

SCHEMATIC DESIGN FOR SOUTHERN STUDENT HOUSING COMPLEX

A Recommendation

1. **Division and Department:** Student Affairs Division, Operations and Finance Division, Housing Department, Facilities Management Department.
2. **Introduction:** On-campus housing demand has continued to grow as a result of enrollment growth, student recruitment outside Oakland and Macomb counties, and significant increases in Honors College students whose scholarships allow them to live on campus.

The most recent University Housing project, Oak View Hall, was completed in August 2014 and was 100% occupied for Fall 2014. For the Fall 2015 semester, University Housing's 2,700 beds were overprescribed, as evidenced by 93 students being lodged in an off-campus hotel, 200 students on a waiting list, and many single occupancy rooms being used as double occupancy rooms. As a strategic priority to positively impact enrollment, retention, and graduation, additional on-campus housing is planned.

On December 2, 2015, Board of Trustees' (Board) approved Neumann Smith as the architectural firm for the Southern Student Housing Complex (Project). On February 22, 2016, the Board approved Rewold for Construction Management (CM) services.

Per the Board's Contracting and Employment Appointment Authority Policy, "for any capital improvement project that has major aesthetic considerations, the administration shall obtain Board approval of the schematic design." Board approval of the schematic design of the Project is requested to proceed with project planning.

The timing of Board approval is critical in order to minimize disruption to students and to complete the project by August, 2018.

Enclosed for the Board's consideration are the following components of the Project Schematic Design documents (Attachment A):

- Executive Summary
- Project Cost Summary
- Space Information
- Annual Operating Budget
- Design and Construction Schedule
- Site Plan
- Blocking and Stacking Diagrams
- Building Representation

**Schematic Design for
Southern Student Housing Complex
Oakland University
Board of Trustees Formal Session
April 11, 2016
Page 2**

The Schematic Design has been developed based on extensive discussions with and between Neumann Smith, Rewold, Housing leadership, faculty and students, and the Housing Steering Committee.

The Housing Steering Committee, is comprised of the following members:

Scott Kunselman, Chief Operating Officer
Glenn McIntosh, Vice President for Student Affairs
Terry Stollsteimer, Associate Vice President for Facilities Management
Jim Zentmeyer, Director of University Housing
Steve Zmich, Director, Capital Planning and Design

The Housing Steering Committee recommends Board approval of the Project schematic design. Ongoing food service design to be funded by the food service provider.

3. Previous Board Action: On September 28, 2015, the Student Housing Planning Update was presented to the Board's Facilities Committee. The Facilities Committee directed the administration to issue an RFP for design services or an alternative structure for the Project. On December 2, 2015, the Board authorized the hiring of Neumann Smith to provide Architectural and Engineering Services. On February 22, 2016, the Board authorized the hiring of Rewold to provide Construction Management Services.

4. Budget Implications: A proportional amount of debt service and associated Housing operating expenses will be budgeted in the annual University Housing auxiliary budget. A proportional amount of debt service and associated general purpose classroom operating expenses will be budgeted in the general fund.

5. Educational Implications: The ratio of on-campus beds to student enrollment is highly correlated with institutional retention and graduation rates. Students who reside in campus housing have a greater sense of community and, thus, become more fully engaged in academic, student, and residential life opportunities. Added housing will also enable the University to become more geographically diverse and attractive to high achieving students who have many higher education alternatives.

6. Personnel Implications: New housing will be fully integrated into the management and operational infrastructure of the existing Housing Department organization with appropriate staffing increases.

**Schematic Design for
Southern Student Housing Complex
Oakland University
Board of Trustees Formal Session
April 11, 2016
Page 3**

7. **University Reviews/Approvals:** This recommendation was formulated by the Director of University Housing and the Associate Vice President for Facilities Management, and reviewed by the Housing Steering Committee, the Chief Operating Officer, and President.

8. **Recommendation:**

RESOLVED, that the Board of Trustees approves the Southern Student Housing Complex Schematic Design (Attachment A, 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 design for the Project, within the not to exceed budget of \$78,000,000 (plus additional food service costs funded by the food services provider), inclusive of all design, construction, furnishings, equipment, and project management; and, be it further

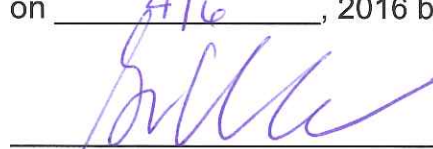
RESOLVED, that the Board of Trustees authorizes the President and the Chief Operating Officer, and their respective designees, to perform all acts and deeds and to execute and deliver all contracts, instruments and documents required by this resolution that are necessary, expedient and proper in connection with the Southern Student Housing Complex and the ongoing administration of the 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

9. **Attachments:**

A. Southern Student Housing Complex Schematic Design Documents

Submitted to the President
on 4/16, 2016 by



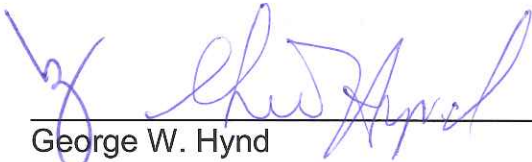
Glenn McIntosh
Vice President for Student Affairs

**Schematic Design for
Southern Student Housing Complex
Oakland University
Board of Trustees Formal Session
April 11, 2016
Page 4**



Scott Kunselman
Chief Operating Officer

Recommended on 4/6, 2016
to the Board of Trustees for Approval by



George W. Hynd
President

Executive Summary

Southern Student Housing

As Oakland transitions from a commuter campus to a residential campus, the need for affordable on-campus housing and dining facilities continues to grow. The proposed facility will consist of approximately 750 beds primarily for sophomore and junior students with new dining options. Upon completion, Oakland University will have a highly visible facility that benefits the entire campus community addressing the need for more on campus housing and dining options.

The new building will include needed housing, dining and academic spaces such as:

- Quad units with four individual bedrooms, in-unit bathrooms, and kitchenette areas.
- Limited single unit occupancy opportunities shall accommodate RA staff.
- Centralized laundry rooms and two full residential kitchen/dining rooms.
- Small and large public meeting spaces for resident use and to accommodate large resident hall meetings.
- Administrative/services such as U.S. Postal Service and housing professional staff living space.
- A dining facility with the capacity to accommodate 750 residents, students, and staff.
- Four general-purpose classrooms with 200 seats.

The project size is estimated at approximately 289,538 square feet with the total project cost of \$78,000,000. The building is being designed to meet LEED Gold Standards.

Project Cost
Southern Student Housing

Professional Fees	\$ 3,720,860
Construction Cost	\$ 69,000,000
Furnishings	\$ 3,176,070
Contingency	<u>\$ 2,103,070</u>
Total	\$ 78,000,000

Space Information

Southern Student Housing

Space	Area SF	Total SF	Cost
Living Spaces		152,655	\$ 41,124,447
1 RA Living Units	5,339		
2 Quad Student Units	140,805		
3 Staff Units	3,131		
4 Laundry Areas	2,458		
5 Residential Kitchen/Dining Areas	922		
Operations		9,443	\$ 2,543,894
1 Administrative Offices	2,411		
2 Night Watch	101		
3 Loading Dock	839		
4 Storage	5,445		
5 Student Services/Mail	647		
Informal Learning Spaces		20,837	\$ 5,613,377
1 Main Lounge	5,748		
2 Conference/Study Rooms	15,089		
General Purpose Classrooms		4,280	\$ 1,153,009
1 (4) Classrooms	4,280		
Food Service		43,711	\$ 11,775,511
1 Dining and Kitchen	35,335		
2 Micro Restaurant	4,182		
3 Future (Multi-Purpose Room)	4,194		
Building Spaces		58,612	\$ 15,789,762
1 Mechanical/Electrical Area	10,077		
2 Custodial/Service Area	1,082		
3 Circulation Area	46,316		
4 Restrooms	966		
5 Fire Command Station	171		
Grand Total		289,538	
Total Cost			\$ 78,000,000
Cost per Square Foot			\$ 269

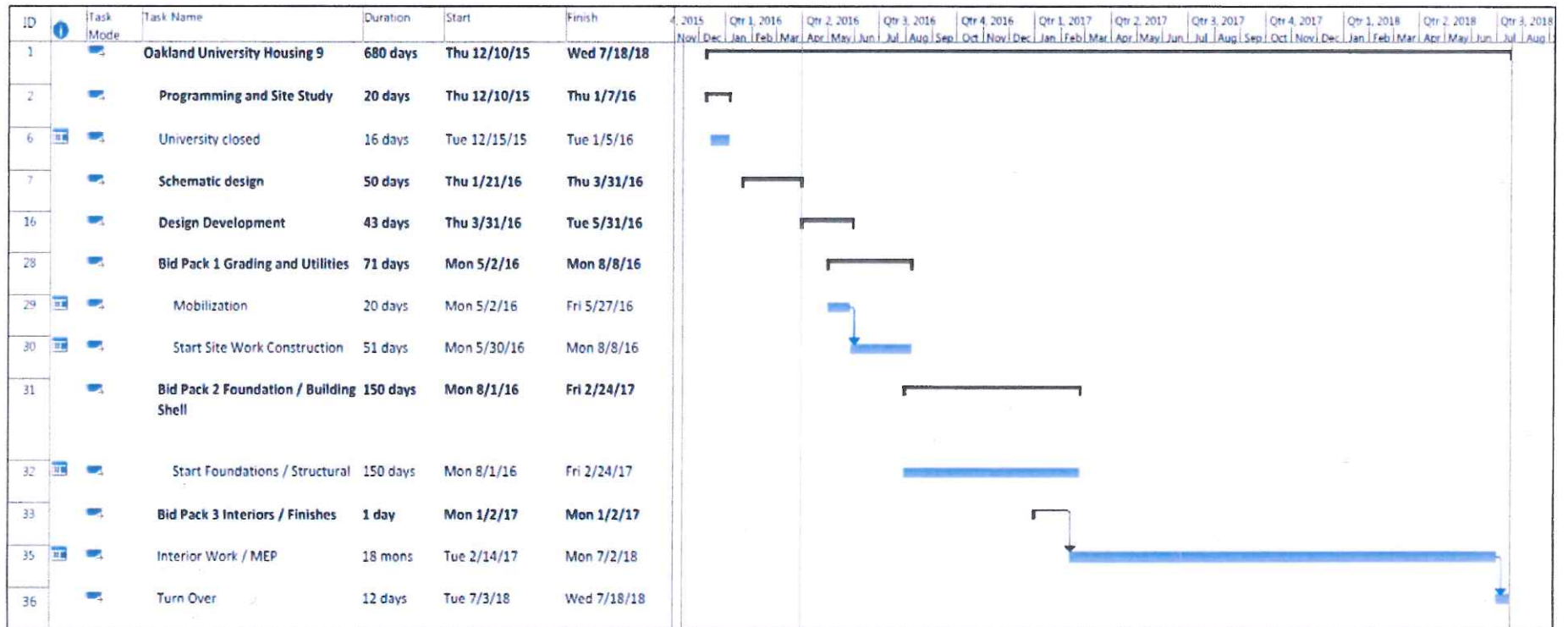
Annual Operating Budget
Southern Student Housing

Annual Operating Budget

The following is a summary of the projected annual operating budget of the proposed building:

Custodial Cleaning @ \$1.33/gsf	\$ 383,193
Skilled Trade Supplies including PM	189,100
Skilled Trades (2 Positions)	194,626
Purchased Utilities @ \$2.91/gsf	839,660
Insurance	<u>27,597</u>
Total Annual Operating Budget	\$ 1,634,176

Design and Construction Schedule Southern Student Housing



Project: 2015138 project sched
Date: Thu 3/31/16

Task: Project Summary
Split: Inactive Task
Milestone: Inactive Milestone
Summary: Inactive Summary

Manual Task: Start-only
Duration-only: Finish-only
Manual Summary Rollup: External Tasks
Manual Summary: External Milestone

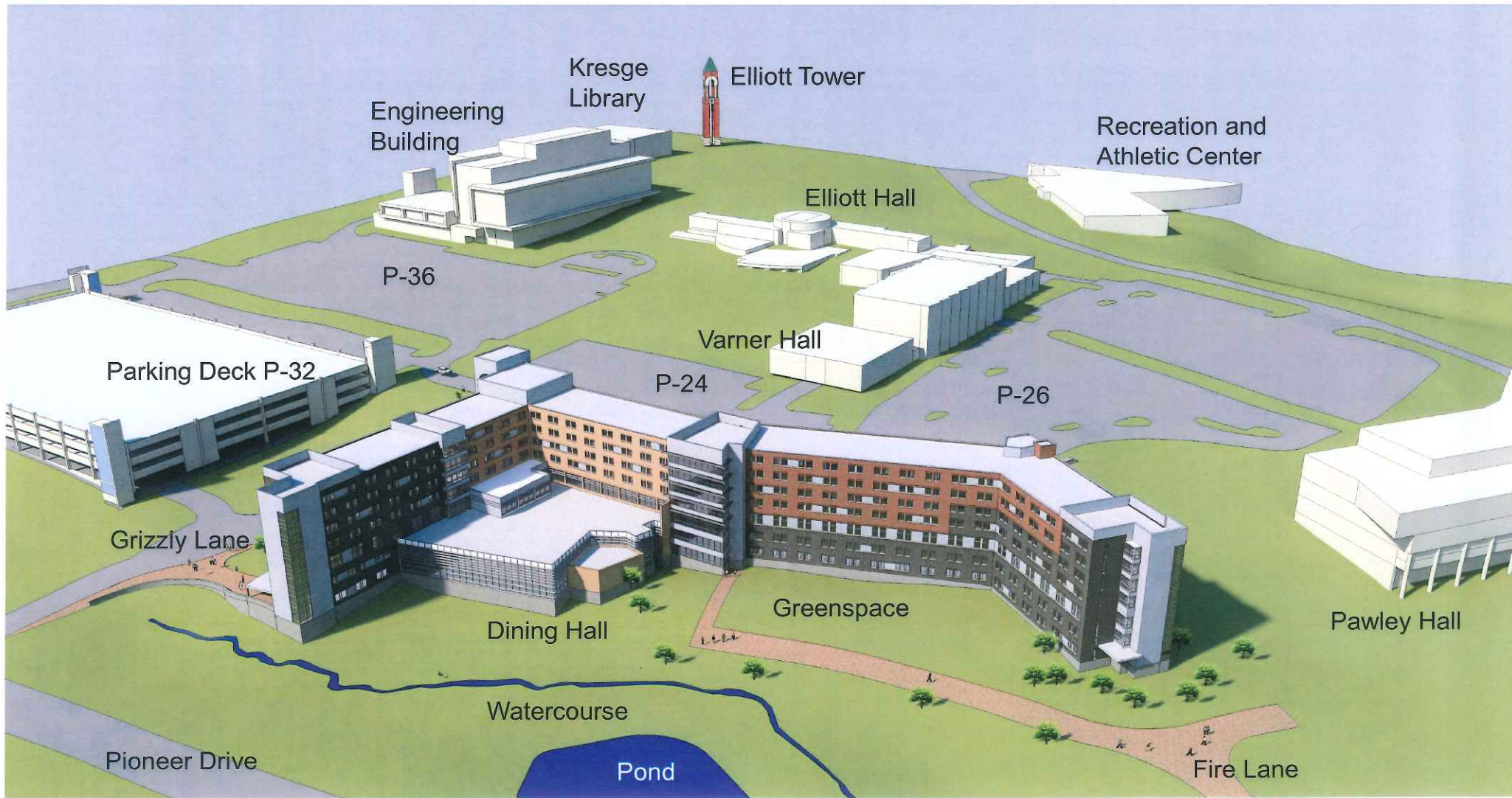
Deadline:
Progress:
Manual Progress:



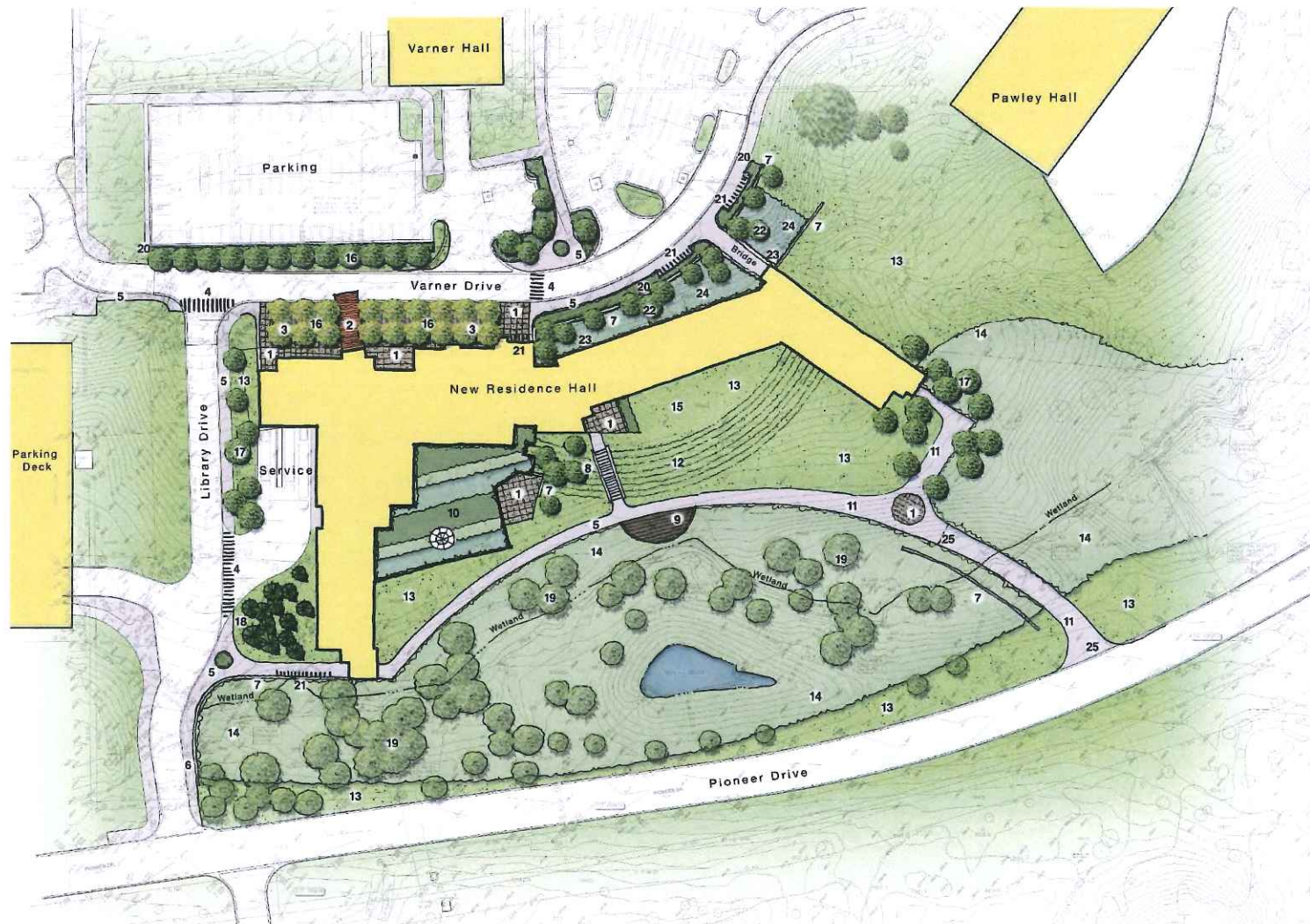
South Student Housing
Board of Trustees Formal Session
April 11, 2016



Schematic Design Concept



Aerial View looking Northwest

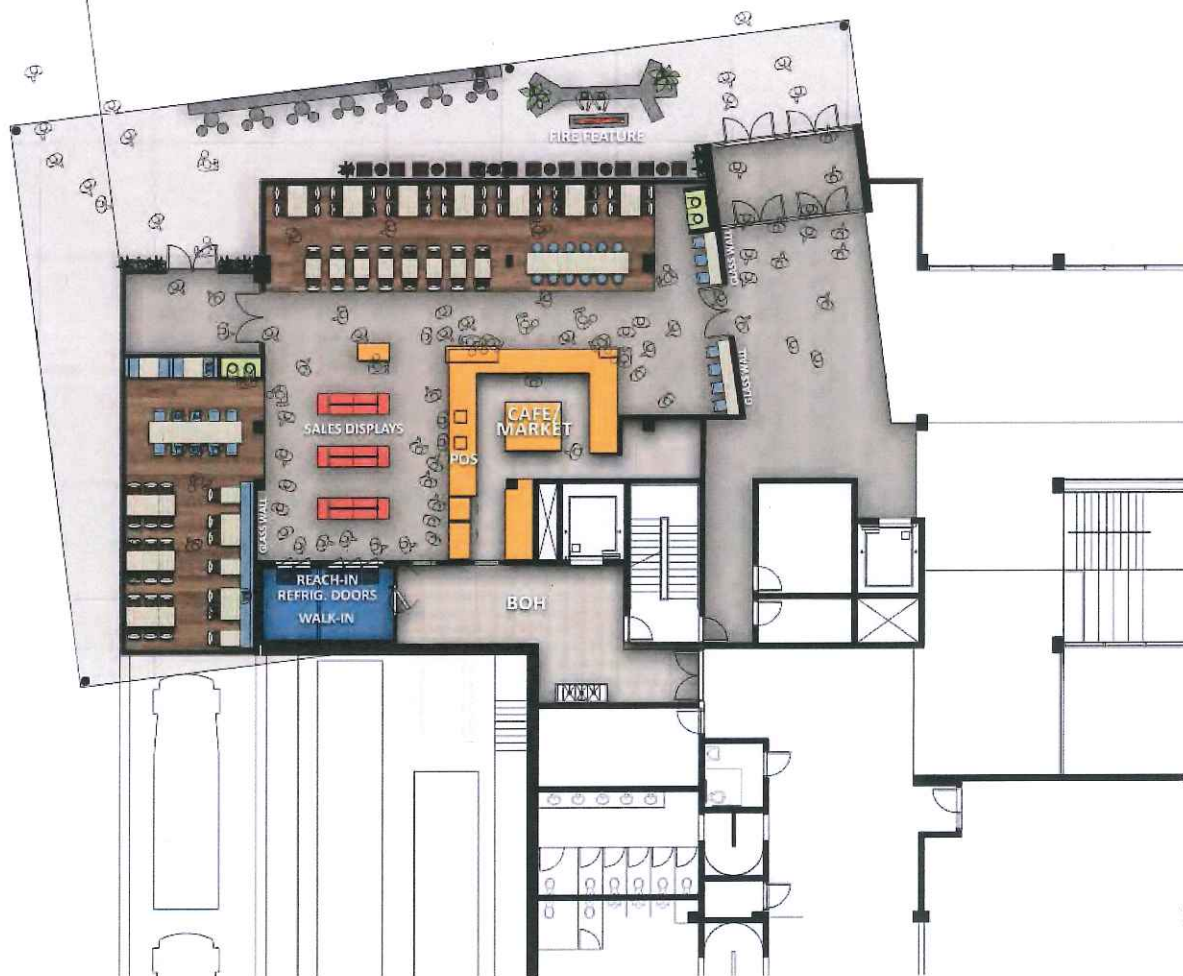


Note Key

1. Exposed Aggregate Paving
2. Precast Concrete Pavers
3. Curbed Opening with Shade Tree and Tree Grate
4. Pedestrian Crosswalk
5. Concrete Sidewalk
6. Existing Precast Block Retaining Wall
7. New Precast Block Retaining Wall
8. Concrete Steps - OPTION
9. Raised Synthetic Wood Deck - OPTION
10. Green Roof (two colors of sedum) - OPTION
11. Fire Access Route (18' wide concrete - taper to 10' wide)
12. Contoured Lawn Area
13. Finish Lawn (cut)
14. Meadow Lawn (uncut)
15. 'Flat' Lawn Area
16. Shade Trees (matched)
17. Shade Trees (various sizes)
18. Evergreen Trees (various sizes)
19. Existing Trees (to remain)
20. Low Hedge
21. Bike Racks
22. Small Multi-Stem Trees (various sizes)
23. Bio-Swale Area (no cut, storm water infiltration)
24. Moisture Tolerant Naturalized Seed Mix
25. Stone in Lieu of Concrete - OPTION

Site Plan/Landscaping Plan



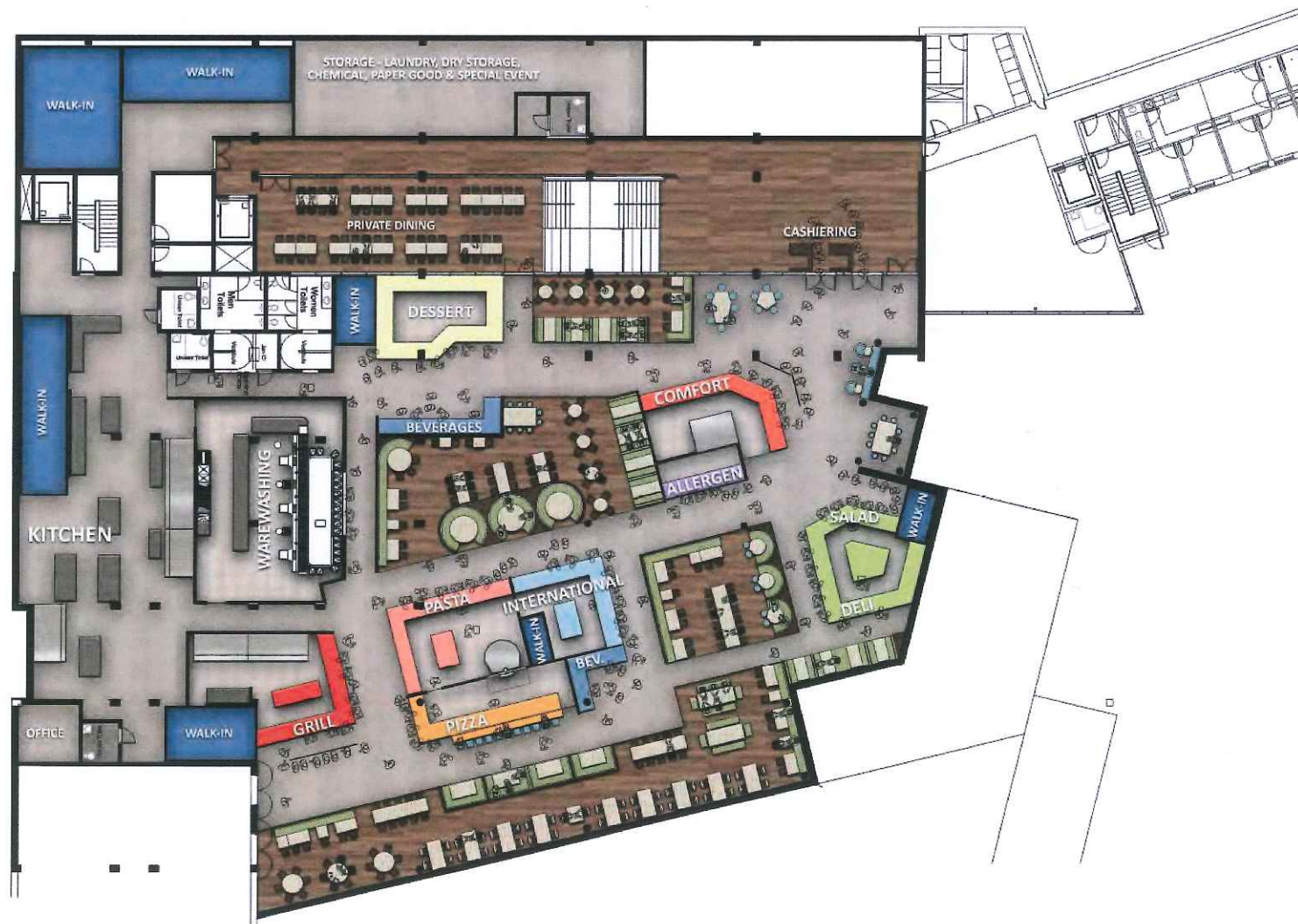


Enlarged Level 3 Floor Plan Showing Micro Restaurant and C Store

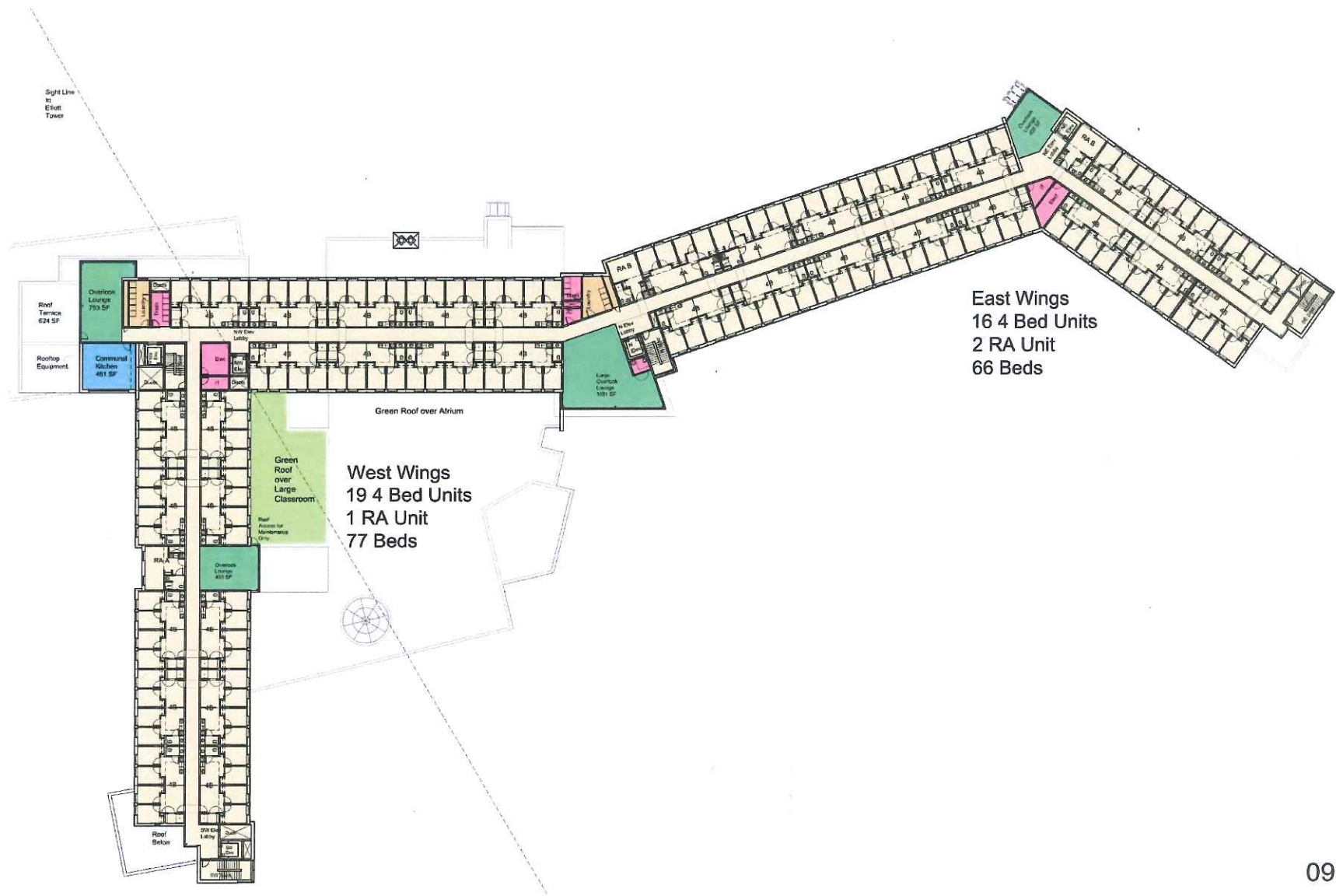


Level 2 Floor Plan

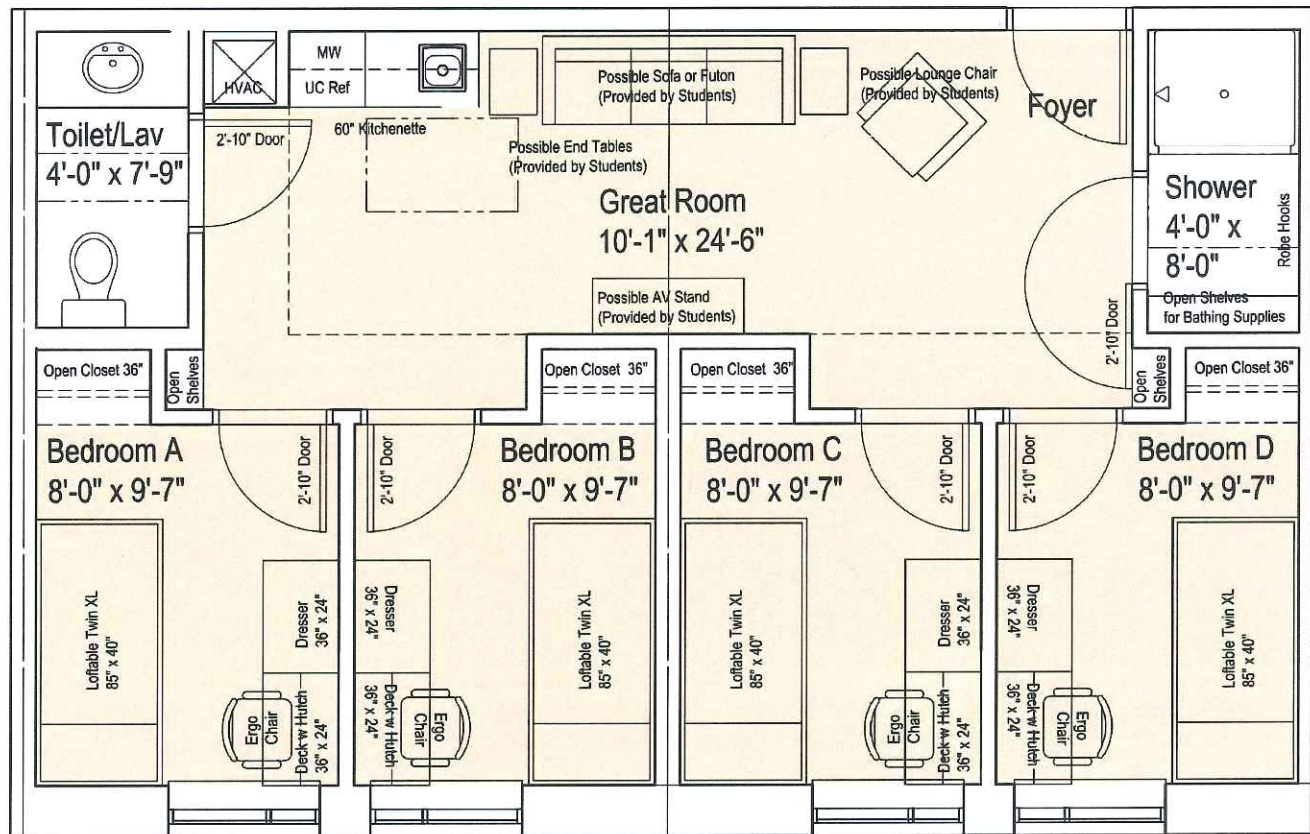




Enlarged Level 1 Floor Plan showing Dining Hall and Kitchen



Level 4 Floor Plan
 (Levels 5-7 Similar)



Ansi A117.1 Type B Private Sophomore
 4 Bed - 1 Bath Suite (Separated Toilet/Lav and Shower)
 745 SFG (186.25 SFG per student)
 666 SFN (166.50 SFN per student)



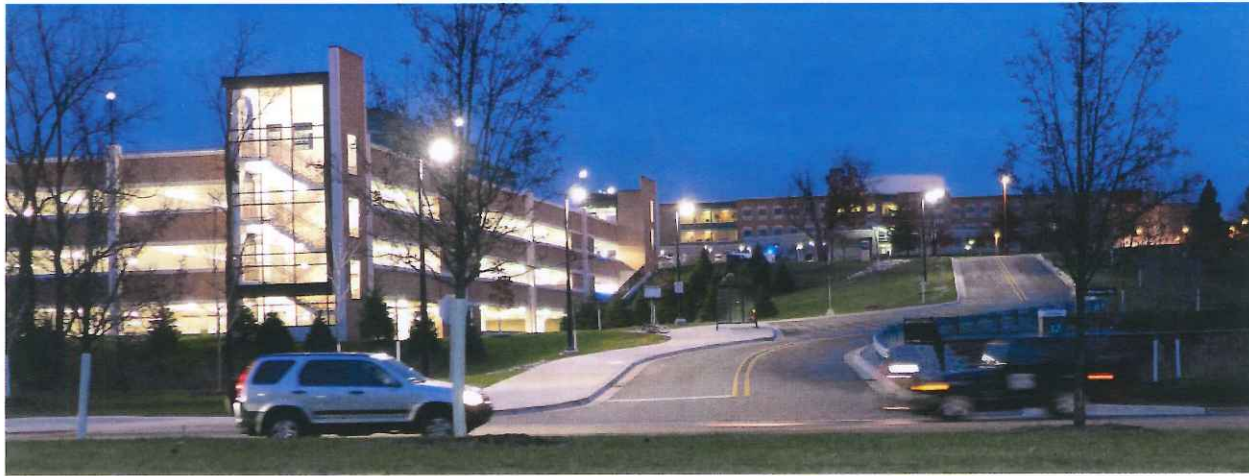
Oak View Hall: Three colors of masonry relate to Vandenberg, Hamlin, Hill and Van Wagoner Halls, with vertically grouped windows, glass Skycube lounges, and horizontal silver metal siding



Oak View Hall: Lobbies & lounges



Elliott Tower: Traditional decorative arched stone base supporting a tall brick clad tower and copper roof



Parking Deck P32



P-32 and P-29 Parking Decks: Horizontal brick spandrels, capped with exposed precast banding, with glass clad stair towers



Engineering Building



Engineering Center: Cantilevered horizontal glass curtainwalls above a brick base



Math & Science Center, Elliott and Varner Halls: Horizontal and vertical brick panels, gridded precast, vertical & punched windows 16



Pawley Hall: Horizontal banded brick walls counterpointed with horizontal glass and metal curtainwalls and strip windows



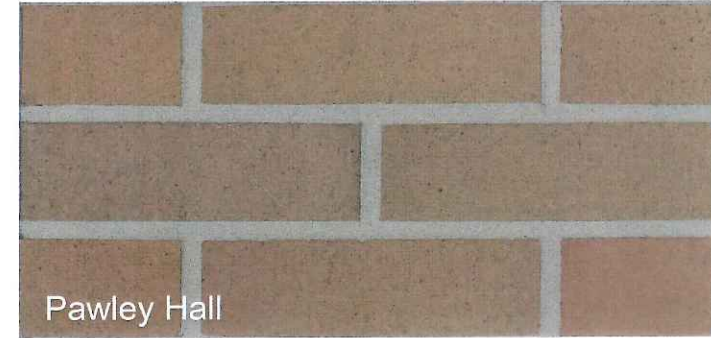
Engineering Building



Elliott and Varner Halls



Parking Deck P32



Pawley Hall



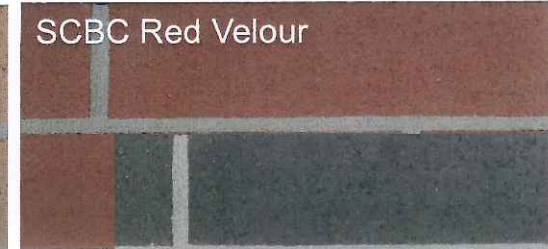
YHB Charcoal Velour



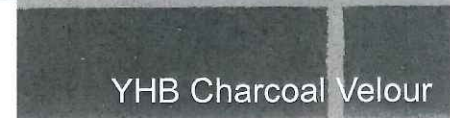
HBC Red Velour



SCBC Mojave Velour

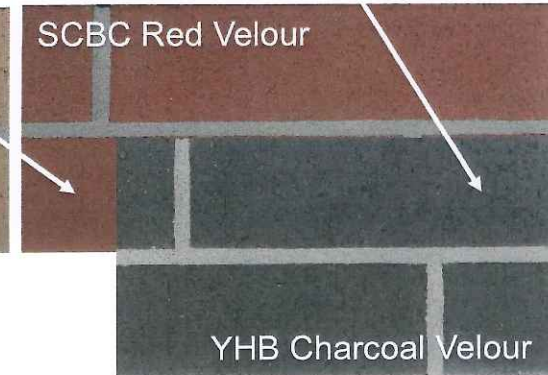
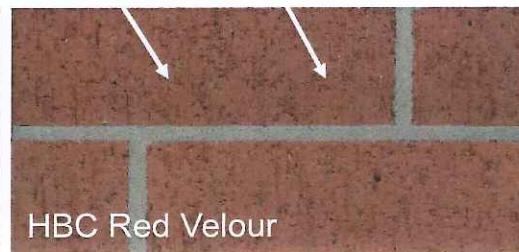
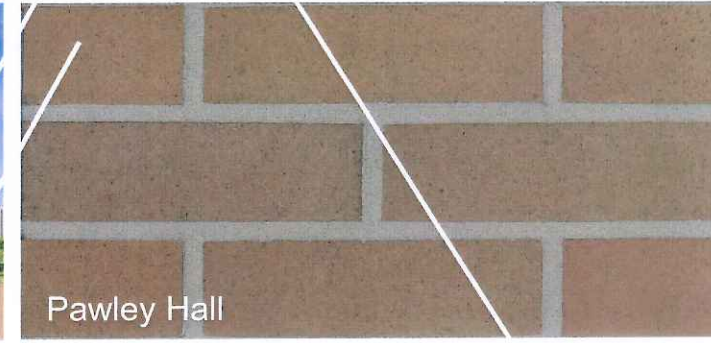
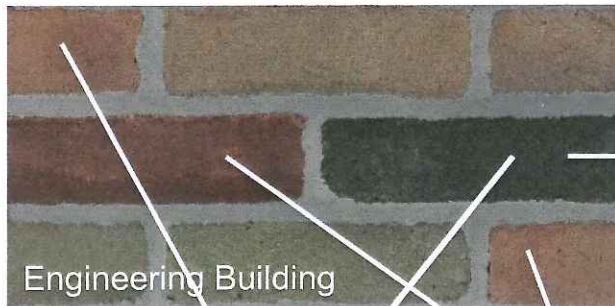


SCBC Red Velour



YHB Charcoal Velour

Existing and Proposed Brick Colors



Existing and Proposed Brick Colors



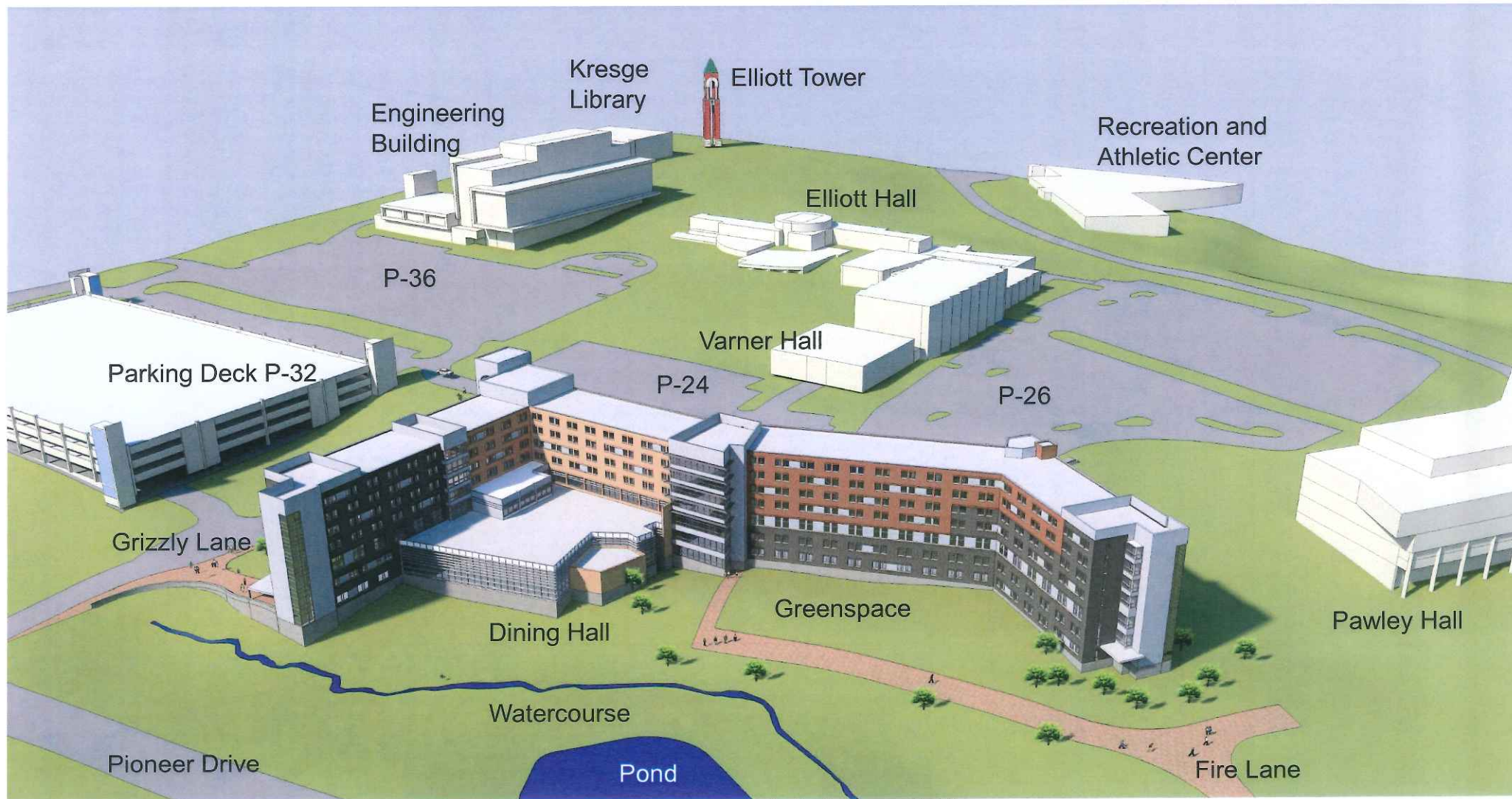
Eye Level View looking Northwest from Pioneer Drive



Aerial View looking North from Grizzly Lane and Pioneer Drive



Eye Level View looking Southeast from Engineering Building



Aerial View looking Northwest



Oakland University Housing No.9



South Student Housing
Board of Trustees Formal Session
April 11, 2016



Schematic Design Concept