

**Agendum
Oakland University
Board of Trustees Formal Session
August 8, 2016**

**SCHEMATIC APPROVAL FOR THE OAKLAND CENTER EXPANSION
A Recommendation**

1. **Division and Department:** Student Affairs Division, Oakland Center Department, Operations and Finance, Facilities Management Department
2. **Introduction:** The Oakland Center is the most heavily used building on campus with annual foot traffic exceeding 1,662,000. The original structure, built in 1958, was expanded three times, in 1961, 1968, and 2003. Now totaling 140,000 square feet, the Oakland Center has once again reached its capacity and requires a fourth addition and renovation to accommodate a growing student population and student needs.

On February 22, 2016, the Board of Trustees (Board) approved IDS/Workshop as the architectural firm for the Oakland Center Expansion (Project) at a not-to-exceed budget of \$3,281,000 that included a 15% owner contingency. On April 11, 2016, the Board approved The Christman Company for Construction Management (CM) services at a not-to-exceed budget of \$2,318,823 that included a 13% owner contingency.

Detailed design and preconstruction review resulted in the attached proposed Project Schematic Design, including program improvements beyond the original Project scope to enhance the student experience (e.g. improved and expanded meeting rooms and student organization space renovations), with a proposed revised total cost of the Project of \$46,635,000.

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.

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

- Executive Summary
- Project Cost Summary
- Site Plan
- Floor Plans
- Renderings
- Schedule

**Schematic Approval for the
Oakland Center Expansion
Oakland University
Board of Trustees Formal Session
August 8, 2016
Page 2**

The Schematic Design has been developed based on extensive discussions with and between IDS/Workshop, The Christman Company, Oakland Center administration, staff, students, and the Steering Committee.

The Oakland Center Steering Committee is comprised of the following members:

Richard Fekel, Director, Oakland Center
John Harmala, Senior Project Manager, Capital Planning and Design
Scott Kunselman, Chief Operating Officer, Operations and Finance
Glenn McIntosh, Vice President for Student Affairs
Terry Stollsteimer, Associate Vice President for Facilities Management
Jason VanBuskirk, Assistant Director, Oakland Center
Steve Zmich, Director, Capital Planning and Design

The Oakland Center Expansion Steering Committee recommends Board approval of the Project Schematic Design and budget.

3. Previous Board Action: On February 22, 2016, the Board authorized the hiring of IDS/Workshop to provide Architectural and Engineering Services. On April 11, 2016, the Board authorized the hiring of The Christman Company to provide Construction Management Services.
4. Budget Implications: As part of a new food service ten-year agreement, Chartwells provided a \$4,000,000 capital investment for the Project and a \$1,500,000 purchasing rebate that is now being committed to the Project. In addition, \$1,135,000 of debt service contingency from the FY2016 and FY2017 General Fund budgets is now being committed to the Project. Debt service for the balance (\$40,000,000) of the Project, proposed total cost of \$46,635,000, was included in the General Fund budget effective in FY2016.
5. Educational Implications: The Oakland Center serves as the center of campus life providing a physical environment for student engagement, co-curricular programs, campus-wide dining, and student support services that are essential to the overall academic experience.
6. Personnel Implications: Incremental Oakland Center personnel will be incorporated into the management and operation of the Oakland Center.
7. University Reviews/Approvals: This recommendation was formulated by the Director of the Oakland Center and the Associate Vice President for Facilities Management, and reviewed by the Oakland Center Expansion Steering Committee, the Chief Operating Officer, and President.

**Schematic Approval for the
Oakland Center Expansion
Oakland University
Board of Trustees Formal Session
August 8, 2016
Page 3**

8. Recommendation:

RESOLVED, that the Board of Trustees approves the Schematic Design for the Oakland Center Expansion; and, be it further

RESOLVED, that the total cost for all architecture and engineering services for the Oakland Center Expansion Project will be increased \$233,700 to a not-to-exceed budget of \$3,514,700, which includes a 15% owner contingency, and, be it further

RESOLVED, that the total cost for all construction management services for the Oakland Center Expansion Project will be increased \$131,777 to a not-to-exceed budget of \$2,450,600, which includes a 13% owner contingency; and, be it further

RESOLVED, that the Board of Trustees authorizes the University to proceed with the completion of design for the Project, within a not-to-exceed budget of \$46,635,000, 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 Oakland Center Expansion 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. Schematic Approval of the Oakland Center Expansion Documents

**Schematic Approval of the
Oakland Center Expansion
Oakland University
Board of Trustees Formal Session
August 8, 2016
Page 4**

Submitted to the President
on AUGUST 5, 2016 by

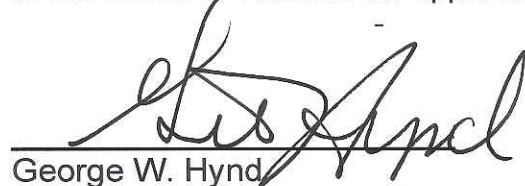


Glenn McIntosh
Vice President for Student Affairs



Scott Kunselman
Chief Operating Officer

Recommended on 8/5 2016
to the Board of Trustees for approval by



George W. Hynd
President

Executive Summary

Oakland Center Expansion

The Oakland Center serves over 20,000 students who attend Oakland University. The building is undersized and its functional layout fails to promote the kind of social vitality and opportunities for student engagement that are a must for today's student unions. Given that student enrollment is expected to grow, building renovation and addition is needed. Both quantitative benchmarking and qualitative data derived through observations, interviews, workshops, and meetings support this conclusion.

These findings led to the development of a consensus program, which would include the following elements:

- **SPACE**
 - Additional lounge and casual space with more affordances for comfort such as recliners, fireplaces, and quiet nooks and booths (with ample power outlets and Ethernet connections)
 - 600-650 seated table ballroom (divisible into three major spaces with pre-function space)
 - Student programming venue
 - More meeting rooms and spaces
 - Destination restaurant and coffee house
 - Student organization space with enhanced flexibility, visibility and presence
 - Multi-purpose room with breakout meeting space
 - Reflection room
 - Health supplies
- **RELATIONSHIPS**
 - Better vertical and visual connections
 - Resolve conflicts among kitchen loading dock, retail and catering, and lack of storage and production space
 - Stronger connection to the library
- **ACCESSIBILITY / INCLUSIVENESS**
 - North entrance wheelchair access
 - Unimpeded entry to at least one set of toilet facilities on each floor
 - Inclusion of gender inclusive restrooms
 - Improved elevator access
 - Enhanced welcoming center

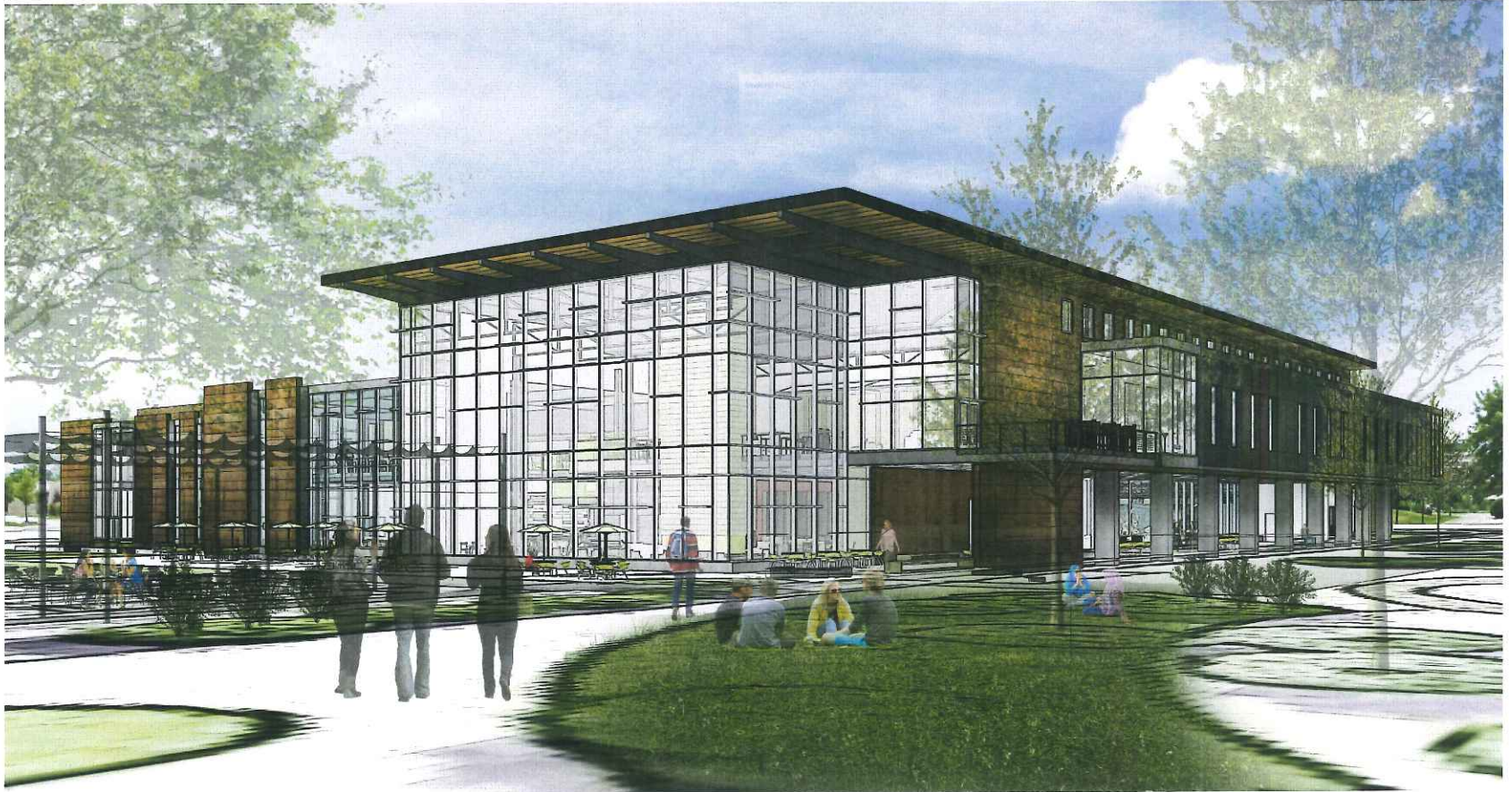
Project Cost
Oakland Center Expansion

Professional Fees	\$ 3,514,700
Construction Cost	\$ 39,294,000
Furnishings	\$ 1,607,000
Soft Costs and Contingency	\$ 2,219,300
Total	\$ 46,635,000



OAKLAND UNIVERSITY OAKLAND CENTER EXPANSION AND RENOVATION

Board of Trustees Meeting
08.08.16



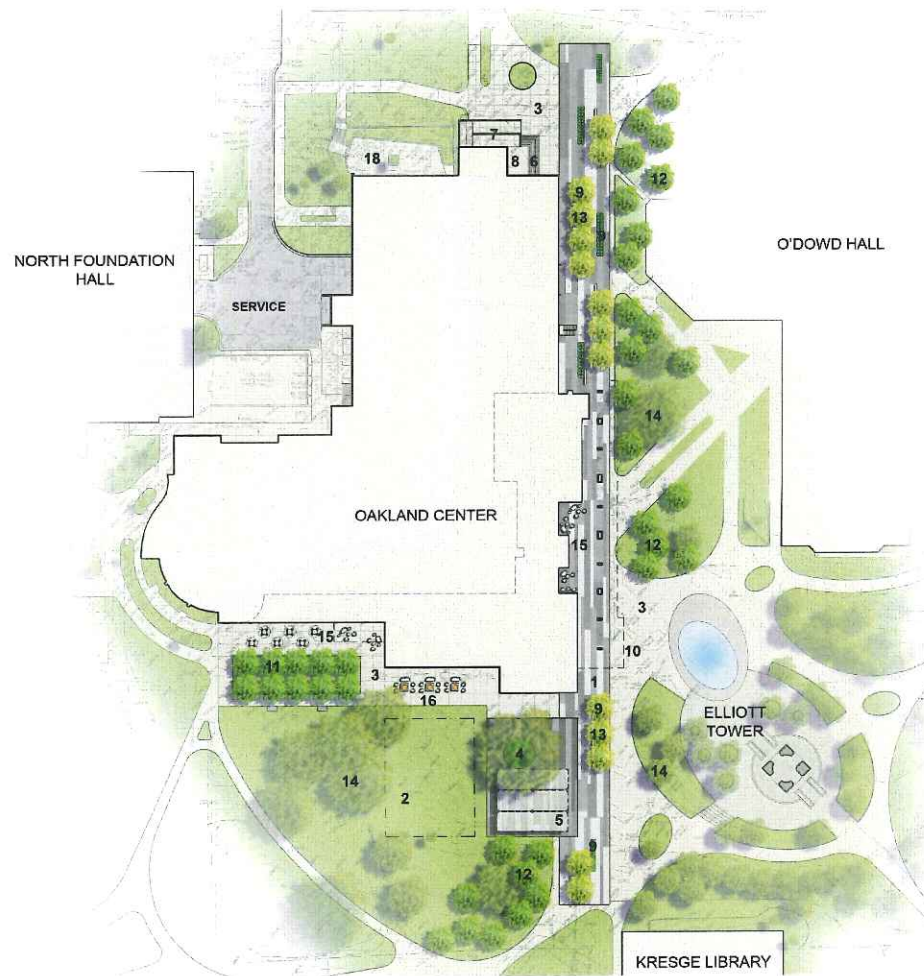
EXTERIOR PERSPECTIVE – NORTHWEST VIEW



EXTERIOR PERSPECTIVE – NORTHEAST VIEW



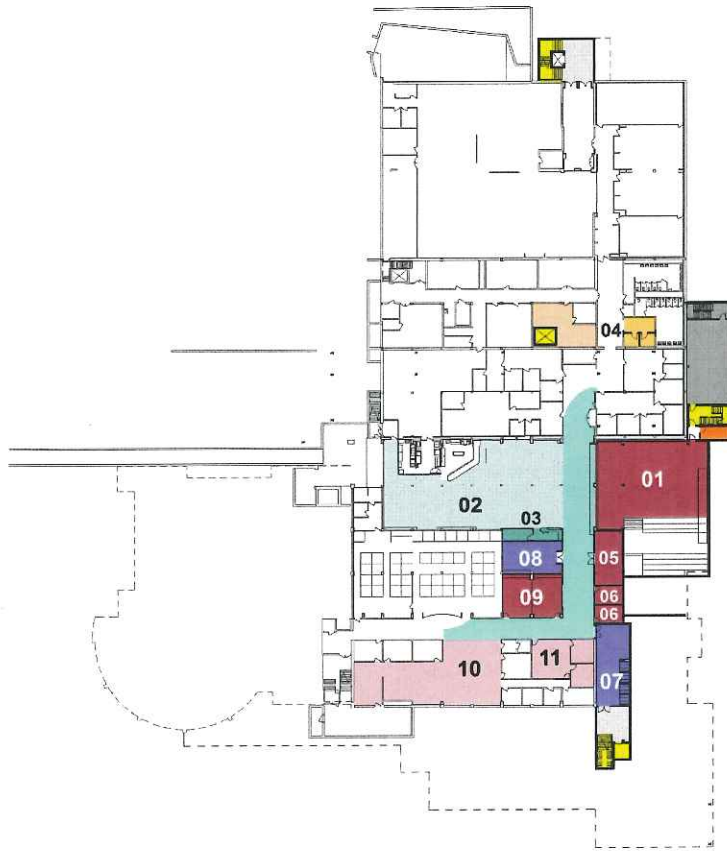
EXTERIOR PERSPECTIVE - NORTH ENTRY WITH MEETING ROOMS



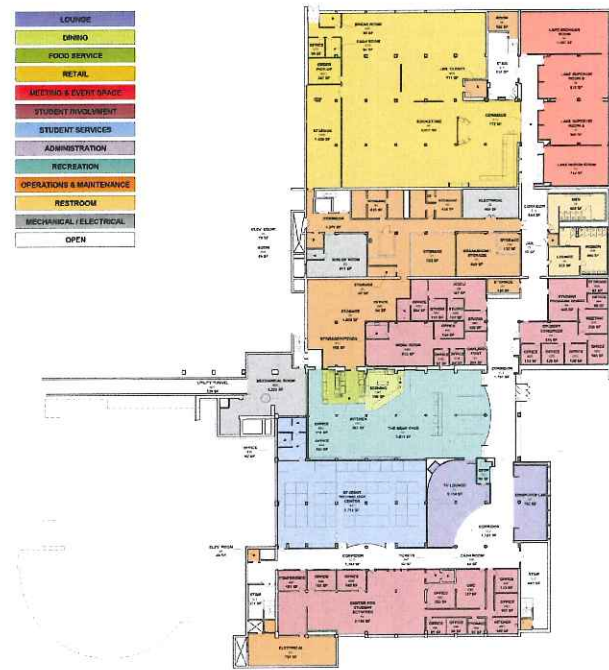
NOTE KEY

- | | |
|--|--|
| 1. CLAY PAVERS ON AGGREGATE BASE (3 SHADES OF GRAY) | 9. OPENING IN PAVERS FOR PLANTINGS WITH 3' HT. PRECAST CONCRETE PLANTER CURB |
| 2. UNDERGROUND STORM DETENTION AREA (REFER TO CIVIL) | 10. SECOND FLOOR OF BUILDING ABOVE |
| 3. CONCRETE PAVEMENT | 11. LAWN PANEL WITH SHADE TREES |
| 4. OPENING IN PAVERS FOR EXISTING OAK TREE | 12. SHADE TREES (VARIOUS SIZES) |
| 5. RETRACTABLE SHADE STRUCTURES | 13. SHADE TREES WITH LOW PLANTINGS |
| 6. CONCRETE STEPS | 14. EXISTING TREES TO REMAIN |
| 7. BARRIER FREE CONCRETE RAMP (AT 4.8% SLOPE) | 15. SITE FURNITURE |
| 8. CONCRETE LANDING | 16. GAS FIRE PIT |
| | 17. NEW CAST IN PLACE CONCRETE STEPS WITH CHEEK WALLS |
| | 18. EXISTING BOOKSTORE COURTYARD |

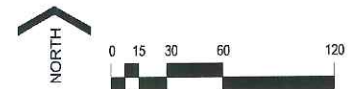
SITE DESIGN: LANDSCAPE PLAN (base scope)



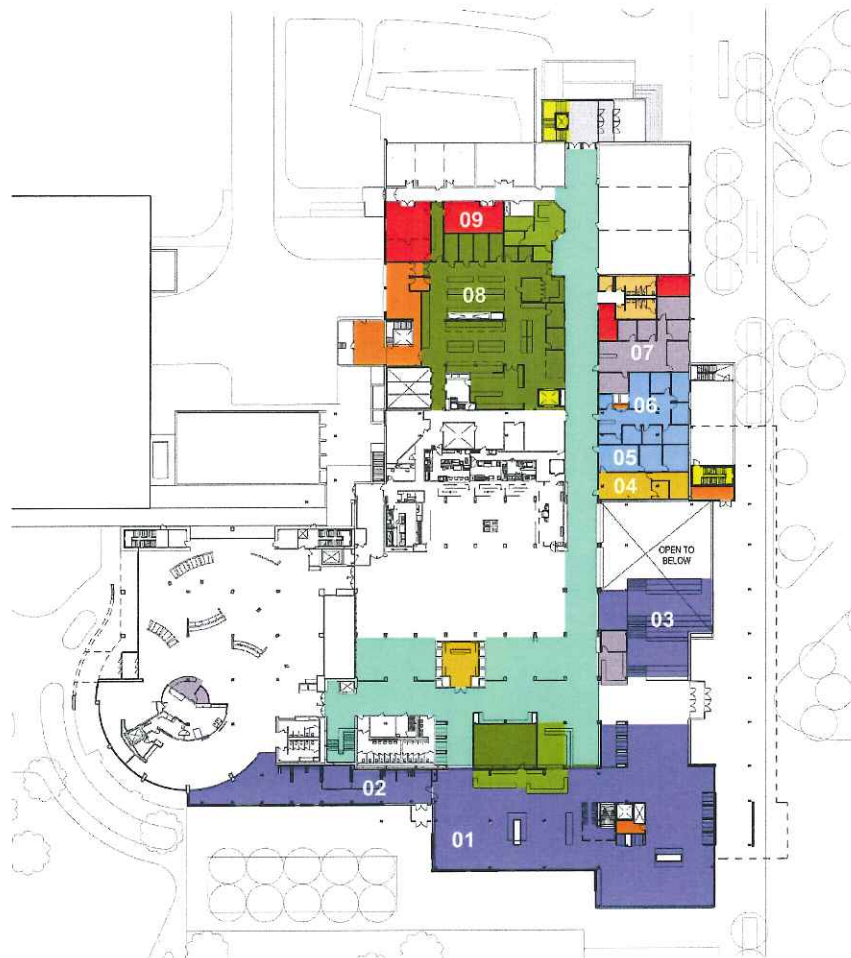
LOWER LEVEL PLAN - PROPOSED



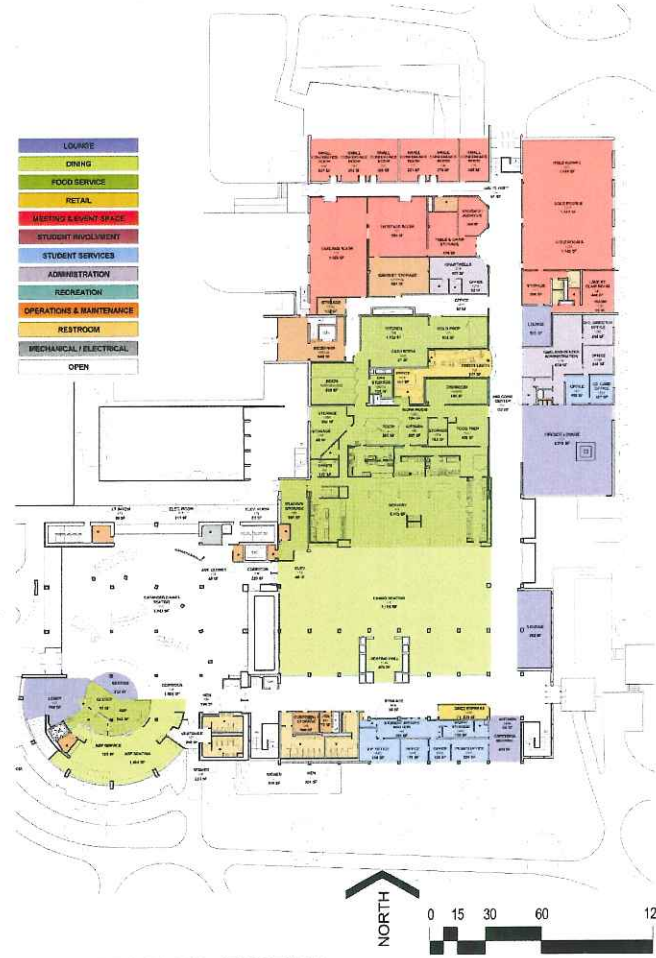
LOWER LEVEL PLAN - EXISTING



LOWER LEVEL COMPOSITE



MAIN LEVEL PLAN - PROPOSED



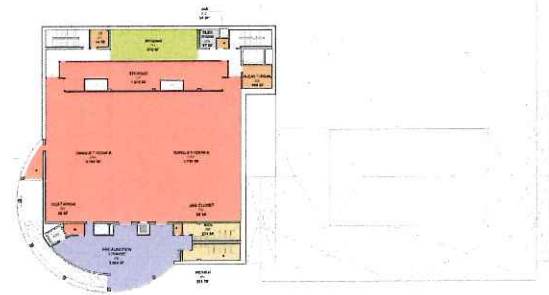
MAIN LEVEL PLAN - EXISTING

CONCEPT PLANS

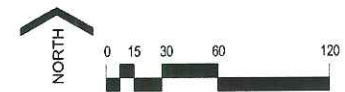


SECOND LEVEL PLAN - PROPOSED

LOUNGE
DINING
FOOD SERVICE
RETAIL
MEETING & EVENT SPACE
STUDENT SERVICES
ADMINISTRATION
RECREATION
OPERATIONS & MAINTENANCE
RESTROOM
MECHANICAL / ELECTRICAL
OPEN



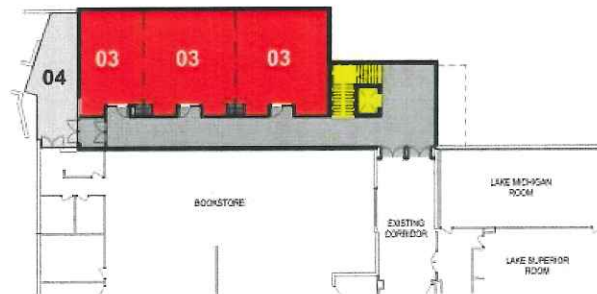
SECOND LEVEL PLAN - EXISTING



CONCEPT PLANS



NORTH ENTRANCE PLAN



NORTH MEETING ROOMS PLAN



WINTER GARDEN – FIRST FLOOR



WINTER GARDEN – FIRST FLOOR



WINTER GARDEN – FIRST FLOOR



WINTER GARDEN – SECOND FLOOR



SOUTHWEST LOUNGE – FIRST FLOOR



BALLROOM – SECOND FLOOR



STUDENT COLLABORATION / PROGRAMMING SPACE – LOWER LEVEL



STUDENT COLLABORATION / PROGRAMMING SPACE – FIRST FLOOR