

# AGENDA

## **BUILDING COMMITTEE**

October 31, 2001  
11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

November 6, 2001  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF TRANSPORTATION, COLDWATER – Coldwater Welcome Center – Construct New Welcome Center  
File No. 591/01571.IJH – Index No. 27600  
Low Responsive Bidder: Frederick Construction, Inc., Kalamazoo; \$2,124,000.00
2. JUDICIARY, LANSING – Hall of Justice – Cabling & Riser/Campus Cabling System, RF System, Sound System & Light System  
File No. 950/97299.RCH – Index No. 53080  
Western Tel-Com, Inc., Holland; \$921,973.74

### **REVISIONS TO CONSTRUCTION CONTRACTS**

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Stevens T. Mason Building – Exterior Repairs/Window Replacement  
File No. 071/98319.EEW – Index No. 10950  
Western Waterproofing, Livonia; CCO No. 3, Incr. \$180,565.90
4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – State Library & Historical Center – Parking Lot Renovation  
File No. 071/00093.RCH – Index No. 11216  
Tom's Advanced Paving Company, Lansing; CCO No. 2, Incr. \$156,665.38
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. 9, Incr. \$23,313.87
6. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Ypsilanti Regional Psychiatric Hospital – Site Demolition & Remediation  
File No. 391/00190.JAN – Index No. 53075  
ToITest, Inc., Brighton; CCO No. 2, Incr. \$183,997.60
7. DEPARTMENT OF CORRECTIONS, IONIA – Ionia Correctional Facility – Construction of New 1,500 Level IV Correctional Facility  
File No. 472/98355.EEW – Index No. 53027  
Clark Construction Company, Lansing; CCO No. 9, Incr. \$173,359.75

8. DEPARTMENT OF ENVIRONMENTAL QUALITY, GRAND LEDGE – Bob’s Marathon Site – Operate & Maintain Groundwater Remediation System  
File No. 761/98384.AGY – Index No. 43200  
Great Lakes Carbon Treatment, Kalkaska; CCO No. 4, Incr. \$26,431.30
9. DEPARTMENT OF AGRICULTURE, EAST LANSING – Geagley Laboratory – Complete Renovation  
File No. 791/95097.DCS – Index Nos. 53010 & 53011  
Moore Troser Construction, Holt; CCO No. 12, Incr. \$18,830.45
10. JUDICIARY, LANSING – Hall of Justice Building – Construction of Hall of Justice New Building  
File No. 950/97299.RCH – Index Nos. 10989 & 53080  
The Christman Company, Lansing; CCO No. 15, Incr. \$95,274.79

**RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY**

11. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING - That the following parking lot property be conveyed, under authority of Act No. 92 of the Public Acts of 2001, to the City of Lansing, A Michigan Municipal Corporation, whose address is Lansing City Hall, 124 W. Michigan Avenue, Lansing, Michigan 48909, in consideration of property in exchange of equal value. The conveyance shall come after the execution of a parking agreement between the State and the City of Lansing. The parking lot property is located at the southeast corner of Allegan and Townsend, in the City of Lansing, County of Ingham, State of Michigan, described more specifically as:

Lots 10, 11 and 12 of Block 116 of the original plat of the Town of Michigan, now the City of Lansing.

The property that the City of Lansing will exchange for this parcel is located at the Capital City Airport, Township of Lansing, County of Ingham, State of Michigan, described more specifically as:

A parcel of land in the North ½ of Section 5, T4N, R2W, Lansing Township, Ingham County, Michigan; the surveyed boundary of said parcel described as: Commencing at the Northwest corner of Section 5; thence S 89°37'46" E along the North line of Section 5 a distance of 1668.25 feet to the point of beginning of this description; thence S 89°37'46" E continuing along said North line 950.80 feet to the South 1/4 corner of Section 32, T5N, R2W, DeWitt Township, Clinton County, Michigan; thence N 88°54'01" E along the North line of said Section 5 a distance of 6.42 feet to the North 1/4 corner of said Section 5; thence S 89°58'36" E continuing along said North line 374.39 feet; thence S 00°40'09" E 619.96 feet; thence N 89°40'40" W 1237.08 feet to the Northerly line of a proposed road; thence N 53°46'53" W along said Northerly line 130.49 feet, thence N 00°22'14" E 542.05 feet to the point of beginning; said parcel containing 18.89 acres more or less; said parcel subject to all easements and restrictions if any.

Further, the conveyance shall be by quitclaim deed approved by the Attorney General and the Lansing City Attorney.

Further, the revenue received under this act shall be deposited in the State Treasury and credited to the General Fund, or any property received in exchange shall be under the jurisdiction of the Department of Management and Budget.

## **RECOMMENDATION FOR PURCHASE OF LAND**

12. DEPARTMENT OF MICHIGAN STATE POLICE, NILES TOWNSHIP - That the State of Michigan purchase the following land, under the authority of 2000 Public Act 291, from the grantor, Otis Edd Payne, MD, PSC, DBRT, a Federally Approved Retirement Fund, whose address is 1131 E. Jefferson Blvd, South Bend, Indiana 46617, and for the price of \$250,000.00. The property is located in Niles TWP, Berrien County, Michigan, described specifically as:

Land, structures, and improvements located in; Part of the East half of the Southwest quarter of Section 36, Township 7 South, Range 17 West, Niles Township, Berrien County, Michigan, described as, from the West quarter corner of Section 36, measure South 89°30'00" East along the East and West quarter line of said Section, 1320.60 feet to the Northwest corner of the East half of the Southwest quarter of said Section 36, thence measure South 0°24'40" West along the West line of said East half, 1045.00 feet, thence measure South 89°35'20" East 730.00 feet to the point of beginning of the land herein described, thence North 0°24'40" East 184.77 feet, thence North 89°35'20" West 123.46 feet, thence North 1°06'40" East 510.76 feet, thence South 89°38'00" East 53.50 feet, thence North 0°24'40" East 350.00 feet to the East and West quarter line of Section 36, thence South 89°30'00" East along said quarter line, 323.20 feet, thence South 0°11'10" West 585.00 feet, thence South 89°30'00" East 297.00 feet, thence South 0°12'05" West 565.76 feet, thence North 89°23'00" West 237.00 feet, thence North 69°36'40" West 210.93 feet, thence along a 67.00 foot radius curve to the left, 175.98 feet, the chord of said curve being North 74°50'00" West 129.58 feet to the point of beginning. Containing 12.17 acres more or less. Being subject to the portion along the North side thereof as being used for highway purposes.

Further, that the property will be acquired from funds approved in 2000 Public Act 291 - 100%.

## **LEASES FOR PRIVATE PROPERTY**

13. DEPARTMENT OF AGRICULTURE, LANSING – New lease (#10968) from October 15, 2001, through October 14, 2006, with Sam X. Eyde, 2800 Bryon Circle, Lansing, Michigan 48912 for 2,134 square feet of office space and 15 common parking spaces located at 3001 Coolidge, East Lansing. The annual per square foot rental rate for this space is \$18.25 (\$3,245.46 per month). This rate includes all services. Effective June 15, 2003 and every June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. Effective June 15, 2003, any every subsequent June 15, any increase in operating costs for metered electrical service and janitorial services 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 \$20.00 (\$3,556.67 per month) with continuation of the above-stated adjustment provisions. This space provides work stations for ten employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
14. DEPARTMENT OF CORRECTIONS, KINCHELOE – New lease (#10958) from October 1, 2001, through September 30, 2011, with Economic Development Corporation of Chippewa County, A Michigan Non-Profit Corporation, 5019 West Airport Drive, Kincheloe, Michigan 49788, for 8,254 square feet of usable office space and 30 parking spaces located at 4657 West Industrial Park Drive, Kincheloe. The annual per square foot rental rate for this space is \$12.82 (\$8,818.17 per month). Effective October 1, 2006, through September 30, 2011, the annual per square foot rental rate for this space is \$6.72 (\$4,618.98 per month). This rate does not include heat, electricity, janitorial services and supplies, ground maintenance, snow removal, and rubbish removal. This lease contains two-five year renewal options at the same rental rate. 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% General Fund.
15. FAMILY INDEPENDENCE AGENCY, PONTIAC – New lease (#6938) from August 1, 2002, through July 31, 2011, with 235 N. Saginaw Associates, L.L.C., A Michigan Limited Liability Company, 560 Kirts Boulevard, Suite 100, Troy, Michigan 48084, for 28,524 square feet of office space and 163 parking spaces located at 235 N. Saginaw, Pontiac. The annual per square foot rental rate for this space is \$17.25 (\$41,003.25 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 of \$100,000.00. Effective June 15, 2004, 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 140 employees. This lease was approved by JCOS on October 18, 2001. This lease has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund-General Purpose.

16. DEPARTMENT OF STATE, GREENVILLE – Renewal lease (#7745) from December 1, 2001, through November 30, 2006, with Hathaway Properties LLC, A Michigan Limited Liability Company, c/o Henry Vander Werp, SIOR, CCIM, Clinton Realty Companies, Inc. 2876 28th Street, S.W., Grandville, Michigan 49418, for 2,250 square feet of office space and 35 parking spaces located at 701 Greenville West Drive, Greenville. The annual per square foot rental rate for this space is \$12.73 (\$2,386.88 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, wastebasket trash removal, and telecommunications or alarm. This lease also provides for get-ready cost in an amount not-to-exceed \$82,128.27 for special program needs. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in taxes and operating expenses for common area maintenance per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option beginning December 1, 2006 through November 30, 2011 with an annual per square foot rental rate of \$14.76 (\$2,767.50 per month). This space provides work stations for 6 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
  
17. DEPARTMENT OF STATE, MILFORD – Renewal of lease (#7554), from December 1, 2001, through November 1, 2006, with Milford Town Center Associates, L.L.C., A Michigan Limited Liability Company, Comerica Southfield Tower, Suite 450, 29201 Telegraph, Southfield, MI 48034 for 2,121 square feet of office space and 35 common parking spaces located at 236 Summit Street, Milford, Michigan. The annual per square foot rental rate for this space is \$12.36 psf, (\$2,185.19 per month). Effective 12-1-02 through 11-30-03 the annual per square foot rental rate for this space is \$12.73 psf (\$2,250.74 per month). Effective 12-1-03 through 11-30-04 the annual per square foot rental rate for this space is \$13.12 psf (\$2,318.26 per month). Effective 12-1-04 through 11-30-05 the annual per square foot rental rate for this space is \$13.51 psf (\$2,387.81 per month). Effective 12-1-05 through 11-30-06 the annual per square foot rental rate for this space is \$13.91 psf (\$2,459.45 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, or replacement of fluorescent tubes and bulbs. Also, this rate does not include get-ready costs in an amount not-to-exceed \$19,361.00. Effective 6-15-02 and every subsequent 6-15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains no renewal options. This space provides workstations for 7 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

18. FAMILY INDEPENDENCE AGENCY, MENOMINEE – New lease (#2644) from January 1, 2002, through December 31, 2011, with Charles Gordon, An Individual, at N3689 Co. T., Marinette, Wisconsin 54143, for 7,843 square feet of usable office space and 42 parking spaces located at 2612 Tenth Street, Menominee. The annual per square foot rental rate for this space is \$8.00 (\$5,228.66 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, and replacement of fluorescent tubes and bulbs. 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 lease contains two five-year renewal options with an annual per square foot rental rate of \$8.30 (\$5,424.74 per month) with continuation of above-stated adjustment provision. This space provides work stations for 28 employees. This lease supersedes and cancels a lease approved by the State Administrative Board on May 3, 1988, Item #39. This lease has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.
19. DEPARTMENT OF TRANSPORTATION, LANSING – New lease (#10909) from November 1, 2001, through October 31, 2003, with 7050 Building, L.L.C., A Michigan Limited Liability Company, c/o CB Richard Ellis Martin, 1111 Michigan Avenue, Suite 201, East Lansing, Michigan 48823, for 13,000 square feet of office space and 70 in common parking spaces located at 7050 W. Saginaw, Suites 2 and 3, Lansing. The annual per square foot rate for this space is \$18.00 (\$19,500.00). This rate includes all services. This rate does not include get-ready costs in an amount not-to-exceed \$7,288.00. This lease contains one two-year renewal option at the same rental rate. This space provides workstations for 65 employees. This lease supersedes and cancels a rental agreement approved by the Real Estate Division Director on January 10, 2001. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted General Fund

### **RECOMMENDATION FOR CONSTRUCTION CHANGE ORDERS**

20. DEPARTMENT OF CAREER DEVELOPMENT, LANSING – Construction Change Order #1 to lease #10939 approved by the State Administrative Board on June 5, 2001, Item #7, between Lansing Marc, L.L.C., as Lessor, and the State of Michigan, Department of Career Development, as Lessee. This construction change order provides for program items required by the Department of Career Development at a cost not-to-exceed (-\$378.04) for space located at 1048 Pierpont, Suite 4, Lansing, Ingham County. Source of Funds: 100% General Fund

21. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, MSHDA, LANSING - Construction Change Order #5 to lease #10596 approved by the State Administrative Board on December 21, 1999, Item #11, between the 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 \$65,878.21 for space located at 735 East Michigan Avenue, Lansing, Ingham County. Source of Funds: 100% Restricted Funds.
22. DEPARTMENT OF STATE, ROYAL OAK – Construction Change Order #1 to lease #10921, located at 30911 Woodward, Royal Oak, Michigan. Approved by the State Administrative Board on June 5, 2001, Item#9, between William Beaumont Hospital, as Lessor and the State of Michigan, Department of State. CCO#1 will provide for the installation of two restrooms, at a cost not-to-exceed \$30,000.00 in compliance with new national plumbing codes. Source of Funds: 100% Restricted Funds.

#### **RESOLUTION OF THE STATE ADMINISTRATIVE BOARD**

23. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING THE SECOND AMENDMENT TO CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENT AND THE FORM OF LEASE FOR THE DEPARTMENT OF CORRECTIONS MULTILEVEL CORRECTIONAL FACILITY AT IONIA PROJECT
24. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENTS, CONVEYANCES OF PROPERTY AND LEASES FOR CERTAIN FACILITIES

# S U P P L E M E N T A L A G E N D A

## **BUILDING COMMITTEE**

October 31, 2001  
11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

November 6, 2001  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF NATURAL RESOURCES, MONROE – Sterling State Park – Park Redevelopment  
File No. 751/99222.JDM – Index No. 50770  
Low Responsive Bidder: SG Construction Services, Northville; \$11,569,000.00

# S U P P L E M E N T A L A G E N D A

## **BUILDING COMMITTEE**

October 31, 2001  
11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

November 6, 2001  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF NATURAL RESOURCES, MONROE – Sterling State Park – Park Redevelopment  
File No. 751/99222.JDM – Index No. 50770  
Low Responsive Bidder: SG Construction Services, Northville; \$11,569,000.00