

**ACCEPTANCE OF NAMING GIFT AND APPROVAL OF  
SCHEMATIC DESIGN FOR THE STEPHAN SHARF CLUBHOUSE**

**A Recommendation**

1. **Division and Department:** Community Engagement Division, Finance and Administration Division, Facilities Management Department, Golf & Learning Center

2. **Introduction:** Stephan Sharf (Mr. Sharf) is a longtime supporter and benefactor of Oakland University (University) with his time, talent and treasure, since 1973. He has served on many boards, including the University's Board of Trustees and the Oakland University Foundation Board of Directors, and has made many transformative gifts to the University. Mr. Sharf also demonstrated his support for the University by influencing gifts by others, particularly the Chrysler Corporation.

Mr. Sharf's latest philanthropic interest to support the University has been to bequeath \$4,000,000 to design, construct and operate a new clubhouse at the University's Golf & Learning Center, in addition to other testamentary bequests.

In March 2010, the University's Board of Trustees (Board) adopted revisions to its Gift Policy, which was further amended in December 2010 (Gift Policy) for recognition of donors, that established a careful and deliberate process for accepting gifts and naming buildings. The Gift Policy requires that naming gifts for buildings must equal or exceed fifty (50%) percent of the University's total project costs for the building and include a naming endowment for maintenance and technology that equals or exceeds ten (10%) percent of the University's total construction costs for the building.

The new clubhouse, as designed and represented in the attached schematic drawings (Attachment A), is estimated to be a \$3,500,000 project. Niagara Murano, LLC was chosen as the architectural and engineering firm from the University's list of firms on blanket purchase orders, from a prior competitive bid process.

Despite his testamentary bequest, Mr. Sharf would like the University to contract with Frank Rewold & Son, Inc. of Rochester Hills, Michigan (Rewold) as the construction manager for the project and to begin construction of the new clubhouse as soon as possible, and before his death. Mr. Sharf chose Rewold because it is located in Oakland County, Michigan, and Rewold is familiar with the University generally and the Golf & Learning Center specifically, having built an addition and renovated the existing clubhouse, renovated Danny's Cabin, and built the Golf Car Barn, the Sharf Overlook and the maintenance buildings on both the R & S Sharf Golf Course and the Katke Cousins Golf Course.

**Acceptance of Naming Gift and Approval of  
Schematic Design for The Stephan Sharf Clubhouse  
Oakland University  
Board of Trustees Special Formal Session  
October 7, 2011  
Page 2**

To that end, Mr. Sharf has executed the *Stephen Sharf Clubhouse Gift Agreement for Oakland University's Golf and Learning Center* dated September 21, 2011 (Gift Agreement). The Gift Agreement provides in relevant part that:

- The University will contract with Rewold to construct the new clubhouse;
- Mr. Sharf will transfer cash and/or stock valued at \$4,000,000 to the University in three tranches: \$1,000,000 upon the Board's acceptance of the Gift Agreement; a total of \$2,000,000 to be used to pay monthly construction costs, including without limitation professional fees for the construction manager and architectural services performed during the prior calendar month; and \$1,000,000 upon completion of the new clubhouse (collectively the Gifts); and
- Upon completion of construction of the new clubhouse, the University will name the new clubhouse *The Stephan Sharf Clubhouse*. The University will however retain the right to name all other areas at the Golf & Learning Center and in and at The Stephan Sharf Clubhouse in recognition of other financial donors to the University, consistent with Board gift and/or naming rights policies that are or may be adopted or approved by the Board, and as may be revised from time to time; and
- The University will use up to \$500,000 to establish a quasi-endowment to be named The Stephan Sharf Clubhouse Operations Fund for operations, maintenance and technology of The Stephan Sharf Clubhouse, which will equal or exceed ten (10%) percent of the University's actual total construction costs for The Stephan Sharf Clubhouse; and
- Any portion of the Gifts not used by the University to construct The Stephan Sharf Clubhouse or to establish the quasi-endowment will be used to operate the R&S Sharf Golf Course; and
- All amounts totaling up to \$4,000,000, if contributed before his death, will relieve his corresponding testamentary bequest obligations for the new clubhouse and the R & S Sharf Golf Course.

The Gift Agreement was prepared by the Office of the Vice President for Legal Affairs, and is in compliance with the law and University policies and regulations, and conforms to legal standards and policies of the Vice President for Legal Affairs and General Counsel.

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

4. **Budget Implications:** The project costs and support toward clubhouse operations are paid for by the Gifts.

5. **Educational Implications:** None.

6. **Personnel Implications:** None.

7. **University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management, Director, Golf & Learning Center, and Vice President for Community Engagement, and reviewed by the Vice President for Finance and Administration, and President.

Acceptance of Naming Gift and Approval of  
Schematic Design for The Stephan Sharf Clubhouse  
Oakland University  
Board of Trustees Special Formal Session  
October 7, 2011  
Page 3

8. **Recommendation:**

RESOLVED, that the Board of Trustees hereby accepts the *Stephen Sharf Clubhouse Gift Agreement for Oakland University's Golf and Learning Center* dated September 21, 2011; and be it further

RESOLVED, that the Board of Trustees approves the schematic design of The Stephan Sharf Clubhouse (Attachment A, as may be immaterially amended during continuing design and construction phases of the project); and, be it further

RESOLVED that the Board of Trustees authorizes the Vice President for Finance and Administration to negotiate and execute all contracts necessary to complete the design and construction of The Stephan Sharf Clubhouse, consistent with the project scope and schematic design, at a not to exceed cost of \$3,500,000; and, be it further

RESOLVED, that all contracts be reviewed and approved by the Office of the Vice President for Legal Affairs and General Counsel prior to execution, and be in compliance with the law and University policies and regulations, and conform to legal standards and policies of the Vice President for Legal Affairs and General Counsel.

9. **Attachments:** A. The Stephan Sharf Clubhouse Schematics

Submitted to the President  
on 10/7, 2011 by

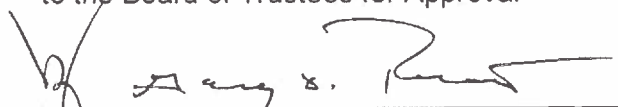


John W. Beaghan  
Vice President for Finance and Administration  
and Treasurer to the Board of Trustees



Eric D. Barritt  
Vice President for Community Engagement

Recommended on 10/7/11, 2011  
to the Board of Trustees for Approval



Gary D. Russi  
President

Attachment A

# OAKLAND UNIVERSITY GOLF AND LEARNING FACILITY

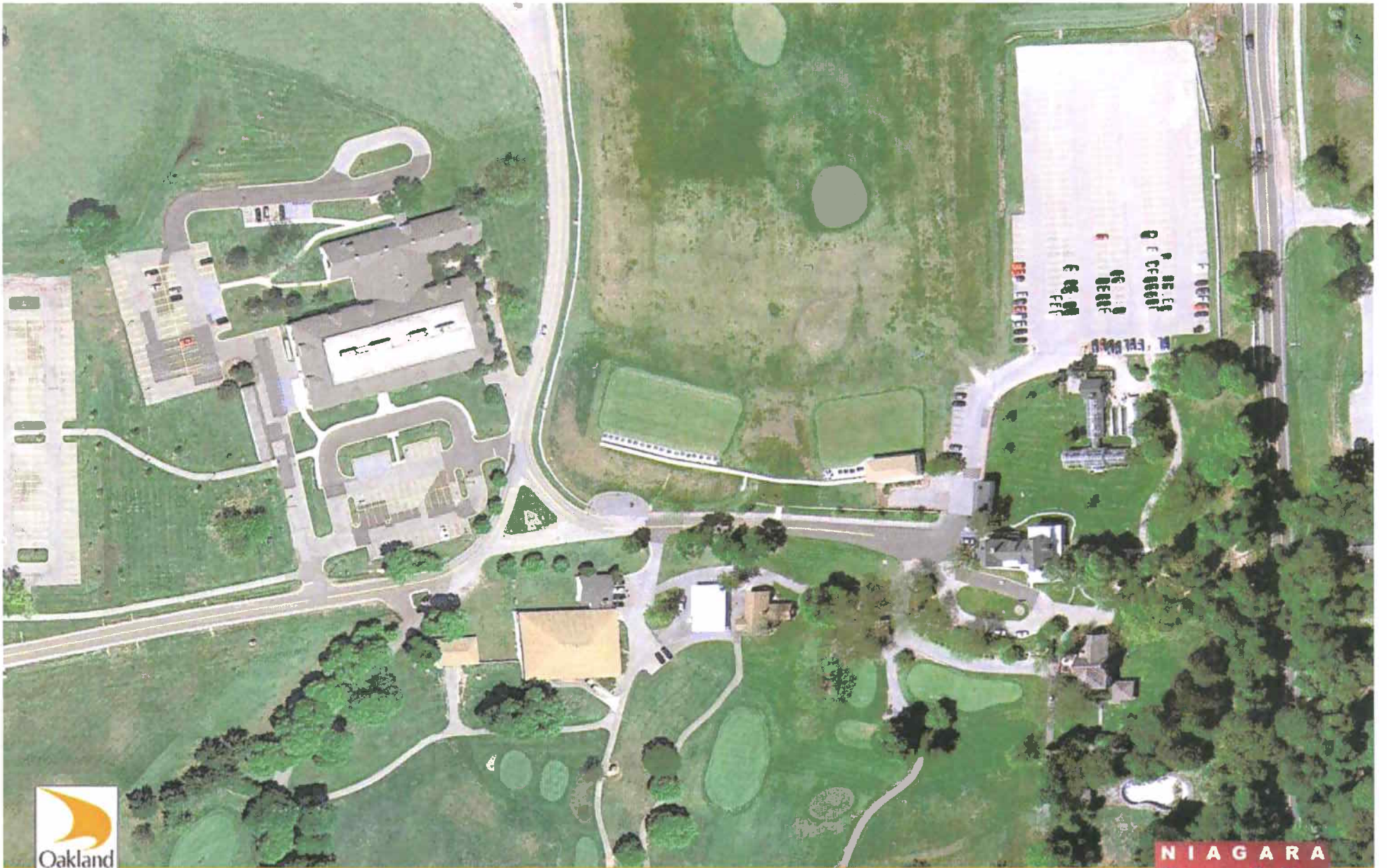
## Proposed Clubhouse

October 2011

NOT PLANNED

NICKER  
HUBARD





SITE PLAN - EXISTING

NIAGARA  
MURANO





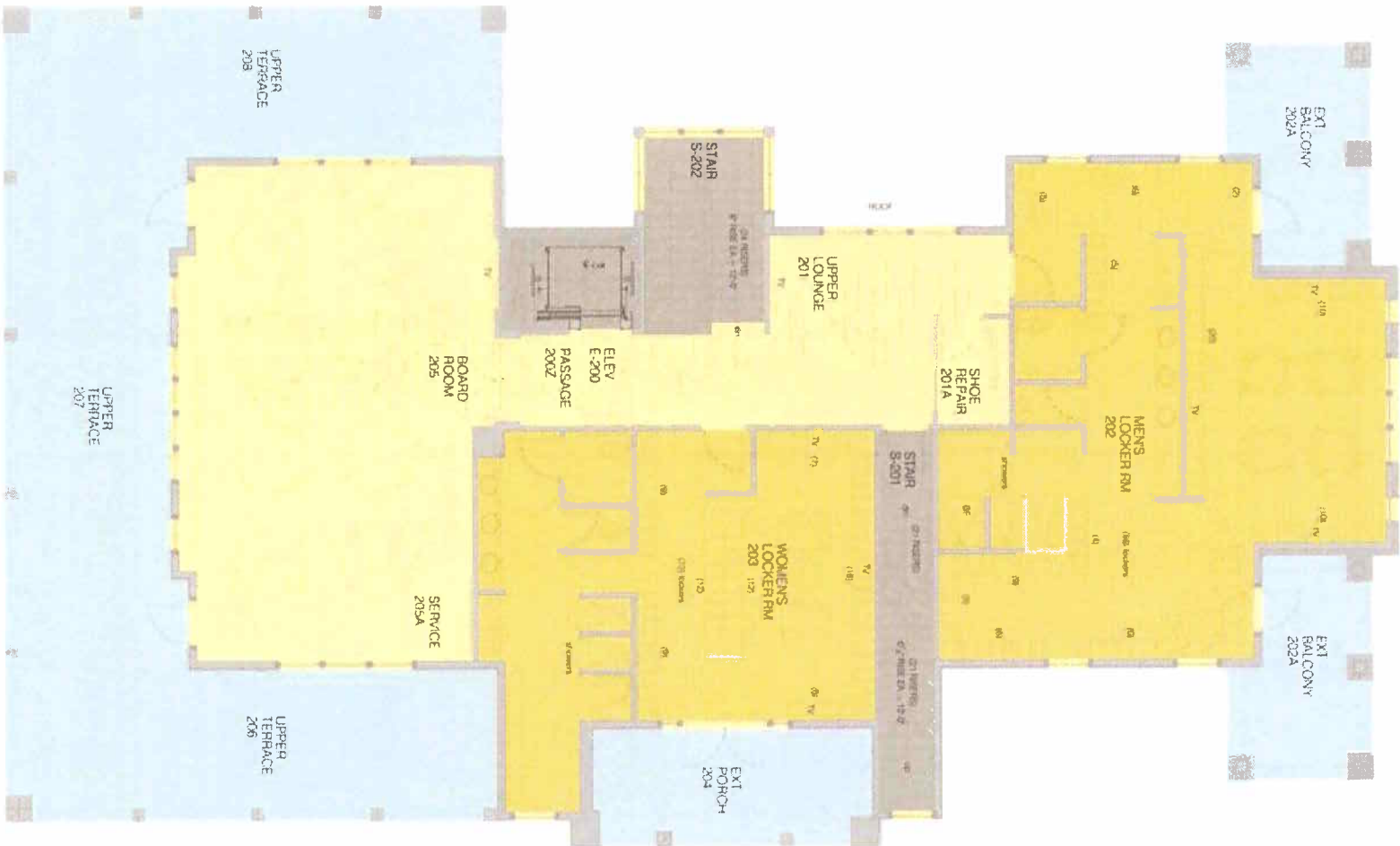
NIAGARA  
MURANO

SITE PLAN - PROPOSED

### MAIN LEVEL FLOOR PLAN













EXTERIOR ELEVATION (NORTH)

NIAGARA  
MURANO







