

**APPROVAL OF SCHEMATIC DESIGN FOR SOUTH FOUNDATION HALL AND  
AUTHORIZATION TO COMPLETE RENOVATION AND EXPANSION**

**A Recommendation**

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

**2. Introduction:** 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 South Foundation Hall (SFH) Renovation and Expansion project (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.

The primary purpose of this project is to renovate and expand South Foundation Hall into a modern general-purpose classroom building, serving the entire university and providing as many classrooms as possible. These learning environments will be right-sized for modern, flexible teaching modes with seat counts that are in line with typical section sizes.

The Project will provide 50 general-purpose classrooms of varying sizes as well as a mix of collaboration spaces to support the growing enrollment of Oakland University. Located at the front of campus, this 91,000 gross-square-foot building will create a compelling first impression for visitors and students, moving classrooms out of cramped, closed off spaces into flexible, technologically advanced, energy efficient and safe spaces well connected to nature and daylight.

After the University received approval from the State of Michigan, State Budget Office (State) to proceed with Programming and Schematic Design, Stantec was selected through a competitive bid process to provide architectural and engineering services for the project.

The Construction Management firm of Frank Rewold and Sons was selected to provide Pre-Construction and Construction Management Services.

The Programming and Schematic Design for the Project has been developed based on discussions between the architect, construction manager, Facilities Management and stakeholders, including the Provost and Registrar's Office, Classroom Support, and Campus Police.

**Approval of Schematic Design for  
South Foundation Hall and Authorization to  
Complete Renovation and Expansion  
Oakland University  
Board of Trustees Formal Session  
October 14, 2019  
Page 2**

**3. Previous Board Action:** On October 8, 2018, The Board of Trustees (Board) approved the submission of the Fiscal Year 2020 Capital Outlay Project Request to the State of Michigan for the renovation and expansion of South Foundation Hall.

On April 8, 2019, The Board approved Stantec as the architectural firm for the Project.

On August 12, 2019, the Board approved the hiring of the Construction Management firm, Frank Rewold and Sons, for the Project. At the same meeting, the Board approved the issuance of General Revenue Bonds, Series 2019. The University's portion of the project funding is included in the Bond.

**4. Budget Implications:** Based upon the Planning Authority, bonds were issued to fund the \$10,000,000 University share of the Project. There is existing budget available to service the debt for the University share of the Project (reviewed by Vice President of Finance and Administration).

**5. Educational Implications:** The project is comprised of a renovation and expansion to South Foundation Hall, originally built as a general classroom building in 1959. The expansion will increase the number of right-sized classrooms from 37 to 50, which is crucial to addressing the current severe space shortages. The project would completely renovate the existing building and construct an approximately 36,000 square-foot addition to house classrooms for freshman and sophomore foundational coursework. The primary purpose of this project is to renovate and expand South Foundation Hall into a modern general-purpose classroom building, serving the entire university and providing as many classrooms as possible.

As our main classroom building, South Foundation Hall serves students from all majors, including those in our growing healthcare, business and STEM disciplines. The foundation courses taught in this building to first- and second-year students includes writing, languages and mathematics. Renovating SFH supports Goal 1: Student Success of the Oakland University Strategic Plan. This project complies with the Oakland University Master Plan, reduces a portion of our deferred maintenance obligations, and addresses issues with building efficiency, while creating much needed student space and modern classrooms.

**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 for the

**Approval of Schematic Design for  
South Foundation Hall and Authorization to  
Complete Renovation and Expansion  
Oakland University  
Board of Trustees Formal Session  
October 14, 2019  
Page 3**

addition, it is estimated that 2 Custodians and 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 building phases.

**7. University Reviews/Approvals:** On September 6, 2017, 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 was reviewed by the Senior Vice President for Academic Affairs and Provost, and the Chief Operating Officer.

**8. Recommendation:**

RESOLVED, that the Board of Trustees approves the Schematic Design of the South Foundation Hall Renovation and Expansion (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 University to proceed with the completion of the Project subject to receipt of Phase 500 Final Design/Construction Document approval from the State of Michigan, and within the not to exceed budget of \$40,000,000, inclusive of all design, construction, and project management costs; 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 South Foundation Hall Renovation and Expansion project and the ongoing administration of the 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.

**Approval of Schematic Design for  
South Foundation Hall and Authorization to  
Complete Renovation and Expansion  
Oakland University  
Board of Trustees Formal Session  
October 14, 2019  
Page 4**

**9. Attachments:**

A. South Foundation Hall Renovation and Expansion Schematic Design

Submitted to the President  
on 10/11, 2019 by



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



Scott G. Kunselman  
Chief Operating Officer

Recommended on 10/14, 2019  
to the Board of Trustees for Approval by



Ora Hirsch Pescovitz, M.D.  
President



Attachment A

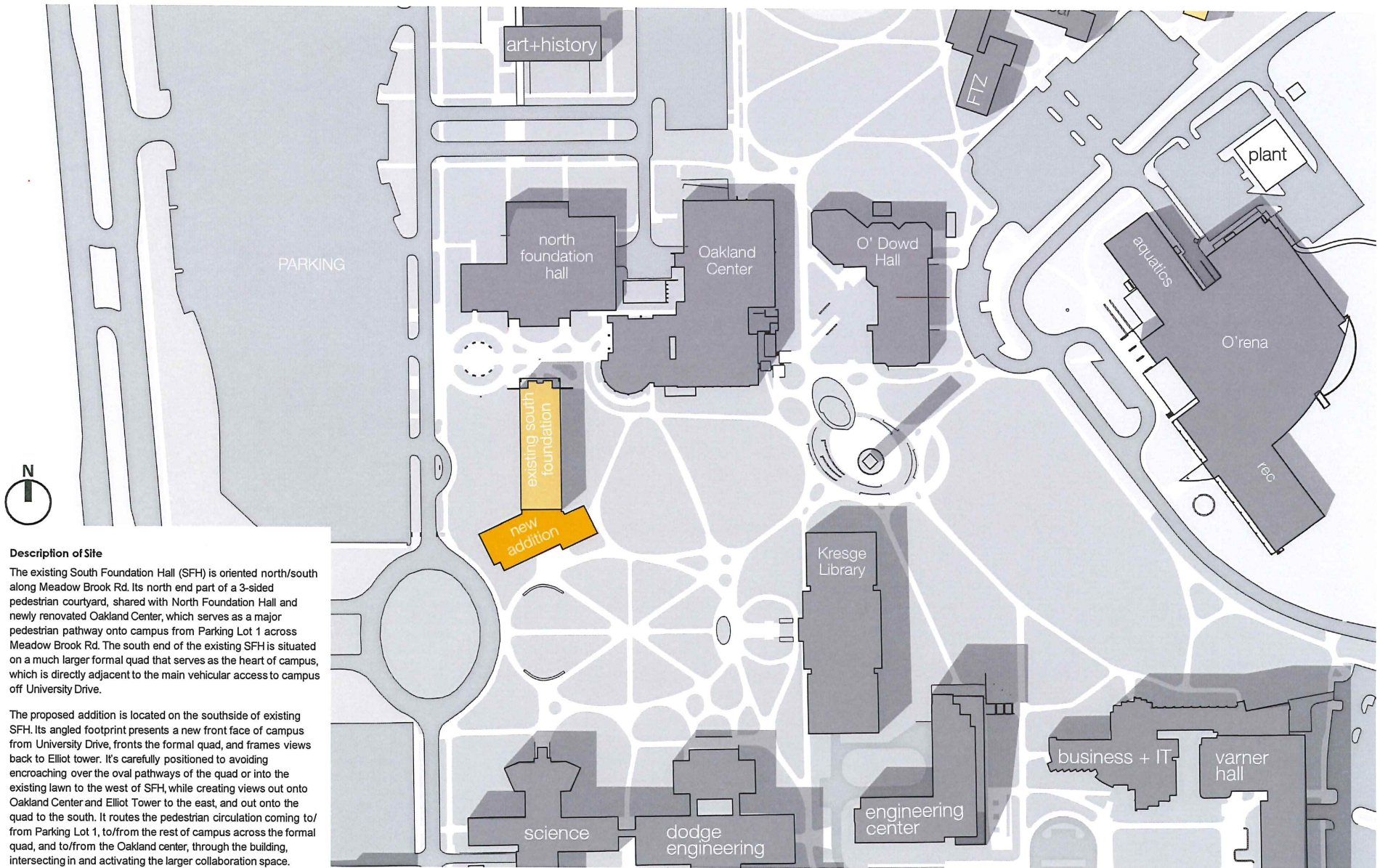
# OAKLAND UNIVERSITY SOUTH FOUNDATION HALL SCHEMATIC DESIGN





## Program Summary

<b>Classroom Capacity</b>	<b>Existing SFH</b>	<b>Renovated SFH</b>	<b>SFH Addition</b>	<b>Proposed Total</b>
20 seats	-	4	-	4
24 seats	-	6	-	6
26 seats	1	-	-	-
32 seats	-	28	-	28
42 seats	-	-	1	1
48 seats	31	-	9	9
70 seats	4	-	-	-
72 seats	-	-	2	2
74 seats	1	-	-	-
<b>Total</b>	<b>37</b>	<b>38</b>	<b>12</b>	<b>50</b>
Classroom Seats	1,868	1,120	618	1,738
Seat Utilization	47%			70%
Occupied Seats	878			1,216
Collaborative Space				5,170sf
Classroom Support				240sf
<b>Total Area</b>	<b>49,645sf</b>	<b>49,645sf</b>	<b>41,445sf</b>	<b>91,100sf</b>



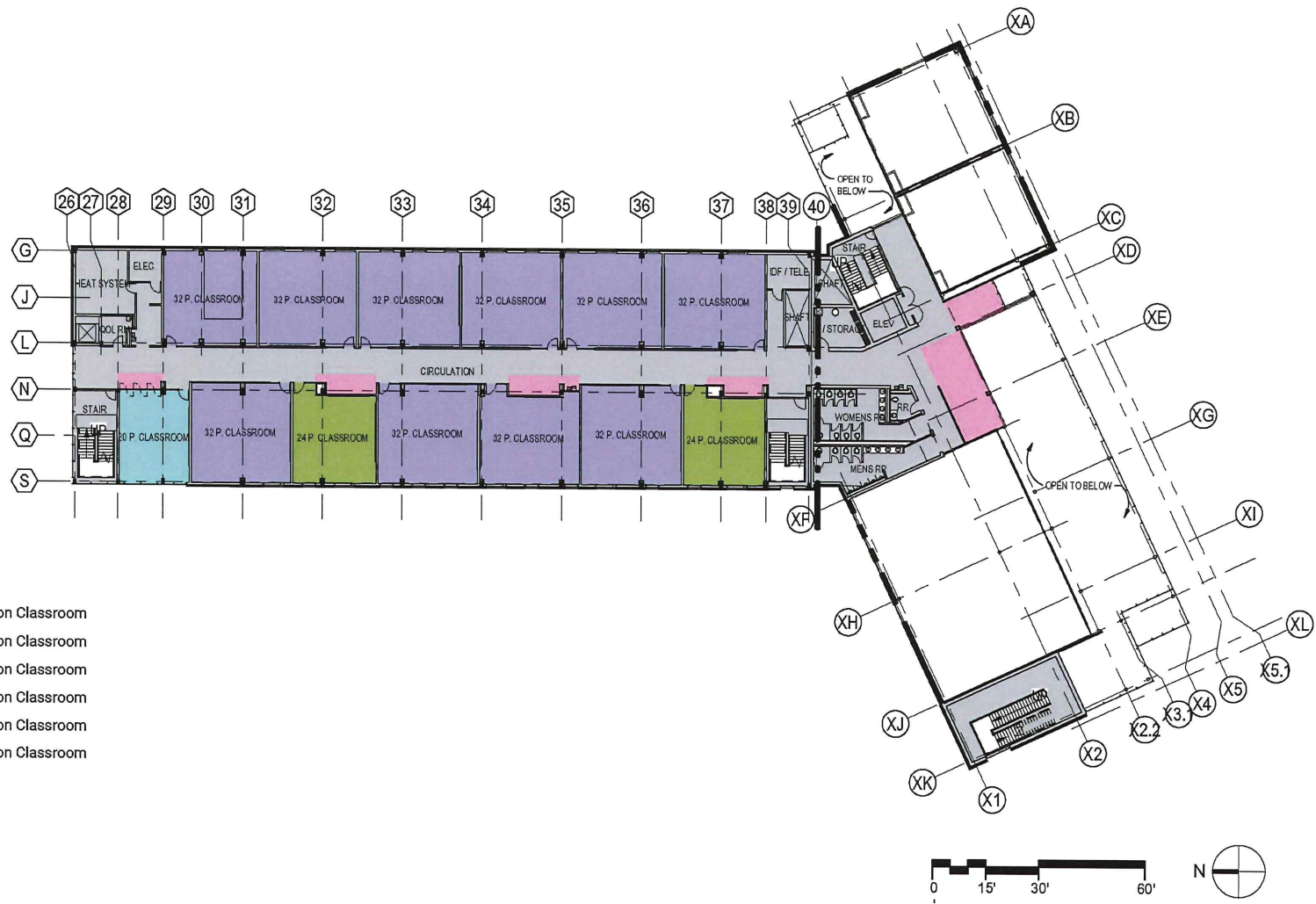
#### Description of Site

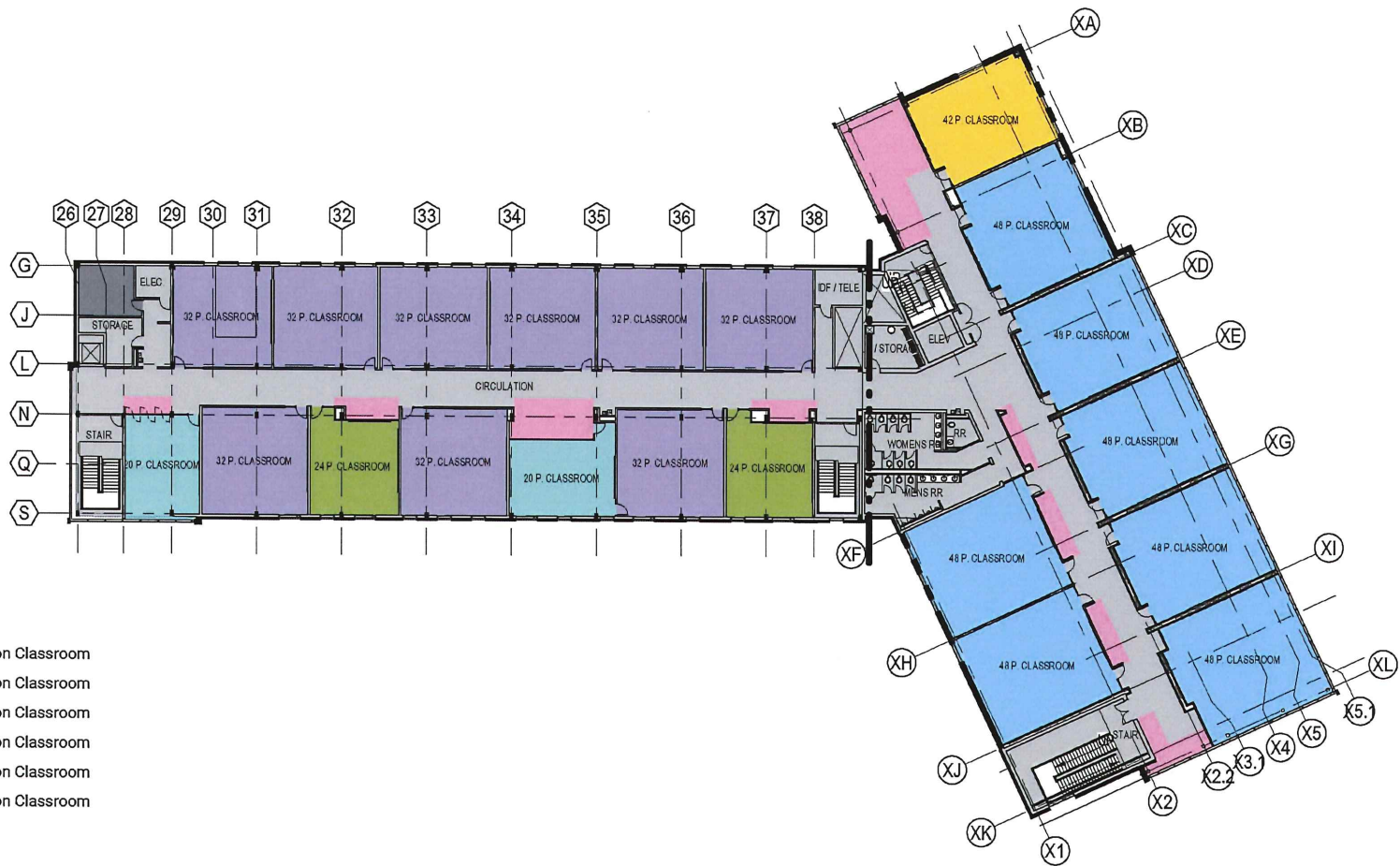
The existing South Foundation Hall (SFH) is oriented north/south along Meadow Brook Rd. Its north end part of a 3-sided pedestrian courtyard, shared with North Foundation Hall and newly renovated Oakland Center, which serves as a major pedestrian pathway onto campus from Parking Lot 1 across Meadow Brook Rd. The south end of the existing SFH is situated on a much larger formal quad that serves as the heart of campus, which is directly adjacent to the main vehicular access to campus off University Drive.

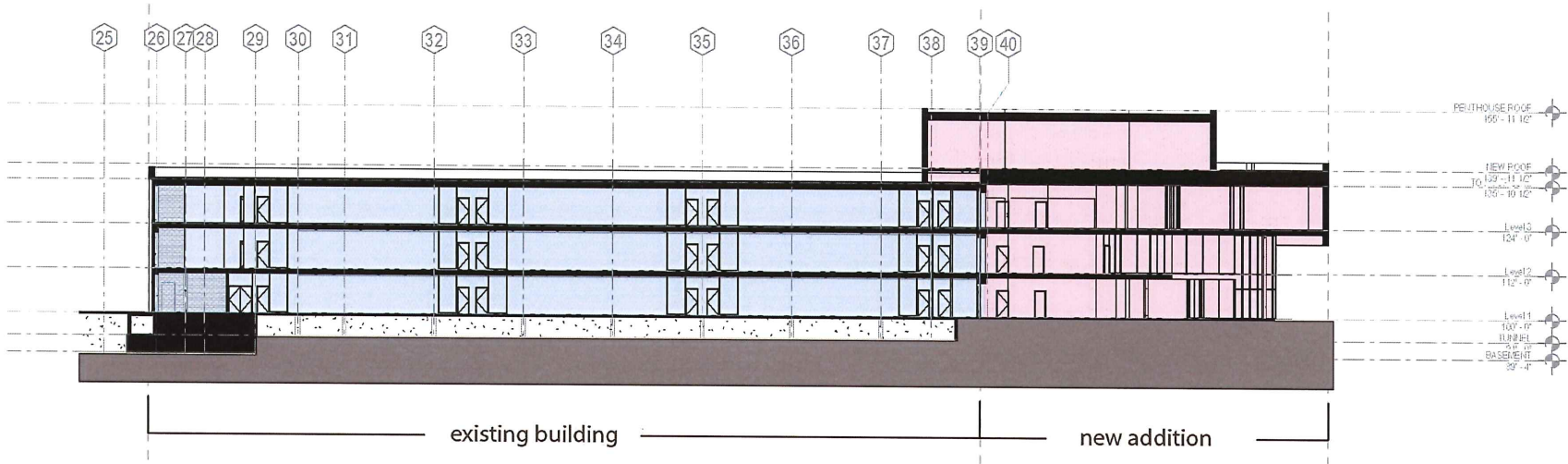
The proposed addition is located on the southside of existing SFH. Its angled footprint presents a new front face of campus from University Drive, fronts the formal quad, and frames views back to Elliot tower. It's carefully positioned to avoid encroaching over the oval pathways of the quad or into the existing lawn to the west of SFH, while creating views out onto Oakland Center and Elliot Tower to the east, and out onto the quad to the south. It routes the pedestrian circulation coming to/from Parking Lot 1, to/from the rest of campus across the formal quad, and to/from the Oakland center, through the building, intersecting in and activating the larger collaboration space.



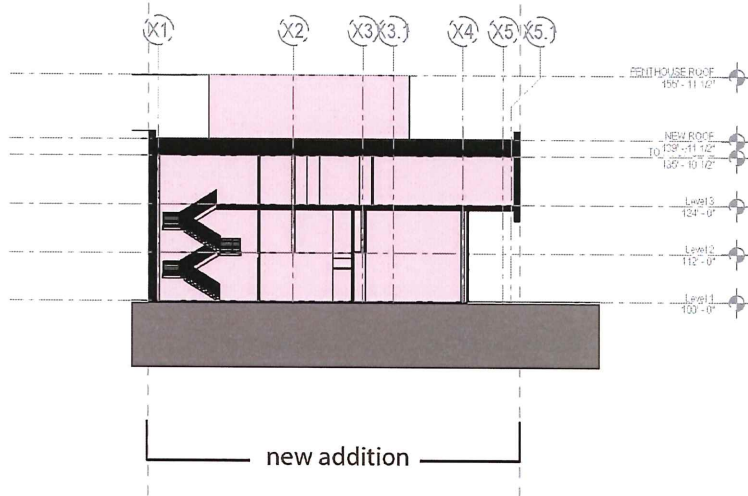




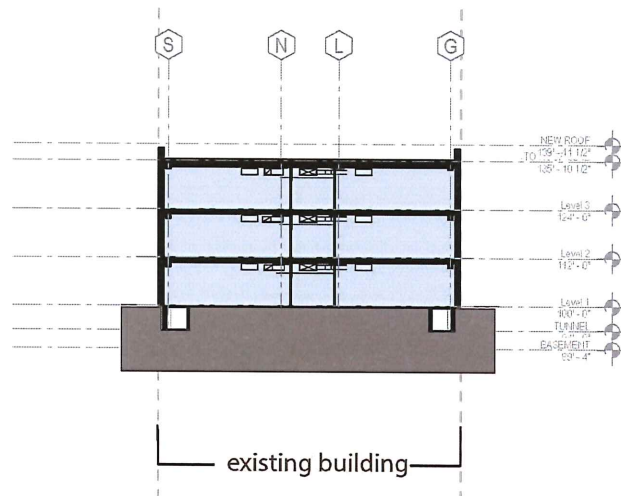




Building Section

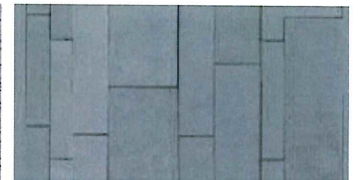
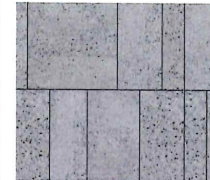
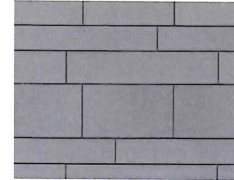
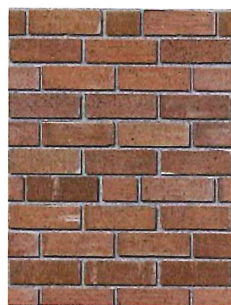


Building Section



Building Section





## Exterior Design Concepts

### Narrative

#### Reference

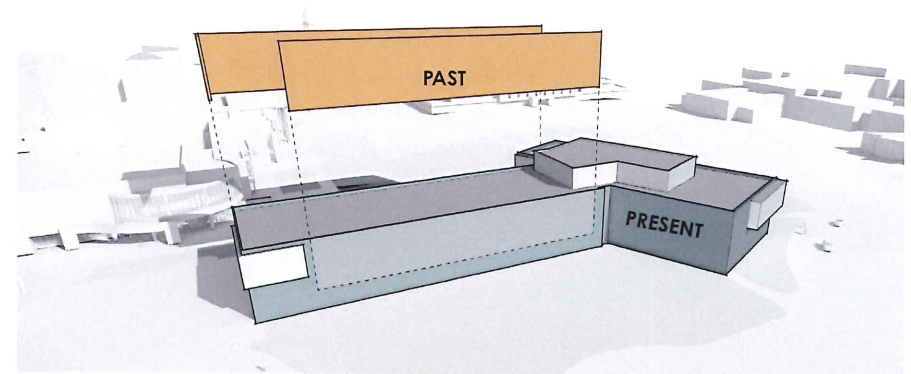
As the first building on campus, South foundation hall has a rich history on the Oakland University campus. This building set the tone as the point of reference for exterior expression. The use of brick has become a common language for building vernacular on campus. The new South Foundation Hall is designed to take cues from historical and contextual references but looks to the future by providing a unique identity that fits in with the modernization of the campus vernacular.

#### Materiality

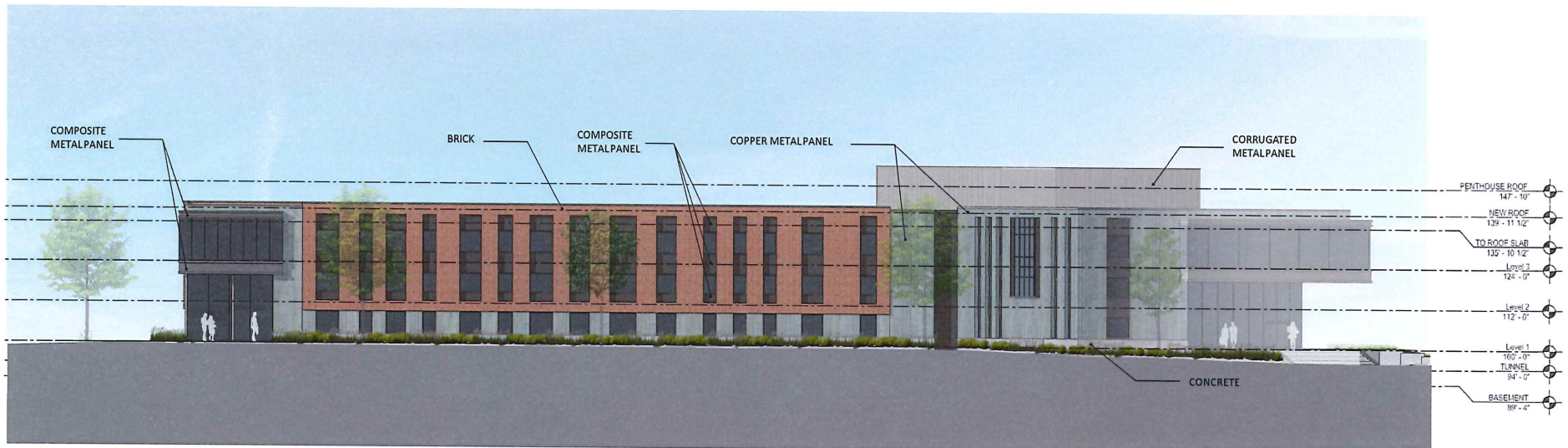
Material layering is used as a method to meld architectural characteristics. A light grey metal panel subtly references the existing and new structures of the building. The existing building and new addition are tied together holistically by a distinctive textured metal panel with the characteristics of copper. The subtle tones of patina offer a new cutting-edge expression for South Foundation Hall but reference a change of a material over time. Brick is used as a layer to respect and reference the buildings past and fit in to the campus context.

#### Identity

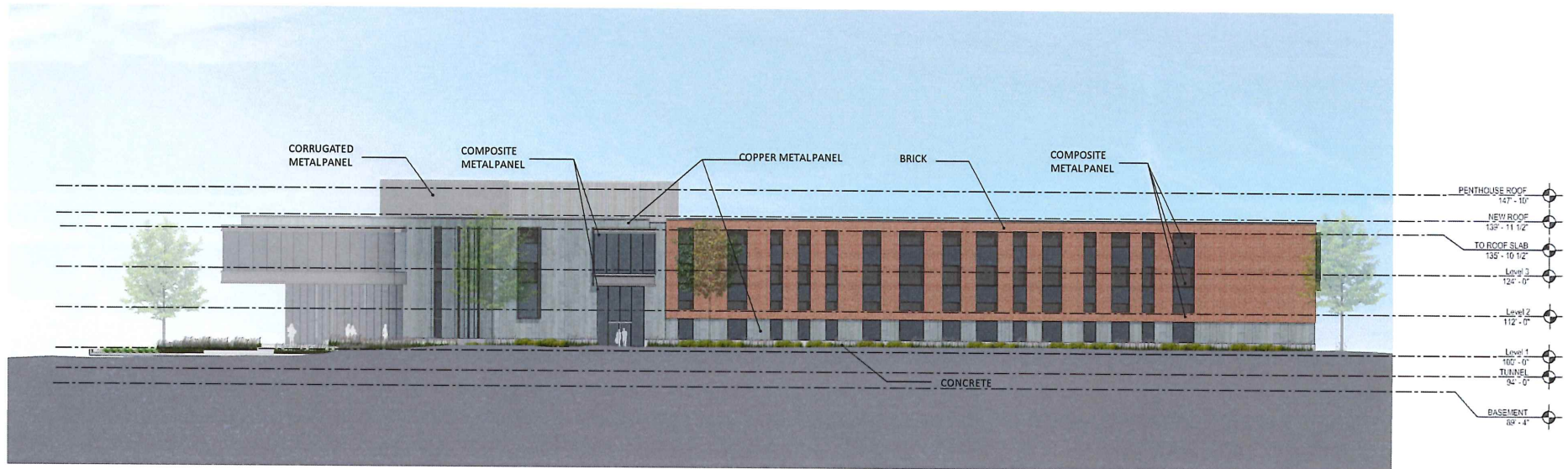
Expansive glass facades are defined by large projecting overhangs to define building entries and showcase building activity. These expansive glass facades allow much needed natural light into the building. The addition is positioned on the site to enhance pedestrian circulation, frame views to campus, and offer a new and welcoming identity for the university.







West Elevation



East Elevation





View from Main Traffic Circle





View from Kresge Library





View from Elliott Tower





View from Meadowbrook Road





View from North Foundation Hall