Agendum
Oakland University
Board of Trustees Formal Session
June 13, 2022

# OAKLAND UNIVERSITY WILLIAM BEAUMONT SCHOOL OF MEDICINE O'DOWD HALL RENOVATION/ADDITION A Recommendation

- 1. <u>Division and Department:</u> Academic Affairs, Oakland University William Beaumont School of Medicine Office of the Dean, Facilities Management Department.
- 2. <u>Introduction:</u> The OUWB School of Medicine must provide additional small and medium-size classroom space to maintain accreditation by the Liaison Committee on Medical Education (LCME). LCME accreditation is required to establish OUWBSOM eligibility for selected federal grants and programs, for students to take the United States Medical Licensing Examination, and for licensure in most states.

This project consists of the renovation of a portion of the first floor of O'Dowd Hall and the addition of a new two-story atrium entrance to connect the OUWB medical student space on the first and second floors of O'Dowd Hall. The project will provide additional learning space and will feature a visible gateway into the School of Medicine. The new entrance will improve reception and wayfinding for all building occupants and guests, add informal gathering and pre-function space and address security needs to allow 24/7 access for medical students to a portion of the building.

The renovated space includes ten classrooms that allow students to meet in small groups of up to 14 students; movable walls may convert eight of the rooms into four medium-size classrooms that can house up to 28 students per room. Additional work includes fully renovating the existing first floor multi-user restrooms, providing flexible informal learning space for 75 students, incorporating two pre-function spaces for use during large gatherings, constructing two new unisex toilets to accommodate code requirements, and updating the finishes in the corridors throughout the area of work.

- 3. Previous Board Action: None.
- **4.** <u>Budget Implications:</u> The funding source for the \$9,700,000 project will be from the OUWB School of Medicine unrestricted fund balance. The Interim Vice President for Finance and Administration and the OUWB Vice Dean for Business and Administration have reviewed and support these funding mechanisms.

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- 5. <u>Educational Implications:</u> The new classrooms will be used for small group study and new problem-based curriculum that will meet the requirements set forth by the LCME for continued accreditation. The classrooms and casual meeting space will provide much-needed study space during the day and off-hours adjacent to other medical student resources in O'Dowd Hall. The rooms will also be available for new graduate-level programs currently under development within the OUWB School of Medicine and in collaboration with other departments of Oakland University.
- **6. Personnel Implications:** There are no additional staff requirements associated with this project.
- 7. <u>University Reviews/Approvals:</u> Oakland University retained the Fishbeck/SLAM team to provide architecture, engineering, space planning, and estimating services for the primary goal of performing a study of the OUWB School of Medicine space program in O'Dowd Hall. The OUWB Office of the Dean, Academic Affairs and the Facilities Department were all active participants in the development of the recommendation. The recommendation was reviewed by the Oakland University/William Beaumont Hospital School of Medicine Management Committee, the Executive Vice President for Academic Affairs and Provost, Interim Vice President for Finance and Administration, and President.

### 8. Recommendation:

RESOLVED, that the Board of Trustees (Board) approves the renovation project (as may be immaterially amended during the continuing design and construction phases of the project) for the O'Dowd Hall first and second floor renovation and atrium entrance at a not to exceed cost of \$9,700,000; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, the Interim 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 O'Dowd Hall renovation project; and, be it further

RESOLVED, that all 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. O'Dowd Hall Space Study by Fishbeck and SLAM.
- B. OUWB O'Dowd Hall Renovation/Addition Presentation.

Submitted to the President on 7/1, 2022 by

Britt Rios-Ellis, M.S., Ph.D. Executive Vice President for Academic Affairs and Provost

2022

Ora Hirsch Pescovitz, M.Q.

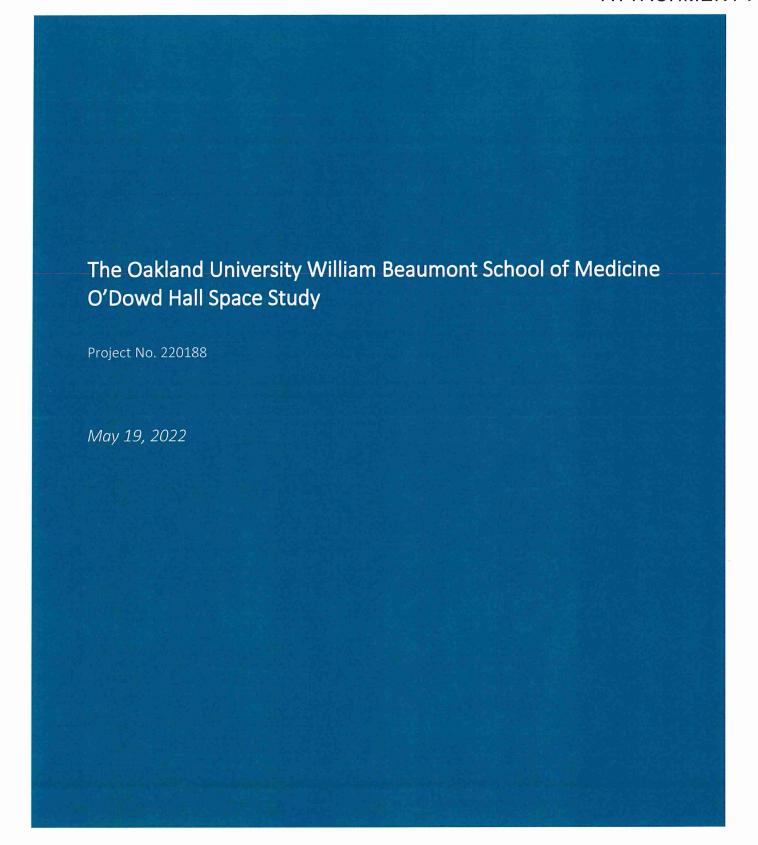
President

Reviewed by

Joshua D. Merchant, ₱h.D.

Chief of Staff and

Secretary to the Board of Trustees





# The Oakland University William Beaumont School of Medicine O'Dowd Hall Space Study

Prepared For:
Oakland University
Rochester, MI

May 19, 2022 Project No. 220188

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# **Executive Summary**

Oakland University retained the Fishbeck+SLAM team for the primary goal of performing a study of The Oakland University William Beaumont School of Medicine (OUWB SOM) space program in O'Dowd Hall and make recommendations to provide more problem-based and independent study space to maintain compliance with its Liaison Committee on Medical Education (LCME) accreditation. As part of this space study, Fishbeck architects and engineers performed an abbreviated building infrastructure evaluation and code assessment to identify systems that will require upgrades to support a proposed renovation.

A significant secondary goal for this proposed project is an enhanced entrance space, referred to as a "gateway" that will improve visible access to the OUWB SOM at O'Dowd Hall and is more functional for all visitors and occupants. A reception area, 24-hour/7-day-a-week security station, and improved wayfinding are included in the design concept. A proposed 2-story entrance addition will offer an opportunity for securing areas of Levels 1 and 2 and offer after-hours access for SOM students, improving functionality, operations, and connecting the Level 1 academic space with the Level 2 SOM student lounge/break area.

### Schedule

OUWB needs to provide the LCME an approved plan for improvements to the academic space and demonstrate progress towards a construction schedule by August 1, 2022. The LCME can then remove OUWB's "unsatisfactory" status for the space element required to maintain accreditation.

#### **Stakeholders**

O'Dowd Hall is an inter-professional building, therefore other stakeholders beyond the OUWB SOM include occupants that may be temporarily impacted by construction: English, Graduate Program Leadership, Global Management, Modern Languages & Literature, Genetics, and Archeology. The proposed solutions limit the impact on their programs and provide a stronger sense of identity for the OUWB SOM, while improving the building entrance and interior wayfinding for all occupants.

The decision-makers included in this study were representatives from the OUWB SOM, Academic Affairs, and the Facilities Department.

# **Programming and Planning Approach**

The decision-makers for this project provided strategic direction for the project and were the decision-makers for all scope, cost, and design considerations. The group was engaged in bi-weekly meetings throughout the development of the study to review progress, provide insight, and determine appropriate actions and direction. The concepts progressed through several stages. High level goals and requirements were established by the OUWB. Conceptual diagrams were developed to create a gateway experience and provide a sense of identity to the OUWB. The concepts presented various strategies related to entry sequence, circulation, and program spaces and were evaluated through the lenses of the student experience, staff needs, and impact on other programs occupying the building.

## **Primary Goal**

#### Space Program Study

O'Dowd Hall is a five-story academic facility built in 1982 with approximately 105,000 gross square feet of space; some of this space will remain dedicated to other programs. The OUWB SOM space on Level 1 was the focus of this study.

The scope of the study involved a review of the OUWB's current instructional space in O'Dowd Hall, identification of space deficiencies, including mid-sized instructional space and more break-out areas for independent work and development of options to address them through renovation in alignment with LCME's "more interactive" instructional requirements. This included the facilitation of a visioning work session with the OUWB SOM's leadership to discuss trends in medical education, benchmarking, and aligning space with pedagogical goals. Approximately 9,000 square feet of area on Level 1 is proposed to be renovated to include new classrooms, informal instructional and touch-down space, and new unisex toilet rooms. This scope of work also includes some finish upgrades in the corridors leading to SOM space. At the request of OU, a separate line item to renovate the public restrooms is included in this base scope of work.

### Abbreviated Building Infrastructure and Code Evaluation

Fishbeck architects and engineers reviewed record documents, met with the building engineer, and performed an abbreviated field investigation to gain an understanding of the major building systems, and the impact the planning concepts may have on these systems. Fishbeck also performed a preliminary code review in response to the proposed concepts. Recommendations for infrastructure and code improvements as they relate to the proposed projects are included in the opinions of probable cost.

# **Secondary Goal**

### Gateway and Reception Concept

As a secondary part of the study, the OUWB wanted to explore some "gateway" concepts for the SOM entry to enhance its presence as a visible landmark on campus. An improved entrance, reception area and secure 24-hour access with clearly delineated access to the Dean's office will improve function and the operations of the building.

The proposed scope of work for the gateway concept includes the renovation of approximately 1,000 square feet on Level 2 plus a 1,500 square foot, two-story addition that achieves the "gateway" priorities desired by OUWB: visible presence on the building exterior; reception/security; conditioned informal gathering space; Level 1 to Level 2 open connection; and the ability to secure the SOM program space for 24-hour access. Minimal sitework and regrading is included in this scope of work with no impact to parking.

# **Summary of Opinion of Probable Cost**

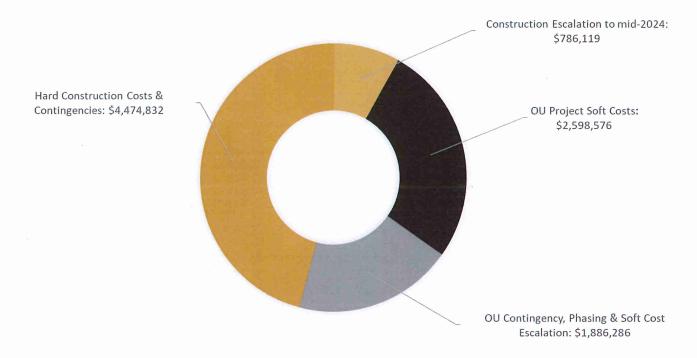
Primary Goal (Classroom and Public Toilet Room Renovations) + Secondary Goal (Two-Story Addition):

Total Estimated Construction Budget:

\$5,260,950

Total Estimated Project Cost:

\$9,745,800



# **Programming and Planning Concepts**

# **OUWB SOM Current Program Space**

The OUWB SOM occupies space on all five floors of O'Dowd Hall. Level 1 of O'Dowd Hall was the focus of the space study to optimize formal and informal instructional space and offer support space.

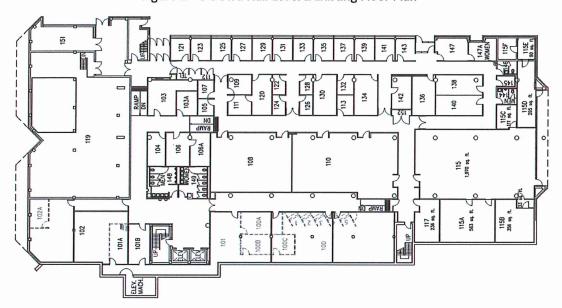


Figure 1 - O'Dowd Hall Level 1 Existing Floor Plan

Level 1 currently contains the Genetics Lab located at the south (right) end of the floor, the Registrar's office situated at the north (left) and west (bottom), and offices for various other departments distributed throughout the rest of the floor. Access to Level 1 is provided through doors at grade on the east (top) side of the plan, and two sets of egress stairs. The north and west sides of this level are below grade, with the center section of the west side located below a plaza serving the main entry into the building on level two.

The OUWB SOM occupies several spaces throughout the first floor including rooms 105, 107, 109, 110A, 110B, 110C, 111, and 121. Spaces 100, 100A, 100B, 100C, 101, 101A, 101B, 102, 102A, 106, and 106A that will become available in the near future. These are the spaces that the decision-makers agreed to consider using to optimize instructional space and offer an opportunity to enhance the entrance to the building.



Figure 2 - O'Dowd Hall Proposed Instructional Seating First Floor Plan

# **Primary Goal – Instructional Space**

#### **Priorities and Drivers**

To create stronger alignment between curriculum and educational space, the OUWB SOM has endeavored to create a collection of mid-size learning environments to supplement the large classrooms and small group rooms that are already provided at O'Dowd Hall. The following priorities were identified to improve instructional space and meet accreditation requirements:

- Increase *mid-size active learning* instructional space offerings for the School of Medicine to align with curricular goals and accreditation requirements.
- Leverage space becoming available in O'Dowd Hall on Level 1 to provide multiple 14-seat classrooms that could be expanded to 28 seats with operable partitions.
- Consider how the classroom renovations combine to create a *gateway entry experience* at O'Dowd Hall and provide a sense of identity to the OUWB SOM.

The following practical drivers were identified:

- Maximize value with limited budget.
- Address *deferred maintenance* as it relates to areas of the building identified for renovation.
- Confirm required *code and life safety* features to be incorporated, including egress requirements, and plumbing fixture counts, that support the renovation.

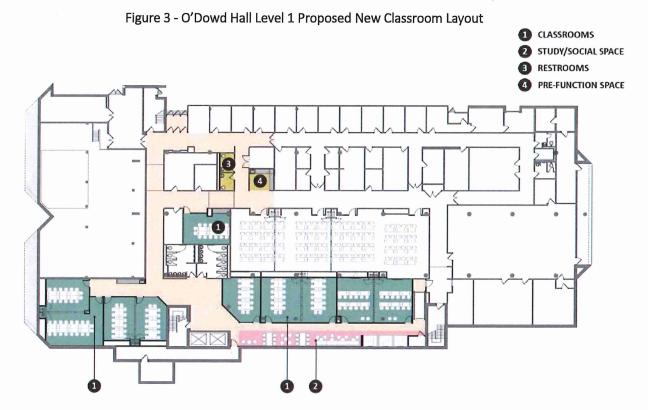
### **Benchmarking**

As part of the study of these spaces, SLAM and Fishbeck identified a target number of Formal Learning Seats and Informal Learning Seats to be included in the first-floor renovation project. Classroom 110 currently accommodates an entire cohort of 125 students and is used regularly for varying learning modalities including required testing, active learning, and events. The target capacity of new classroom seats on level 1 was an additional 125-135, to accommodate an entire additional cohort plus facilitators across mid-size learning environments.

When looking at other medical schools, SLAM has identified a 3:1 target ratio of instructional to informal learning seats. This means for every 100 instructional seats, approximately 33 informal social/study seats should be provided. This ratio provides adequate touchdown and collaborative breakout seats for students to work in groups between classes, charge their devices, have a snack, or study. With the proposed additional 140 instructional seats on level 1 of O'Dowd Hall, the study aimed to provide approximately 45-46 additional informal learning seats across the proposed renovation.

### **Proposed Solution**

Following multiple variations studying classroom layouts, the plan below was identified as preferred:



Approximately 3,500 square feet of Level 1 is proposed to be renovated for new classrooms; 4,500 square feet is proposed to be renovated for informal instructional space and corridor upgrades; and approximately 1,000 square feet is proposed to be renovated for a pre-function area outside of classroom #110; two new unisex toilet rooms; and the option to renovate the existing public restrooms. The success of this approach includes:

- Accommodations for the entire cohort plus facilitators across ten 14-seat seminar rooms. Operable partitions allow each pair of seminar rooms to expand to create five 28-seat classrooms.
- Addresses existing columns by locating them at the perimeter of learning environments, maximizing usable floor area within the classrooms.
- Provides 45 study/social seats in corridors as informal instructional space.
- Pre-Function Area A location to layout food or materials for large gatherings and events to support the classrooms was identified as a need. The pre-function space will address this by providing counter space, cabinets, and a sink.

Figure 4 - Images Illustrating Formal and Informal Instructional Space







# Secondary Goal - Gateway Concept

#### **Priorities and Drivers**

The secondary goal of this study was to develop a concept that will provide visible access to and improve functionality of the entrance to the OUWB SOM at O'Dowd Hall. The current entrance and interior entry space are not welcoming and do not support the operational goals for the OUWB SOM to be a safe, secure, 24-hour program. Upon entering the building, access to the main elevators and stairwells is not visible. The vestibule is very small and opens into a corridor that contains mechanical and utility rooms. A connection between the OUWB SOM program space on Levels 1 and 2 does not exist except through an enclosed stair tower. Wayfinding to the Dean's office and access to Coordinators is not clear.



Figure 5 - O'Dowd Hall Main Entrance Exterior and Interior





The decision-makers discussed the OUWB SOM's vision and priorities for the gateway:

Vision: Create a *gateway entry experience* for O'Dowd Hall and provide a sense of identity for the OUWB SOM. Provide study and social space to encourage informal interactions and collaboration. These interactions are important in developing strong relationships, generating new ideas, and fostering a sense of community. These spaces can also often be considered as amenities which aid in student and faculty recruitment.

#### Priorities:

- Improve the entry experience/identity/exterior and interior wayfinding.
- Create a welcoming reception area and more open space at the entry.
- Improve connections between first and second floors.
- Provide 24-hour/7-day secure access.
- Provide study and social space for students to encourage informal interactions and collaboration.
- Provide storage space for room 110A, 110B and 110C.
- Leverage space becoming available in O'Dowd Hall on Level 1 and minimize impact to other programs.

This gateway building improvement would be shared by others accessing program space in O'Dowd Hall.

The following spaces were identified as desired to be part of the Gateway concept:

### **Reception/Security Area**

Located near the first level entrance, this will provide a location to have a receptionist greet visitors during normal office hours upon arrival at the building. As part of the desire to provide safe 24-hour access to students, this space will also serve as a security station to control access to the 24-hour secure zone beyond office hours.

## **Coordinators' Space**

The OUWB SOM wants to integrate coordinators closer to the students on the first floor, in a more visible location. A location close to the entry is advantageous for wayfinding and access for student support.

## Informal Instructional, Study and Social Space

It is desired to provide adequate touchdown and collaborative breakout seats to support both the proposed additional population to the medical school as well as graduate programs with space on Level 1 for students to work in groups between classes, charge their devices, have a snack, or study. The Level 2 student lounge is specifically for medical school students, and it is desired for there to be a visible connection between Levels 1 and 2 to encourage its use.

#### **Furniture Storage and General Storage**

To support Classroom 110, a dedicated furniture storage room is desired. Currently unused furniture remains within the space limiting floor area. The dedicated furniture and supply storage room would alleviate this issue. The OUWB SOM needs more general storage space throughout the building, specifically space to support rooms 110A, 110B, and 110C.

O'Dowd Hall

Used By SOM

1 person assigned 1 pe

Figure 6 - O'Dowd Hall Levels 1 and 2 - Areas currently designated as SOM program space

# **Proposed Gateway Design Concept**

### Renovation and Two-Story Addition

- Create a sense of identity for the entrance to the SOM.
- Create a gateway entry experience by providing a new double-height addition to the existing building with open stairs connecting first and second floors and glazing for visual connection between the exterior and the interior.
- Increase the informal instructional space with the addition and offer an area for 24-hour/7-day reception and security presence.
- Include the ability to secure the SOM space for 24-hour/7-day use.
- Provide a larger and more accessible Coordinator space.
- Improve the wayfinding to the elevators and to the Dean's office.

ADDITION +/-1500 SF

RELOCATED DOOR
FIRE PARTITION

RELOCATED DOOR
FIRE PARTITION

CAASSROOMS

STUDY/SOCIAL SPACE
RESTROOMS
PREFUNCTION SPACE
OFFICE
VESTIBULE
RECEPTION/SECURITY DESK
CORRINATIONS SPACE
STAIR

NEW ADDITION

NEW ADDITION

Figure 7 - O'Dowd Hall Proposed First Floor Gateway Plan

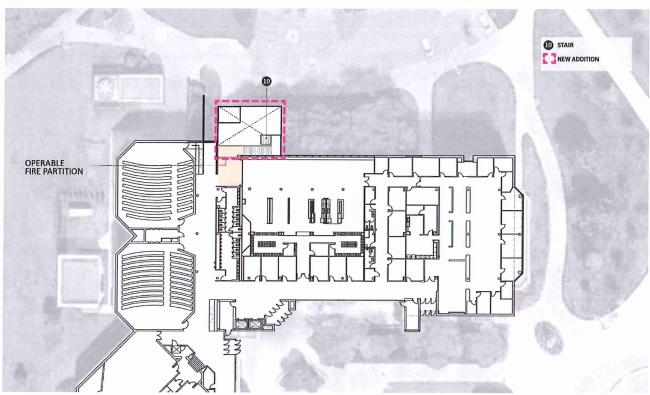
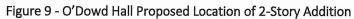
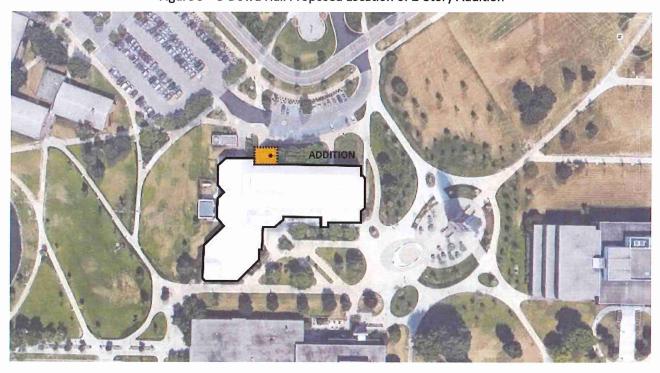


Figure 8 - O'Dowd Hall Proposed Second Floor Gateway Plan





# **Gateway Goal Assessment**

Priorities and Benefits	Proposed Concept
Visible Access on Campus	Atrium Visibility
Open Arrival Sequence	Arrive into Atrium
Create an Experience/Improve Functionality	Yes
Reception	Yes
Security	Opportunity to secure SOM space for 24/7 use
Minimize Impact on non-SOM Space	Minimal impact to other programs
Connect Levels 1 + 2	New Stair Connection
Access to Coordinators	Yes
Improve Vestibule Flow/Wayfinding	Yes

Figure 10 - Proposed Two-Story Addition to O'Dowd Hall



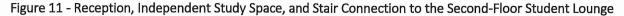




Figure 12 - Reception, Independent Study Space, and Stair Connection to the Second-Floor Student Lounge



# **Opinions of Probable Cost**

The following cost estimates are conceptual in nature and include estimating, design, phasing and construction contingencies plus escalation for an estimated construction midpoint of 2024. Breakdown as follows:

contingencies plus escalation for an estimated construction midpoint of 2024.			
OUWB SOM Opinion of Probable Cost - Primary Scope			
5/19/2022 Renovations			
Instructional Space, Pre Function, Storage and New Unisex Toilets		ė.	1 502 100
Design and Estimating Contingency	15%	\$	1,582,100
Building Permits/Plan Review	2%		237,315 31,642
Material & Labor Escalation to 2023	13%		205,673
Material & Labor Escalation to 2024	13%		205,673
GC/CM Fee	6%		94,926
GC/CM Overhead & General Conditions	15%	\$	237,315
Construction Contingency (Hold for during construction)	10%	\$	158,210
Estimated Construction Budget Hard Costs	1070	\$	2,752,854
OU Project Soft Cost Allowances		Ą	2,732,634
Professional Fees (AE, Interiors, AV/IT Consultants)	12%	\$	330,342
Technology, IT, UTS	5%	\$	137,643
Audio Visual, TV Monitors, Computers, Speakers, Microphones	10%	\$	275,000
Security, Monitoring, and Fire Alarm	2%	\$	55,057
Furniture and Signage	20%	\$	550,571
Subtotal Construction Budget Hard Costs + OU Project Soft Costs	2070	\$	4,101,467
Subtotal Construction Budget Hard Costs + OO Project Soft Costs		Ą	4,101,407
University Overhead Costs	4%	\$	164,059
Owner's Contingency for Unforseen Conditions	20%	\$	820,293
Classroom Renovations Total Project Conceptual Estimated Costs		\$	5,085,819
Renovations			
Renovate Public Toilet Rooms		\$	112,600
Design and Estimating Contingency	15%	\$	16,890
Building Permits/Plan Review	2%	\$	2,252
Material & Labor Escalation to 2023	13%	\$	14,638
Material & Labor Escalation to mid-2024	13%	\$	14,638
GC/CM Fee	6%	\$	6,756
GC/CM Overhead & General Conditions	15%	\$	16,890
Construction Contingency (Hold for during construction)	10%	\$	11,260
Estimated Construction Budget Hard Costs		\$	195,924
DU Project Soft Cost Allowances			
Professional Fees (AE, Interiors)	10%	\$	19,592
Technology, IT, UTS	5%		N/A
Audio Visual, TV Monitors, Computers, Speakers, Microphones	15%		N/A
Security, Monitoring, and Fire Alarm	2%	\$	3,918
Furniture and Signage	Allow	\$	1,000
Subtotal Construction Budget Hard Costs + OU Project Soft Costs		\$	220,435
University Overhead Costs	4%	\$	8,817
Owner's Contingency for Unforseen Conditions	20%	\$	44,087
Public Toilet Room Renovations Total Project Conceptual Estimated Costs	20/0	\$	273,339

OUWB SOM Opinion of Probable Cost - Secondary Scope		
5/19/2022		
Gateway Concept		
Renovation and Two-Story Addition		\$ 1,328,835
Design and Estimating Contingency	15%	\$ 199,325
Building Permits/Plan Review	2%	\$ 26,577
Material & Labor Escalation to 2023	13%	\$ 172,749
Material & Labor Escalation to mid-2024	13%	\$ 172,749
GC/CM Fee	6%	\$ 79,730
GC/CM Overhead & General Conditions	15%	\$ 199,325
Construction Contingency (Hold for during construction)	10%	\$ 132,884
Estimated Construction Budget Hard Costs		\$ 2,312,173
OU Project Soft Costs		
Professional Fees (AE, Interiors, Civil, AV/IT Consultants)	15%	\$ 346,82
Technology, IT, UTS	5%	\$ 115,60
Audio Visual, TV Monitors, Computers, Speakers, Microphones	11%	\$ 254,339
Security, Monitoring, and Fire Alarm	2%	\$ 46,243
Furniture and Signage	20%	\$ 462,43
Subtotal Construction Budget Hard Costs + OU Project Soft Costs		\$ 3,537,62
University Overhead Costs	4%	\$ 141,505
Owner's Contingency for Unforseen Conditions	20%	\$ 707,52
Two-Story Addition Total Project Conceptual Estimated Costs		\$ 4,386,654

Total Estimated Project Budget	\$	9,745,813
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# ATTACHMENT B

# Visioning Priorities 8: 5

# Priorities & Big Ideas

- Provide more mid-size classrooms instructional space geared toward problem-based learning to meet compliance with the Liaison Committee on Medical Education (LCME) accreditation.
- Enhanced entrance space, referred to as a "gateway" to better improve visible access to the OUWB SOM at O'Dowd Hall; including a two-story reception area, 24-hour/7-day-aweek security station and improved wayfinding.

# Planning Framework Project Drivers

#### **Drivers:**

- Incorporate the Big Ideas
  - Maximize value with limited budget.
  - Address deferred maintenance as it relates to areas of renovation.
  - Confirm required code and life safety features including egress requirements, plumbing fixture counts, etc.

#### Schedule Drivers:

- Conceptual Study to be completed in approximately 12 weeks, includes facility assessment
- Registrar vacates the first floor this fall, at which time the first floor becomes available for the OUWB SOM.
- The OUWB SOM needs progress be underway by August 2022 to show LCME.

#### **Decision Makers:**

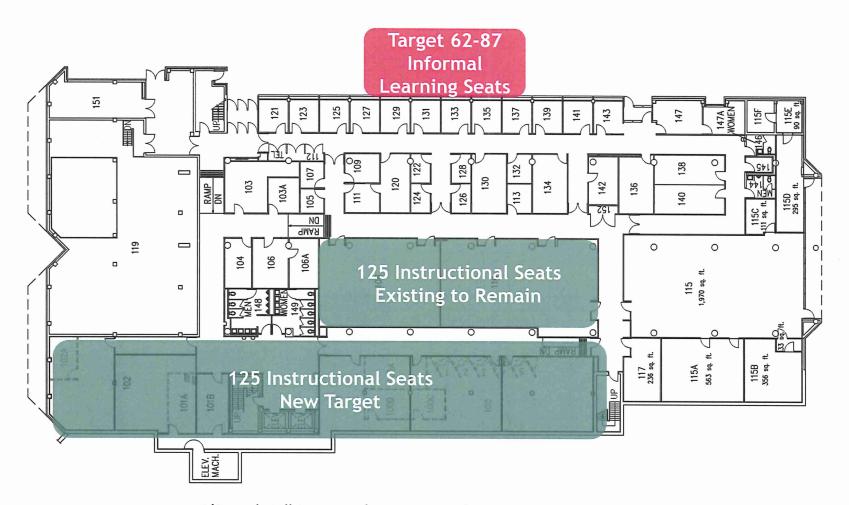
• The OUWB SOM, Academic Affairs, and the Facilities Department.

#### Stakeholders:

- Primary: School of Medicine
- Other: O'Dowd Hall Occupants impacted by construction (English, Graduate Program Leadership, Global Management, Modern Languages & Literature, Genetics, Archeology).

#### **Programming and Planning Approach**

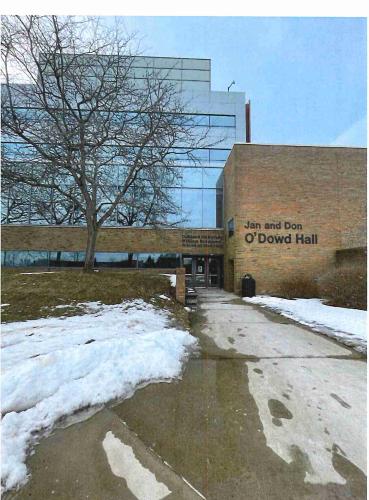
- The group was engaged in bi-weekly meetings throughout the development of the study to review progress, provide insights, and determine appropriate actions and direction.
- Conceptual diagrams were developed to create a gateway experience and provide a sense of identity to the OUWB SOM.



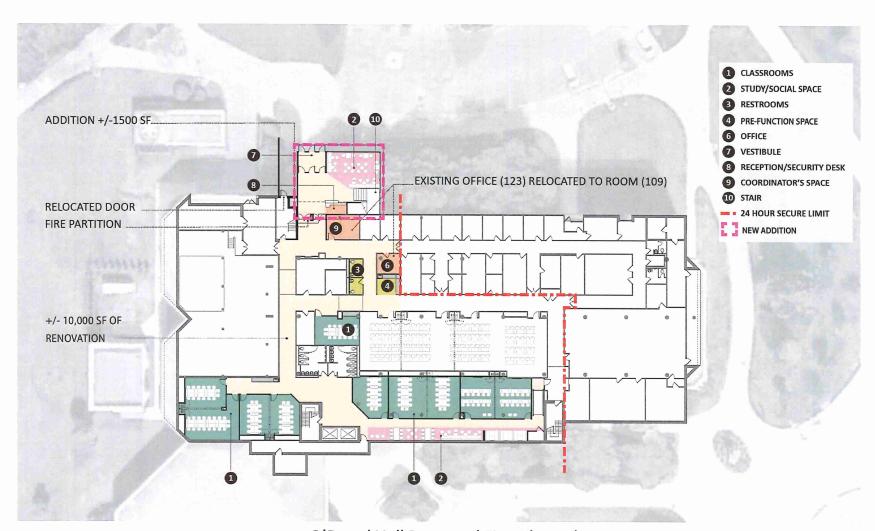
O'Dowd Hall Proposed Instructional Seating First Floor Plan



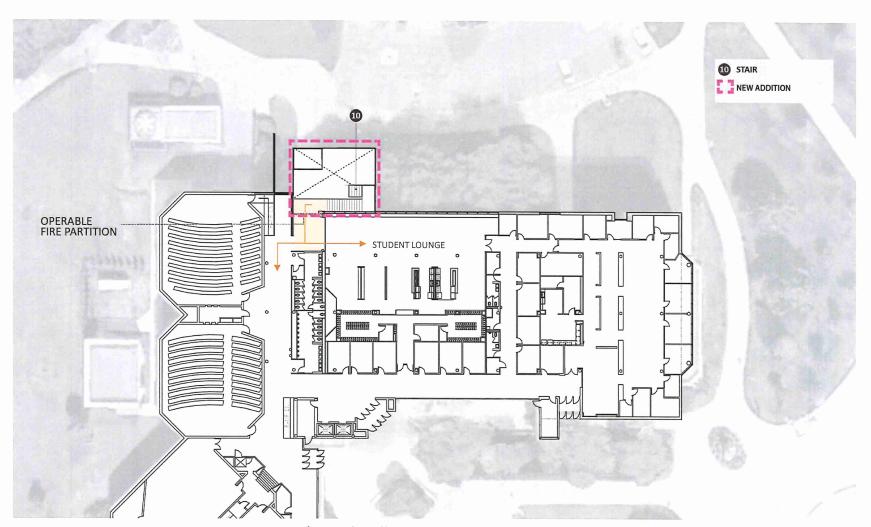




O'Dowd Hall Main Entrance Exterior and Interior



O'Dowd Hall Proposed First Floor Plan



O'Dowd Hall Proposed Second Floor Plan

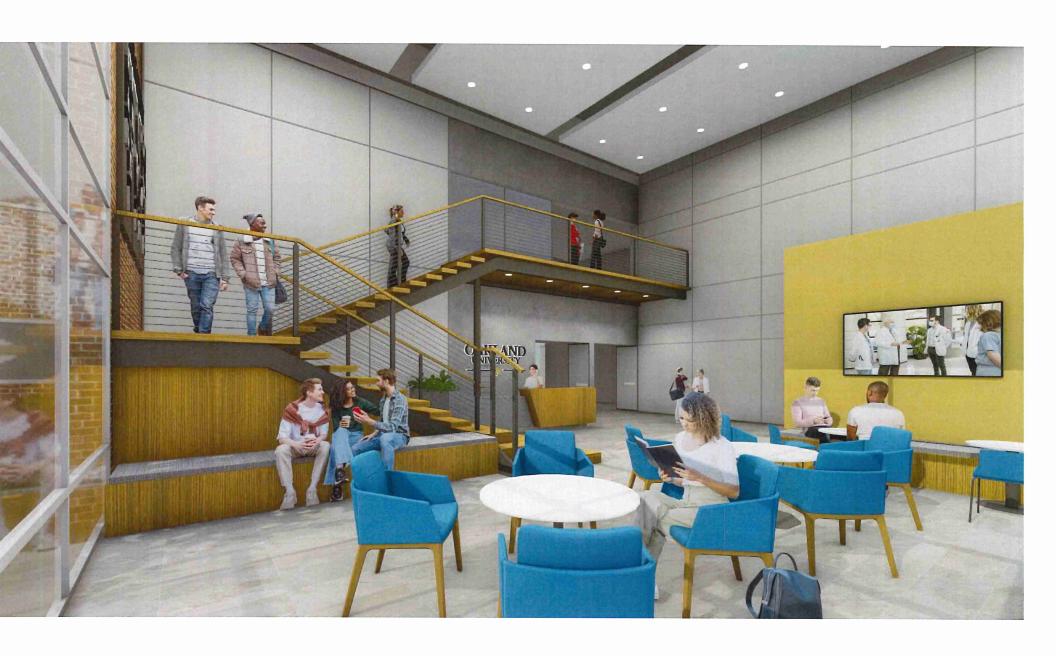






Images illustrating formal and informal instructional space







# The OUWB SOM O'Dowd Addition and Renovation Probable Cost Summary

Hard Construction Costs & Contingencies: \$4,450,000

Construction Escalation to mid-2024: \$780,000 OU Project Soft Costs: \$2,600,000 **Estimated Total** Overall Project Cost: \$9,700,000 OU Contingency, Phasing & Soft Cost Escalation: \$1,870,000

# **Source of Funding:**

OUWB School of Medicine Unrestricted Fund Balance

5/19/2022			
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Renovations			
Instructional Space, Pre Function, Storage and New Unisex Toilets		Ś	1,582,100
Design and Estimating Contingency	15%		237,315
Building Permits/Plan Review	2%		31,642
Material & Labor Escalation to 2023	13%		205,673
Material & Labor Escalation to mid-2024	13%		205,673
GC/CM Fee	6%		94,926
GC/CM Overhead & General Conditions	15%		237,315
Construction Contingency (Hold for during construction)	10%		158,210
Estimated Construction Budget Hard Costs		\$	2,752,854
OU Project Soft Cost Allowances			2,702,00
Professional Fees (AE, Interiors, AV/IT Consultants)	12%	Ś	330,342
Technology, IT, UTS	5%		137,643
Audio Visual, TV Monitors, Computers, Speakers, Microphones	10%		275,000
Security, Monitoring, and Fire Alarm	2%		55,057
Furniture and Signage	20%	\$	550,571
Subtotal Construction Budget Hard Costs + OU Project Soft Costs		\$	4,101,467
University Overhead Costs	4%	\$	164,059
Owner's Contingency for Unforseen Conditions	20%	\$	820,293
Total Project Conceptual Estimated Costs		\$	5,085,819
Renovations			
Renovate Public Toilet Rooms		\$	112,600
Design and Estimating Contingency	15%	\$	16,890
Building Permits/Plan Review	2%	\$	2,252
Material & Labor Escalation to 2023	13%	\$	14,638
Material & Labor Escalation to mid-2024	13%	\$	14,638
GC/CM Fee	6%	\$	6,756
GC/CM Overhead & General Conditions	15%	\$	16,890
Construction Contingency (Hold for during construction)	10%	\$	11,260
Estimated Construction Budget Hard Costs		\$	195,924
OU Project Soft Cost Allowances			
Professional Fees (AE, Interiors)	10%	\$	19,592
Technology, IT, UTS	5%		N/A
Audio Visual, TV Monitors, Computers, Speakers, Microphones	15%		N/A
Security, Monitoring, and Fire Alarm	2%	\$	3,918
Furniture and Signage	Allow	\$	1,000
Subtotal Construction Budget Hard Costs + OU Project Soft Costs		\$	220,435
University Overhead Costs	4%	\$	8,817
Owner's Contingency for Unforseen Conditions	20%		44,087

5/19/2022			
Gateway Concept			
Renovation and Two-Story Addition		\$ 1,328,835	
Design and Estimating Contingency	15%	\$ 199,325	
Building Permits/Plan Review	2%	\$ 26,577	
Material & Labor Escalation to 2023	13%	\$ 172,749	
Material & Labor Escalation to mid-2024	13%	\$ 172,749	
GC/CM Fee	6%	\$ 79,730	
GC/CM Overhead & General Conditions	15%	\$ 199,325	
Construction Contingency (Hold for during construction)	10%	\$ 132,884	
Estimated Construction Budget Hard Costs OU Project Soft Costs		\$ 2,312,173	
Professional Fees (AE, Interiors, Civil, AV/IT Consultants)	15%	\$ 346,826	
Technology, IT, UTS	5%	\$ 115,609	
Audio Visual, TV Monitors, Computers, Speakers, Microphones	11%	\$ 254,339	
Security, Monitoring, and Fire Alarm	2%	\$ 46,243	
Furniture and Signage	20%	\$ 462,435	
Subtotal Construction Budget Hard Costs + OU Project Soft Costs		\$ 3,537,625	
University Overhead Costs	4%	\$ 141,505	
Owner's Contingency for Unforseen Conditions	20%	\$ 707,525	
Total Project Conceptual Estimated Costs		\$ 4,386,654	

Estimated Total Overall Project Costs: \$9,745,813