

# **A G E N D A**

## **BUILDING COMMITTEE**

May 9, 2001  
11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

May 15, 2001  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. HIGHER EDUCATION, MT. PLEASANT – Central Michigan University – University Center Library Site Work  
File No. 332/98061.IJH – Index Nos. 52051, 52052, 52053 & 52054  
Low Bidder; Graham Construction, Inc., Saginaw; \$1,420,000.00
2. DEPARTMENT OF TRANSPORTATION, SOUTHFIELD – Metro Region Office Building – Construction of a New Facility  
File No. 591/99620.HRB – Index No. 55500  
Low Bidder: SG Construction, LLC, Northville; \$3,540,000.00
3. DEPARTMENT OF TRANSPORTATION, JACKSON – University Region Office Building – Construction of a New Building  
File No. 591/00669.RCH – Index No. 27000  
Low Bidder: Mid-Michigan Design & Construction, Jackson; \$1,513,690.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

4. DEPARTMENT OF EDUCATION, FLINT – Michigan School for the Deaf and Blind – Construct New Dormitory  
File No. 078/97102.JDM – Index Nos. 53013 & 53014  
Will H. Hall & Son, Inc., Flint; CCO No. 6, Incr. \$44,500.00
5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – Heating & Cooling System Renovations  
File No. 071/00485.JRC – Index No. 11258  
Shaw-Winkler, Inc., East Lansing; CCO No. 4, Incr. \$58,153.15
6. DEPARTMENT OF COMMUNITY HEALTH, PONTIAC – Clinton Valley Center – Excavation & Soil Removal  
File No. 391/99104.DCS – Index Nos. 10995 & 29600  
K & D Industrial Services, Romulus; CCO No. 1, Incr. \$641,311.64

7. DEPARTMENT OF STATE POLICE, LANSING – Forensic Science Laboratory – Construction of New Laboratory  
File No. 551/97275.DCS – Index No. 53008  
Clark Construction Company, Lansing; CCO No. 25, Incr. \$15,528.00
8. DEPARTMENT OF ENVIRONMENTAL QUALITY, ALBION – East Albion Redevelopment Area – Brooks Foundry & Steel Project Plant No. 1 – Demolition of Brooks Foundry Facility  
File No. 761/99194.AGY – Index No. 47814  
Homrich, Inc., Carleton; CCO No. 6, Incr. \$56,363.24
9. DEPARTMENT OF JUDICIARY, LANSING – Hall of Justice Building – Construction of Hall of Justice New Building  
File No. 950/97299.RCH – Index No. 10989  
The Christman Company, Lansing; CCO No. 12, Incr. \$561,051.00

### **LEASES FOR PRIVATE PROPERTY**

10. DEPARTMENT OF ENVIRONMENTAL QUALITY, LANSING – Renewal of lease (#6686) from April 1, 2001, through March 31, 2011, with Spadafore Distributing Company, L.L.C., A Michigan Corporation, 635 Filley Street, Lansing, Michigan 48906-2907, for 43,614 rentable square feet of office, laboratory, workshop and warehouse space and 65 common parking spaces located at 815 Filley, Street, Lansing. Effective April 1, 2001, through March 31, 2011, the annual per square foot rental rate for this space is \$3.85 (\$13,992.83 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, snow removal, rubbish removal and parking lot maintenance. Effective June 1, 2002, and every subsequent June 1, any increase or decrease in operating costs 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 \$4.05 (\$14,719.73 per month) with continuation of the above-stated adjustment provision. This space provides workstations for eleven employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: .06426% Emiss-Fee, .08088% Env-Resp, .68175% GF-GP, .01174% LWM-Permit, .02480% MUSTFA, .05589% Oil & Gas-Reg, .00840% Storm-Wtr, .03339% UST-Fee, .00240% Public-Util, .00290% Scrap-Tire, .00236% Env-Pollute, .00261% SW-Permit, .01632% SRLF, .00121% Fees-Coll, .01109% Waste-Red.

11. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – New lease (#10863) from August 1, 2001, through July 31, 2004, with DTRM, L.L.C., A Michigan Limited Liability Company, P.O. Box 126, Dewitt, Michigan 48820, for 24,600 square feet of warehouse space and 20 parking spaces located at 16713 Industrial Parkway, Lansing. The annual per square foot rental rate for this space is \$5.25 (\$10,762.50 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies. Effective June 15, 2003, 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 space provides workstations for 18 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted State Funds.
12. DEPARTMENT OF STATE, PONTIAC – Renewal of lease (#7138) from August 1, 2001, through July 31, 2006, with Ylvisaker Investment Company, A Michigan Limited Partnership, 9860 Pine Knob Road, Clarkston, Michigan 48348, for 2,366 square feet of office space and 30 parking spaces located at 1855-57 North Perry Road, Pontiac. The annual per square foot rental rate for this space is \$15.25 (\$3,006.79 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies. Also, this rate does not include get-ready costs in an amount not-to-exceed \$4,185.00. 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 space provides workstations for 12 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

### **ADDENDUM TO LEASES FOR PRIVATE PROPERTY**

13. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, FLINT – Addendum #2 to lease (#6477) approved by the State Administrative Board on October 5, 1993, item #22, between Michael J. Costanza, An Individual, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, as Lessee, for space located at G-1388 West Bristol Road, Suite 106, Flint. This addendum provides for extending the existing lease for 10 years through November 30, 2014, and adding an additional 8,120 square feet (total square feet 11,000). Annual rental for the additional square footage is \$73,080.00 (\$9.00 per square foot). The new total annual rental for the combined space will be \$99,000.00 (\$9.00 per square foot). Effective December 1, 2002, through November 30, 2014, the annual per square foot rental rate for this space is \$10.00 (\$8,250.00 per month) adding a lump sum operating expense adjustment for the cost of trash and grounds maintenance with the continuation of the adjustment schedule. This additional space will provide workstations for 42 additional employees (total of 45 employees), and for 120 parking spaces. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease November 30, 2014, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

14. FAMILY INDEPENDENCE AGENCY, DEARBORN – Addendum #1 to lease (#10220) approved by the State Administrative Board on June 20, 1995, Item #16, between Cronus, Inc., A Michigan Corporation, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee, for space located at 2015 Bailey Street, Dearborn. This addendum provides for an additional 6,200 square feet (total square feet 19,850). This space will provide workstations for 12 additional employees (total of 14 employees), as well as an expanded training area. This addendum also provides for the renovation of the combined total leased space with the costs amortized over five years with an annual rental of \$489,152.04 (\$24.64 per square foot). This addendum also provides for adding two five-year renewal options with a decrease in the annual rental with continuation of the adjustment schedule. Effective July 1, 2006, through June 30, 2011, the annual per square foot rate for this space is \$17.67 (\$29,236.67 per month). Effective July 1, 2011, through June 30, 2016, the annual per square foot rate for this space is \$18.66 (\$30,870.00 per month). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease June 30, 2006, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.

#### **RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER**

15. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, MSHDA, LANSING - Construction Change Order #4 to lease #10596 approved by the State Administrative Board on December 21, 1999, Item #11, between SXJE II, L.L.C., A Limited Liability Company, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, MSHDA, as Lessee. This construction change order provides for program items requested by the Department of Consumer and Industry Services, MSHDA at a cost not-to-exceed \$23,030.00 for space located at 735 East Michigan Avenue, Lansing, Ingham County. Source of Funds: 100% Restricted Funds.