

**HAMLIN HALL INFRASTRUCTURE RENOVATION CONTRACT – PHASE 2**

**A Recommendation**

1. **Division and Department:** Student Affairs and Enrollment Management Division, Finance and Administration Division, University Housing Department, and Facilities Management Department
  
2. **Introduction:** In an effort to effectively manage the maintenance of aging facilities, University Housing engaged the consulting firm of Harley Ellis Devereaux to analyze the infrastructure of Hamlin and Vandenburg Halls. In response to the firm's findings, Phase 1 of the Hamlin Hall Infrastructure Renovation, a rehabilitation of the plumbing system in the Hamlin Hall South Tower, was completed in December 2013. University Housing is now implementing Phase 2 of the project, a plumbing renovation of the Hamlin Hall North 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 funding for Phase 2, as outlined in the FY2014 University Housing ancillary budget, on April 3, 2013.

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, which included both the Hamlin Hall South Tower (Phase 1) and North Tower (Phase 2). 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 (Auch) submitted the lowest cost qualified bid for the two Phases, has excellent relevant experience and references, and made an excellent presentation during their interview. Auch successfully completed Phase 1, on time and on budget.

It is now recommended that Auch be approved as the General Contractor for Phase 2, Hamlin Hall North Tower, at a cost not to exceed \$2,895,700, which includes a contingency allowing for possible variables and scope changes of \$377,700.

3. **Previous Board Action:** On August 6, 2012, the Board approved the University Housing FY2013 ancillary budget, which included Hamlin Hall Infrastructure Renovation Phase 1. On April 3, 2013, the Board approved Auch as the Phase 1 Construction Manager. On April 3, 2013, the Board approved the University Housing FY2014 ancillary budget, which included the Hamlin Hall Infrastructure Renovation Phase 2.
4. **Budget Implications:** Rehabilitation of the Hamlin Hall North Tower plumbing system was included in the FY2014 University Housing ancillary budget.
5. **Educational Implications:** 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, University Housing, Harley Ellis Devereaux, Plant Engineering, the Associate Vice President of Facilities Management, Interim Vice President for 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 George W. Auch Company for rehabilitation of the plumbing system associated with the Hamlin Hall Infrastructure Renovation Phase 2; and, be it further

RESOLVED, that the total cost of the construction for Hamlin Hall Infrastructure Renovation Phase 2 will not exceed \$2,895,700; 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 2/13, 2014 by

  
\_\_\_\_\_  
Glenn McIntosh  
Interim Vice President for Student Affairs  
and Enrollment Management

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

Recommended on Feb. 18, 2014  
to the Board of Trustees for Approval by

  
\_\_\_\_\_  
Betty J. Youngblood  
Interim President

**Hamlin Hall  
Infrastructure Renovation Bid Summary  
Combined South Tower (Phase 1) and North Tower (Phase 2)**

<b>Contractor</b>	<b>Proposal Amount</b>
George W. Auch	\$5,306,000*
Clark Construction	\$5,374,000
Frank Rewold & Son	\$5,623,486

\*

<b>George W. Auch</b>	<b>Bid</b>	<b>Contingencies</b>	<b>Total</b>
<b>Phase 1</b>	\$2,788,000	\$280,000	\$3,068,000
<b>Phase 2</b>	2,518,000	377,700	2,895,700
<b>Total</b>	\$5,306,000	\$657,700	\$5,963,700