

OAKLAND CENTER EXPANSION
CONSTRUCTION MANAGEMENT FIRM
A Recommendation

1. **Division and Department:** Student Affairs Division, Operations and Finance Division, Oakland Center, and Facilities Management.
2. **Introduction:** The Oakland Center is the most heavily used building on campus with annual foot traffic exceeding 1,662,000. The original structure, built in 1958, was expanded three times, in 1961, 1968, and 2003. Now totaling 140,000 square feet, the Oakland Center has once again reached its capacity and requires a fourth addition (Project) to accommodate a growing student population and student needs.

Following approval of an architectural firm for the Project by the Board of Trustees (Board), a Request for Proposals (RFP) was issued for Construction Management (CM) services for the expansion and renovation of the Oakland Center.

The Project was defined in the RFP as follows:

- *The Project consists of the design and construction of an addition to, and a renovation of, the Oakland Center. The student union serves as the "living room" of campus, providing opportunities for campus involvement and social engagement. The lower level consists of student gathering spaces, meeting rooms, bookstore, and offices. The first floor has a variety of food service outlets and associated support space, student gathering and recreational space, and departmental offices. The second floor consists primarily of large meeting spaces, storage and support. The University will utilize a construction manager at risk delivery method for the Project.*
- *The expansion and renovation will include dining spaces, banquet meeting rooms, offices, kitchen, retail, and other support spaces and service areas. Proposals to include all costs for design and engineering documentation, interior design services, specifications and support necessary for construction, including bid documentation, contract and construction administration based on a total Project cost not to exceed \$44,000,000, and an estimated construction cost of \$37,000,000. The Project is to comply with all current industry and professional standards as well as the design and engineering standards of Oakland University.*

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The University formed a Committee to review and analyze the proposals, and conduct interviews of finalists. Committee members included:

Judy Burton, Buyer, Purchasing
Richard Fekel, Director, Oakland Center
John Harmala, Senior Project Manager, Capital Planning
Marie Michalowski, Senior Project Manager, Capital Planning
Terry Stollsteimer, Associate Vice President for Facilities Management
Jason VanBuskirk, Assistant Director, Oakland Center
Brian Ward, Senior Project Manager, Capital Planning and Design

Three of the eight CM proposals received and reviewed were selected by the Committee for interviews:

Barton Malow
Christman Company
Granger

The interviews confirmed the qualifications of each firm, and their understanding of the Project scope, schedule and cost. Reference checks were performed and were positive for all three firms.

Based on a thorough review, evaluation, and satisfactory reference checks of all proposals, the Committee recommends that Christman Company be engaged to provide CM services for the Project, for a total CM fee not to exceed \$2,318,823, which includes a 13% owner controlled contingency. Christman Company demonstrated themselves to be the best qualified firm, with excellent past performance on similar projects, the ability to meet deadlines and perform high quality work, and the capacity to dedicate a highly experienced staff to the Project.

3. Previous Board Action: On July 7, 2015, the Board approved the FY2016 General Fund budget, which included a debt service allocation for this Project. On September 28, 2015, the Oakland Center Planning Update was presented to the Facilities Committee. On February 22, 2016, the Board approved the selection of the architectural firm of IDS/Workshop.

4. Budget Implications: As part of a new food service ten-year agreement, Chartwells provided a \$4,000,000 capital investment for the Project. Debt service for the balance of the \$44,000,000 Project is included in the FY2016 General Fund budget.

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5. Educational Implications: The Oakland Center serves as the center of campus life providing a physical environment for student engagement, co-curricular programs, campus-wide dining, and student support services that are essential to the overall academic experience.

6. Personnel Implications: Incremental Oakland Center personnel will be incorporated into the management and operational infrastructure of the existing Oakland Center organization with appropriate staffing increases.

7. University Reviews/Approvals: This recommendation was formulated by the Director of the Oakland Center and the Associate Vice President for Facilities Management, and reviewed by the Oakland Center RFP Committee, Chief Operating Officer, and President.

8. Recommendation:

RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer to negotiate and execute a construction management contract with Christman Company for the Oakland Center Expansion Project; and, be it further

RESOLVED, that the total cost for all construction management services for the Oakland Center Expansion Project will not exceed \$2,318,823, which includes a 13% owner controlled contingency; and, be it further,

RESOLVED, that the Board of Trustees authorizes the President, Chief Operating Officer, 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 Oakland Center Expansion Project and the ongoing administration of the Oakland Center 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; and, be it further

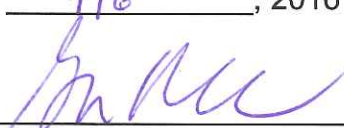
RESOLVED, that consistent with Board of Trustees policy, the schematic design will be presented to the Board of Trustees for approval prior to proceeding with construction.

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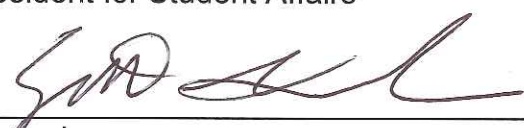
9. Attachments:

- A. Summary of Oakland Center Expansion Project for Construction Management Services.

Submitted to the President
on 4/6, 2016 by

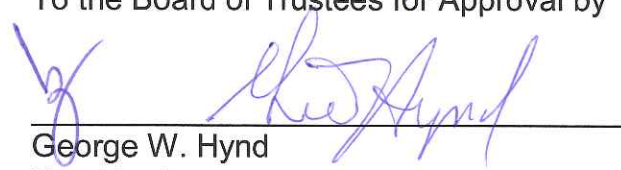


Glenn McIntosh
Vice President for Student Affairs



Scott Kunselman
Chief Operating Officer

Recommended on 4/6, 2016
To the Board of Trustees for Approval by



George W. Hynd
President

**Summary of Oakland Center Expansion Project
For Construction Management Services**

Architectural/Engineering Firm	Bid	Contingency	Total
Christman Company	\$2,018,823	\$300,000	\$2,318,823
Granger	\$1,894,500	\$300,000	\$2,194,500
Barton Malow	\$2,192,587	\$300,000	\$2,492,587