

Agendum
Oakland University
Board of Trustees Formal Session
October 18, 2024

**OUWB School of Medicine O'Dowd Hall
Renovation/Addition – Plaza Upgrade**
A Recommendation

1. **Division and Department:** Academic Affairs, OUWB School of Medicine Office of the Dean, Facilities Management Department

2. **Introduction:** The OUWB School of Medicine is nearing the completion of a renovation of a portion of the first floor of O'Dowd Hall and the addition of a new two-story gateway entry to connect the OUWB medical student space on the first and second floors of O'Dowd Hall. The renovated space includes ten classrooms that allow students to meet in small groups of up to 14 students; movable walls can convert eight of the rooms into four medium size classrooms that can house up to 28 students per room. Additional work includes fully renovating the existing first-floor multi-user restrooms, providing flexible informal learning space for 75 students, incorporating two pre-function spaces for use during large gatherings, constructing two new unisex toilets to accommodate code requirements, and updating the finishes in the corridors throughout the area of work.

During construction, it was discovered that the west wall of O'Dowd Hall adjacent to the new education space is experiencing water leaks and requires extensive excavation and waterproofing. To resolve these issues, the School of Medicine recommends including a Plaza Upgrade while the building is undergoing its current excavation, at an incremental cost of \$2.1 million above the original project cost. In addition to correcting the water issues, the Plaza Upgrade will include tiered landscaping that will provide natural light to the first-floor education space; enhance building accessibility and visibility; and incorporate seating and landscaping into the entry to create a more inviting and dynamic experience.

The plans for this upgrade have been developed by Fishbeck, the architect, engineering and estimating firm for the project, and are shown in Attachment A.

3. **Previous Board Action:** On June 13, 2022, the Board of Trustees approved a not to exceed the cost of \$9,700,000 for the original scope of renovation and gateway entry addition. The project is on schedule and within budget despite other building issues that have been incorporated during construction. Improvements to resolve building issues have benefited all building occupants and included the replacement of an existing air handling unit, enhancements to the building-wide emergency response radio system and wi-fi system, and improvements to the P-18 parking lot.

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On April 12, 2024, the Board of Trustees approved an additional \$650,000 funded by OUWBSOM to incorporate the Plaza Upgrade into the project. After proceeding to develop the scope, complete final construction drawings and schedule the work to be completed, the final cost was identified to be higher than anticipated. This final request is to provide \$1.45 million in additional funding from OUWBSOM to bring the project to completion.

4. **Budget Implications:** The funding source for the \$1.45 million Plaza Upgrade will be from the OUWB School of Medicine unrestricted fund balance. The Senior Vice President for Finance and Administration and the OUWB Vice Dean for Business and Administration have reviewed and support these funding mechanisms.
5. **Educational Implications:** The new classrooms will be used for small group study and new problem-based curriculum that will meet the requirements set forth by the LCME for continued accreditation. The classrooms and casual meeting space will provide much-needed study space during the day and off-hours adjacent to other medical student resources in O'Dowd Hall. The addition of natural light in classroom and study spaces is often mentioned as a desired improvement in medical student feedback surveys as the medical students spend many hours in study on the first floor of O'Dowd Hall and the first floor of the Kresge Library in OUWB School of Medicine areas that have no access to natural light.
6. **Personnel Implications:** There are no additional staff requirements, but faculty and staff with physical limitations will benefit from the improvements in the accessibility and visibility of the west entrances.
7. **University Reviews/Approvals:** Oakland University retained the Fishbeck team that designed the O'Dowd Hall renovation/addition to provide architecture, engineering, and estimating services for the required improvements. The OUWB Office of the Dean, Academic Affairs and the Facilities Department were all active participants in the development of the recommendation. The recommendation was reviewed by the Interim Executive Vice President for Academic Affairs and Provost, Senior Vice President for Finance and Administration, and the President.
8. **Recommendation:**
RESOLVED, that the Board of Trustees (Board) approves the additional funding of \$1.45 million for incorporation of the Plaza Upgrade to the current renovation project for the O'Dowd Hall first and second floor renovation and atrium entrance at a not to exceed cost of \$11.8 million including the Plaza portion at \$3.0 million; and, be it further

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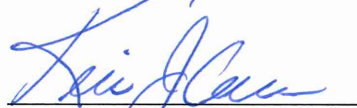
RESOLVED, that the Board of Trustees authorizes the President, the Senior Vice President for Finance and Administration, and their respective designees, to perform all acts and deeds and to execute and deliver all contracts, instruments and documents required by this resolution that are necessary, expedient and proper in connection with the O'Dowd Hall renovation project; and, be it further

RESOLVED, that all 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. Attachment:

A. O'Dowd Hall Plaza Upgrade Design Study by Fishbeck

Submitted to the President
on 10-14, 2024 by

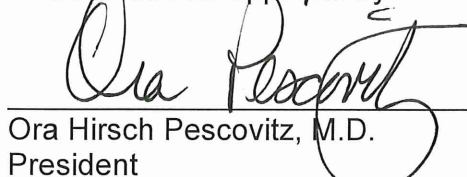


Kevin J. Corcoran, Ph.D.
Interim Executive Vice President for
Academic Affairs and Provost



Stephen W. Mackey
Senior Vice President for Finance and
Administration and Treasurer to the
Board of Trustees

Recommended on 10/14, 2024
to the Board for approval by



Ora Hirsch Pescovitz, M.D.
President

Reviewed by



Joshua D. Merchant, Ph.D.
Chief of Staff and
Secretary to the Board of Trustees

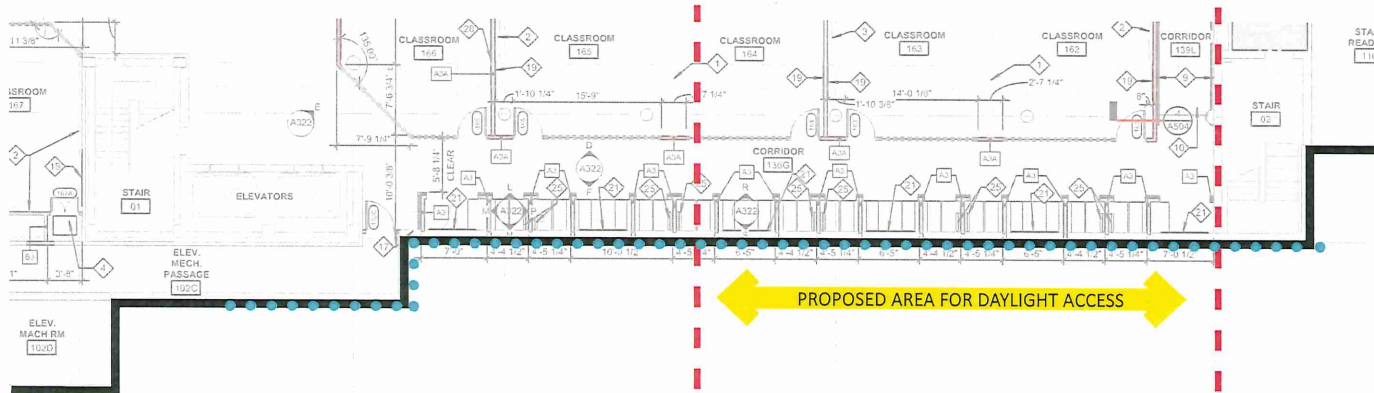


 fishbeck

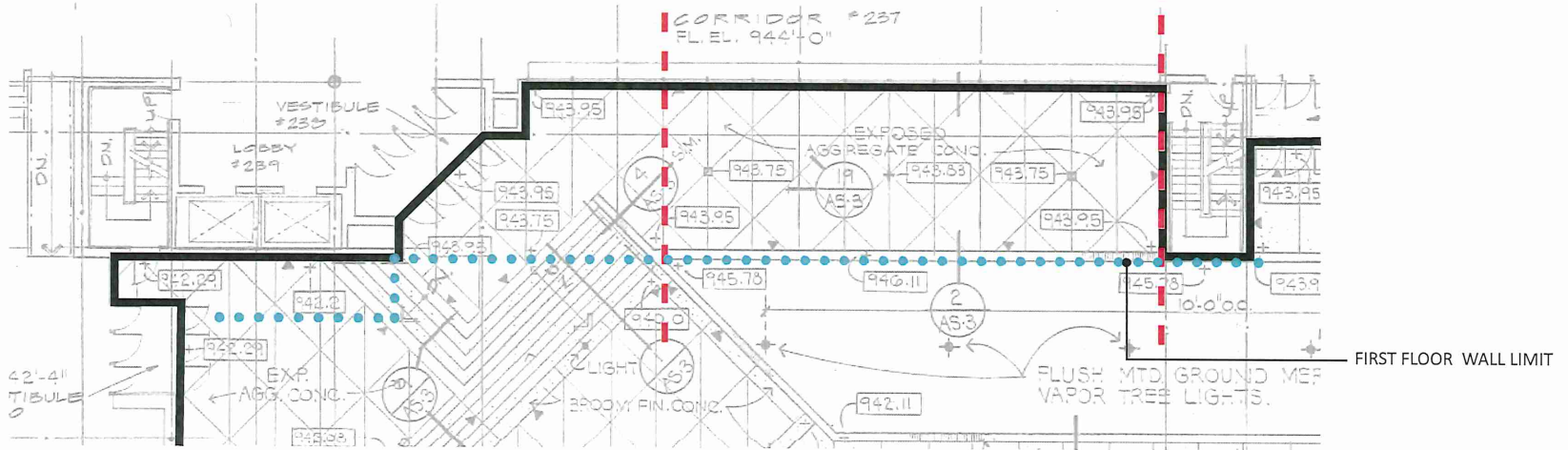
**OAKLAND UNIVERSITY WILLIAM BEAUMONT
SCHOOL OF MEDICINE**

March 21, 2024

FLOOR PLANS



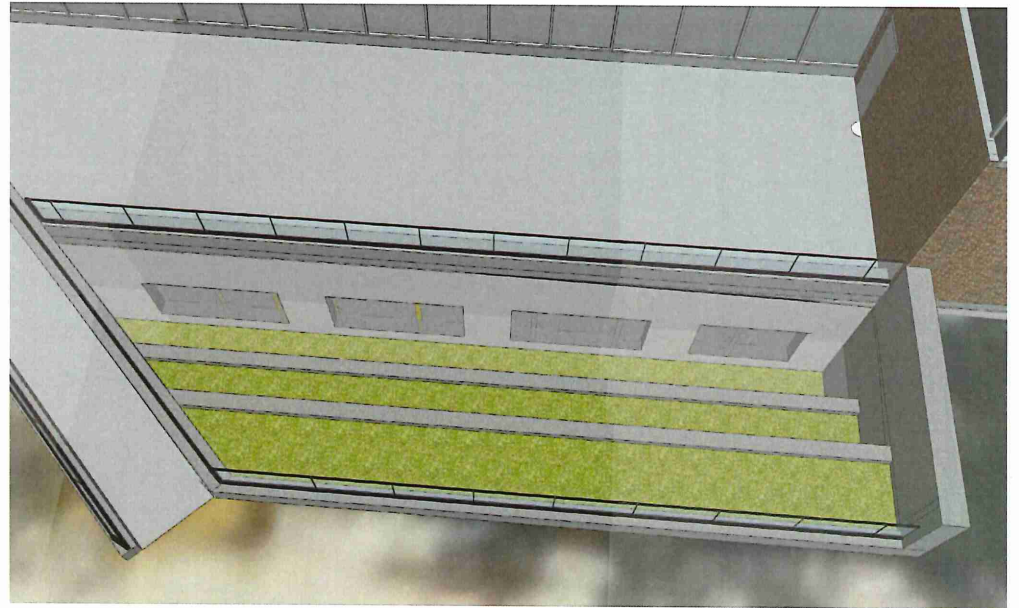
First Floor Plan



Second Floor Plan

STRATEGY

- Excavate to add waterproofing to the first floor wall
- Allow daylight to enter first floor by creating punched openings into the study space
- Explore plaza design (hardscape vs landscape)



LAYOUT

