

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

**APPROVAL OF CONSTRUCTION MANAGER FOR
SCIENCE COMPLEX RENOVATION PROJECT
A Recommendation**

- 1. Division and Department:** Academic Affairs Division, Finance & Administration, and Facilities Management Department.
- 2. Introduction:** Oakland University's Capital Outlay Project proposal for Fiscal Year 2026 is the transformation of the Science Complex Renovation Project (Project), into a modern facility featuring the latest technology and equipped teaching and learning classrooms and laboratory spaces, targeted for our growing environmental science, biological science, biomedical engineering and related health science curriculums and research. The original Project's cost in the Fiscal Year 2025 Capital Outlay Request was for \$40,000,000, and the renovation's goal was to improve the Science Complex. The Science Complex is made up of three buildings: Dodge Hall, Hannah Hall, and Mathematics and Science Center. The scope of the Project as described in the Capital Outlay Request was to renovate Dodge Hall and Hannah Hall and replace or upgrade associated aged infrastructure (HVAC, building controls, plumbing, electrical fume hoods, network systems, classroom technology), remove hazardous building materials (Asbestos), and upgrade ADA compliance to support the current academic and research needs. In addition to updating the building infrastructure, this Project will enhance various student learning environments: active learning classrooms, modern teaching labs, collaborative shared research labs, mixing rooms, and updated safety equipment.

Due to inflation as well as prevailing wage requirements, the original Project scope had to be revised. The modified request remains at \$40,000,000. This Project will be focusing on renovating Dodge Hall only and its associated infrastructure, labs, and classrooms. The Project's goal is to turn Dodge Hall into a modern teaching and research facility with the latest technology, targeted for the environmental science, biological science, biomedical engineering and related health science curriculums. This change in scope will positively influence student success in both laboratories and classrooms.

In December 2023, the Governor of the State of Michigan signed a Line-Item Appropriations for Fiscal Year 2023-2024, House Bill No. 4292 granting Oakland University Planning Authorization for the Science Complex Renovation Project. Programming and planning of the Project is to be paid for from University resources. The total authorized Project cost is \$40,000,000 with a state share of \$30,000,000 and a University share of \$10,000,000.

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A Request for Proposals (RFP) was issued to provide bids for preconstruction and construction management at-risk services for the Project. The Construction Manager (CM) will be engaged early in the design phase in order to provide constructability reviews, budget analysis, scheduling and other preconstruction services. The CM will provide CM Services for the bidding and construction phases.

- The total Project budget is \$40,000,000. This includes all construction costs, consultant fees, permits, low voltage, furniture, fixtures & equipment, moving expenses, and other owner related soft costs, allowable per the Department of Technology, Management & Budget (DTMB).
- The selected firm will work under the direction of the Facilities Management Department who will work closely with all academic departments in the building, 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.
- A Steering Committee was established to review the proposals. The members of the Steering Committee were:

Director of Purchasing
Senior Project Manager, Capital Planning, Design & Construction
Director, Capital Planning, Design & Construction
Associate Vice President for Facilities Management
Associate Provost for Operations

Based on a thorough review and evaluation of all proposals, the administration recommends that Frank Rewold and Sons be engaged to provide CM services for the Project, for a total CM fee not to exceed \$1,875,144 which includes a 15% owner-controlled contingency. Frank Rewold and Sons was the Construction Manager for the South Foundation Hall Renovation & Expansion project and has experience with similar projects throughout the State of Michigan.

3. Previous Board Action: On September 11, 2023, the Board approved the Fiscal Year 2025 Capital Outlay Project Request, which detailed the Science Complex Renovation Project as the University's top priority Capital Outlay request.

4. Budget Implications: Construction Manager fees are budgeted in the Science Complex Renovation Project budget. The proposed contract and

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contingencies are within budget. The funding source for this \$40,000,000 project is; \$30,000,000 from a State Capital Outlay appropriation and \$10,000,000 from Oakland University reserves.

5. Educational Implications: Dodge Hall has been the site for general classrooms and labs for various academic disciplines since its construction in 1968. The completion of this Project will provide upgraded infrastructure for modern teaching and active learning and research to enhance student success.

6. Personnel Implications: There are no additional staff requirements, however faculty and students with physical limitations will benefit from the accessibility improvements in the building.

7. University Reviews/Approvals: The Capital Outlay submittal for this Project was prepared by Facilities Management and reviewed by the Senior Vice President for Finance and Administration, Associate Provost for Operations, Vice President for Research, and President. The Project was also reviewed and endorsed by the University Senate's Campus Development and Environment Committee (CDEC), the Dean of the College of Arts and Sciences, and the Executive Vice President for Academic Affairs and Provost.

8. Recommendation:
RESOLVED, that the Board of Trustees authorize the University to proceed with the completion of the Project subject to the Phase 500 Final Design/Construction Document approval from the State of Michigan, and within the not-to-exceed budget of \$40,000,000, inclusive of all design, construction, and project management costs; and, be it further

RESOLVED, that the Board of Trustees approve Frank Rewold and Sons as the Construction Manager for the Science Complex Renovation Project and construction cost for the Project, within a not-to-exceed budget of \$30,000,000, which includes the construction management fee. All construction costs, consultant fees, permits, low voltage, movable furniture, fixtures, & other equipment, moving costs, and other owner related soft costs, allowable by the DTMB, are also included in the total project budget; and, be it further

RESOLVED, that the Board of Trustees authorizes the Senior Vice President for Finance & Administration to negotiate and execute a construction management at-risk

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contract with Frank Rewold and Sons for the Science Complex Renovation Project;
and, be it further

RESOLVED, that the Board of Trustees authorizes the President, Senior Vice President for Finance & 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 Science Complex Renovation Project and the ongoing administration; 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; and, be it further

RESOLVED, that consistent with Board of Trustees policy, the schematic design will be presented to the Board of Trustees for approval prior to proceeding with construction.

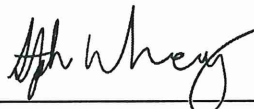
9. Attachments:

- A. Summary of Science Complex Renovation Project, Construction Manager Proposal Pricing

Submitted to the President
on Oct 14, 2024 by



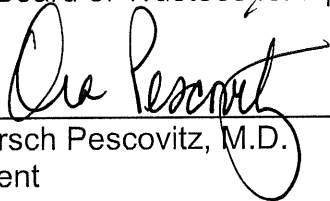
Kevin J. Corcoran, Ph.D.
Interim Executive Vice President for Academic
Affairs and Provost



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

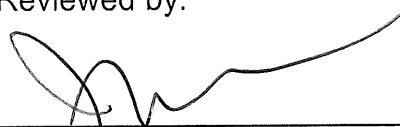
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Recommended on 10/14, 2024
to the Board of Trustees for Approval by



Ora Hirsch Pescovitz, M.D.
President

Reviewed by:



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

SUMMARY OF SCIENCE COMPLEX RENOVATION
PROJECT CONSTRUCTION MANAGER PROPOSAL
PRICING

CM FIRM	BID	CONTINGENCY	TOTAL
Granger	\$1,498,100.00	\$224,715.00	\$1,722,815.00
Turner	\$1,537,703.00	\$230,655.00	\$1,768,358.00
Rewold	\$1,630,560.00	\$244,584.00	\$1,875,144.00

Dodge Hall

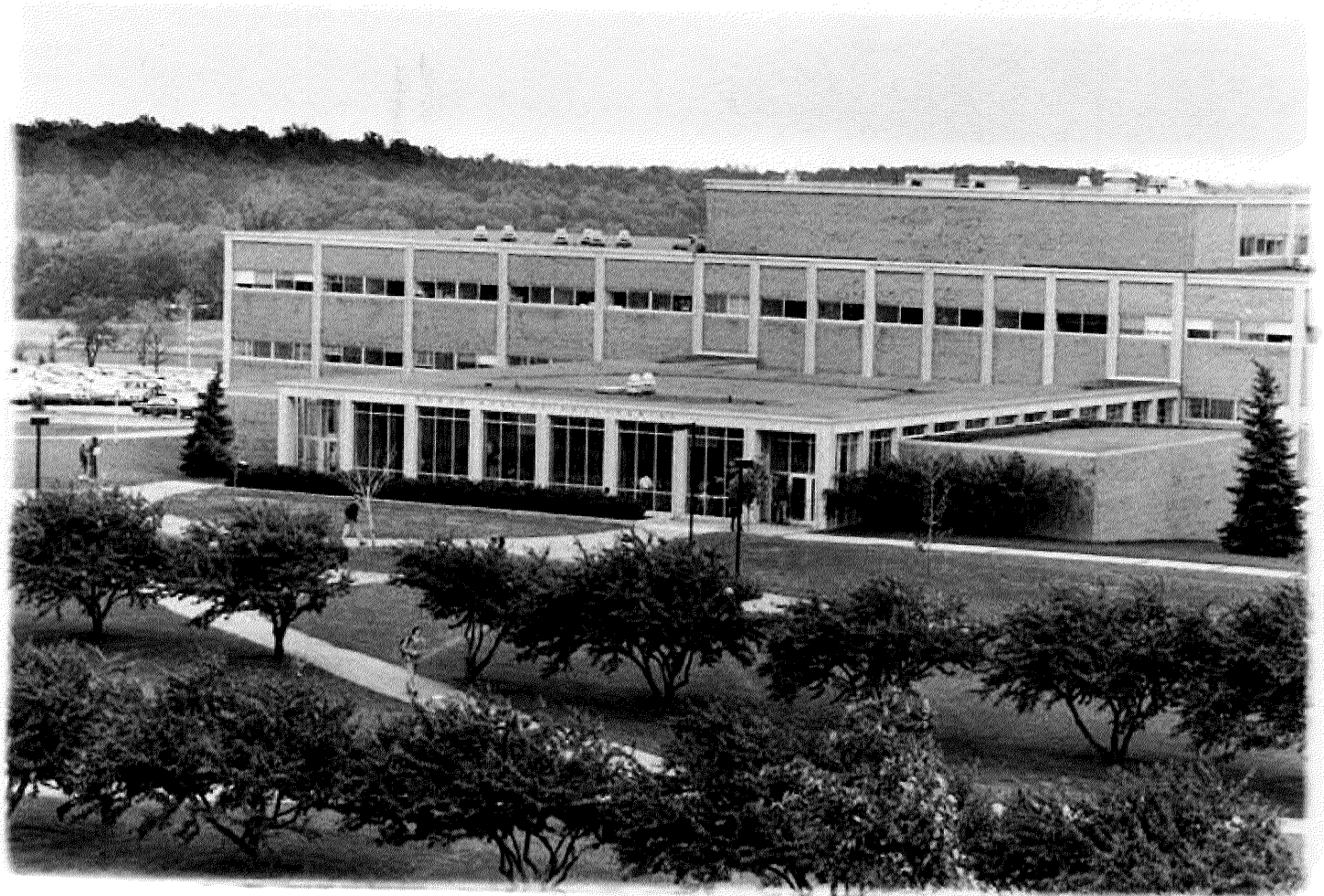
SCIENCE COMPLEX RENOVATION PROJECT (FY2025 CAPITAL OUTLAY)

October 18, 2024



Dodge Hall

- Ground breaking 1966
- Dedication 1968
- 151,000 sf
- Originally named after Matilda Wilson's first husband John F Dodge
- Home to the College of Engineering until 2014



Project Understanding



RENOVATION PROJECT GOALS

- **New and modern lab spaces**
- **New and right-sized classroom spaces**
- **New collaboration spaces**
- **Accessibility and life safety updates**
- **Sustainability and energy efficiency**
- **Building systems, envelope & infrastructure improvements**

RENOVATION PROJECT BUDGET



- **\$40M project budget**
- **\$30M from State of Michigan/\$10M from Oakland**
- **Approximately \$30M construction budget**

RENOVATION PROJECT SCHEDULE



- **Design start: September 2024**
- **Estimated construction start: June 2026**
- **Estimated project completion: June 2028**

- **Occupied Space**
- **Construction Challenges**
- **Expectations following SFH**
- **Moving groups to create swap space and open additional space to expand teaching and funded research opportunities**

How will this project support students and faculty?

Valance Washington, Ph.D.

Professor, Department of Biological Sciences

Fellow of American Heart Association

[The Washington Lab](#)

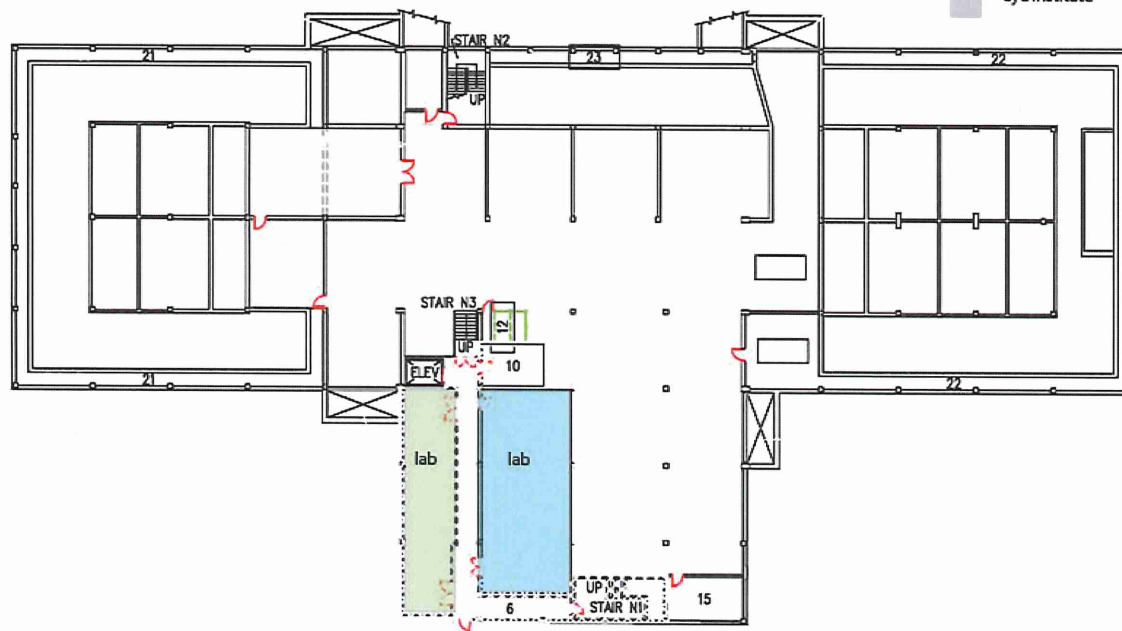
Using basic biochemistry, animal models, and human subjects, the Washington Lab works to unravel novel mechanisms by which **platelets'** interaction with the immune system direct disease outcomes.

- **What current occupants are impacted by this renovation?**

Existing Building Plans

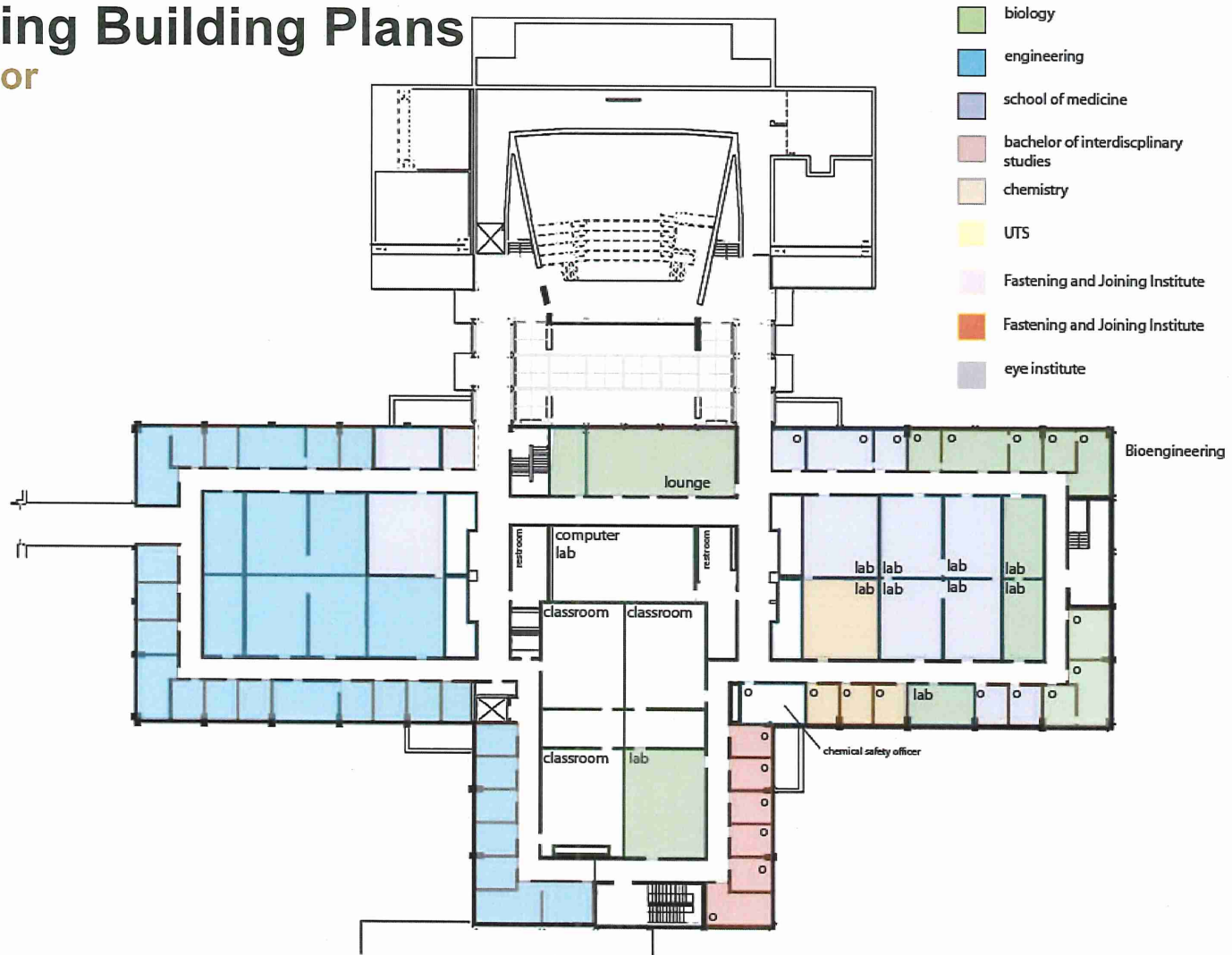
basement

- biology
- engineering
- school of medicine
- bachelor of interdisciplinary studies
- chemistry
- UTS
- Fastening and Joining Institute
- Fastening and Joining Institute
- eye institute



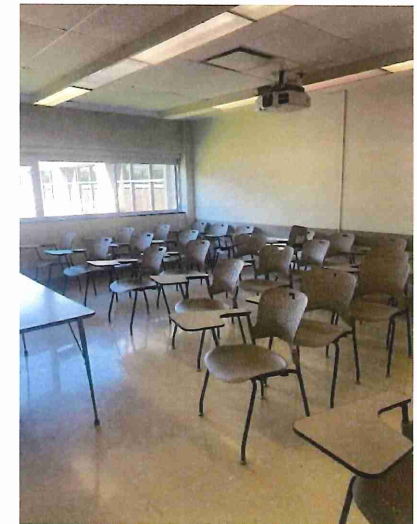
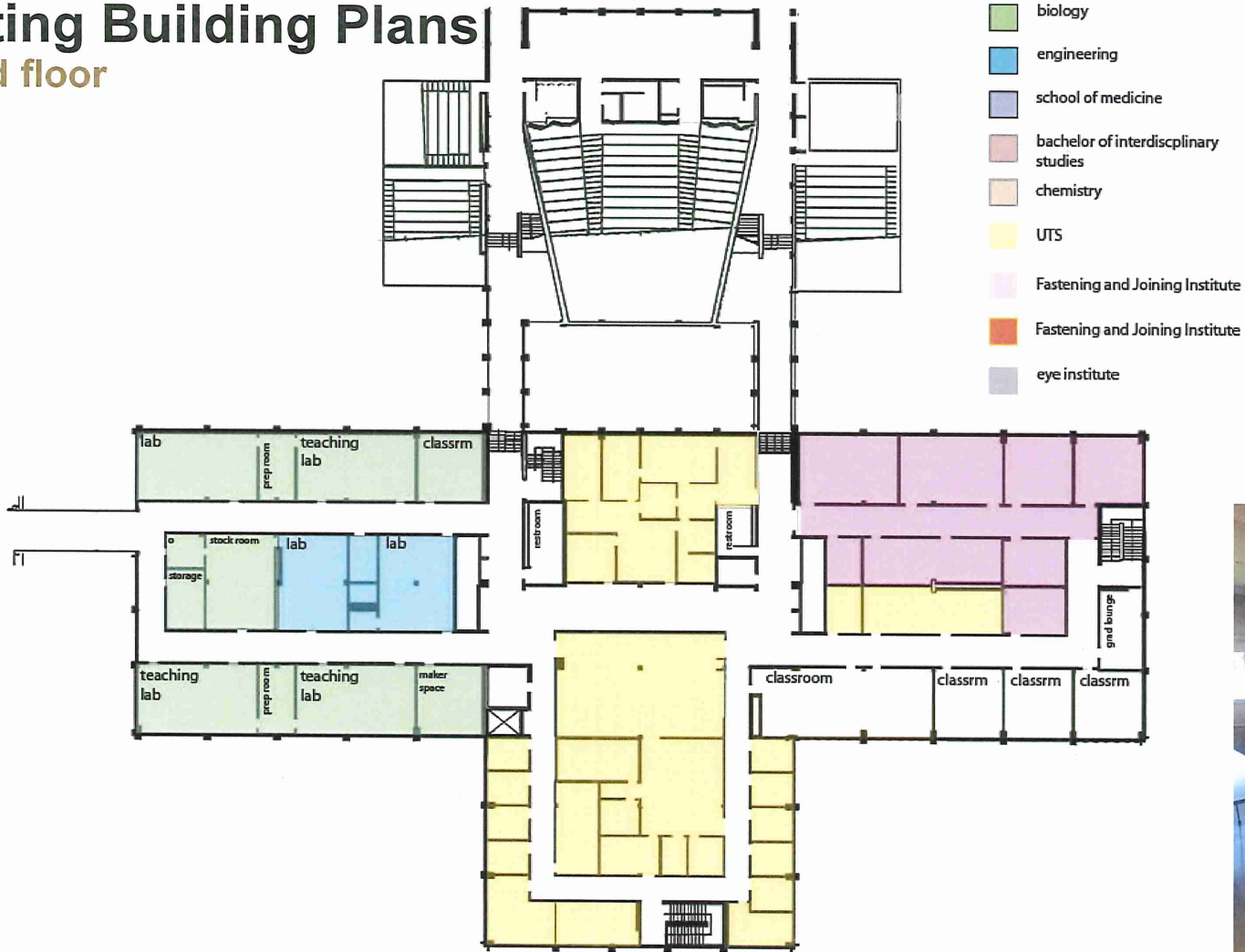
Existing Building Plans

first floor



Existing Building Plans

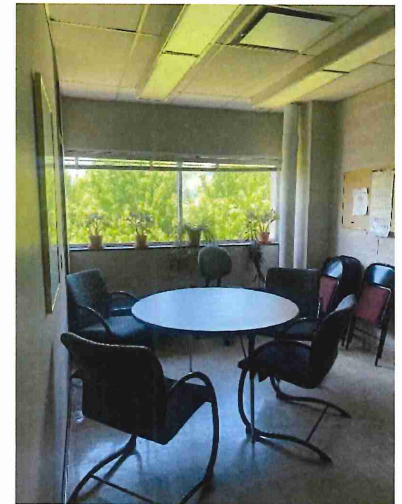
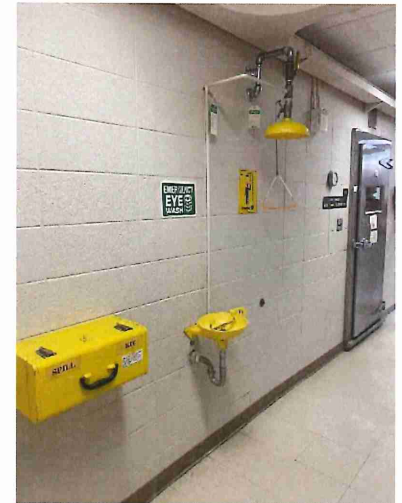
second floor



Existing Building Plans

third floor

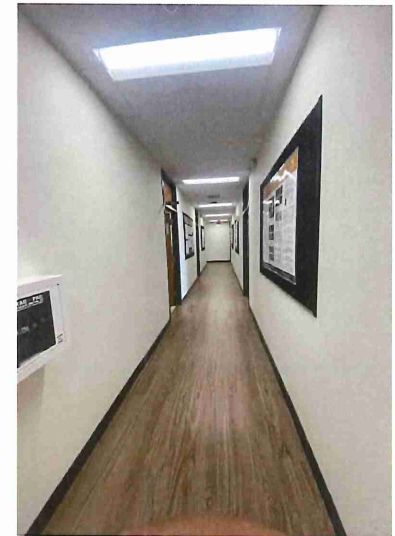
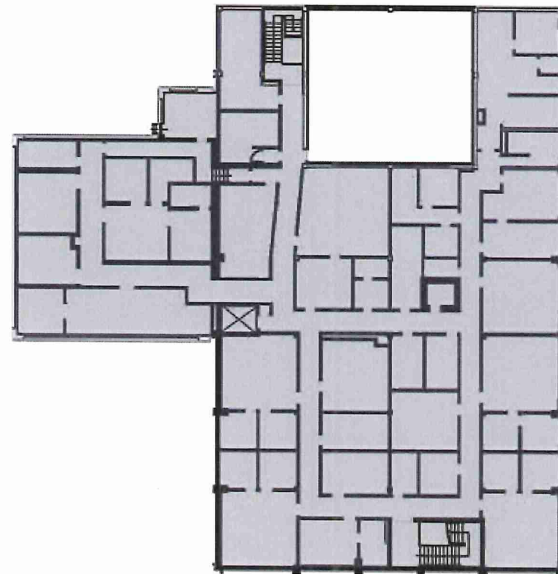
- biology
- engineering
- school of medicine
- bachelor of interdisciplinary studies
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- Fastening and Joining Institute
- eye institute



Existing Building Plans

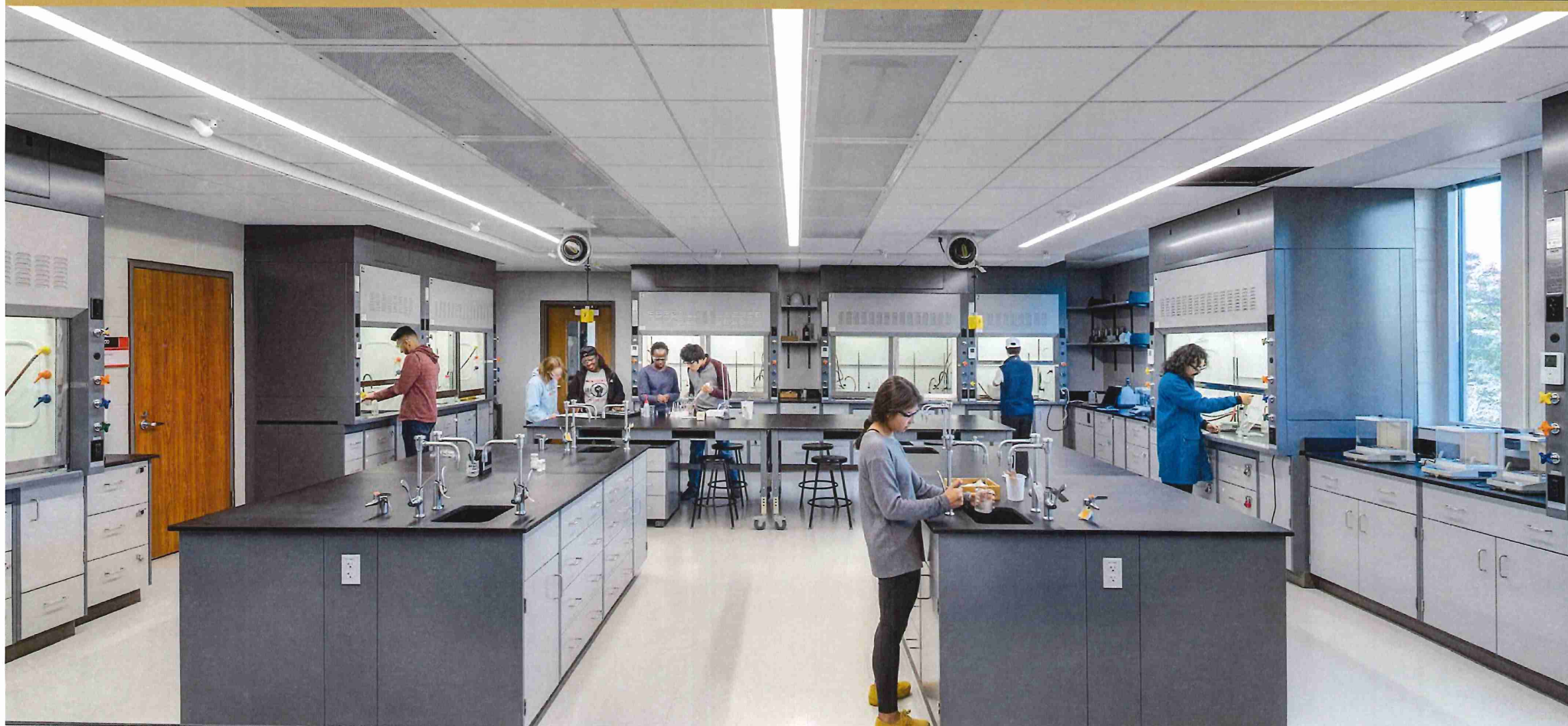
fourth floor

- biology
- engineering
- school of medicine
- bachelor of interdisciplinary studies
- chemistry
- UTS
- Fastening and Joining Institute
- Fastening and Joining Institute
- eye institute



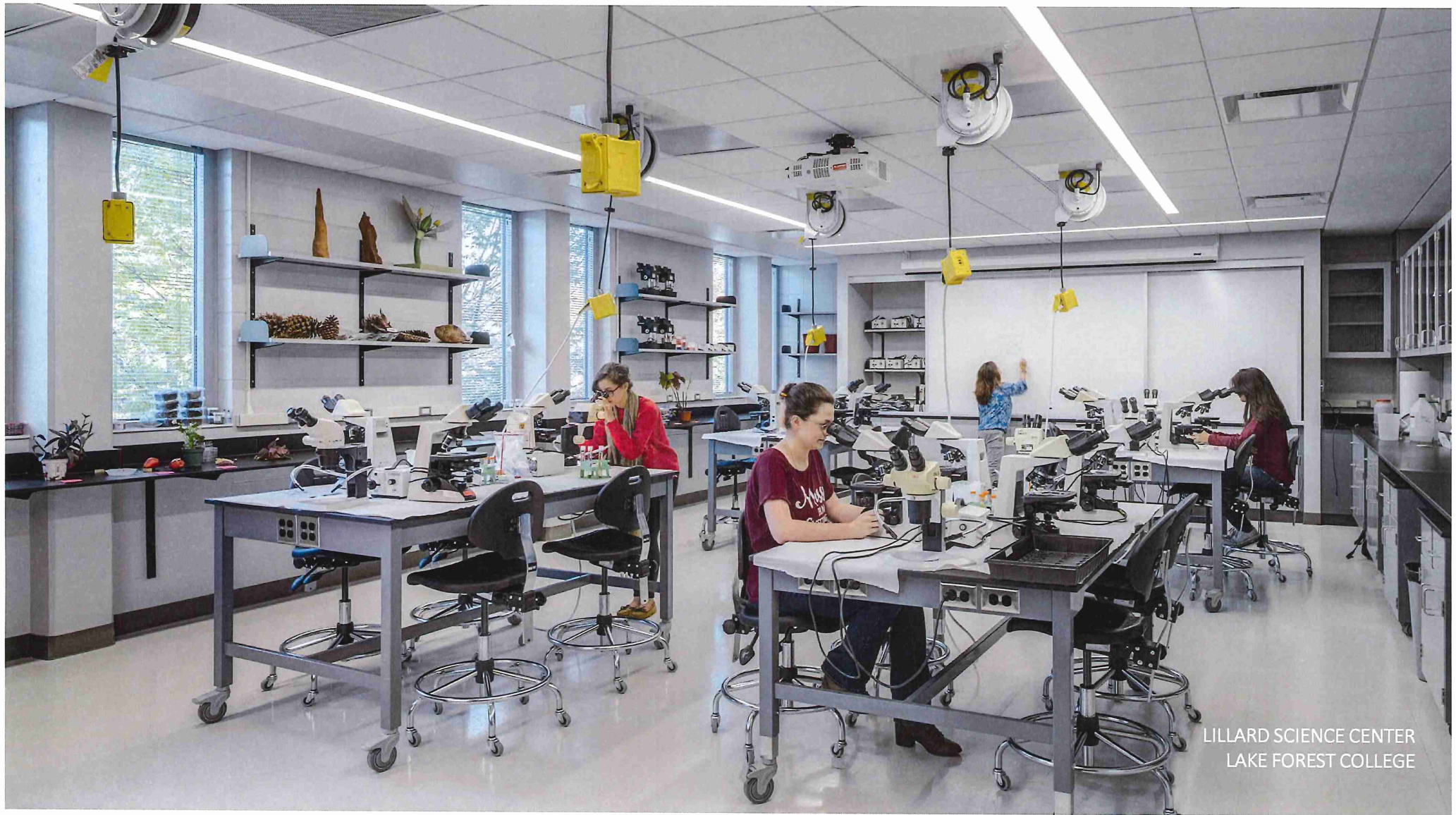
NEW & MODERN LAB SPACES

OAKLAND
UNIVERSITY™





STRAZ SCIENCE CENTER
CARTHAGE COLLEGE



LILLARD SCIENCE CENTER
LAKE FOREST COLLEGE

NEW & RIGHT SIZED CLASSROOMS & TECHNOLOGY

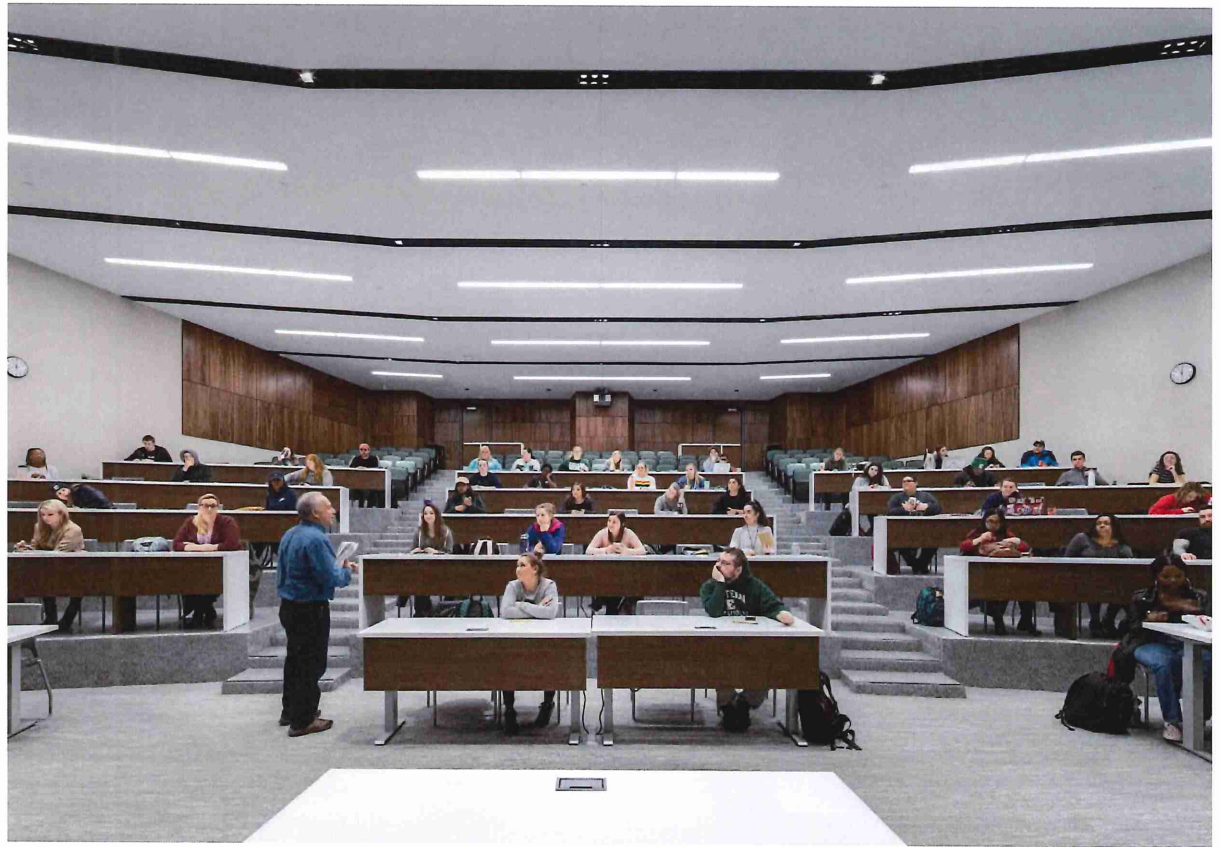
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EMU Strong Hall Renovation + Addition

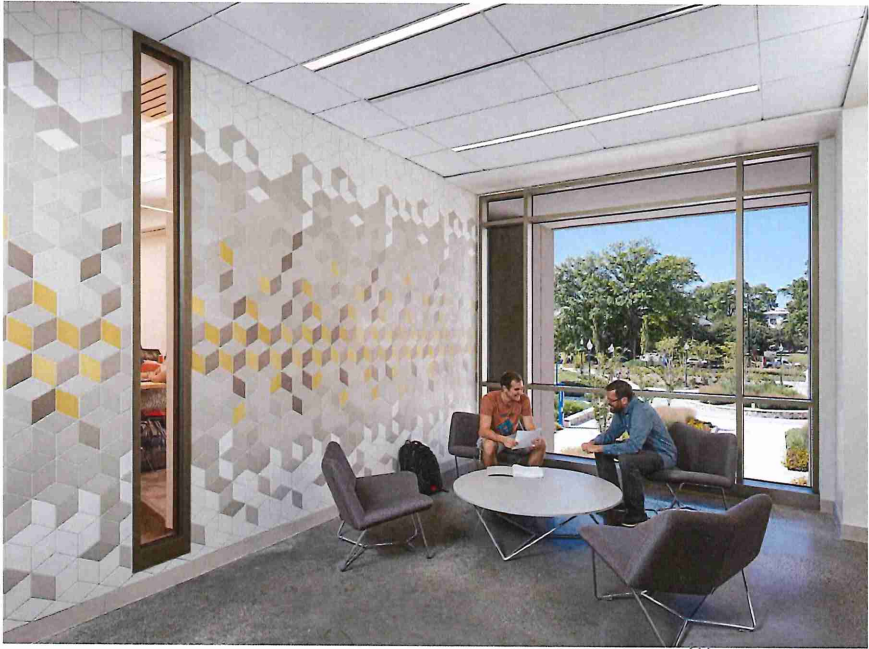


BEFORE



AFTER

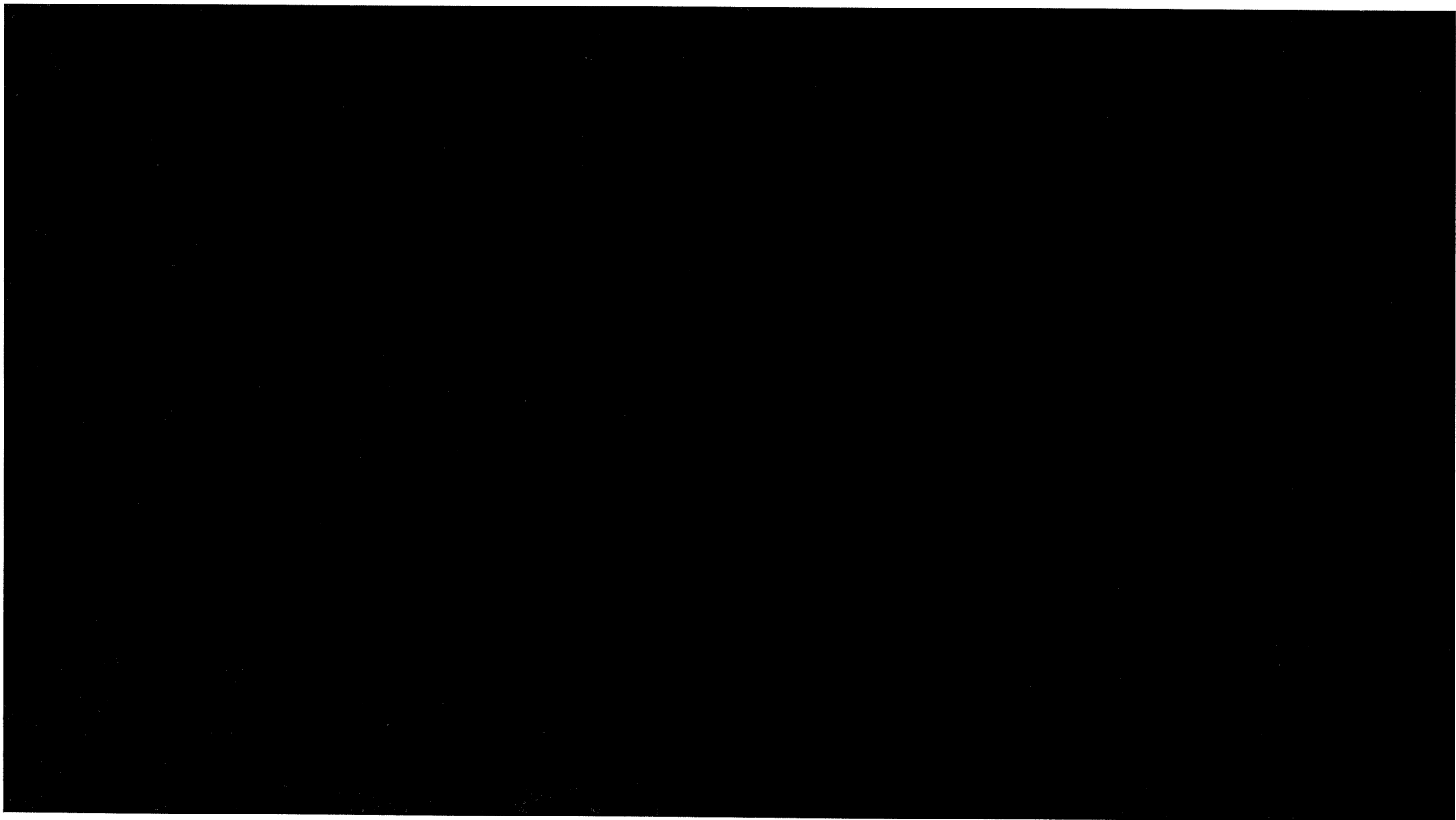
New Collaboration Spaces



Questions?

Requested BOT Actions:

- **Motion and Vote to Approve \$40M Budget Science Complex Project**
- **Motion and Vote to Approve \$30M Construction Management Contract to Frank Rewold & Sons (contingent upon DTMB approval)**



OPTIONS CONSIDERED:

UNIVERSITY

\$10M

ISSUE \$10M IN DEBT:

ADVANTAGE:

- PRESERVES UNIVERSITY WORKING CAPITAL

DISADVANTAGE:

- CURRENT FINANCING RATES NOT ATTRACTIVE
- PUTS PRESSURE ON CREDIT RATING
- INCREASES GENERAL FUND DEBT SERVICE BUDGET

SELF-FUND \$10M:

ADVANTAGE:

- FUNDING AVAILABLE MUCH SOONER (IMPORTANT GIVEN REQUIREMENT TO USE UNIVERSITY FUNDING FIRST)
- LOWERS OVERALL PROJECT COSTS

DISADVANTAGE:

- FORGONE INVESTMENT INCOME ON \$10M