

**Agendum
Oakland University
Board of Trustees Formal Session
August 3, 2020**

**VARNER HALL RENOVATION PROJECT -
ARCHITECTURAL AND ENGINEERING FIRM
AND CONSTRUCTION MANAGER**

A Recommendation

1. **Division and Department:** Academic Affairs, Finance and Administration, and Facilities Management Department
2. **Introduction:** Varner Hall was opened in July 1971 at a cost of \$4.8 million. It serves as the site of Oakland University's School of Music, Theatre, and Dance (SMTD), incorporating classrooms, rehearsal and performance spaces, administrative offices, and -- originally -- fine arts libraries into its five stories. The Varner Recital Hall presents professional and student performances throughout the year and the Studio Theatre serves as the venue for performances given by Music, Theatre, and Dance majors. In addition to SMTD, Varner Hall also houses the office of the Dean of the College of Arts and Sciences, Department of Political Science, and Department of Sociology, Anthropology, Social Work and Criminal Justice, as well as Classroom Support and Instructional Technology Services.

This hub of on-campus culture is dedicated in reference to the aspirations of Oakland University's first President, D.B. "Woody" Varner and his wife Paula, who took steps to ensure that the performing arts would have a permanent influence upon the campus, its students and faculty, and the surrounding community.

Throughout the years, maintenance and repair projects were conducted in the building but little facility renovation has occurred. Facilities Management has estimated that there is over \$20 million of deferred maintenance issues in the building in addition to significant operational deficiencies, which do not allow for optimal instructional opportunities for Oakland University students and faculty. To identify all deferred maintenance, infrastructure upgrades, and academic space renovations needed in the building, and finalize a scope and project budget, the services of an architectural and engineering firm (A&E) and a construction manager (CM) are required. Board of Trustees (Board) approval of an A&E and CM is necessary to proceed with planning the Varner Hall Renovation Project (Project) planning.

The Facilities Management and Purchasing Departments use a qualification and fee based selection process that evaluates proposals received from an advertised invitation to bid, Request for Proposals (RFP). A list of weighted selection criteria is used to rank the firms and a shortlist of the highest ranking firms is identified. The associated fees are reviewed and analyzed by the selection committee and a short list

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of firms is established. Interviews are conducted if necessary and the firms are evaluated, using a weighted criteria matrix. Based on this process, the committee makes a recommendation to enter into contract negotiations with the most qualified firms that offer the best value, not necessarily lowest cost, to the University.

An RFP was widely distributed and advertised for A&E services; fifteen proposals were received. Three firms were shortlisted and interviewed. Based on a thorough review of the proposals, experience, staffing, and cost, Stantec was selected as the A&E for the Project. It is recommended that the Board approve Stantec to be engaged to provide A&E services for the Project at a total A&E fee not to exceed \$1,975,875, which includes a 10% owner-controlled contingency.

A second RFP was issued seeking proposals for preconstruction and construction management at-risk services (CM) for the Project. The CM is being engaged early in the design phase in order to provide constructability reviews, budget analysis, scheduling, and other preconstruction services. The selected firm will work under the direction of the Facilities Management Department and will work closely with Campus Engineering, Environmental Health and Safety, and other appropriate campus entities and committees. The Project will conform to all current industry and professional standards as well as the design and engineering standards of the University.

Based on a thorough review and evaluation of all proposals, Granger was selected as the CM for the Project at a total CM fee not to exceed \$2,362,138, which includes pre-construction costs, management fee, personnel, insurance, bonds, and a 10% owner-controlled contingency.

Reference checks were performed and were very positive for both Stantec and Granger.

Consistent with Board policy, the schematic design and budget for the Project will be presented to the Board for approval prior to proceeding with construction.

3. **Previous Board Action:** None.
4. **Budget Implications:** The funding source for the A&E and CM fees is the 2019 Bond. No additional tuition increase is needed to fund this Project.

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5. **Educational Implications:** The creation of renovated classrooms, offices and performing spaces for the School of Music, Theatre and Dance, Political Science and Sociology, Anthropology, Social Work and Criminal Justice will provide students with state of the art facilities in which to learn. The renovation of academic areas will result in greater accessibility for students, and overall departmental efficiency, all of which contribute to the overall success of the student population.

6. **Personnel Implications:** None.

7. **University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management and reviewed by the Interim Executive Vice President for Academic Affairs and Provost's Office, Vice President for Finance and Administration, and President.

8. **Recommendation:**

RESOLVED, that the Board of Trustees approves the selection of Stantec as the architectural and engineering firm for the Varner Hall Renovation Project (Project) at a total not to exceed fee of \$1,975,875; and, be it further

RESOLVED, that the Board of Trustees approves the selection of Granger as the construction manager at-risk for the Project at a total not to exceed fee of \$2,362,138; and, be it further

RESOLVED, that the Board of Trustees authorizes the President and 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 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.

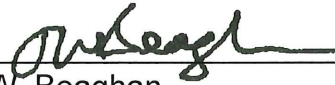
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9. Attachments:

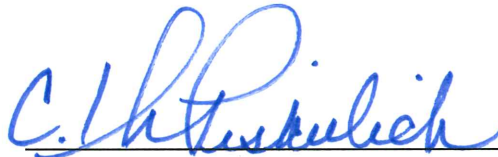
Attachment A: Shortlist of A/E Firms and Bids

Attachment B: Shortlist of CM Firms and Bids

Submitted to the President
on 7-29, 2020 by



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



C. Michelle Piskulich, PhD
Interim Executive Vice President for Academic
Affairs and Provost

Recommended on _____, 2020
to the Board of Trustees for Approval by

Ora Hirsch Pescovitz, M.D.
President

**Varner Hall Renovation Project
Bid Summary of Shortlisted Firms
Architectural / Engineering Services**

Architecture / Engineering Firm	Bid	Contingency	Total
		10%	
Albert Kahn	\$1,673,400	\$167,340	\$1,840,740
Progressive AE	\$1,970,900	\$197,090	\$2,167,990
Stantec	\$1,796,250	\$179,625	\$1,975,875

**Varner Hall Renovation Project
Bid Summary of Shortlisted Firms
Construction Management Services**

Construction Management Firm	Preconstruction	Total Project Cost	Contingency	Total
			10%	
Christman	\$100,632.00	\$2,194,904	\$219,490	\$2,414,394
FRS	\$25,800.00	\$2,140,400	\$214,040	\$2,354,440
Granger	\$72,900.00	\$2,147,398	\$214,740	\$2,362,138
Turner	\$98,750.33	\$2,225,207	\$222,521	\$2,447,728