

**SCHEMATIC DESIGN APPROVAL FOR PROJECT S.U.C.C.E.S.S.
AND AUTHORIZATION TO COMPLETE**
A Recommendation

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

2. Introduction: S.U.C.C.E.S.S. is an acronym for Support of University Community by Creating Enhanced Student Services (Project). The Project consists of the construction of an addition to Wilson Hall and the renovation and re-purposing of vacated department spaces. Modifications to vacated spaces will be performed following the occupation of newly constructed spaces by University departments.

Wilson Hall originated in 1965 and has an area of 98,153 square feet. The existing building is located on the University's main campus and is comprised of 5 general-purpose classrooms, 10 labs, 126 offices, the Oakland University Art Gallery, and the Meadow Brook Theatre. The construction portion of the Project will provide approximately 40,000 square feet of student services and administrative support areas.

The Programming and Schematic Design for the Project has been developed by Albert Kahn & Associates. This program creates a Center for Student Success, along with an administrative component, to bring departments together to a central location on campus. To date, the team has interviewed 27 departments, benchmarked current and future space allocations and identified departmental locations across campus. Collectively, Albert Kahn & Associates and the Oakland University Steering Committee have reviewed multiple alternatives to build a program that delivers student focused activities on the ground and second levels of Wilson Hall, which will provide direct access to the parking area, premium visibility to the campus community and premium student support areas to enhance student success. Administrative spaces will be located on the upper two levels of the proposed expansion, upgrading the efficiency and adjacency requirements currently lacking in the existing Wilson Hall facility.

3. Previous Board Action: On February 7, 2019, the Board approved the not to exceed budget of \$20,535,000 consisting of funds from existing unused 2016 bond proceeds (\$5.76 million), excess debt service budget from FY2019-2021 (\$6.44 million), and University reserves (\$8.335 million).

On February 7, 2019, the Board approved the hiring of the Construction Management firm, Rockford Construction, for the Project.

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4. Budget Implications: Funding for the \$20,535,000 Project will come from existing unused 2016 bond proceeds (\$5.76 million) and 2019 bond proceeds (\$14.775 million). No additional tuition increase is needed to fund this project.

5. Educational Implications: The creation of welcome and student support centers including undergraduate admissions and tutoring will enhance the first-time visitor experience and will provide continuous learning assistance to existing students. The addition of new spaces will provide passive learning and collaboration opportunities to an engaged student population. In addition, the consolidation and reconfiguration of academic and administrative functions will result in greater accessibility for students, and overall departmental efficiency, all of which contribute to the overall success of the student population.

6. Personnel Implications: Incremental Wilson 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 for the addition, it is estimated that 2 additional Custodians and 1 additional Skilled Trades worker will be required to operate the facility. The exact staffing type and skills required will be determined following the design and building phases.

7. University Reviews/Approvals: On October 19, 2018, the Project was presented to the Campus Development and Environment Committee (CDEC), a University Senate Subcommittee.

This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the Vice President for Student Affairs and Chief Diversity Officer, Senior Vice President for Academic Affairs and Provost, Vice President for Finance and Administration, Chief Operating Officer and President.

8. Recommendation:

RESOLVED, that the Board of Trustees approves the Schematic Design of the Project S.U.C.C.E.S.S. (Attachment A, as may be immaterially amended during continuing design and construction phases of the project); 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 Project S.U.C.C.E.S.S. project and the ongoing administration of the Project; and, be it further

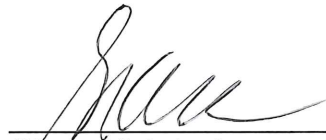
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RESOLVED, that said contracts, instruments and documents shall be reviewed by and be in a form acceptable to the Vice President for Legal Affairs and General Counsel prior to execution, and be in compliance with the law and with University policies and regulations and conform to the legal standards of the Vice President for Legal Affairs and General Counsel.

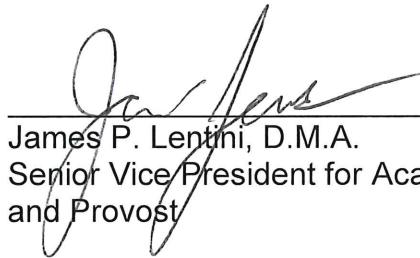
9. Attachments:

A. Project S.U.C.C.E.S.S. Schematic Design

Submitted to the President
on 12/6, 2019 by



Glenn McIntosh
Vice President for Student Affairs and
Chief Diversity Officer

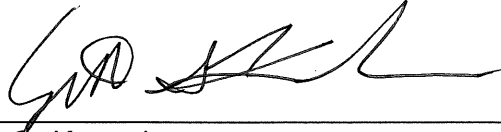


James P. Lentini, D.M.A.
Senior Vice President for Academic Affairs
and Provost



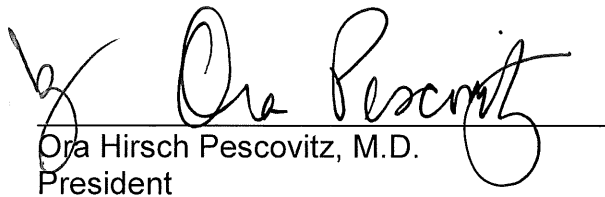
John W. Beaghan
Vice President for Finance and Administration
and Treasurer to the Board of Trustees

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Scott G. Kunselman
Chief Operating Officer

Recommended on 12/7, 2019
to the Board of Trustees for Approval by



Ora Hirsch Pescovitz, M.D.
President



OAKLAND
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WILSON HALL EXPANSION
PROJECT S.U.C.C.E.S.S.

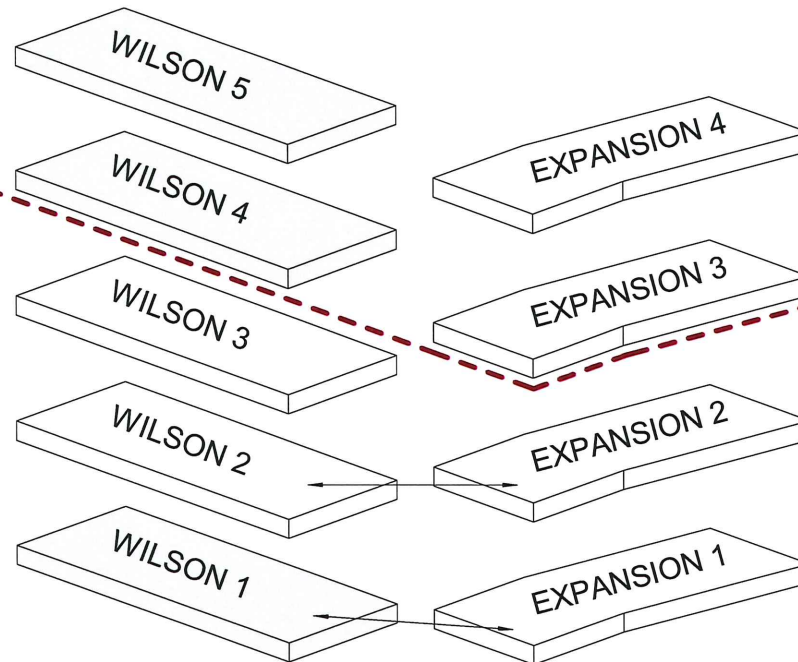
9 DECEMBER, 2019

albert
KAHN

ADMINISTRATION

STUDENT-FOCUSED

- UNDERGRADUATE ADMISSIONS
- DISABILITY SUPPORT SERVICES
- TESTING CENTER
- OFFICE OF STUDENT SUCCESS
- EXPANDED TOILET FACILITIES



ADMINISTRATION

STUDENT-FOCUSED

- UNDERGRADUATE ADMISSIONS
- WELCOME CENTER
- TUTORING CENTER



AX-001 - PROGRAM DIAGRAM

WILSON HALL EXPANSION
371 Wilson Boulevard
Rochester, MI 48309



Albert Kahn Associates, Inc.
3011 W. Grand Blvd
Suite 1800
Detroit, Michigan 48202-3000

313.202.7000
albertkahn.com

PROJECT NO.: 03390-00

ISSUED DATE: 12/09/19

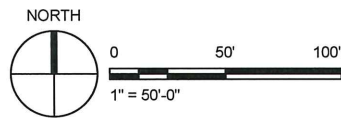
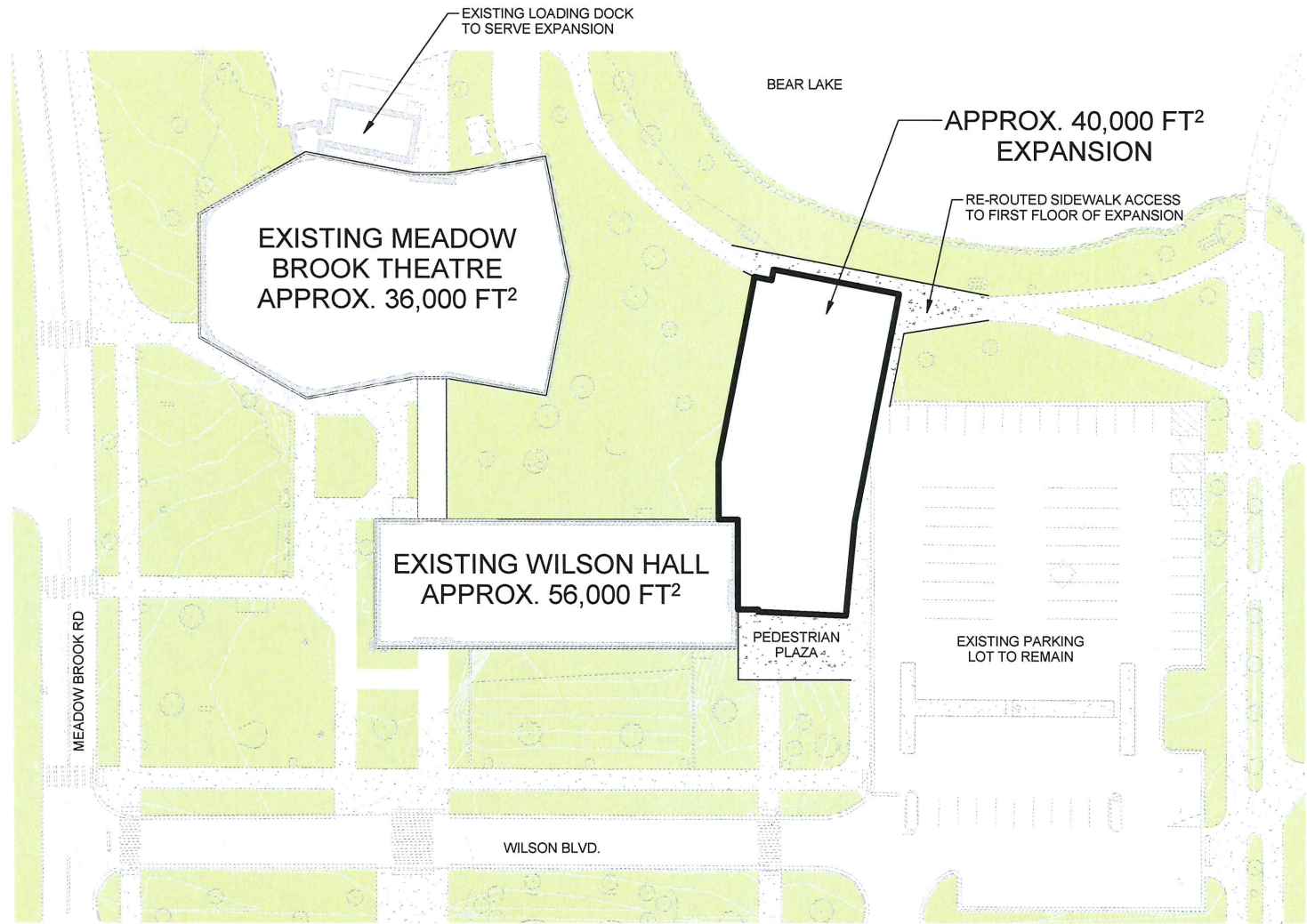
DESCRIPTION OF SITE + PROJECT

The Wilson Hall Expansion will be located off the north-east corner of Wilson Hall, one of the original buildings on Oakland University's campus (completed in 1966). Both Wilson Hall and the adjacent Meadow Brook Theatre are intended to remain intact and functional throughout the project.

The Expansion to Wilson Hall will encompass approximately 40,000 ft² of program space over four floors. The building mass will extend northward from Wilson Hall and will act to create a courtyard between Wilson Hall and Meadow Brook Theatre. On the first and second floors, where the new building connects to existing Wilson Hall, pedestrian access is intended to allow for the student-focused population to circulate between the floors. The upper two floors of the Expansion, as well as the mechanical penthouse level, are not intended to provide pedestrian access to/from Wilson Hall.

Due to the sloping nature of the project site, the building is intended to be accessed from both the first and second floors. The first floor will meet finished grade near the sidewalk encircling Bear Lake. An exterior grade change along Parking Lot P2 will traverse between the edge of the building and the parking lot to provide access to the second floor.

This project is not intended to seek LEED certification, but is intended to be designed/constructed with a focus on sustainability and efficiency.

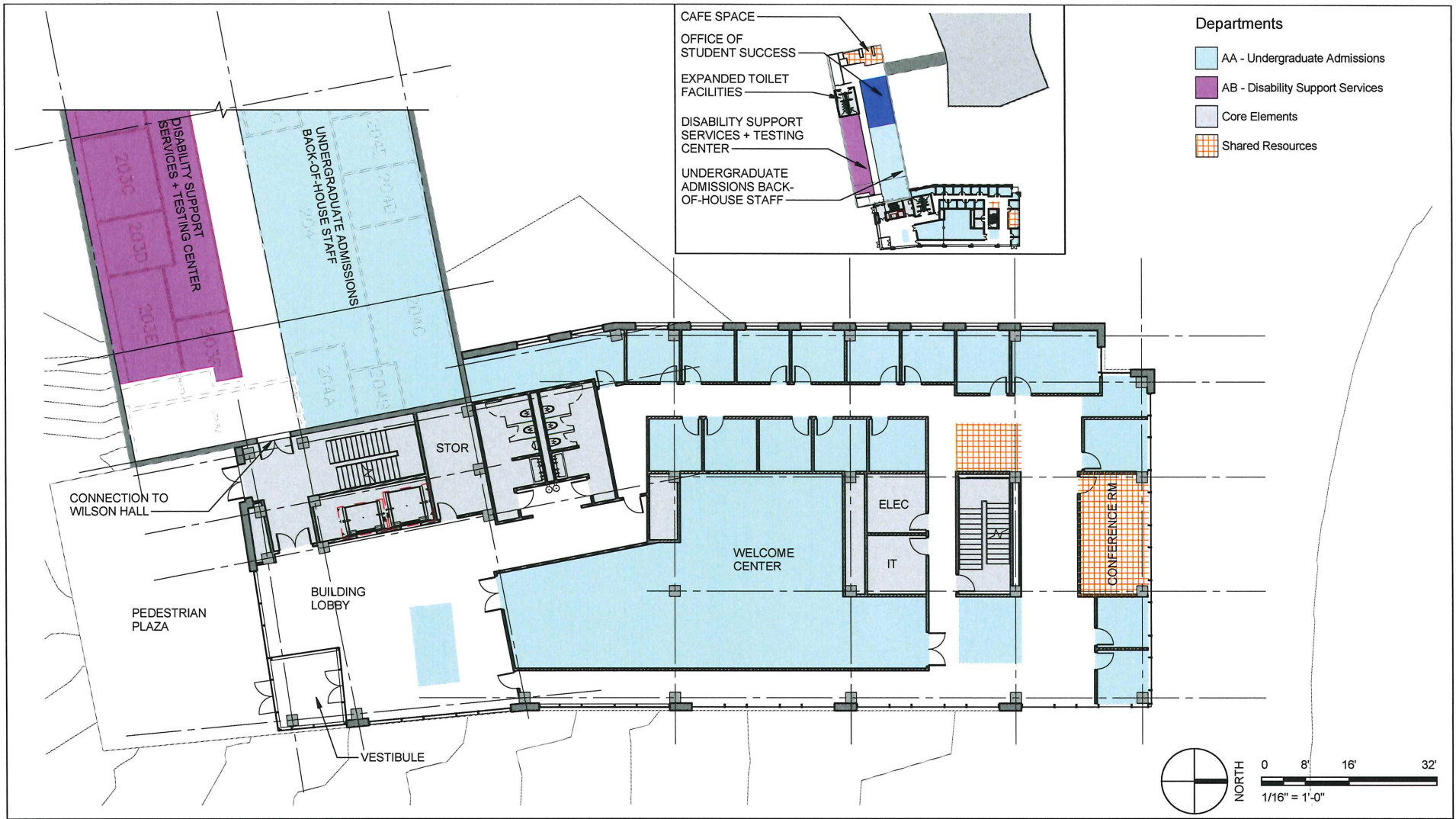


AX-100 - SITE PLAN

WILSON HALL EXPANSION
371 Wilson Boulevard
Rochester, MI 48309

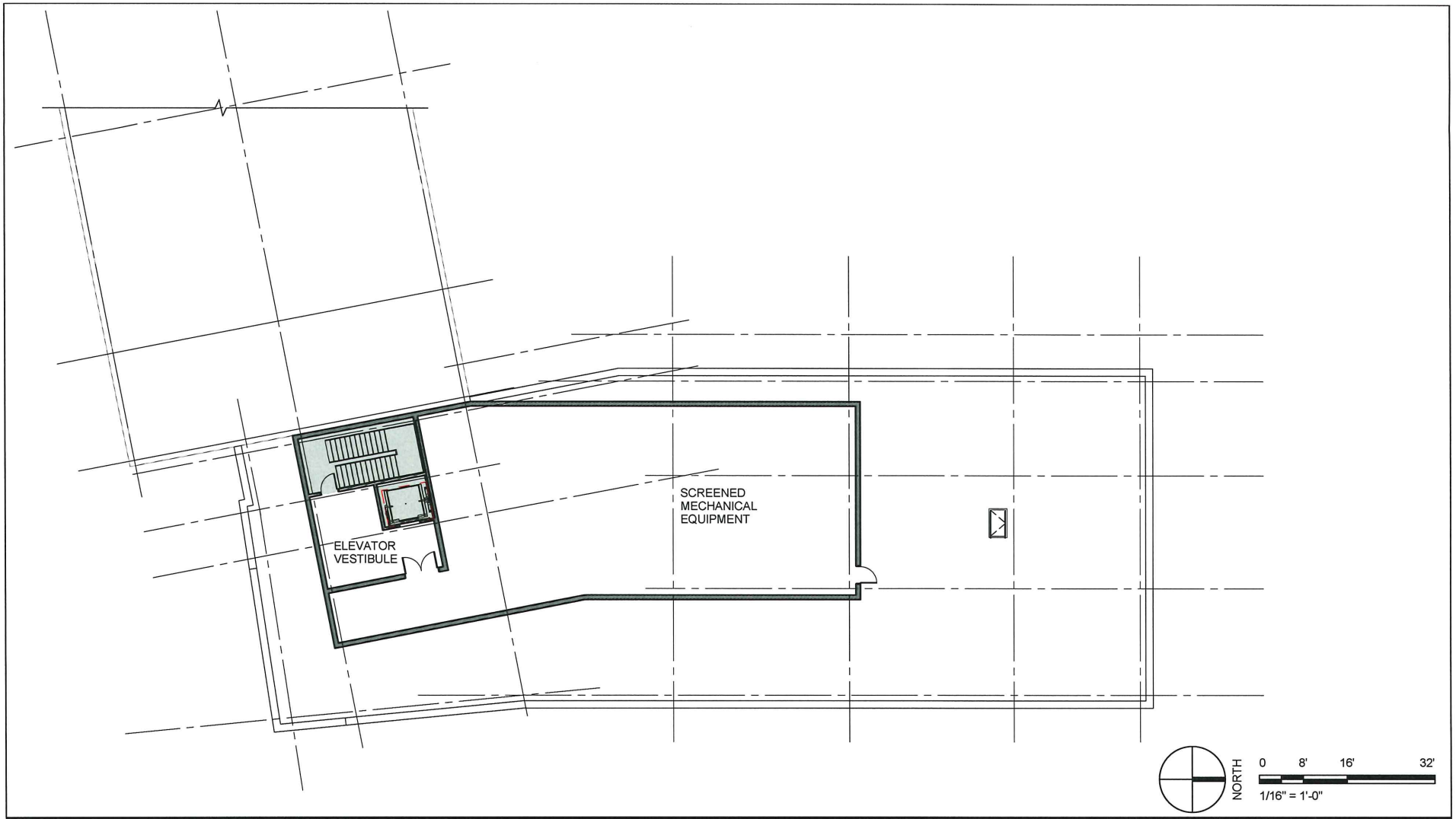
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PROJECT NO.: 03390-00 ISSUED DATE: 12/09/19











AX-105 - PENTHOUSE PLAN

WILSON HALL EXPANSION
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PROJECT NO.: 03390-00 ISSUED DATE: 12/09/19



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Date Plotted: 12/5/2019 8:33:02 AM

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AX-B901 - OPTION A.6 - LOOKING VANDENBERG HALL

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PROJECT NO.: 03390-00

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AX-B902 - OPTION A.6 - LOOKING FROM STUDENT HOUSING

WILSON HALL EXPANSION
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PROJECT NO.: 03390-00

ISSUED DATE: 11/26/19



AX-B903 - OPTION A.6 - LOOKING FROM MEADOW BROOK THEATRE

WILSON HALL EXPANSION
371 Wilson Boulevard
Rochester, MI 48309



Albert Kahn Associates, Inc.
3011 W. Grand Blvd
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AX-B904 - OPTION A.6 - LOOKING FROM OAKLAND CENTER

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PROJECT NO.: 03390-00

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Date Plotted: 12/5/2019 8:33:18 AM

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AX-B905 - OPTION A.6 - LOOKING FROM VANDENBERG HALL

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