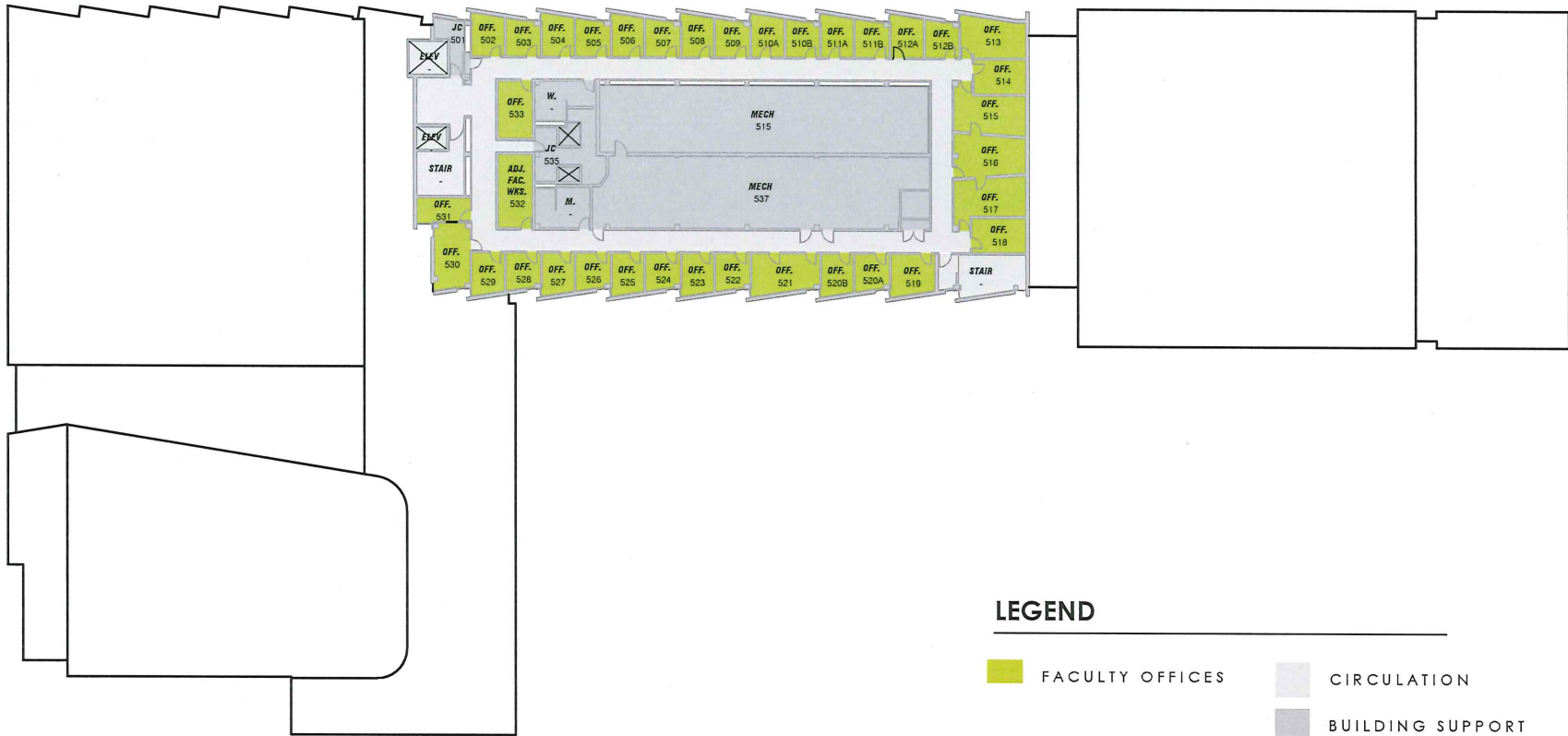


LEGEND

- FACULTY OFFICES
- CIRCULATION
- BUILDING SUPPORT
- COMMONS

FOURTH LEVEL FLOOR PLAN



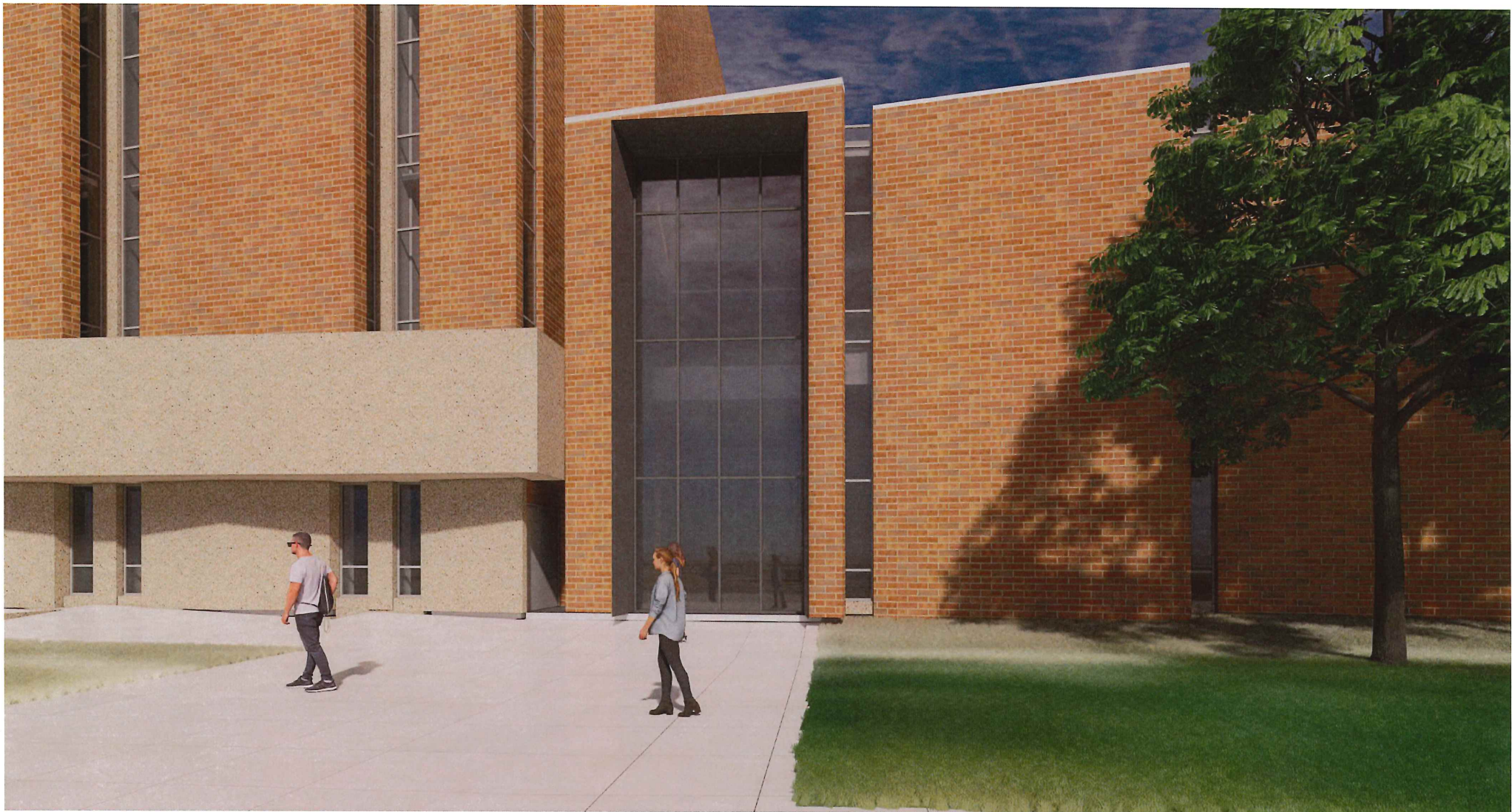


LEGEND

- FACULTY OFFICES
- CIRCULATION
- BUILDING SUPPORT
- COMMONS

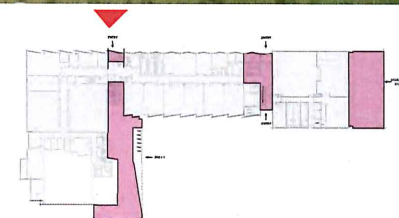
FIFTH LEVEL FLOOR PLAN





EAST ENTRY

Stantec

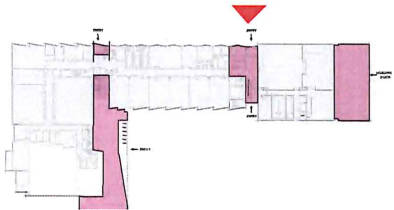


Oakland University // Varner Hall



EAST ENTRY – STUDIO THEATRE

Stantec



Oakland University // Varner Hall



WEST ADDITION

Stantec

