

AGENDA

BUILDING COMMITTEE

July 26, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

August 1, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, IONIA – Ionia Level IV Correctional Facility – Duress System
File No. 472/98355.EEW – Index No. 53028
Sole Bidder: Dominion Wireless, Inc., Sterling - \$501,225.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Capital Complex – Replace Storefronts
File No. 071/98317.EEW – Index No. 10951
Moore Trosper Construction Company, Lansing; CCO No. 2, Incr. \$10,814.07
3. DEPARTMENT OF ENVIRONMENTAL QUALITY, WEST BRANCH – Former Osceola Refinery Site – Asbestos & Water Removal, Above & Underground Piping
File No. 761/98371.AGY – Index No. 47614
MacKenzie Environmental, Grand Ledge; CCO No. 2, Incr. \$115,805.50
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, CADILLAC – Cadillac Tar & Chemical Plant Site – Excavate & Dispose of Contaminated Materials & Site Restoration
File No. 761/99425.AGY – Index No. 47414
Gary House Excavating, Inc., Rosebush; CCO No. 1, Incr. \$198,689.34

LEASES FOR PRIVATE PROPERTY

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

5. DEPARTMENT OF COMMUNITY HEALTH, LANSING – New lease (#10839) from October 1, 2000, through September 30, 2003, with Investors Equity Group, Inc., A Michigan Corporation, 611 South Capitol Avenue, Lansing, Michigan 48933, for 7,148 square feet of office space and 79 in common parking spaces located at 1033 S. Washington Avenue, Lansing. The annual per square foot rental for this space is \$13.09 (\$7,797.28 per month). This rate does not include electricity and telecommunications. Also, this rate does not include get-ready costs in an amount not to exceed \$6,400.00. Effective October 1, 2001 and every subsequent lease year, the rental rate will be adjusted based by 50% of the increase or decrease of the Consumer Price Index. This lease contains one one-year renewal option with an annual square foot rate of \$13.09 (\$7,797.28 per month) with continuation of the above stated CPI rental adjustment. This space provides work stations for 35 employees. This lease has been approved by the Attorney General as to legal form. Source of funds: 100% Federal Funds.

6. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, MSHDA, LANSING – New lease (#10793) from August 1, 2000, through February 28, 2003, with Atrium Office Partners, A Co-Partnership, 201 North Washington #400, Lansing, Michigan 48933, and the State of Michigan, Department of Consumer and Industry Services, MSHDA, as Lessee, for 3,800 square feet of office space located at 215 South Washington Mall, Lansing. The annual square foot rate for this space is \$20.58 (\$6,517.00 per month). Effective March 1, 2001, through February 28, 2002, the annual per square foot rental rate for this space is \$11.42 (\$3,616.33 per month). Effective March 1, 2002, through February 28, 2003, the annual per square foot rental rate for this space is \$16.00 (\$5,066.67 per month). This rate does not include telecommunications and alarm system monitoring. Effective June 15, 2001, and every subsequent June 15, any increase or decrease in real property taxes per annum will be adjusted and paid on an annual basis. This space provides work stations for 13 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted General Fund.

7. DEPARTMENT OF STATE, HARPER WOODS – New lease (#10847) from January 1, 2001, through December 31, 2006, with Landau Corporation, A Michigan Corporation, 31920 Van Dyke, Warren, Michigan 48093, for 4,800 square feet of office space and 30 parking spaces located at 19258 Kelly Road, Harper Woods. The annual per square foot rental rate for this space is \$11.50 (\$4,600.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, trash removal, replacement of fluorescent tubes and bulbs, and interior building maintenance. Also, this rate does not include get-ready costs in an amount not-to-exceed \$50,000.00. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in taxes and insurance costs per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option at the same rental rate. This space provides work stations for 12 employees and replaces the present lease at 19254 Kelly Road, Harper Woods, for 2,252 square feet. This lease supercedes and cancels a lease, approved by the State Administrative Board on April 1, 1986, Item #37. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

8. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, MARQUETTE – Addendum #2 to lease (#6257) approved by the State Administrative Board on September 15, 1992, Item #22, between Northern Michigan University, A Governmental Unit, as Lessor, and the State of Michigan, Department of Commerce and subsequently renamed Department of Consumer and Industry Services, as Lessee, for space located at 540 West Kaye Avenue, Marquette, Michigan. This addendum provides for extending the existing lease for five years through September 30, 2005 (total square feet 1,371) with an increase in the annual rental of \$342.84 (\$.25 per square foot). Effective October 1, 2001, through September 30, 2002, the annual per square foot rental rate for this space is \$9.75 (\$1,113.94 per month). Effective October 1, 2002, through September 30, 2003, the annual per square foot rental rate for this space is \$10.00 (\$1,142.50 per month). Effective October 1, 2003, through September 30, 2004, the annual per square foot rental rate for this space is \$10.25 (\$1,171.06 per month). Effective October 1, 2004, through September 30, 2005, the annual per square foot rental rate for this space is \$10.50 (\$1,199.63 per month). Also, this addendum provides for adding one three-year renewal option at the annual rental of \$14,395.56 per year (\$10.50 per square foot). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease September 30, 2005, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

9. DEPARTMENT OF STATE, DETROIT – Addendum #1 to Lease (#2301) approved by the State Administrative Board on April 21, 1998, Item #6, between Carbary-Rand Company, A Michigan Co-Partnership, as Lessor, and the State of Michigan Department of State, as Lessee, for space located at 18305 Van Dyke, Detroit. This addendum provides for adding one two-year renewal option at the same rate with continuation of the adjustment schedule. (Total square feet 1,512). Effective August 1, 2000, through July 31, 2002, the annual per square foot rental rate for this space is \$13.00 (\$1,638.58 per month). Source of Funds: 93% Restricted General Fund; 7% General Fund.

SPECIAL AGENDA

BUILDING COMMITTEE

August 1, 2000
10:45 A.M. Senate Appropriations Room
3rd Floor Capital

STATE ADMINISTRATIVE BOARD

August 1, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF AGRICULTURE, EAST LANSING - Animal Health Diagnostic Laboratory Containment- Site Preparation – Phase I
File No. - 791/00301.DCS – Index Number - 11180
Low Bidder: SG Construction, Northville - \$2,160,000.00