

AGENDA

BUILDING COMMITTEE

August 29, 2001
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

September 4, 2001
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF ENVIRONMENTAL QUALITY, KENT COUNTY – Spartan Chemical Company Site – Construction & Operation of SVE System
File No. 761/99613.AGY – Index No. 46619
August Mack Environmental, Indianapolis, Indiana; CCO No. 3, Incr. \$101,142.04

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

2. DEPARTMENT OF MANAGEMENT AND BUDGET, CLINTON TOWNSHIP - That the following property be conveyed, under authority of Act No. 480 of the Public Acts of 1996, to Macomb Community College, whose address is 14500 Twelve Mile Road, Warren, Michigan 48093, in consideration of payment of \$875,001.00 for property located at 15 Mile and Hayes, Clinton Township, Macomb County, Michigan, described more specifically as:

A Parcel of land located in and being a part of the Southwest one-quarter of Section 30, Town 2 North, Range 13 East, Clinton Township, Macomb County, Michigan, and being more particularly described as follows: Beginning at the Southwest corner of said Section 30; thence North 1 degree 20 minutes 22 seconds West measured along the West line of said Section 30, (centerline of Hayes Road), a distance of 484.20 feet; thence North 88 degrees 32 minutes 50 seconds East, 538.71 feet; thence South 02 degrees 48 minutes 00 seconds East, 484.20 feet to the South line of said Section 30; thence South 88 degrees 32 minutes West a distance of 551.05 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in part thereof taken, used or deeded for street, road or highway purposes, reserving a non-exclusive easement over the easterly 62 feet thereof for the installation of underground utility lines and for ingress and egress for vehicles and pedestrians.

Further, the conveyance shall be by quitclaim deed approved by the Attorney General and shall not reserve the mineral rights, however the Quitclaim Deed shall provide that if the purchaser or any grantee develops the mineral rights that the state shall receive not less than 1/2 of the net royalties.

Further, the net revenue received under this act shall be deposited first into the State Revitalization Revolving Loan Fund until the \$1,000,000.00 cap is met, then the remainder shall be deposited into the State Property Revolving Fund.

STATE OFFICE BUILDING RATES

3. 1984 PA 431, provides for and directs the Department of Management and Budget to determine annually the prevailing market rental value of all State-owned office facilities, subject to approval of the State Administrative Board.

For this purpose, the rental rate schedule, indicating the annual rate per square foot of rentable area, is applicable for the Fiscal Year 2001-2002.

LEASES FOR PRIVATE PROPERTY

4. DEPARTMENT OF CAREER DEVELOPMENT-MICHIGAN REHABILITATION SERVICES, MONROE – New lease (#10675) from September 1, 2001, through August 31, 2006 with GPJ, L.L.C., A Michigan Limited Liability Company, 295 South Oakwood, Detroit, Michigan 48217, for 2,434 square feet of office space and 68 common parking spaces located at 1070 South Telegraph Road, Monroe. The annual per square foot rental rate for this space is \$8.80 (\$1,783.96 per month). Effective September 1, 2003, through August 31, 2006, the annual per square foot rental rate for this space is \$9.23 (\$1,873.16 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, ground maintenance, snow removal, rubbish removal, and pest control. Effective June 15, 2001, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. Effective June 15, 2001, and every subsequent June 15 and December 15, operating expenses will be adjusted on a prorata basis. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
5. DEPARTMENT OF CAREER DEVELOPMENT, EMPLOYMENT SERVICE AGENCY, FLINT – New Lease (#10884) from August 1, 2001, through July 31, 2006, with Career Alliance, Incorporated, A Michigan Corporation, 711 North Saginaw Street, Flint, Michigan, 48503, for 566 square feet of office space located at 711 North Saginaw Street, Suite 100, Flint. The annual per square foot rental rate for this space is \$15.00 (\$707.50 per month). This rate does not include telecommunications or alarm. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains two five-year renewal options with an annual per square foot rental rate of \$10.00 (\$471.67 per month) with continuation of above-stated adjustment provision. This space provides workstations for 4 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.

ADDENDUMS

6. FAMILY INDEPENDENCE AGENCY, HART – Addendum #1 to lease (#6216) approved by the State Administrative Board on April 6, 1999, Item #4, between Hart Group, A Michigan Co-Partnership, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee, for space located at 535 Polk Road, Hart. This addendum provides for extending the existing lease for one year and nine months through March 31, 2003 (total square feet 10,771) with an increase in the annual rental of \$10,199.98 per year (\$.95 per square foot). The new total annual rental will be \$112,524.48 (\$10.45 per square foot). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.

STATE OFFICE BUILDING RATES

1984 PA 431, provides for and directs the Department of Management and Budget to determine annually the prevailing market rental value of all State-owned office facilities, subject to approval of the State Administrative Board.

For this purpose, the following rental rate schedule, indicating the annual rate per square foot of rentable area, is applicable for the Fiscal Year 2001-2002.

RENTAL DETAIL BY BUILDING	Occupancy Charge Per Square Foot
Lansing:	
Mason	\$20.50
Treasury	20.50
Williams	20.50
Cass	20.50
Wagoner	20.50
Ottawa	20.50
Hannah	20.50
Romney	20.50
Lottery	20.50
Public Health	16.40
Grand Tower	20.50
Constitution Hall	20.50
Secondary Complex:	
Secretary of State	18.80
General Office Building	19.50
State Police Training Academy	21.50
Outstate Offices:	
Jackson	17.50
Flint	15.90
Saginaw	16.40
Detroit Plaza	18.80
Detroit Labor	17.00
Detroit Cadillac Place (Office Space)	21.97
Grand Rapids	19.60
Escanaba	13.50
Traverse City	12.40