

**Agendum
Oakland University
Board of Trustees Formal Session
June 15, 2020**

**APPROVAL OF REVISED SCHEMATIC DESIGN FOR FITZGERALD
HOUSE AND ANIBAL HOUSE RENOVATIONS**

A Recommendation

1. Division and Department: Finance & Administration, and Facilities Management Department

2. Introduction: In April 2020, the Board of Trustees approved the schematic design for renovations to the first floor of Fitzgerald House with the goal of providing critical administrative and office space. The approved scope of work consists of improvements to the mechanical, electrical, information technology systems, and addressing building and toilet room accessibility requirements. The design and engineering for this project is underway and construction is expected to begin in the Fall.

As part of the design process a comprehensive building code analysis was performed. It was determined that if second floor alterations are limited to mechanical and electrical systems only, the second floor could be used for academic and administrative offices with ADA accommodations for the building being provided on the first floor. Renovating the second floor with these limited modifications would result in 24 additional offices for potentially 48 employees. If implemented, operational considerations would include monitoring and enforcing floor loading to comply with code limits, limiting occupants with accessibility needs to the first floor, and limiting any future second floor modifications to maintenance of mechanical and electrical systems only.

The same code analysis applies to the second floor of Anibal House which is currently vacant, other than minimal storage. Recent modifications to the first floor of Anibal House satisfied the accessibility requirements for the building. If similar modifications to mechanical and electrical systems as described above were implemented on the second floor of Anibal House, an additional 24 offices for potentially 48 employees could be created.

The additional office space created by adding the second-floor modifications to Fitzgerald House and Anibal House would help alleviate the current shortage of faculty offices and administrative space on campus and will assist with management of swing space that will be needed during the renovation of Varner Hall.

The previously approved schematic design has been modified to include the second-floor improvements to both buildings and was developed based on discussions between the architect and Facilities Management and is detailed in the Fitzgerald House Renovation Schematic Design – First Floor (Attachment A), Fitzgerald House Renovation Schematic Design – Second Floor (Attachment B), and Anibal House Renovation Schematic Design – Second Floor (Attachment C). The additional cost is \$850,000 per building, for a total

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incremental cost of \$1.7 million. The total second floor square footage gained is 19,410, for a cost per square foot of \$88. The revised total Project cost, including the original Fitzgerald House first floor renovation, \$2 million, plus the incremental second floor costs, \$1.7 million, is \$3.7 million, to be funded from the 2019 Bond proceeds.

Previous Board Action: On February 22, 2016, the Board approved issuing the 2016 Bonds, which included renovation of Anibal and Fitzgerald Houses; which Bonds were subsequently re-appropriated to other projects by the Board. On October 24, 2016, the Board approved the hiring of a Construction Manager for the Project. On April 9, 2018, the Board approved Schematic Design of the Project, at a cost of \$1,500,000 with a greatly reduced scope of just the first floor of Fitzgerald House. This building needed to be re-used as residence hall space so the Project was cancelled. At the June 10, 2019 Board of Trustees meeting, the 2019 Bond issuance was approved that included contingency funding that is proposed to be used for this Project. On April 6, 2020 the Board approved schematic design for the renovation of the first floor of Fitzgerald House at a cost of \$2 million.

3. **Budget Implications:** The funding source for the total revised Project cost of \$3.7 million is the 2019 Bond.

4. **Educational Implications:** The Project will provide renovated space for academic and administrative uses.

5. **Personnel implications:** None.

6. **University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the Provost's Office, Vice President for Finance and Administration, and President.

7. **Recommendation:**

RESOLVED, that the Board of Trustees approves the Fitzgerald House Renovation Schematic Design – First Floor, Fitzgerald House Renovation Schematic Design – Second Floor and Anibal House Renovation Schematic Design – Second Floor (Attachments A, B and C, 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 design and construction of the revised Project, within the not to exceed total Project budget of \$3.7 million, inclusive of all design, construction, and project management, funded by the 2019 Bond; and, be it further

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RESOLVED, that the Board of Trustees authorizes the President, Vice President for Finance and Administration, 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 revised Project and the ongoing administration of the revised 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.

8. Attachments:

- A. Fitzgerald House Renovation Schematic Design – First Floor
- B. Fitzgerald House Renovation Schematic Design – Second Floor
- C. Anibal House Renovation Schematic Design – Second Floor

Submitted to the President
on _____, 2020 by

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

Recommended on _____, 2020 to
the Board of Trustees for Approval by

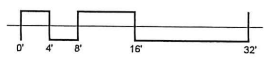
Ora Hirsch Pescovitz, M.D.
President



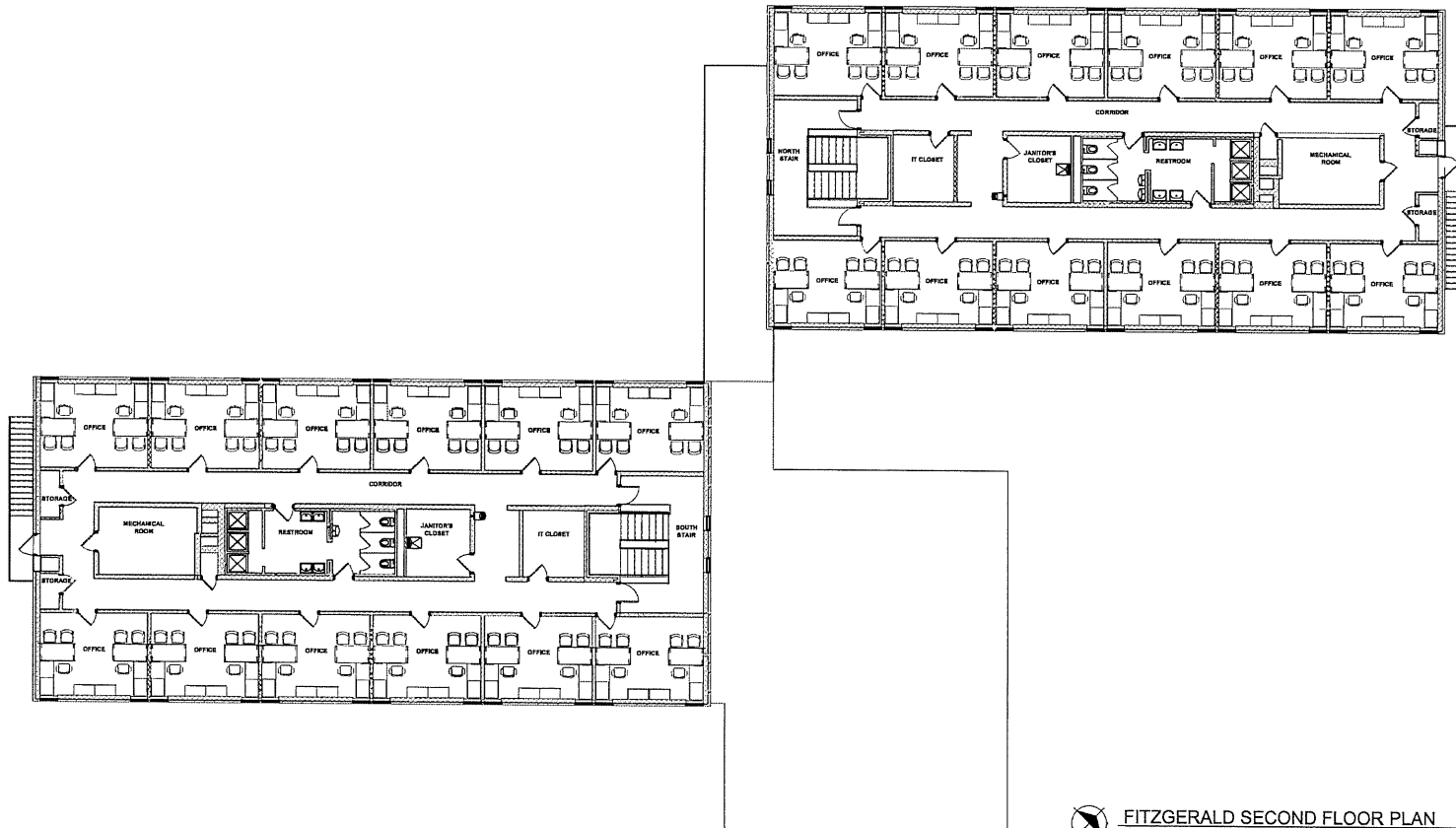
ROOM LEGEND

- OFFICE
- CLOSET
- CORRIDOR
- IT CLOSET
- STORAGE
- JANITOR'S CLOSET
- FLEXIBLE "HOTEL" OFFICE SPACE
- LOBBY
- CONFERENCE ROOM
- RESTROOM
- LOBBY NORTH
- MECHANICAL ROOM
- KITCHENETTE
- MOTHER'S ROOM
- VESTIBULE NORTH
- VESTIBULE SOUTH

FIRST FLOOR PLAN - FITZGERALD
SCALE: 1/8" = 1'-0"



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FITZGERALD SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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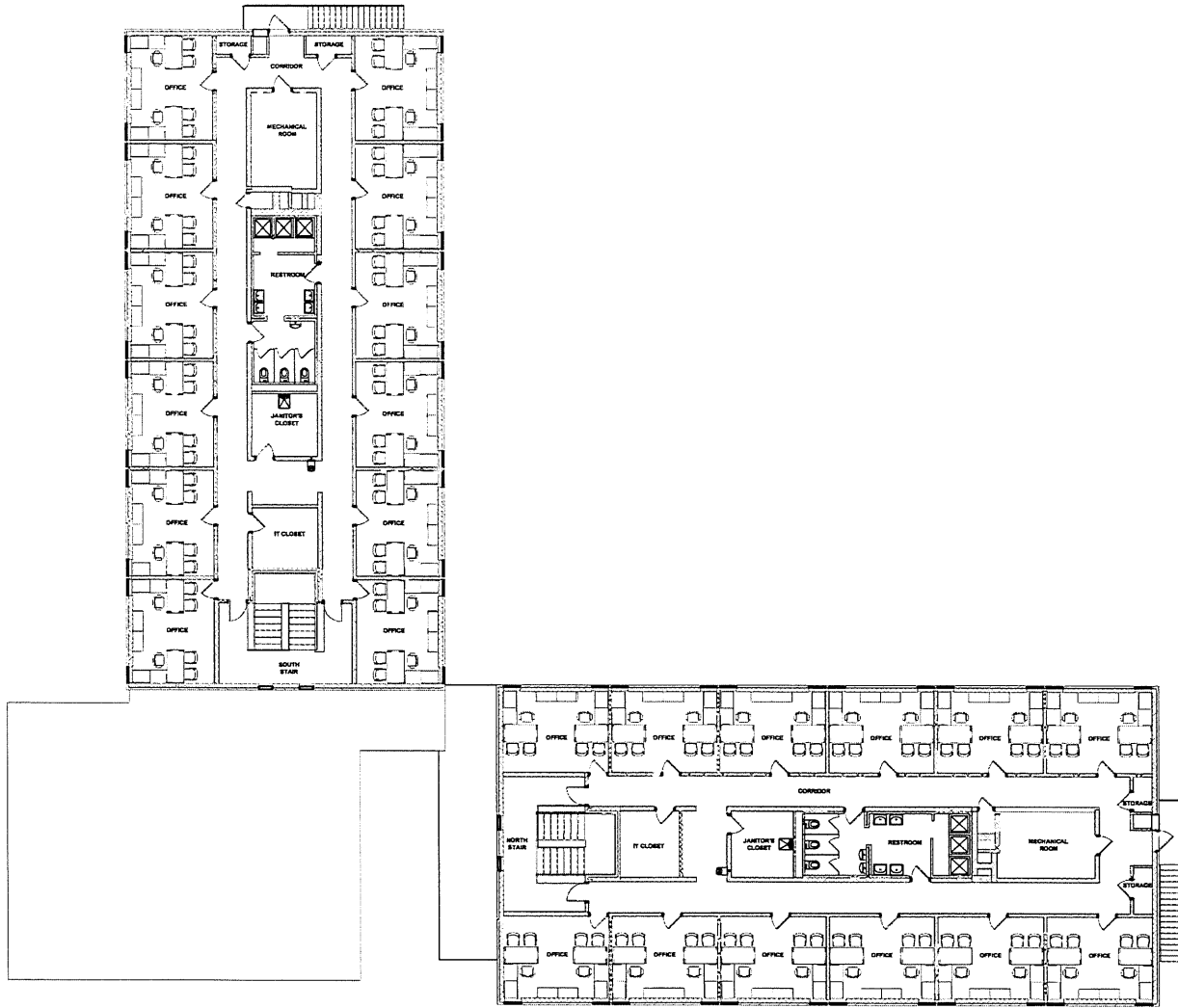
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Designer: CLF
Reviewer: CLF
Manager: MNY

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ANIBAL SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

fishbeck
Engineers | Architects | Scientists | Constructors

Oakland University
Rochester, Michigan

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DESIGN: OWNER REVIEW
Drawn By: CLF
Designer: CLF
Reviewer: CLF
Manager: WHV

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