

**VANDENBERG HALL LOWER LEVEL DINING RENOVATION**

**A Recommendation**

1. **Division and Department:** Student Affairs Division, University Housing Department, and Finance and Administration Division, Facilities Management Department
2. **Introduction:** During the 2013-14 academic year, University Housing recorded a significant increase in dining participation, pushing the existing facilities to the upper limits of seating and serving capacity. Additionally, in August 2014, the new Student Housing Complex will be completed, increasing the resident population by approximately 500 students this fall.

To effectively meet dining requirements for both the resident and non-resident increasing populations, University Housing and Facilities Management have developed plans for a new dining facility to be located on the first floor of the east tower of Vandenberg Hall. The proposed design features a 200 seat venue with multiple cooking and serving stations, as well as the equipment and infrastructure improvements (plumbing, electrical, HVAC) required to support the operation.

Based on industry standards, a 200 seat facility has been determined to be sufficient to accommodate the anticipated demand.

The need to bring this food-service operation on line by Fall 2014 requires an expedited procurement and delivery methodology. Consequently, Borton Construction has been identified as the sole source General Contractor for this project for the following reasons:

- Borton constructed the existing Vandenberg dining hall and has extensive experience working with the University's current dining vendor (Chartwells).
- Due to their familiarity with the existing Vandenberg dining hall, Borton is able to meet the expedited timeline for program development, design input and construction to be ready for Fall 2014 operations.

University Housing and Facilities Management recommend that Borton Construction be approved as the General Contractor for the Vandenberg Lower Level Dining project, at a cost not to exceed \$1,431,536, which includes \$120,000 in contingencies to allow for possible variables and scope changes.

3. **Previous Board Action:** None.
4. **Budget Implications:** The \$1,431,536 project is funded from FY2014 net revenues and maintenance reserves.
5. **Educational Implications:** The additional dining venue will accommodate the increase in student housing residents this fall, as well as assist in alleviating dining overcrowding resulting from growth in overall student population, thus providing a more satisfying student life experience.
6. **Personnel Implications:** There will be no impact on Oakland University personnel. Chartwells' personnel will be adjusted to accommodate the new location.
7. **University Reviews/Approvals:** This recommendation was formulated by the Director of University Housing and the Associate Vice President of Facilities Management, and reviewed by the Vice President of Student Affairs and Enrollment Management, Vice President for Finance and Administration, and Interim President.
8. **Recommendation:**

RESOLVED, that the Vice President for Finance and Administration be authorized to negotiate and execute a contract with Borton Construction Company as the General Contractor for the Vandenberg Lower Level Dining Renovation; and, be it further

RESOLVED, that the total cost for the Vandenberg Lower Level Dining Project (Vandenberg East Tower), inclusive of reimbursables and Oakland University contingencies, will not exceed \$1,431,536; 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 confirm to the legal standards and policies of the Vice President for Legal Affairs and General Counsel.

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9. Attachments: None.

Submitted to the President  
on 1 May, 2014 by



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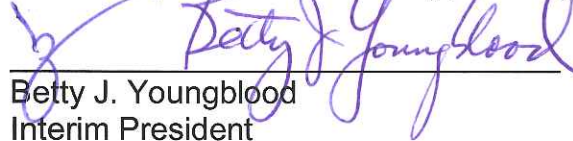
Glenn McIntosh  
Vice President for Student Affairs and  
Enrollment Services



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

Recommended on May 5, 2014  
to the Board of Trustees for Approval by



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Betty J. Youngblood  
Interim President