

SCHEMATIC DESIGN FOR FITZGERALD HOUSE RENOVATION

A Recommendation

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

2. **Introduction:** Based on the need for space in support of the growth of the University, in 2016, a \$6,000,000 project was conceived and approved by the Board of Trustees (Board) for the Anibal House and Fitzgerald House Renovations Project (Project). The architectural firm of Fishbeck, Thompson, Carr & Huber was hired to provide design and engineering services, as well as DeMaria was hired as construction manager.

Subsequent to approval and during the engineering evaluation, structural limitations were revealed that would make full renovations impractical, specifically on upper floors. Therefore, the proposed scope of the project is being reduced, focusing on the lower floor of Fitzgerald and utilizing \$1,500,000 of the original project funding.

The \$1,500,000 Project will focus on improvements to accessibility including updated mechanical and electrical systems and toilet room facilities.

In accordance with the Board of Trustees Contracting and Employment Appointment Authority Policy, the Board must approve the schematic design for any capital improvement project that has major aesthetic considerations.

The Schematic Design for Fitzgerald House has been developed based on discussions between the architect, construction manager, and Facilities Management and is detailed in Attachment A.

3. **Previous Board Action:** On February 22, 2016, the Board approved issuing bonds totaling approximately \$124,000,000, which included renovation of Anibal House and Fitzgerald House. On October 24, 2016, the Board approved the hiring of a construction manager, DeMaria, for the Project. Six million dollars was approved for the funding of the Project.

4. **Budget Implications:** Debt service for the \$6,000,000 for the total Project was included in the General Fund Budget effective FY2016. No additional debt service or tuition increase is required to complete this modified renovation project.

5. **Educational Implications:** The Project will provide renovated space for academic and administrative uses.

6. **Personnel Implications:** None

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7. University Reviews/Approvals: This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the Provost's Office, Vice President for Finance and Administration, Chief Operating Officer, and President.

8. Recommendation:

RESOLVED, that the Board of Trustees approves the Fitzgerald House Renovation 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 \$1,500,000, inclusive of all design, construction, and project management; and, be it further

RESOLVED, that the Board of Trustees authorizes the President, 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 Fitzgerald House Renovation Project 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:

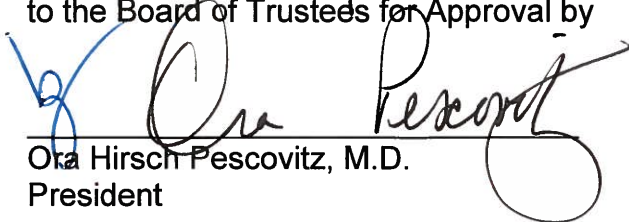
A. Fitzgerald House Renovation Schematic Design

Submitted to the President
on 4/3, 2018 by



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

Recommended on 4/4, 2018
to the Board of Trustees for Approval by



Ora Hirsch Pescovitz, M.D.
President



fitch
 engineers
 scientists
 architects
 constructors

Oakland University
 Rochester, Michigan
 Fitzgerald House Renovation

PROJECT INFORMATION
 Design -
 Architect -
 Manager -
 PROJECT NO:
 160655
 FIRST FLOOR BASE BID PLAN

A-1

PROJECT INFORMATION: Fitzgerald House Renovation, Oakland University, Rochester, Michigan
 PROJECT NO: 160655
 DATE: 07/11/18