

**Agendum
Oakland University
Board of Trustees Formal Session
May 7, 2025**

**APPROVAL FOR INCREASED CONSTRUCTION
MANAGER FEE FOR SCIENCE COMPLEX-DODGE
HALL RENOVATION PROJECT
A Recommendation**

1. **Division and Department:** Academic Affairs Division, Finance & 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. 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 is composed of a three-building complex with Dodge Hall, Math and Science Center and Hannah Hall. Dodge Hall, which was constructed in 1968, is a four-story science building with a basement. The Science Complex Project will now be renamed as the Science Complex-Dodge Hall Renovation Project (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.

In compliance with the State of Michigan's regulatory requirements, the current projects in progress 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, required by the DTMB office.

The additional scope added for the Project includes SOM Labs (rooms 149, 151) with one attached office; SOM Lab (room 102) with three attached offices; the new Graduate Lounge, CAS labs (rooms 153, 158) and Neurology research lab (room 130). 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 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.

Based on the increased costs of the Project, the administration recommends that Frank Rewold and Sons, a Construction Manager (CM) on the Project, have their total cost increased from the previously approved \$1,875,144, without general conditions, to \$3,254,791, which includes general conditions on the Project.

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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 Purpose classrooms as well as teaching and research laboratories for various academic disciplines since its construction in 1968. The completion of this Project will provide upgraded infrastructure for modern teaching and active learning spaces as well as research spaces to enhance student success.
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 the Provost's Office and reviewed by the Senior Vice President for Finance and Administration, Provost Britt Rios-Ellis, Associate Provost for Operations, Vice President for Research, and the 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 and the Interim Executive Vice President for Academic Affairs and Provost Kevin Corcoran. The current submission has been reviewed and approved by Provost Amy Thompson.

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8. Recommendation:

RESOLVED, that the Board of Trustees approve Frank Rewold and Sons as the Construction Manager for the Science Complex-Dodge Hall Renovation Project and a not to exceed construction manager fee of \$3,254,791 which includes general conditions on the Project, within the not to exceed total construction budget of \$35,704,000, which includes the construction management fee. All construction costs, consultant fees, permits, low voltage, movable furniture, fixtures, & other equipment, moving costs, and other owner related soft costs, allowable by the DTMB, are also included in the total project budget; and, be it further

RESOLVED, that the Board of Trustees authorizes the Senior Vice President for Finance and Administration to negotiate and execute a construction management at-risk contract with Frank Rewold and Sons for the Science Complex-Dodge Hall Renovation Project, and any increased fee necessary to address supply chain issues, market volatility, and other unforeseen costs during the execution of the project, provided such fees remain within the approved project budget; and, be it further

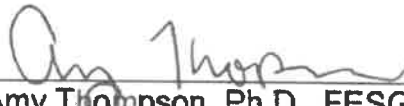
RESOLVED, that the Board of Trustees authorizes the President, Senior Vice President for Finance and Administration, and their respective designees, to perform all acts and deeds and to execute and deliver all contracts, instruments, and documents required by this resolution that are necessary, expedient, and proper in connection with the Science Complex-Dodge Hall Renovation Project and the ongoing administration; 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; and, be it further

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9. Attachments: None

Submitted to the President
on May 2, 2025 by



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



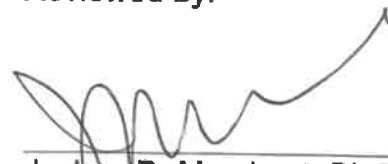
Stephen W. Mackey
Senior Vice President for Finance and
Administration and Treasurer to the Board of
Trustees

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



Ora Hirsch Pescovitz, M.D.
President

Reviewed by:



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