

**Agendum
Oakland University
Board of Trustees Formal Session
February 7, 2019**

**SCHEMATIC APPROVAL FOR THE ANN V. NICHOLSON APARTMENTS
EXTERIOR SURFACE AND ROOF REPLACEMENT PROJECT
A Recommendation**

1. **Division and Department:** University Housing, Student Affairs & Chief Diversity Officer, Facilities Management Department, and Chief Operating Officer.
2. **Introduction:** The Ann V. Nicholson apartment complex (AVN) was designed and built by Capstone Development Partners and completed in 2002. The 181,291 square foot facility serves as home to approximately 450 upper class resident students.

The upper exterior surface of the individual buildings, which simulate a white stucco surface, is actually a paper composite product with limited durability. The exterior surface has degraded to the point of absorbing rainwater rather than repelling rainwater. Such a condition, if allowed to continue, will result in a premature deterioration of the building exterior and allow rainwater to penetrate through the exterior walls and into the student living space.

In order to prevent continuing damage (and/or the development of mold) to the exterior walls and to make the structure weathertight, it is proposed to envelop all exterior simulated stucco surfaces with a colonial grey vinyl siding material and alternate bids to replace the roofing shingles is also included. The Ann V. Nicholson Apartment Exterior Surface and Roof Replacement Project (Project) will have the combined benefit of making the structures weathertight for the foreseeable future as well as to serve the function of improving the exterior appearance of the building by changing the "Swiss Chalet" appearance to a more classic, aesthetically pleasing appearance.

On April 9, 2018, the Board of Trustees (Board) approved the FY2019 Housing budget, which included a capital budget allocation for this project. Neumann Smith was hired to develop the project and provide the required design documents at a not-to-exceed cost of \$55,000.

Per the Board's Contracting and Employment Appointment Authority Policy, "for any capital improvement project that has major aesthetic considerations, the administration shall obtain Board approval of the schematic design." Board approval of the schematic design of the Project is requested to proceed with project planning and execution.

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The AVN Apartments Exterior Surface and Roof Replacement Project Team is comprised of the following members:

Director, University Housing
Associate Director for Residential Facilities
Senior Project Manager, Capital Planning and Design

The AVN Apartments Exterior Surface and Roof Replacement Project Team recommends Board approval of the Project Schematic Design and budget.

3. **Previous Board Action:** On April 9, 2018, the Board of Trustees approved the FY2019 Housing budget, which included a capital project budget allocation for this project.
4. **Budget Implications:** The University Housing major capital projects budget of \$1,200,000 and the remainder from Housing reserves are being utilized to fund the project. No additional debt service, housing rate or tuition increase is required to complete this renovation project.
5. **Educational Implications:** To provide safe, secure and weathertight living quarters for 450 upper class and graduate Oakland University students.
6. **Personnel Implications:** None.
7. **University Reviews/Approvals:** This recommendation was formulated by the Director of University Housing and reviewed by the Associate Vice President for Facilities Management and the Chief Operating Officer.
8. **Recommendation:**

RESOLVED, that the Board of Trustees approves the Schematic Design for the AVN Apartments Exterior Surface and Roof Replacement Project and total cost for all General Contractor Construction services by Sachse Construction, within a not-to-exceed budget of \$1,816,035, which includes design, construction, project management and an owner contingency; and, be it further

RESOLVED, that the Board of Trustees authorizes the President and 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

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resolution that are necessary, expedient and proper in connection with the Ann V. Nicholson Exterior Surface and Roof Replacement Project; 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.

9. Attachments:

- A. Ann V. Nicholson Apartments Exterior Surface and Roof Replacement Project Schematic Design

Submitted to the President
on FEB 4, 2019 by

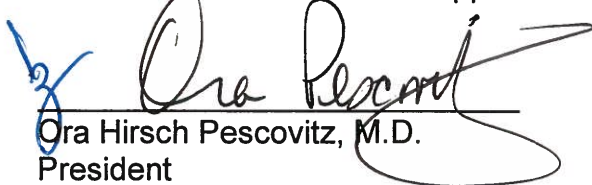


Glenn McIntosh
Vice President for Student Affairs and
Chief Diversity Officer



Scott G. Kunselman
Chief Operating Officer

Recommended on 2/5, 2019
to the Board of Trustees for approval



Ora Hirsch Pescovitz, M.D.
President

OAKLAND UNIVERSITY

AVN APARTMENTS RECLAD



DESIGN NARRATIVE



DESIGN NARRATIVE

The design intent for the recladding of the AVN apartment complex was to provide a fresh, contemporary, residential appearance that would be appealing to students and administration alike. The designers were looking for a more fitting aesthetic that would blend harmoniously with the campus's contemporary style of architecture. The Tudor style of the existing buildings was dated, tired and worn out. The buildings needed a substantial change in appearance with a new, warm, and inviting look.

The material and color palette consists of Certainteed shingles in "Driftwood", Certainteed siding and shakes in "Charcoal Gray," and "Paper White" Azek or Aluminum trim. The colors diverge substantially from the existing beige panels and reddish brown trim. Yet, they work well with the existing red / brown brick blend and dark windows. The new appearance and feel will be softer, warmer, and fresher.

A combination of shakes and horizontal lap siding was chosen to add interest to the façade and call attention to the many gables. The contrasting white trim highlights the windows and architectural features. The shingles feature a blend of multiple colors, including grays, blues, browns, greens, and grays. This blend of colors is cohesive with the siding color and compatible with the existing brick blend. The unique texture of the shingles will add interest and depth to the roof.

The distracting bright copper-colored spires are being removed and replaced with a more fitting, less obtrusive gable. This reduces the stark contrast of the towers and lets the eye focus more on the overall appearance of the façade.

The design team looked at multiple design schemes, siding options, shingle styles, and color schemes. The final decision on the palette was made in the field looking at actual material samples up against the brick, windows and existing building features. The palette selected provided the look and feel that the architect, housing department and facilities department were looking to achieve.

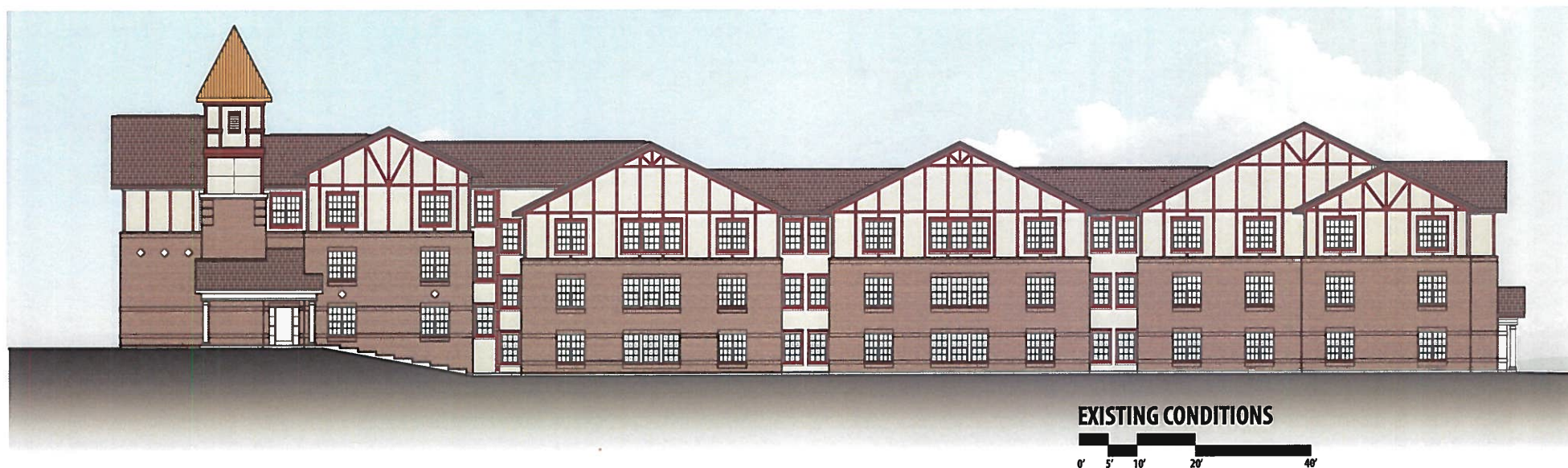


OAKLAND UNIVERSITY - AVN APARTMENTS RECLAD

Attachment A

EXISTING CONDITIONS





PROPOSED ELEVATIONS

