

AGENDA

BUILDING COMMITTEE

August 30, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

September 5, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, JACKSON – Cooper Street Correctional Facility – Demolish Buildings and Construct Standard 240-Bed Housing Unit
File No. 472/00323.EEW – Index No. 53070
Low Bidder: Clark Construction Company, Lansing - \$2,742,000.00
2. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, ALPENA – Alpena Air National Guard Base – Construct New Armory
File No. 511/00566.AGY – Index Nos. 11189 & 11190
Low Bidder: Ripke Construction Company, Inc., St. Helen - \$981,897.00
3. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, AUGUSTA – Fort Custer Training Center – Construct New Facility Engineering Facility
File No. 511/00581.AGY – Index No. 22000
Low Bidder: Carrier Construction Co., Inc., Hickory Corners - \$484,800.00
4. DEPARTMENT OF NATURAL RESOURCES, HOLLAND – Holland State Park - Campground & Parking Lot Improvements - Boating Access Site Renovation
File No. 751/00043.HRB – Index No. 57100
Sole Bidder: Kamminga & Roodvoets, Inc., Grand Rapids - \$3,526,485.10
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, LAKE COUNTY – Wash King Laundry Site – Soil and Groundwater Remediation Project
File No. 761/00532.AGY – Index Nos. 46619 & 46520
Sole Bidder: Great Lakes Carbon Treatment, Kalkaska - \$1,297,311.00

MODIFICATION OF CONTRACT FOR PROJECT MANAGEMENT SERVICES

6. DEPARTMENT OF ENVIRONMENTAL QUALITY, BRONSON – Scott and Fetzer Plant No.1 and Annex – Project Management Services for Environmental Cleanup
File No. 761/93031.TJM – Index No. 47864
That the contract for project management services with Snell Environmental Group, Inc., Lansing, Michigan, be increased \$46,224.00, on a billing rate basis, plus reimbursables, for project management services and \$0.00 for contract reimbursement allocation to provide for continuing the oversight of the demolition activities and manage a post demolition site investigation at the Scott and Fetzer Plant No. 1 and Annex site in Bronson, Michigan.

REVISIONS TO CONSTRUCTION CONTRACTS

7. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Secretary of State Office Building – Renovate Lobby & Two Rest Rooms
File No. 071/98316.IJH – Index Nos. 42186 & 44201
Irish Construction, Howell; CCO No. 8, Incr. \$159,500.72
8. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Capitol Complex – Replace Storefronts
File No. 071/98317.EEW – Index No. 10951
Moore Trospen Construction Company, Holt; CCO No. 3, Incr. \$61,066.50
9. DEPARTMENT OF CORRECTIONS, JACKSON – State Prison of Southern Michigan – Phase II – Site Electrical
File No. 472/93002.TDK – Index No. 50255
C & L Electric, Lansing; CCO No. 3 – Incr. \$4,713.54
10. 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. 12, Incr. \$58,485.00
11. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON – Zephyr Naph Sol Site – Design, Installation & Operation of Groundwater & Free Product Collection System
File No. 761/98333.AGY – Index Nos. 47817 & 47814
Superior Environmental Corporation, Marne; CCO No. 2, Incr. \$61,560.20
12. DEPARTMENT OF ENVIRONMENTAL QUALITY, GRAND HAVEN – ASP Manufacturing Site – Excavation & Disposal of Waste Materials
File No. 761/99257.AGY – Index No. 47814
Taplin Environmental, Kalamazoo; CCO No. 1, Incr. \$999,605.88

RECOMMENDATION FOR GRANT OF UTILITY EASEMENT

13. DEPARTMENT OF CORRECTIONS, EASTON TOWNSHIP - That for and in consideration of payment of an administrative fee of \$1.00 for the value of the easement that the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant an easement to install equipment cabinets and communication lines, parking for service trucks, together with the right to have commercial electrical service provided within the easement area to Michigan Bell Telephone Company a.k.a. Ameritech Michigan, A Michigan Corporation, 444 Michigan Avenue, Detroit, Michigan 48226, an easement on the following described property:

Commencing at the W $\frac{1}{4}$ corner of section 23, T7N, R7W, Ionia County, Michigan; thence N89°53'49"E 1743.92 feet, on the E-W $\frac{1}{4}$ line of said section 23; thence S00°00'00"W 216.43 feet, to a point on the northerly right of way of Bluewater Highway (M-21) and the point of beginning of this description; thence 13.72 feet, on the arc of a curve to the left with a central angle of 00°08'18", a radius of 5679.58 feet and a long chord bearing and distance of N71°46'35"E 13.72 feet, on said right of way to the westerly right of way line of Potters Road; thence N20°05'10"W 19.97 feet, on said right of way; thence S71°54'34"W 13.01 feet; thence S18°05'26"E 20.00 feet, to the point of beginning.

Further, that all legal documents relative to the Grant of Easement be prepared by the Department of Attorney General.

Further, that all monies received be deposited in the General Fund of the State.

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

14. FAMILY INDEPENDENCE AGENCY, GREEN OAK TOWNSHIP - That the following property be conveyed, under authority of Act No. 480 of the Public Acts of 1996, to R.J.M.C. Corporation or its assignee, A Michigan Corporation, whose address is 9411 East M-36, Whitmore Lake Road, Michigan,. 48189, in consideration of \$526,000.00 for vacant property located at the Southeast corner of Maxey Training Center, fronting Whitmore Lake Road, described more specifically as:

Commencing at the Northwest Corner of section 32, T1N, R6E, Green Oak Township, Livingston County, Michigan; thence N 87 degrees 10' 42" E 1322.55 feet along the North line of said section; thence S 02 degrees 23' 59" E 1959.88 feet along the West line of the East 1/2 of the Northwest 1/4 of said section as monumented and shown on a survey dated 10/11/1988 by C. Wilson and Associates (reference: Job No. 88306) for a Place of Beginning; thence continuing S 02 degrees 23' 59" E 386.17 feet along said West line of the East 1/2 of the Northwest 1/4 of said section; thence S 42 degrees 03' 00" W 1354.82 feet along the northwesterly right of way of a service road for Highway I-23; thence N 03 degrees 03' 36" W 677.64 feet; thence N 18 degrees 05' 05" E 1031.54 feet; thence S 66 degrees 23' 33" E 662.66 feet to the Place of Beginning. Being a part of the Northwest 1/4 of Section 32, T1N, R6E, Green Oak Township, Livingston County, Michigan, Containing 19.52 acres of land, more or less, being subject to easements and restrictions of record, if any.

Further, the revenue received under this act shall be deposited in the State Property Revolving Fund.

RECOMMENDATION FOR PURCHASE OF LAND

15. DEPARTMENT OF ENVIRONMENTAL QUALITY, BURR OAK TOWNSHIP - That the State of Michigan purchase the following land, under the authority of 1991 PA 160 as amended, 1994 PA 442 as amended, and 1999 PA 125 as amended, from the grantor, Michael and Patti Jernagan, Husband and Wife, whose address is 608 East Chicago Road, Sturgis, Michigan 49091, and for the price of \$31,200.00. The property is commonly known as vacant land adjacent to Youngs Landfill, located in Burr Oak Township TWP, St. Joseph County, Michigan, described more specifically as:

Land, structures, and improvements located in the Township of Burr Oak, County of St. Joseph, State of Michigan, a parcel of land in the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Town 7 South, Range 9 West, Burr Oak Township, St. Joseph County, State of Michigan, described as beginning at the Center of Section 17 thence East along the East and West $\frac{1}{4}$ line to the Northwest corner of the North 15 acres of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South to the Southwest corner of the North 15 acres of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence West parallel with the East and West $\frac{1}{4}$ line 100.00 feet; thence North parallel to the East line of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to a point that is 100.00 feet South of the East and West $\frac{1}{4}$ line; thence West parallel to the East and West $\frac{1}{4}$ line to a point on the North and South $\frac{1}{4}$ line that is 100.00 feet South of the Center of Section 17; thence North along said North and South $\frac{1}{4}$ line 100.00 feet to the Center of Section 17 and the point of beginning; containing 3.56 acres more or less. Subject to building, use restrictions, and easements, if any.

Further, that the property will be acquired from funds approved in 1991 PA 160, 1994 PA 442, and 1999 PA 125; as amended.

LEASES FOR PRIVATE PROPERTY

Leases with services provided or paid by the State as noted.

16. DEPARTMENT OF CORRECTIONS, LANSING – New lease (#10805) from June 1, 2000, through May 31, 2010, with Reichenbach L.L.C., A Michigan Limited Liability Company, c/o DeHaven Real Estate Company, 125 East Kalamazoo Street, Lansing, Michigan 48933, for 6,002 square feet of office space located at 5341 South Pennsylvania Street, Lansing. The annual per square foot rental rate for this space is \$12.50 (\$6,252.08 per month). This rate does not include heat, electric, and water/sewer. 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 15 employees. This lease supersedes and cancels a rental agreement entered into on May 11, 2000. This

lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

17. DEPARTMENT OF STATE, CHESTERFIELD TOWNSHIP – New lease (#10865) from July 1, 2001, through June 30, 2006, with HOME-FIELD, L.L.C., A Michigan Limited Liability Company, 26100 American Drive, Suite 607, Southfield, Michigan 48034, for 4,000 square feet of office space and 65 parking spaces located at 51305 Gratiot, Chesterfield Township. The annual per square foot rental rate for this space is \$16.85 (\$5,616.67 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs. Also, this rate does not include get-ready costs in an amount not-to-exceed \$100,000.00. 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. Operating costs will be adjusted and paid on a semi-annual basis on June 15 and December 15. This lease contains one five-year renewal option at the same rental rate. 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.

18. DEPARTMENT OF STATE, MUSKEGON – New lease (#10857) from January 1, 2001, through December 31, 2005, with Mad Dog Investments, L.L.C., A Michigan Limited Liability Company, P.O. Box 1411, Muskegon, Michigan 49443, for 4,400 square feet of ground floor office space and 60 common parking spaces located at 1485 East Apple Avenue, Muskegon. The annual per square foot rental rate for this space is \$9.67 (\$3,549.00 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 \$102,000.00. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in operating expenses and real estate taxes per annum, will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$11.55 (\$4,237.69 per month) with continuation of above-stated adjustment provisions. This space provides work stations for 15 employees and replaces the present lease at 1469 Apple Avenue, Muskegon for 2,582 square feet. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

19. DEPARTMENT OF STATE, LANSING - Construction Change Order #1 to lease #10751 approved by the State Administrative Board on January 18, 2000, Item #4, between Chesterfield Industrial Corporation as Lessor, and the State of Michigan, Department of State, as Lessee. This construction change order provides for program items requested by the Department of State at a cost not-to-exceed \$ 2,279.90 for space located at 5512 Fenton Road, Fenton, Genesee County. Source of Funds: 93% Restricted General Funds, 9% General Fund.

20. DEPARTMENT OF TRANSPORTATION, ALPENA - Construction Change Order #2 to lease (#10739) approved by the State Administrative Board on November 2, 1999, Item #7, by and between the County of Alpena, A Governmental Agent, as Lessor, and the State of Michigan, Department of Transportation, as Lessee. This construction change order provides for program items requested by the Department of Transportation at a cost not-to-exceed \$514.00 for space located at 1540 Airport Road, Alpena, Alpena County. Source of Funds: 91% Restricted General Funds; 9% General Fund.