

**ARCHITECTURAL AND ENGINEERING FIRM FOR THE
SOUTH FOUNDATION HALL RENOVATION AND EXPANSION PROJECT**

A Recommendation

- 1. Division and Department:** Academic Affairs Division, College of Arts and Sciences, Chief Operating Officer, Facilities Management Department
- 2. Introduction:** Oakland University submitted this 2020 Capital Outlay Project proposal to the State of Michigan in October 2018. The project scope is the transformation of South Foundation Hall (SFH) from our original general-purpose classroom building into a modern teaching facility. It will feature the latest technology equipped teaching and learning classrooms and collaboration spaces, targeted for our growing Science, Technology, Engineering, and Math (STEM), human health and business curriculums. South Foundation Hall, constructed in 1959, is one of the oldest buildings on campus, and has surpassed the typical service life of the building systems. The existing building is comprised of 55,000 square feet that will undergo renovations that are intended to improve student success. A planned 25,000 square foot addition will allow for the construction of additional classrooms, collaboration spaces and offices.

This project will enhance the University's ability to support modern styles of teaching and learning that lead to higher rates of student success. As reflected in its name, this building has provided a destination for our students to acquire the "foundation" for their professional curriculum. The facility continues to house the core coursework, which is the foundation for our degrees that are in the highest demand, such as engineering, health sciences, nursing and business, among others.

In December 2018, the Governor of the State of Michigan signed a Line Item Appropriations for Fiscal Year 2018-2019, Senate Bill No. 601. This Bill granted Oakland University Planning Authorization for the South Foundation Hall Renovation and Expansion Project (Project). Programming, planning, and design of the Project is to be paid for from university resources. The total project cost is \$40,000,000 with a state share of \$30,000,000 and a university share of \$10,000,000.

Board of Trustees (Board) approval of an architectural and engineering firm (Firm) is necessary to proceed with the project planning. On January 18, 2019, a Request for Proposal (RFP) was widely distributed and advertised for bids for architectural and engineering design services. On February 11, 2019, bid submissions were received from seventeen (17) firms.

The RFP submissions were reviewed and evaluated by the University's Facilities Management and Purchasing Departments, resulting in four (4) Firms being selected to

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participate in a Firm presentation of applicable skills and staffing. This provided information concerning the design team members, budget implications and pertinent experience.

Facilities Management and Purchasing use a qualification and fee-based selection process that first evaluates proposals received from an advertised invitation to bid. A list of weighted selection criteria is used to rank the Firms and a shortlist of the highest-ranking Firms are identified. The associated fees are then reviewed and analyzed by the selection committee and a final interview list is established. Interviews are conducted and the Firms are evaluated by the selection committee, again using a weighted criteria matrix. Based on this process, the committee makes a recommendation to the administration to enter into contract negotiations with the most qualified Firm that offers the best value to the University. Four Firms were invited to participate in the interview process. The interviews confirmed the qualifications of each Firm and their understanding of the Project scope, schedule, and cost.

Based on a thorough review and evaluation of all proposals, the administration recommends that Stantec be engaged to provide architectural and engineering services for the Project, for a total fee of \$1,965,400, which includes an owner's controlled design contingency. In addition to being the selected Firm, Stantec's bid was the most attractive. Attachment A provides the bids for the four interviewed companies.

Stantec has previously worked on campus on several projects, including the following:

- Oakland Center Renovation and Expansion (2003)
- Pawley Hall Construction
- O'Dowd Hall Medical School Interiors

Stantec's Berkley, Michigan office is made up of approximately 60 architecture, engineering, interior design, programming and planning professionals that specialize in designing higher education and workplace environments that enhance student learning and worker satisfaction. They have designed for nearly every public college and university in Michigan, as well as for numerous academic institutions across the country. The majority of their portfolio features transformative renovation work and/or expansions of existing campus buildings.

Since 2000, they have completed or are currently designing 27 projects that are funded through the Michigan Capital Outlay system.

The majority of the design and engineering work will be performed with Stantec in-house designers. In addition, they will be partnering with Spalding Decker for civil engineering and Grissim Metz Andriese for landscape architecture.

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It is recommended that the Board approve Stantec to be engaged to provide architectural and engineering services for the South Foundation Hall Building Renovation and Expansion Project. Consistent with Board policy, the recommended construction management company and the schematic design for the Project will be presented to the Board for approval.

3. **Previous Board Action:** On October 8, 2018, the Board approved the Fiscal Year 2020 Capital Outlay Project Request, which detailed the South Foundation Hall Renovation and Expansion Project as the University's top priority capital outlay request.

4. **Budget Implications:** The University's portion (\$10 million) of the total Project cost will be funded from bond proceeds. The debt service budget for this bond is already included in the University's General Fund budget; no budget increase is necessary to fund this project. Architectural and engineering fees are included in the Project budget. The proposed contract and contingencies are within budget.

5. **Educational Implications:** South Foundation Hall has been the site for general classrooms for all academic disciplines since its construction in 1959. The completion of this project will provide students with a collaborative and blended style of modern teaching and active learning, which has been shown repeatedly to enhance student success. The additional classroom spaces will house critical core classes required for freshman and sophomores to provide them with a rich educational learning experience.

6. **Personnel Implications:** Based on the expansion of the building, additional custodial, maintenance, and grounds keeping staff will be required for daily operations.

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

8. **Recommendation:**

RESOLVED, that the Board of Trustees authorize the Chief Operating Officer to negotiate and execute contracts with Stantec for architectural and engineering services for the South Foundation Hall Renovation and Expansion Project; and, be it further

RESOLVED, that the total cost for all architectural and engineering services for the South Foundation Hall Renovation and Expansion Project be approved for a total fee of \$1,965,400, which includes an owner's controlled design contingency; and, be it further

RESOLVED, that the total cost for the South Foundation Hall Renovation and Expansion Project shall not exceed \$40,000,000; and, be it further

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RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer, President, 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 South Foundation Hall Renovation and 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. Summary of A&E Proposal Funding

Submitted to the President
on 3/28, 2019 by

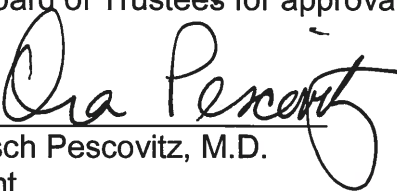


John W. Beaghan
Vice President for Finance and Administration
and Treasurer to the Board of Trustees



Scott G. Kunselman
Chief Operating Officer

Recommended on 3/29, 2019
to the Board of Trustees for approval by



Ora Hirsch Pescovitz, M.D.
President

Summary of A&E Proposal Funding
South Foundation Hall Renovation and Expansion Project

<u>Company</u>	<u>Base Bid</u>	<u>Contingency</u>	<u>Total</u>
Stantec	\$1,709,050	\$256,350	\$1,965,400
HED	\$1,931,700		
NORR	\$2,008,944		
Neumann Smith Architecture	\$2,034,100		