

ANIBAL HOUSE AND FITZGERALD HOUSE RENOVATIONS
CONSTRUCTION MANAGER

A Recommendation

1. **Division and Department:** Academic Affairs, Development & Alumni Relations, Operations and Finance, and Facilities Management Department.

2. **Introduction:** The recently completed Campus Master Plan has highlighted the need for additional space to support the growth goals of the University. Anibal House and Fitzgerald House are 1960's era dormitories that will be renovated for academic and administrative use to support this need. The project consists of the renovation of the second floor of Anibal House and both floors of Fitzgerald House (collectively the Project). The Project includes accessibility improvements including a new elevator, updated toilet room facilities, new or updated mechanical and life safety systems, wall changes, ceilings, lighting, technology and infrastructure improvements, and other minor improvements.

Five firms responded to a widely distributed and advertised Request for Proposal for Construction Manager (Construction Manager) at Risk Services (RFP). The Project was defined in the RFP as follows:

- The total Project must not exceed \$6,000,000 that includes furniture, soft costs, \$374,573 for architectural services, with an estimated construction cost of \$5,000,000, which includes contingencies, overhead and profit, and escalation. The Project cost is inclusive of all design, site development, and construction costs, permitting, technology, furniture, fixtures, equipment, and landscaping. The Project must conform to all current industry and professional standards as well as the design and engineering standards of Oakland University (University). LEED certification is not a requirement; however, the University requires the Project to be designed utilizing sustainable design principles and construction practices.

- The architectural firm of Fishbeck, Thompson, Carr & Huber, Inc. (Architect) has been selected to provide design and engineering services. We will be engaging the construction manager early in the design phase in order to provide constructability reviews, budget analysis, scheduling and other preconstruction services. The preconstruction team will be expected to provide budgeting and phasing analysis to determine the best utilization of space in terms of function and value. This analysis will need to consider the relocation of existing occupants, current housing facility construction, and academic and staff calendars. The Architect will also be contracted to provide construction management services for the bidding and construction phases.

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An RFP Committee (Committee) was established to review and analyze the proposals and conduct interviews of the finalists. The members of the Committee were as follows:

Julie Hamilton, Buyer, Purchasing
Paula Reyes, Purchasing Director
Susan Riley, Senior Project Manager, Capital Planning and Design
Terry Stollsteimer, Associate Vice President for Facilities Management
Steve Zmich, Director, Capital Planning and Design

Of the five firms that responded, three were invited to participate in an interview with the Committee. The interviews confirmed the qualifications of each firm, their understanding of the project scope, schedule, and budget. Reference checks were performed and were positive for all three firms.

Based on a thorough review and evaluation of all proposals, the Committee recommends that DeMaria be engaged to provide construction manager services with full-time staffing for the Project, for a total of \$5,470,109. The construction manager services will include a Construction Manager fee not to exceed \$470,109 (see Attachment A), which includes a 15% University controlled contingency. As the Construction Manager, DeMaria will bid and subcontract for mechanical, electrical and other architectural work such as carpentry, furniture and fixtures. The University contractually participates in the subcontractor selection process and must approve the subcontractors before being retained by DeMaria. The subcontractors' fees will be invoiced to the University by DeMaria as expenses and may not exceed \$5,000,000, which includes a 15% University controlled contingency.

Of the three firms interviewed, DeMaria is providing full-time staffing and, thus, was deemed to offer the best value to the University. The low-bidder, Christman Company, proposed sharing staff already on site for the Phase II renovation of Vandenburg Hall as a means to reduce costs. Cost difference was less than 10% or \$10,000 to get a dedicated staff.

3. Previous Board Action: On February 22, 2016, the Board approved issuing bonds totaling approximately \$124,000,000, which included renovation of Anibal House and Fitzgerald House.

4. Budget Implications: Debt service for the \$6,000,000 of the total Project, was included in the General Fund Budget effective in FY2016.

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5. **Educational Implications:** The Project will provide renovated space for academic use.
6. **Personnel Implications:** None.
7. **University Reviews/Approvals:** This recommendation was formulated by the Provost and Associate Vice President for Facilities Management, and reviewed by the RFP Committee, Chief Operating Officer, and the President.
8. **Recommendation:**

RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer to negotiate and execute a construction management contract with DeMaria for the Anibal House and Fitzgerald House Renovation Project; and, be it further

RESOLVED, that the total cost for all construction management services for the Anibal House and Fitzgerald House Renovation Project shall not exceed \$5,470,109 (comprised of a \$470,109 Construction Manager fee, including a 15% University controlled contingency, and subcontractor construction expenses that will not exceed \$5,000,000, including a 15% University controlled contingency), combined with soft costs (furniture, architectural services, and permitting) of \$529,891, for a total Project cost not to exceed \$6,000,000; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, the 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 Anibal House and Fitzgerald House Renovation Project and the ongoing administration; 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.

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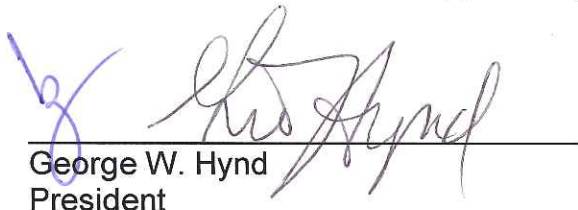
9. **Attachments:** A. Summary of Anibal House and Fitzgerald House Renovation Project – Construction Manager Proposal Pricing.

Submitted to the President
on 10/20, 2016 by



Scott Kunselman
Chief Operating Officer

Recommended on 10/20, 2016
to the Board of Trustees for approval by



George W. Hynd
President

**Summary of Anibal House and Fitzgerald House Renovation Project
Construction Manager Proposal Pricing**

Construction Management Firms	Bid	Contingency	Total
DeMaria	\$408,609.	\$61,500	\$470,109
E & L Construction Group	\$425,355	\$61,500	\$486,855
Christman	\$399,069	\$61,500	\$460,569