

**Agendum
Oakland University
Board of Trustees Formal Session
February 15, 2021**

**SCHEMATIC DESIGN, BUDGET, AND CONSTRUCTION MANAGER APPROVAL
FOR 2871 RESEARCH DRIVE RENOVATION PROJECT
A Recommendation**

- 1. Division and Department:** Academic Affairs, Finance and Administration, and Facilities Management Department.
- 2. Introduction:** In order to provide additional research laboratory space for the campus, University representatives (Interim Executive Vice President for Academic Affairs and Provost, Vice President for Finance and Administration, Vice President for Research, Senior Associate Provost, School of Engineering and Computer Science (SECS) Dean, SECS Department Heads, and Associate Vice President for Facilities Management) considered numerous off-campus properties for this purpose and recommended purchase of 2871 Research Drive, Rochester Hills (Property) to the Board of Trustees (Board) at their October 12, 2020 Formal Session where the Board approved the purchase. Following satisfactory completion of the pre-purchase due diligence process, the purchase was completed and closed on December 18, 2020.

During the due diligence process, SmithGroup was contracted to perform an assessment of the building condition and suitability for research laboratories for the SECS. Following the satisfactory completion of the assessment, SmithGroup was hired to design the needed renovations. SECS research faculty were interviewed to determine laboratory needs and identify the suitability of the space for their research.

The resulting Schematic Design for the 2871 Research Drive Renovation Project (Project) is provided in Attachment A. The estimated cost for the renovation work is \$12.5 million, including design and construction contingency.

A Request for Proposal (RFP) was issued seeking proposals for preconstruction and construction management at-risk services (CM) for the Project. The CM will provide constructability reviews, budget analysis, scheduling, other preconstruction services, and construction management. The selected firm will work under the direction of the Facilities Management Department and 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 Oakland University.

Based on a thorough review and evaluation of all proposals, Clark Construction Company was selected as the CM for the Project.

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- 3. Previous Board Action:** On June 10, 2019, the Board authorized the issuance of the Series 2019 Bonds. At the October 12, 2020 Board Formal Session, the Board approved the purchase of the Property.
- 4. Budget Implications:** The funding source for the \$12.5 million Project is a combination of the Series 2019 Bonds and reserves. Operating costs for the Property will be incorporated into the General Fund budget.
- 5. Educational Implications:** The Property will be dedicated to faculty-led research and the training of graduate and undergraduate students through research, including both federally sponsored research and partnerships with industry.
- 6. Personnel Implications:** Incremental maintenance and custodial personnel will be identified based on needs and integrated into the management and operations of the Property.
- 7. University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the SECS Dean, Vice President for Research, Executive Vice President for Academic Affairs and Provost, Vice President for Finance and Administration, and President.

8. Recommendation:

RESOLVED, that the Board of Trustees approves the Schematic Design (as may be immaterially amended during continuing design and construction phases of the project) for the 2871 Research Drive Renovation Project at a not to exceed cost of \$12.5 million; and, be it further

RESOLVED, that the Board of Trustees approves the selection of Clark Construction Company as the construction manager at-risk for the Project; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, the 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 2871 Research Drive Renovation 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.

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9. Attachment:

A. Research Building Renovation - Schematic Design

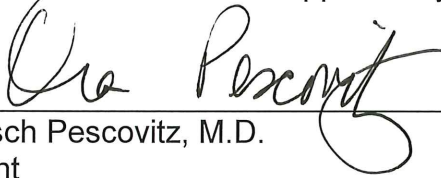
Submitted to the President
on 2/12, 2021 by




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

Britt Rios-Ellis
Executive Vice President for Academic Affairs
and Provost

Recommended on 2/12, 2021
to the Board of Trustees for Approval by



 Ora Hirsch Pescovitz, M.D.
President

**OAKLAND UNIVERSITY
RESEARCH BUILDING RENOVATION**

**BOARD OF TRUSTEES MEETING
FEBRUARY 15, 2021**

SMITHGROUP

QUICK FACTS

Construction Area:

48,700gsf	Current building total
26,300gsf	Phase 1
47,100gsf	Future phases (includes new 2nd floor)
73,400gsf	Future building total

Project Budget for phase 1

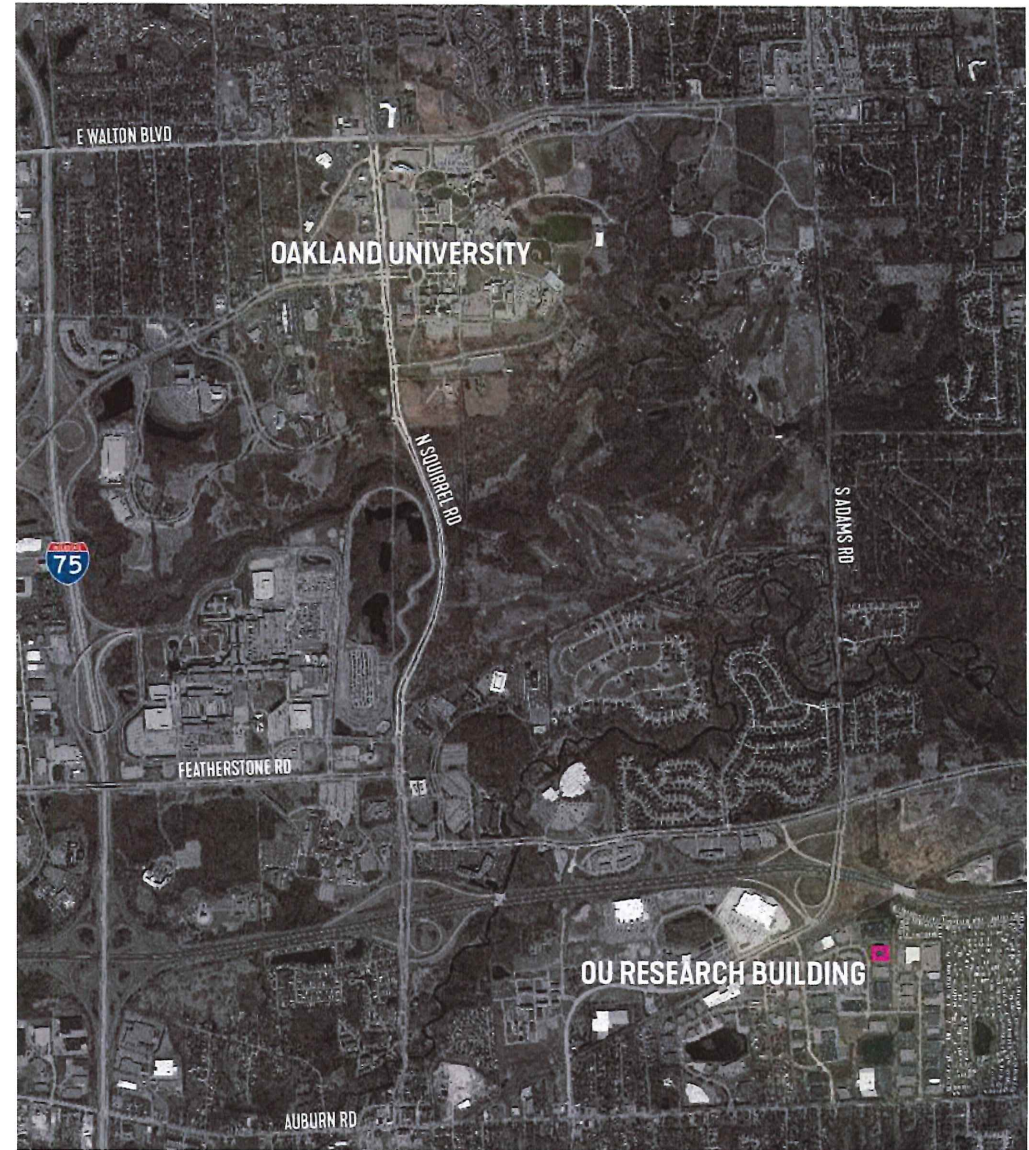
\$12,500,000

Start of Construction for Phase 1

Fall 2021

Occupancy for phase 1

Fall 2022



SITE



BUILDING EXTERIOR

ENTRY



PROGRAM

PROJECT OBJECTIVES

23,600gsf **collaborative research environment for the** School of Engineering and Computer Science, expandable to 73,400gsf.

Future forward planning and smart investments in infrastructure (mechanical, electrical, structural, toilet rooms, parking) will maximize efficiency of future expansion.

Capability to accommodate up to **100** people in phase 1.

Flexible office environment with small team, individual focused, and private work areas.

Vacating space from Dodge Hall, MSC, and Incubator space creates infill opportunities for other academic units.

PROGRAM

RESEARCH FOCUSED

7 large, **flexible research areas for multi-disciplinary** Engineering will expand existing capacity by increasing space for existing faculty, creating space for new faculty, providing space for **community and industry partners**.

Center of Advanced Manufacturing and Materials (Sergey Golovashchenko)

Artificial Intelligence (Tianle Ma, Sunny Raj)

High Performance Embedded Systems (Subra Ganesan, Shadi Alawneh, Daniel Llamocca, Brian Dean)

Mechatronics (KaC Cheok, Jun Chen)

Radio Frequency (Dan Aloï, Amanpreet Kaur)

Noise and Vibration (Xia Wang, Zissimos Mourelatos, Turgay Bengisu, Chris Cooley, Gary Barber, Quin Beth Zou, Yongson Yoon)

Secure Modeling (Khalid Malik)

\$500,000 of current grant funded research with a target of \$2,600,000 in 2-3 years.

Medical AI utilizing machine learning. AI in Cybersecurity. Metal forming and applied research. Dynamic systems diagnostics, Vibration energy harvesting.

FULL BUILD

Laboratory

Office

Interaction

Support



0' 40'

Circulation

Stair/Elevator



LEVEL 1

LEVEL 2

PHASE 1

Laboratory

Office

Interaction

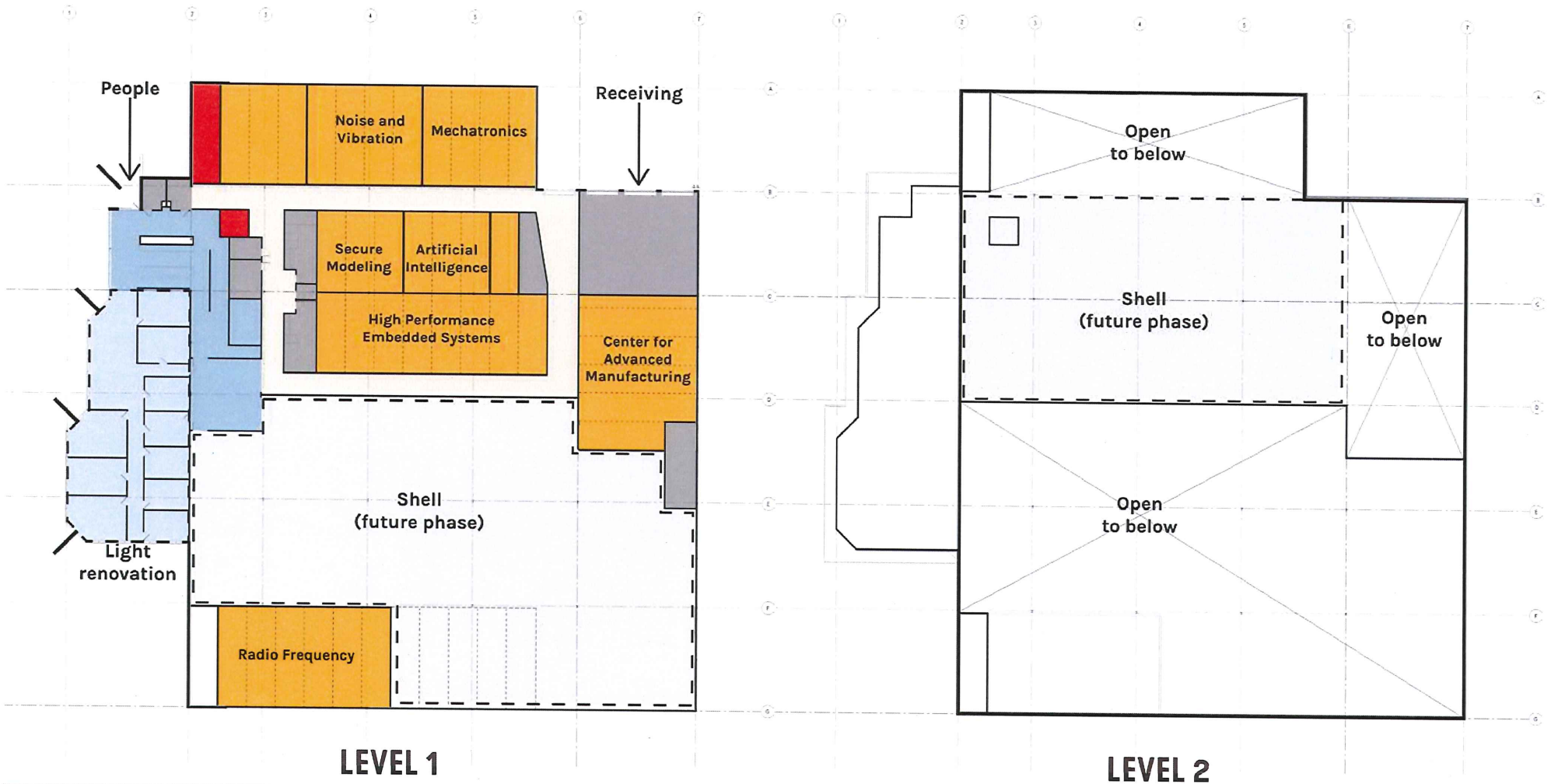
Support



0' 40'

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Stair/Elevator



LEVEL 1

LEVEL 2