

**APPROVAL OF DTMB PHASE 200/300 PROGRAMMING AND SCHEMATIC
DESIGN FOR SCIENCE COMPLEX-DODGE HALL RENOVATION PROJECT**
A Recommendation

1. Division and Department: Academic Affairs Division, Finance and Administration, and Facilities Management Department.

2. Introduction: In December 2023, the Governor of the State of Michigan signed a Line-Item Appropriations for Fiscal Year 2023-2024, House Bill No. 4292 granting Oakland University Planning Authorization for the Science Complex Renovation 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 through the Michigan Department of Technology, Management & Budget (DTMB).

The Science Complex includes a three-building complex with Dodge Hall, Math and Science Center (MSC) and Hannah Halls. Dodge Hall was constructed in 1968, is a four-story science building with a basement. The Science Complex will now be renamed as the Science Complex-Dodge Hall Renovation Project. The Project will now be limited only to the renovations to Dodge Hall in order to meet the current construction climate and related costs. The Project is funded as part of the State of Michigan Capital Outlay Process.

The Dodge Hall project is a renovation of the 151,204 square foot building. Dodge Hall currently houses the College of Arts & Sciences (CAS), some School of Engineering and Computer Science (SECS) spaces, the Oakland University William Beaumont (OUWB) School of Medicine (SOM), and the University Technical Services staff and data center. Dodge Hall has an aging building envelope (roof, windows, waterproofing, etc.) that is in need of repair or replacement. The building systems have surpassed their intended service life. New shared laboratories will be added to the building to provide additional research capacity and modern lab facilities. The building will receive infrastructure upgrades such as replacement of the roof at the mechanical space on the fourth level and all the windows. There will be improvements to the mechanical and electrical systems. A fire protection system will be added to the floors with major renovation. The north façade and lobby space will be renovated to provide a better student experience. Toilet rooms will be improved for ADA accessibility. The two new shared labs will provide additional capacity for nine primary researchers and other staff.

The additional scope added for the project includes SOM Labs 149, 151, and one office; SOM Lab 102, three offices, Graduate Lounge and Neurology research lab 130; and CAS Labs 153 and 158. Oakland University will fully fund the total cost of these added projects, which is \$4,775,000. This funding is in addition to the \$10,000,000

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that the University is allocating for the broader Capital Outlay efforts. The additional scope of work will be finalized by submitting the schematic design to the DTMB office.

After the University received approval from the DTMB to proceed with Phase 200/300 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 through a competitive bid process to provide Pre-Construction and Construction Management (CM) 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, Registrar's Office and Classroom Support.

In compliance with the State of Michigan's regulatory requirements, the current projects on board to construct new laboratories and offices for the Oakland University William Beaumont School of Medicine and the College of Arts and Sciences, along with a Graduate Lounge and a Neurology research lab, will be carried out as a Capital Outlay project, advised by the Michigan Department of Technology, Management, and Budget office.

3. Previous Board Action: On October 18, 2024, the Board of Trustees (Board) approved the submission of the Fiscal Year 2026 Capital Outlay Project Request to the State of Michigan for the Science Complex-Dodge Hall Renovation Project and approved the hiring of the Construction Management firm, Frank Rewold and Sons, for the Project.

4. Budget Implications: The funding source for this \$44,775,000 project is; \$30,000,000 from a State Capital Outlay appropriation, \$10,000,000 from Oakland University reserves, and an additional \$2,450,400 will be funded from Oakland University William Beaumont School of Medicine and \$322,013 will be funded from the College of Arts and Sciences. In addition, \$850,000 will be funded from the Provost/SOM/central fund for a Neurology research lab and \$1,152,587 will be funded from Oakland University reserves.

5. Educational Implications: Dodge Hall has been the site for general classrooms and labs for various academic disciplines since its construction in 1968. The completion of this Project will provide upgraded infrastructure for modern teaching and active learning and research to enhance student success.

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6. Personnel Implications: There are no additional staff requirements, however faculty and students with physical limitations will benefit from the accessibility improvements in the building.

7. University Reviews/Approvals: The Capital Outlay submittal for this Project was prepared by Facilities Management and reviewed by the Senior Vice President for Finance and Administration, Associate Provost for Operations, Vice President for Research, and President. The Project was also reviewed and endorsed by the University Senate's Campus Development and Environment Committee (CDEC), the Dean of the College of Arts and Sciences, the Dean of the School of Engineering and Computer Science, the Interim Executive Vice President for Academic Affairs and Provost Kevin Corcoran, and the Executive Vice President for Academic Affairs and Provost Amy Thompson.

8. Recommendation:

RESOLVED, that the Board of Trustees approves the DTMB Phase 200/300 Programming and Schematic Design for the Science Complex-Dodge Hall Renovation Project (Attachments A and B, 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 \$44,775,000, inclusive of all design, construction, and project management costs; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, the Senior 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 Science Complex-Dodge Hall Renovation Project and the ongoing administration of the Renovation Project to complete the renovation; 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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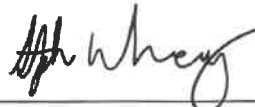
9. Attachments:

- A. Science Complex-Dodge Hall Renovation Project DTMB Phase 200/300
Programming and Schematic Design Narrative
- B. Science Complex-Dodge Hall Renovation Project DTMB Phase 200/300
Programming and Schematic Design Drawings

Submitted to the President
on May 2, 2025 by

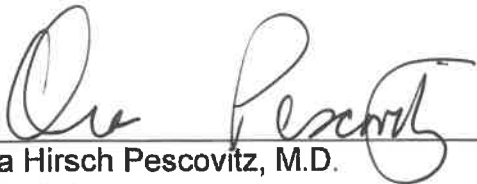


Amy Thompson, Ph.D., FESG, CHES
Executive Vice President for Academic Affairs
and Provost

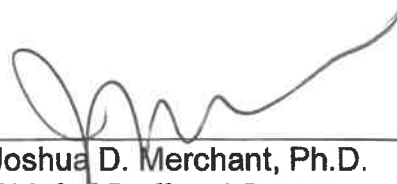


Stephen W. Mackey
Senior Vice President for Finance and
Administration and Treasurer to the Board of
Trustees

Recommended on 5/5, 2025
to the Board of Trustees for Approval by Reviewed by:



Ora Hirsch Pescovitz, M.D.
President



Joshua D. Merchant, Ph.D.
Chief of Staff and Secretary to the
Board of Trustees