

**Agendum
Oakland University
Board of Trustees Formal Session
October 16, 2017**

**SUNSET TERRACE RENOVATION PROJECT BUDGET APPROVAL
A Recommendation**

1. **Division and Department:** Operations and Finance Division, University Technology Services, Facilities Management Department, Chief Operating Officer.

2. **Introduction:** Sunset Terrace was designed to serve as a retirement home and guest house for Alfred and Matilda Wilson. A small addition to the house was constructed in 1954. Matilda Wilson occupied the house from 1953 to 1962 and left the house following her husband's death in 1963.

Since 1974, the house has been used as the residence of the President of Oakland University. The University also uses it to host official events. In preparation for the prior president's move into the home in 2015, \$133,000 was spent on upgrades, furniture and improvements; however, replacements of major building systems were not included.

In July 2017, the prior president and his family moved out of the house. Since that time, Facilities Management, Oakland University Police Department, Executive Events, and others have reviewed the condition of the facility in order to aggregate this proposal. The house and surrounding grounds are being maintained and cleaned by Facilities Management. The current president's contract provides that she reside in the house. In addition to the replacement of critical building systems prior to her occupancy, health and safety, official hosting, and typical residential refresh items are included in the project.

As requested by the Board Chair, this agendum item is brought to the Board of Trustees. It is recommended that the budget be approved to renovate Sunset Terrace, not to exceed \$960,000.

3. **Previous Board Action:** On October 28, 2014, the University received the Sunset Terrace Assessment report by TMP Architecture. The report included a listing of the necessary upgrades to improve the functionality and comfort of the home. A total of \$1,583,800 was required to perform all the recommended upgrades.

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At the May 6, 2015 Facilities and New Development Projects Committee (Facilities Committee) meeting, the Assessment report was discussed. Based on the projected costs, other uses for the house were discussed and additional information was requested. Tours of the home were offered for all interested committee members.

At the August 13, 2015 Facilities Committee meeting, Sunset Terrace utilization options were discussed. Uses were presented, including the President's residence, Alumni House, and Dodge Museum.

On September 28, 2015, the Facilities Committee agreed that Sunset Terrace would continue to be used as the University President's residence and no formal action of the full Board of Trustees was requested.

4. **Budget Implications:** The Sunset Terrace Renovation Project will be funded from the Capital Project Supplemental Fund. No increase in student tuition is needed for this project.

5. **Educational Implications:** In addition to being the residence of the University's President, Sunset Terrace will also be used to host donors and other sponsors.

6. **Personnel Implications:** None.

7. **University Reviews/Approvals:** This recommendation was formulated from the October 28, 2014 Sunset Terrace Assessment Report as well as recent visits/inspections. It was reviewed by the Associate Vice President of Facilities and the Chief Operating Officer.

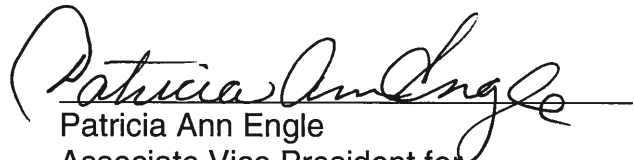
8. **Recommendation:**

RESOLVED, that the Board of Trustees approves a not-to-exceed project budget of \$960,000 to complete renovations at Sunset Terrace as the residence for the President and an official hosting venue.

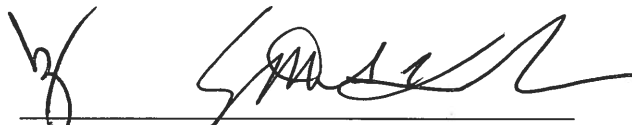
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9. Attachment: A. Sunset Terrace Projects 2017

Submitted to the Chief Operating Officer
on OCTOBER 10, 2017 by


Patricia Ann Engle
Associate Vice President for
Facilities Management

Recommended on OCTOBER 10, 2017
to the Board of Trustees for Approval by



Scott G. Kunselman
Chief Operating Officer

Sunset Terrace Projects 2017

	<u>Estimate</u>
Deferred Facility Maintenance Total	\$488,000
Residential/Office Total	\$50,500
Hosting Total	\$206,000
Health & Safety Total	\$125,500
Project Subtotal	\$870,000
Architectural and Engineering Services	\$90,000
Requested Project Total	\$960,000

Sunset Terrace Deferred Facility Maintenance 2017

<u>Item</u>	<u>Estimate</u>
Eliminate Potential Water Intrusion	
Repair upstairs bath plumbing and wall repair	\$22,500
Replace upper roof, Sections A & C	\$86,500
Caulk stone trim at all windows	\$5,000
Install remote monitoring HVAC monitoring system	\$28,000
Subtotal	\$142,000
Replace End of Useful Life	
Replace air handling system	\$220,000
Replace hot water boiler system	\$125,000
Remove abandoned wires/pipes	\$1,000
Subtotal	\$346,000
Deferred Facility Maintenance Total	\$488,000

Sunset Terrace Residential/Office Needs 2017

<u>Item</u>	<u>Estimate</u>
Paint (materials only)	\$1,000
Flooring/carpet	\$40,000
Replace and upgrade Uninterruptible Power Supplies (UPS)	\$4,500
Procure 2 external access points	\$2,500
Remove abandoned wiring and network cables and mount 2 external access points	\$2,500
Residential/Office Total	\$50,500

Sunset Terrace Hosting Needs 2017

<u>Item</u>	<u>Estimate</u>
First floor powder room ADA door opening	\$7,500
Upgrade residential kitchen to include catering needs	\$125,000
Art/staircase lighting	\$15,000
Repair exterior wall outside patio door	\$1,000
Fix cracks and seal driveway	\$5,000
Outdoor furnishings	\$20,000
Landscaping	\$15,000
Restore shuffle board court	\$7,500
Driveway side paving	\$10,000
Hosting Total	\$206,000

Sunset Terrace Health & Safety Needs 2017

<u>Item</u>	<u>Estimate</u>
Abatement	\$25,000
Repair uneven rear patio cement paving	\$20,000
Repair uneven rear patio reset tiles/stairs/walls	\$30,000
Hard wire CO2 detectors	\$10,000
Infrared electrical wire testing	\$5,000
Wiring assessment & replacement of wiring devices	\$25,000
Replace front gate equipment	\$10,500
Health & Safety Total	\$125,500