

**CONSTRUCTION MANAGER FOR THE UPPER FIELDS
ATHLETIC AND RECREATION COMPLEX**

A Recommendation

1. **Division and Department:** Finance and Administration Division, Facilities Management Department
2. **Introduction:** In February 2013, the Board of Trustees (Board) approved the schematic design and financing of the Upper Fields Athletic and Recreation Complex project. Board approval of a Construction Manager (CM) is necessary to proceed with project planning and construction.

Oakland University (University) will be entering into a Construction Manager at Risk (CM at Risk) contract, which means the CM and not the University holds and executes all contracts issued to subcontractors. The University's contractual obligation is to the CM only, reducing the University's risk related to subcontractor contracts and performance. The CM at Risk contract will include preconstruction as well as construction services. Preconstruction services include budget management, cost estimating, scheduling, constructability reviews, and value engineering. By utilizing these services in a collaborative relationship between the University, architectural firm (Grissim Metz Andriese Associates) and CM, the University expects a more manageable and predictable project which translates into time savings and a more cost effective construction process.

Eight firms responded to a widely distributed and advertised combined Request for Qualifications (RFQ)/Request for Proposal (RFP). A team consisting of members from both Facilities Management and Purchasing conducted a thorough evaluation of the RFQ/RFP responses, including detailed interviews, review of experience in the construction of similar facilities, and references.

As a result of the evaluation process, it was determined that Frank Rewald & Sons, Inc., the lowest bidder, was disqualified for submitting an incomplete proposal. Therefore, the selection committee recommends the lowest qualified bidder, Clark Construction, for CM based on interview results, references, experience in similar projects, and interest and enthusiasm for the project.

The \$7,186,000 for total construction will include pre-construction, general conditions, and construction management fees of \$335,936 and owner's CM contingency of \$50,000 to cover possible variables and scope changes, for a total CM fee not to exceed \$385,936.

3. **Previous Board Action:** On February 12, 2013 the Board approved the schematic design and financing for the Upper Fields Athletic and Recreation Complex.
4. **Budget Implications:** The CM fee is budgeted in the overall project cost. The proposed contract is within budget.

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5. **Educational Implications:** None
6. **Personnel Implications:** None
7. **University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management, and reviewed by the 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 CM at Risk contract with Clark Construction Company for an amount not to exceed \$7,186,000, inclusive of CM fees not to exceed \$385,936; and be it further

RESOLVED, that the contract 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 with University policies and regulations, and conform to the legal standards and policies of the Vice President for Legal Affairs and General Counsel.
9. **Attachments:** A. Summary of Upper Fields Athletic and Recreation Complex Construction Manager Cost Proposals

Submitted to the President
on 6/20, 2013 by



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

Recommended on 6/21, 2013
to the Board of Trustees for Approval by



Gary D. Russi
President

**Summary of Upper Field Athletic and Recreation Complex
Construction Manager Cost Proposals**

Bidding Firm	Total Fee Plus General Conditions
Frank Rewold & Son, Inc.*	\$323,650
Clark Construction Company	\$335,936
MICCO Construction, LLC	\$355,830
Barton Malow Company	\$375,963
George W. Auch Company	\$509,145
Turner Construction Company	\$538,009
Sachse Construction	\$553,242
The Christman Company	\$711,079

*Disqualified for incomplete proposal