

A G E N D A

BUILDING COMMITTEE

August 13, 2003
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

August 19, 2003
11:00 A.M. Senate Appropriations Room
3rd Floor Capitol

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT & BUDGET, LANSING – Renovation of Treasury Building – First Floor
File Nos. 071/02208.FAR & 071/02209.FAR– Index Nos. 11445, 11446
Low Responsive Bidder: Kares Construction Company, Charlotte; \$919,780.00
2. DEPARTMENT OF MANAGEMENT & BUDGET, LANSING – Renovation of Treasury Building – Second Floor
File Nos. 071/02210.FAR– Index Nos. 11444
Low Responsive Bidder: Kares Construction Company, Charlotte; \$858,370.00
3. DEPARTMENT OF MANAGEMENT & BUDGET, LANSING – Renovation of Treasury Building – Third Floor
File Nos. 071/02210.FAR– Index Nos. 11444
Low Responsive Bidder: Kares Construction Company, Charlotte; \$648,940.00
4. DEPARTMENT OF MANAGEMENT & BUDGET, LANSING – Renovation of Treasury Building – Fourth Floor
File Nos. 071/02210.FAR– Index Nos. 11444
Low Responsive Bidder: Kares Construction Company, Charlotte; \$889,910.00
5. DEPARTMENT OF MANAGEMENT & BUDGET, LANSING – Romney State Office Building – Roof Replacement
File No. 071/02337.RAN – Index No. 11491
Low Responsive Bidder: C. Davis Roofing, Inc., Sterling Heights; \$459,500.00
6. DEPARTMENT OF NATURAL RESOURCES, ST IGNACE – Straits State Park – Electrical Upgrade
File No. 751/00458.RAA – Index No. 52200
Low Responsive Bidder: J. Ranck Electric, Inc., Sault Ste. Marie; \$547,000.00
7. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Tri-Centennial State Park and Harbor – Phase I Harbor Renovations
File No. 751/01054.RCH – Index No. 99082
Low Responsive Bidder: Dan’s Excavating, Shelby Township; \$2,267,000.00

8. DEPARTMENT OF NATURAL RESOURCES, CASEVILLE – Albert E. Sleeper State Park – Underground Campground Electrical System Upgrade
File No. 751/03137.AGY – Index No. 59630
Low Responsive Bidder: Helm Electric, Inc., Frankenmuth; \$308,811.00
9. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON –Ruddiman Creek Drum Dump – Removal of Fill Material and Contaminated Soil
File No. 761/03061.RRD – Index No. 47814
U.P. Environmental Services, Inc., Bark River; \$559,160.00

REVISIONS TO CONSTRUCTION CONTRACTS

10. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center
File No. 391/99210.JAN – Index No. 11202
Walbridge Aldinger Company, Detroit; CCO No. 19, Incr. \$683,716.00
11. DEPARTMENT OF NATURAL RESOURCES, ONTANOGAN COUNTY – Porcupine Mountains Wilderness State Park – Sanitary Disposal Assessment & Design
File No. 751/98312.JAN – Index Nos. 52111, 53860 & 51710
Yalmer Mattila Contracting, Houghton; CCO No. 5, Incr. \$15,300.00
12. DEPARTMENT OF NATURAL RESOURCES, ODEN – Oden State Fish Hatchery – Visitor Center Renovations
File No. 751/99229.RRA – Index No. 53063-64
Andrew/Lawrence Construction Company, Inc., Detroit; CCO No. 1, Incr. \$24,646.50
13. DEPARTMENT OF ENVIRONMENTAL QUALITY, PLAINWELL – Jersey Street Site – Groundwater Treatment System
File No. 761/99357.AGY – Index No. 47916
Natural Systems, Inc., Muskegon; CCO No. 6, Incr. \$119,841.84
14. DEPARTMENT OF ENVIRONMENTAL QUALITY, OCEANA COUNTY – Village of Mears – O & M Groundwater and Remediation
File No. 761/00155.AGY – Index No. 47816
ProAct Services Corporation, Ludington; CCO No. 3, Incr. \$67,426.62
15. DEPARTMENT OF ENVIRONMENTAL QUALITY, OCEANA COUNTY – Village of Mears – O & M Groundwater and Remediation
File No. 761/00155.AGY – Index No. 47816
ProAct Services Corporation, Ludington; CCO No. 4, Incr. \$5,165.39
16. DEPARTMENT OF ENVIRONMENTAL QUALITY, KALAMAZOO – Remediation and Redevelopment Division – Demolition of Facility – Eaton Corporation
File No. 761/01332.AGY – Index No. 49714
Homrich, Inc., Carleton, CCO No. 6, Incr. \$78,169.00

17. DEPARTMENT OF ENVIRONMENTAL QUALITY, WHITEHALL – White Lake Tannery Bay – Sediment Dredging
File No. 761/02111.ERD – Index No. 37400
Williams Environmental Services, Inc., Stone Mountain; CCO No. 2, Incr. \$12,672.06
18. DEPARTMENT OF AGRICULTURE, EAST LANSING – Animal Health Diagnostic Laboratory – Phase 2 – Laboratory Building
File No. 791/00301.DCS – Index No. 53073
Granger Construction Company, Lansing; CCO No. 15, Incr. \$99,964.00
19. DEPARTMENT OF CAREER DEVELOPMENT, PLAINWELL – Career and Technical Institute - HVAC Systems Upgrade
File No. 801/01463, Index No. 31000
Diversified Mechanical Services, Inc., Comstock Park; CCO No. 4, Incr. \$15,462.69

AGREEMENT FOR PLACEMENT OF EXPOSURE CONTROLS AT THE DUMP NEAR WICK ELEMENTARY SCHOOL FACILITY

20. This Agreement for Placement of Exposure Controls at the Dump Near Wick Elementary School facility, under authority of 1984 PA 431, MCL 18.1101 et seq, by and between the City of Romulus, and the Departments of Management and Budget, and Environmental Quality, will be entered to provide interim response activities to facilitate the use of property at the Facility in a manner that complies with the land use based cleanup criteria developed pursuant to Part 201, Environmental Remediation, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, MCL 324.20101 et seq. (NREPA).

WHEREAS, the State endorses the City's proposal to construct a city park and is willing to provide funds not-to-exceed \$1,800,000.00, to assist in the construction because the placement of uncontaminated soils over the waste materials of the former landfill will comprise a physical exposure barrier to prohibit direct contact with hazardous substances located in surface soils and minimize contact with physical hazards from former landfill materials. Additionally, the City will maintain the exposure barriers specified in the project and this Agreement in perpetuity to protect the public health, safety and welfare.

LEASES FOR PRIVATE PROPERTY

21. DEPARTMENT OF STATE, JACKSON - Renewal of lease (#7844) from June 1, 2003, through May 31, 2008, with Kuhl Investment Company, L.L.C., A Michigan Limited Liability Company, 3343 Spring Arbor Road, Suite 400, Jackson, Michigan 49203, for 2,240 rentable square feet of office space and 12 in common parking spaces located at 117 West Louis Glick Highway, Jackson. The annual per square foot rental rate for this space is \$15.78 (\$2,945.58 per month). This rate does not include janitorial services and supplies. Effective June 15, 2003, and every subsequent June 15, any increase or decrease in Public Liability Insurance 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 \$17.43 (\$3,253.60 per month), with continuation of the above state adjustment provision. This lease provides workstations for 6 employees. This lease has a standard 60-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 93% Restricted; 7% General Fund.

22. DEPARTMENT OF MANAGEMENT AND BUDGET, DETROIT - New Lease (#10960) from July 1, 2003, through August 31, 2021 with FK South, LLC, A Michigan Limited Liability Company, Fisher Building, 3011 West Grand Boulevard, Suite 105, Detroit, Michigan 48202, for 141-rooftop/covered parking spaces space in the Baltimore Avenue Parking Deck located at 645-661 Baltimore Avenue, Detroit, Michigan 48202. The annual parking rental rate for this space is \$84,600.00 (\$7,050.00 per month). This rate does include electricity, tubes and bulbs, security, pest control, and all maintenance. This lease contains two (2) five-year renewal options. Effective September 1, 2004 through August 31, 2013, the annual parking rental rate for this space is \$93,516.84 (\$7,793.07 per month). Effective September 1, 2013 through August 31, 2021, the annual parking rental rate for this space is \$112,924.08 (\$9,410.34 per month). This lease contains a Standard 90-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 100% Restricted Funds.
23. DEPARTMENT OF MANAGEMENT AND BUDGET, DETROIT - New Lease (#10964) from September 1, 2003, through August 31, 2021 with General Motors Corporation, a Delaware Corporation, 300 Renaissance Center, Post Office Box 300, Detroit, Michigan 48265-3000, for 513 unassigned parking spaces (together with the non-exclusive use of the deck common areas including improvements, ramps, stairwells, elevators and elevated enclosed pedestrian bridge connected to the parking deck) located at 6540 Cass Avenue, Detroit, Michigan. The annual parking rental rate for this space is \$430,920.00 (\$35,910.00 per month). This rate include electricity, tubes and bulbs, security, pest control and all maintenance. Effective September 1, 2004, through August 31, 2013 the annual parking rental rate for this space is \$494,019 (\$41,168.25 per month). Effective September 1, 2013 through August 31, 2021 the annual parking rental rate for this space \$615,600.00 (\$51,300.00 per month). This lease contains Two (2) Five-year renewal options. This lease contains a standard 90 day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 100% Restricted Funds.
24. DEPARTMENT OF MANAGEMENT AND BUDGET, DETROIT - New Lease (#10963) from September 1, 2003, through August 31, 2021 with Remediation and Liability Management Company, Inc., a Delaware Corporation, 300 Renaissance Center, Post Office Box 300, Detroit, Michigan 48265-3000, for 1,346 parking spaces (together with the non-exclusive use of the deck common areas including improvements, ramps, stairwells, elevators and elevated enclosed pedestrian bridge connected to the parking deck) located at 1126 Lothrop Avenue, Detroit, Michigan. The annual parking rental rate for this space is \$1,130,640.00 (\$94,220.00 per

month). This rate does include electricity, tubes and bulbs, security, pest control and all maintenance. Effective September 1, 2004 through August 31, 2013, the annual parking rental rate for this space is \$1,296,198.00 (\$108,016.50 per month). Effective September 1, 2013 through August 31, 2021, the annual parking rental rate for this space is \$1,615,200.00 (\$134,600.00 per month). This lease contains Two (2) Five-year renewal options. This lease contains a standard 90-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 100% Restricted Funds.

RECOMMENDATION FOR EASEMENT

25. DEPARTMENT OF CORRECTIONS (DOC), BETHANY TOWNSHIP – A recommendation for the State Administrative Board to grant to the Consumers Energy Company, with offices at 1945 West Parnell Road, Jackson, M 49201 a utility easement on the following described property for the exclusive purposes of installing and servicing electric transmission and distribution facilities consisting of one line of towers, pole structures, poles or any combination of same with wires, cables conduits, cross arms, braces, guys, anchors and transformers, as well as other fixtures and appurtenances and electric control conduits and devices needed to service State-owned facilities via an easement corridor described as:

40-Foot Wide Overhead Electrical Easement (Overall / State of Michigan property): A 40-foot Wide Overhead Electrical Easement located in Section 19, T12N-R2W, Bethany Township, Gratiot County, Michigan, said easement being 20 feet on each side of the following described centerline: Commencing at the East 1/4 corner of said Section 19; thence along the East-West 1/4 line of said Section 19, N89°40'10"W, 2015.36 feet; thence N00°20'40"W, 88.42 feet to the POINT OF BEGINNING; thence S74°27'18"W, 136.79 feet; thence S22°05'55"W, 834.51 feet; thence N68°46'07"W, 113.77 feet to the POINT OF ENDING.

Further, that said easement shall only be considered granted when the State Building Authority also grants a similar companion easement needed to accommodate the aforementioned improvements on the above-specified properties and on other adjoining properties described as:

40-Foot Wide Overhead Electrical Easement (SBA property only): A 40-foot Wide Electrical Easement located in Section 19, T12N-R2W, Bethany Township, Gratiot County, Michigan, said easement being 20 feet on each side of the following described centerline: Commencing at the East 1/4 corner of said Section 19; thence along the East-West 1/4 line of said Section 19, N89°40'10"W, 2168.34 feet to the POINT OF BEGINNING; thence S22°05'55"W, 779.59 feet; thence N68°46'07"W, 1.83 feet to the POINT OF ENDING.

Further, that all legal documents relative to the grants of easement be prepared by the Office of the Attorney General (AG) in consultation with the DMB Real Estate Division.

26. DEPARTMENT OF CORRECTIONS (DOC), BETHANY TOWNSHIP - A recommendation for the State Administrative Board to grant to the City of St. Louis, with offices at 108 West Saginaw Street, St. Louis, MI 48880, utility easements on the following described properties for the exclusive purposes of installing and servicing electrical power lines, an electrical power sub-station a storm sewer and related fixtures and appurtenances to service State-owned facilities:

STORM SEWER (FRACTIONAL) EASEMENT AA - A 30.00 foot wide storm sewer easement in the NE 1/4 of section 19, T12N - R2W, Bethany Township, Gratiot County, Michigan, the south side of said 30.00 foot wide strip being described as commencing at the E 1/4 corner of said section 19; thence N89°40'10"W 1979.74 feet on the E-W 1/4 line of section 19 to the point of beginning of this description; thence continuing N89°40'10"W 258.84 feet to the northeasterly right of way of Hubbard Street (66' wide) and a point of ending. The north line of this easement shall be shortened and/or lengthened to close on the State Building Authority bonded property line for the St. Louis Prison and the northeasterly right of way line of Hubbard Street.

And

ELECTRICAL SUBSTATION AND SANITARY SEWER SCREEN BUILDING (FRACTIONAL) EASEMENT BB - An electrical substation and sanitary sewer screen building easement in the NE ¼ of section 19, T12N - R2W, Bethany Township, Gratiot County, Michigan, more particularly described as commencing at the E ¼ corner of said section 19; thence N89°40'10"W 1818.58 feet on the E-W ¼ line of said section 19; thence N00°19'49"E 30.00 feet; thence N89°40'10"W 161.14 feet to a State Building Authority bonded property line for the St. Louis Prison and the point of beginning of this description; thence N00°22'14"E 109.86 feet on said bonded property line; thence N89°43'10"W 312.09 feet to the northeasterly right of way of Hubbard Street (66' wide); thence 119.73 feet on said right of way on the arc of a curve to the right with a central angle of 18°19'47", a radius of 374.26 feet and a long chord bearing and distance of S22°51'41"E 119.22 feet; thence S89°40'10"E 265.06 feet to the point of beginning.

Further, that said easements shall only be considered granted when the State Building Authority also grants similar companion easements needed to accommodate the aforementioned improvements on the above specified properties and on other adjoining properties described as:

STORM SEWER (FRACTIONAL) EASEMENT A - A 30.00 foot wide storm sewer easement in the NE 1/4 of section 19, T12N - R2W, Bethany Township, Gratiot county, Michigan, the south side of said 30.00 foot wide strip being described as beginning at the E 1/4 corner of said section 19; thence N89°40'10"W 1979.74 feet on the E-W 1/4 line of section 19 to a point of ending. The north line of this

easement shall be shortened and/or lengthened to close on the State Building Authority bonded property line for the St. Louis Prison.

And

ELECTRICAL SUBSTATION AND SANITARY SEWER SCREEN BUILDING (FRACTIONAL) EASEMENT B - An electrical substation and sanitary sewer screen building easement in the NE ¼ of section 19, T12N - R2W, Bethany Township, Gratiot County, Michigan, more particularly described as commencing at the E ¼ corner of said section 19; thence N89°40'10"W 1818.58 feet on the E-W ¼ line of said section 19; thence N00°19'49"E 30.00 feet to the point of beginning of this description; thence N89°40'10"W 161.14 feet to a State Building Authority bonded property line for the St. Louis Prison; thence N00°22'14"E 109.86 feet on said bonded property line; thence S89°43'10"E 97.46 feet; thence S29°43'10"E 127.02 feet to the point of beginning

Further, that all legal documents relative to the grants of easement be prepared by the Office of the Attorney General (AG) in consultation with the DMB Real Estate Division.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

27. Department of State Police in Lansing, Michigan - Construction Change Order # One for lease #10261 approved by the State Administrative Board on January 16, 1996, Item #17, between Louis J. Eyde Limited Family Partnership, and the George F. Eyde Limited Family Partnership, as Lessor, and the State of Michigan Department of State Police, as Lessee. The lease term ends February 28, 2006 and there are two, five-year renewal options that would extend the lease through February 29, 2016. This construction change order provides for items requested by the Department of State Police at a cost not-to-exceed \$12,525.80 for space located 4000 Collins Road, Lansing, Ingham County, Michigan. Source of Funds: 75% Federal Funds, 25% General Fund.