

**APPROVAL OF CONSTRUCTION MANAGER FOR
SOUTH FOUNDATION HALL RENOVATION & EXPANSION**
A Recommendation

1. **Division and Department:** Academic Affairs Division, Chief Operating Officer, and Facilities Management Department.

2. **Introduction:** Oakland University's Capital Outlay Project proposal for 2020 is the transformation of South Foundation Hall (SFH), from our original general-purpose classroom building into a modern building featuring the latest technology-equipped teaching and learning classrooms and collaboration spaces, targeted for our growing Science, Technology, Engineering, and Math (STEM), human health and business curriculum. South Foundation Hall, constructed in 1959, is one of the oldest buildings on campus, and has surpassed the service life of the building systems. The estimated 25,000 square foot (sf) addition will allow for the construction of additional classroom spaces and the existing 55,000 sf building will undergo extensive renovation. This South Foundation Hall Renovation & Expansion Project (Project) will enhance the University's ability to support modern styles of teaching and learning. As reflected in its name, this building has provided a destination for our students to acquire the "foundation" for their professional curriculum. The facility continues to house the core coursework, which is the foundation for our degrees that are in the highest demand, such as engineering, health sciences, nursing and business, among others.

In December 2018, the Governor of the State of Michigan signed a Line Item Appropriations for Fiscal Year 2018-2019, Senate Bill No. 601 granting Oakland University Planning Authorization for the SFH Renovation and Expansion project. Programming and planning of the Project is to be paid for from university resources. The total authorized project cost is \$40,000,000 with a state share of \$30,000,000 and a University share of \$10,000,000.

A Request for Proposals (RFP) was issued to provide bids for preconstruction and construction management at-risk services for the Project. The Construction Manager (CM) is being engaged early in the design phase in order to provide constructability reviews, budget analysis, scheduling and other preconstruction services. The CM will provide CM Services for the bidding and construction phases.

- The final determination of how much new space to construct versus the repurposing of existing space will be made based on the programming effort. The new space will be located adjacent to South Foundation Hall. The exact location will depend on existing infrastructure, program adjacencies, site grading, and

**Approval of Construction Manager for
South Foundation Hall Renovation & Expansion
Oakland University
Board of Trustees Formal Session
August 12, 2019
Page 2**

adherence to the campus master plan. It is anticipated that the addition will be approximately 25,000 square feet. The total project budget is \$40,000,000. This includes all construction costs, consultant fees, permits, low voltage, furniture, fixtures & equipment, moving costs, and other owner related soft costs.

- The selected firm will work under the direction of the Facilities Management Department who will work closely with Campus Engineering, Environmental Health and Safety, and other appropriate campus entities and committees.
- The project will conform to all current industry and professional standards as well as the design and engineering standards of the University.
- A Steering Committee was established to review the proposals. The members of the Steering Committee were:

Purchasing Buyer
Senior Project Manager, Capital Planning and Design, Primary
Senior Project Manager, Capital Planning and Design
Director, Capital Planning and Design
Associate Vice President for Facilities Management

Based on a thorough review and evaluation of all proposals, the administration recommends that Frank Rewold and Sons be engaged to provide CM services for the Project, for a total CM fee not to exceed \$2,218,995 which includes a 15% owner-controlled contingency. This was the lowest qualified bid. Frank Rewold and Sons was the Construction Manager for the Hillcrest Housing project and is currently performing educational additions and renovations for the Rochester Community Schools, 2015 Bond Program. They have experience with recent projects at Lawrence Technological University and Walsh College, in addition to similar projects throughout the state of Michigan.

3. Previous Board Action: On October 8, 2018, the Board approved the Fiscal Year 2020 Capital Outlay Project Request, which detailed the SFH Renovation and Expansion Project as the University's top priority Capital Outlay request.

On April 8, 2019, the Board approved Stantec as the architecture and engineering firm to design the Project for a total cost of \$1,965,400, which included an owner's-controlled design contingency.

**Approval of Construction Manager for
South Foundation Hall Renovation & Expansion
Oakland University
Board of Trustees Formal Session
August 12, 2019
Page 3**

4. **Budget Implications:** Construction manager fees are budgeted in the SFH Renovation and Expansion Project budget. The proposed contract and contingencies are within budget. The funding source for this \$40,000,000 project is; \$30,000,000 from a State Capital Outlay appropriation and \$10,000,000 from the 2019 Bonds.

5. **Educational Implications:** South Foundation Hall has been the site for general classrooms for all academic disciplines since its construction in 1959. The completion of this Project will provide students with a collaborative and blended style of modern teaching and active learning, which has been shown repeatedly to enhance student success. The addition of classroom spaces will house critical core classes that are required for freshman and sophomores to provide them with a rich educational learning experience.

6. **Personnel Implications:** Incremental South Foundation Hall maintenance personnel will be identified based on needs and integrated into the management and operations of the existing building. Based on the estimated square feet and projected use of the addition, it is estimated that two (2) Custodians, one (1) Groundskeeper, and one (1) Skilled Trades worker will be required to operate the facility. The exact staffing type and skills required will be determined following the design and construction phases.

7. **University Reviews/Approvals:** The Capital Outlay submittal for this Project was prepared by Facilities Management and reviewed by the Vice President for Finance and Administration, Chief Operating Officer, and President. The Project was also reviewed and endorsed by the University Senate's Campus Development and Environment Committee, the Dean of the College of Arts and Sciences, and the Senior Vice President for Academic Affairs and Provost.

8. **Recommendation:**

RESOLVED, that the Board of Trustees approve Frank Rewold and Sons as the Construction Manager for the South Foundation Hall Renovation and Expansion Project and total cost for the Project, within a not-to-exceed budget of \$32,000,000, which includes the construction management fee. All construction costs, consultant fees, permits, low voltage, movable furniture, fixtures, & other equipment, moving costs, and other owner related soft costs are also included in the total project budget; and, be it further

**Approval of Construction Manager for
South Foundation Hall Renovation & Expansion
Oakland University
Board of Trustees Formal Session
August 12, 2019
Page 4**

RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer to negotiate and execute a construction management at-risk contract with Frank Rewold and Sons for the South Foundation Hall Renovation and Expansion Project; 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 South Foundation Hall Renovation and Expansion 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; 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.

9. Attachments:

- A. Summary of South Foundation Hall Project, Construction Manager Proposal Pricing

Submitted to the President
on August 9, 2019 by

**Approval of Construction Manager for
South Foundation Hall Renovation & Expansion
Oakland University
Board of Trustees Formal Session
August 12, 2019
Page 5**



Scott G. Kunselman
Chief Operating Officer

Recommended on 8/9, 2019
to the Board of Trustees for Approval by

by 

Ora Hirsch Pescovitz, M.D.
President

SUMMARY OF SOUTH FOUNDATION HALL PROJECT
CONSTRUCTION MANAGER PROPOSAL PRICING

CM FIRM	BID	CONTINGENCY	TOTAL
Rewold	\$1,918,995.00	\$300,000.00	\$2,218,995.00
Granger	\$2,000,840.00	\$300,000.00	\$2,300,840.00
Sachse	\$2,001,936.00	\$300,000.00	\$2,301,936.00