

**HAMLIN HALL INFRASTRUCTURE RENOVATION CONTRACT**

**A Recommendation**

1. **Division and Department:** Finance and Administration Division, and Facilities Management Department
2. **Introduction:** In an effort to effectively manage the maintenance of aging facilities, University Housing (UH) engaged the consulting firm of Harley Ellis Devereaux to analyze the infrastructure of Hamlin and Vandenburg Halls. In response to the firm's findings, UH is implementing the first phase of the Hamlin Hall renovation, a rehabilitation of the plumbing system in the Hamlin Hall South Tower. This project includes demolition and replacement of domestic hot and cold water piping, bathroom fixture replacement, above grade horizontal and vertical sanitary piping, domestic hot water generating equipment and fire suppression sprinklers.

The Board of Trustees (Board) approved this project, as outlined in the FY2013 UH auxiliary budget, on August 6, 2012.

As part of the required competitive bid process a Request for Proposal (RFP) was issued for a General Contractor for the Hamlin Hall Infrastructure Renovation. Three responses to the RFP were received (Attachment A). A committee consisting of members from Facilities Management, Purchasing, and University Housing thoroughly vetted all proposals. The review process included a detailed interview, verification of experience in the construction of similar facilities, reference checks, and a cost analysis. George W. Auch Company submitted the lowest cost qualified bid, has excellent relevant experience and references, and made an excellent presentation during their interview.

Additionally, \$280,000 in contingencies were identified to allow for possible variables and scope changes.

Facilities Management recommends that George W. Auch Company be approved as the General Contractor for the Hamlin Hall Infrastructure Renovation.

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3. **Previous Board Action:** On August 6, 2012, the Board unanimously approved the FY2013 UH budget, which included major capital expenditures in the Hamlin Hall South Tower.
4. **Budget Implications:** Rehabilitation of the plumbing system was included in the FY2013 UH auxiliary budget. The George W. Auch Company proposal falls within this budget.
5. **Educational Implications:** Upgraded plumbing systems and equipment will be provided for water saving fixtures, a consistent domestic hot water supply and maintenance savings in repair of water leaks in the domestic water system. Well maintained student housing significantly enhances the Oakland University student experience.
6. **Personnel Implications:** None.
7. **University Reviews/Approvals:** This recommendation was formulated by the selection committee, reviewed by Facilities Management, Harley Ellis Devereaux, and Plant Engineering, the Associate Vice President of Facilities Management, Vice President for Finance and Administration, and President.
8. **Recommendation:**  
RESOLVED, that the Vice President for Finance and Administration be authorized to negotiate and execute a contract with the George W. Auch Company as the General Contractor for the Hamlin Hall Infrastructure Renovation; and, be it further

RESOLVED, that the total cost for all plumbing services for the Hamlin Hall Infrastructure Renovation (Hamlin Hall South Tower), inclusive of reimbursables and Oakland University contingencies, will not exceed \$3,068,000; 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 conform to the legal standards and policies of the Vice President for Legal Affairs and General Counsel.

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9. Attachments:

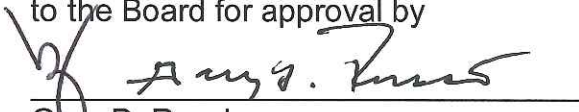
A. Hamlin Hall Infrastructure Renovation Bid Summary

Submitted to the President  
on 3/25, 2013 by



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

Recommended on 3/26, 2013  
to the Board for approval by



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Gary D. Russi  
President

**Hamlin Hall  
Infrastructure Renovation Bid Summary**

<b>Contractor</b>	<b>Proposal Amount</b>
George W. Auch	\$2,788,000
Clark Construction	\$2,908,000
Frank Rewold & Son	\$3,090,591