

Agendum  
Oakland University  
Board of Trustees Special Formal Session  
September 13, 2010

**APPROVAL OF  
ARCHITECTURAL AND ENGINEERING FIRM AND CONSTRUCTION MANAGER  
FOR THE RENOVATION OF THE OAKLAND UNIVERSITY ANTON/FRANKEL CENTER**

**A Recommendation**

1. **Division and Department:** Finance and Administration, Facilities Management
  
2. **Introduction:** Oakland University (University) has been awarded a \$1,583,750 grant from the U.S. Department of Housing and Urban Development (HUD), Neighborhood Stabilization Program, to renovate the Oakland University Anton/Frankel Center (Center). The total cost of the project is \$2,087,750, with a \$504,000 match from the University. The renovations include transforming the space from business office suites into classrooms, faculty offices, administrative space, and an Education and Community Outreach Center. Renovation costs will include a fire suppression system, technology infrastructure and equipment, first and second floor remodeling, furniture, and architect, engineer, and construction manager fees, and contingencies.

Board of Trustees (Board) approval of an architectural and engineering firm and a construction manager is necessary to proceed with the renovation. Facilities Management and the Purchasing Department conducted an extensive due diligence process to prequalify architectural, engineering and construction firms. Prequalification was based upon experience, composition of their respective management teams and their ability to understand and reflect the University's vision for campus facility projects.

Facilities Management and the Purchasing Department solicited bid proposals from six of those prequalified architectural and engineering firms and three of those prequalified construction management firms. Each firm has extensive experience with projects of similar scope. Facilities Management and the Purchasing Department thoroughly reviewed those bid proposals, each firm's interest and enthusiasm for the project, and proposed costs and fees.

The six architectural and engineering firms that submitted bid proposals were Niagra Murano, SmithGroup, SHW, Hobbs and Black, Hamilton Anderson, and French Associates. Hamilton Anderson is the lowest qualified bidder and is recommended to provide architectural and engineering services for the renovation. The base architectural and engineering fee, including reimbursable expenses and University controlled contingencies, is \$85,033 which includes preliminary design, programming, schematic design, construction documentation, construction administration, and commissioning.

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The three construction management firms that submitted bid proposals were Barton Malow, Rewold and Son, and Christman. Barton Malow is the lowest qualified bidder and is recommended to provide construction manager services for the renovation. The construction manager contract includes pre-construction, general conditions, construction management fees, all subcontractor expenses, and University controlled contingencies at a guaranteed maximum price of \$1,900,000.

Including all costs for architectural and engineering services, construction manager services, and an estimated \$102,717 University expenditure for miscellaneous other services as part of the University's \$504,000 match, the total renovation cost will not exceed \$2,087,750.

The contracts for the Hamilton Anderson and Barton Malow have been reviewed and approved by the Office of the Vice President for Legal Affairs and General Counsel, and are in compliance with the law and University policies and regulations and conform to the legal standards and policies of the Vice President for Legal Affairs and General Counsel.

**3. Previous Board Action:** On June 29, 2010, the Board accepted a gift of the land and building commonly known as Parcel 2 of Towne Square, 20 South Main Street, Mt. Clemens, Michigan, the Oakland University Anton/Frankel Center.

**4. Budget Implications:** All renovation costs are accounted for within the \$2,087,750 project budget. The \$504,000 University match will be funded from the Strategic Plan Fund.

**5. Educational Implications:** There is a direct link between educational achievement and individual income and there is a correlation between educational achievement and a region's ability to attract and retain business investment. Implementation of the University's *Vision 2020* fosters educational achievement, thereby enhancing economic competitiveness.

The University anticipates the following results from this endeavor:

- Create and reinforce a college-going culture, especially among displaced workers and lower-income families who live along the Gratiot / I-696 corridors.
- Increase the number of degree holders in Macomb County, either substantially reducing or erasing an educational achievement gap between Macomb County residents, statewide and nationally.
- Provide a full four-year higher education experience in Macomb County.

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6. **Personnel Implications:** None.

7. **University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the Purchasing Department, Capital Planning and Design Department, Vice President for Finance and Administration, and President.

8. **Recommendation:**

RESOLVED, that the Vice President for Finance and Administration be authorized to execute a contract with Hamilton Anderson to provide architectural and engineering services for the renovation of the Oakland University Anton/Frankel Center, at a not to exceed cost of \$85,033, and, be it further,

RESOLVED, that the Vice President for Finance and Administration be authorized to execute a contract with Barton Malow for construction manager services for the renovation of the Oakland University Anton/Frankel Center at a not to exceed cost of \$1,900,000, and, be it further,


RESOLVED, that the total project cost is not to exceed \$2,087,750.

9. **Attachments:** None.

Submitted to the President  
on 9/10, 2010 by

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

Recommended on 9/10, 2010  
to the Board for approval by

  
\_\_\_\_\_  
Gary D. Russi  
President