

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

January 17, 2017 / January 24, 2017
 11:00 A.M. Lake Superior Room, 1st Floor
 Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS

1. DEPARTMENT OF CORRECTIONS, VARIOUS – Various Correctional Facilities
 – Security Systems Design and Investigative Services
 File No. 472/16026.RMP - Index No. 02550 - Contract No. Y16166
 Commtech Design Rockford; Modification No. 2, Increase \$182,800.00

Description and Justification

The purpose of this modification is for additional professional design services for generating drawings of each site and each building. This is necessary in order to properly design the security system equipment inverters for each building/facility, which has been requested by the agency.

Funding Source

100% Agency Operating Funds

Base Contract	\$59,830.00	Approved Director's Agenda – 3/25/2016
Change Order No. 1	\$331,100.53	Approved Ad Board Agenda – 6/21/2016
Change Order No. 2	\$182,800.00	See Justification Above
Total Contract	\$573,730.53	

2. DEPARTMENT OF CORRECTIONS, JACKSON – Parnall Correctional Facility – Vocational Village
 File No. 472/16299.JNS - Index No. 21100 - Contract No. Y16432
 Tower Pinkster, Kalamazoo; Modification No. 1, Increase \$207,413.30

Description and Justification

The purpose of this modification is to add preliminary/final professional design services for Parnall Correctional Facility. Additional construction administration services and oversight is necessary in order to finalize the professional design for both Phase 1 and Phase 2 of the contract. This additional work has been requested by the agency in order to satisfy the remaining design items for this professional services contract.

Funding Source

100% Agency Operating Funds

Base Contract	\$192,140.28	Approved Director's Agenda – 9/30/2016
Modification No. 01	\$207,413.30	See Justification Above
Total Contract	\$399,553.58	

REVISIONS TO CONSTRUCTION CONTRACTS

- DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, LANSING
 – Capitol Complex – Controls Integration and Utility Metering
 File No. 071/11192.GAG - Index No. 43000 - Contract No. Y13479
 Control-Net, LLC, Kalamazoo; CCO No. 5, Increase \$32,735.16

Description and Justification

The purpose of this change order is to provide one year of EnergyCAP Enterprise software access and support services. EnergyCAP is a remotely hosted/web accessed software recommended by the EPA to provide detailed capital analysis of building energy use data in conjunction with the statewide Energy Benchmarking program. The annual fee also includes utility bill processing services, setup, user training, technical support, and unlimited user access.

Funding Source

100% Agency Operating Funds - BOC

Base Contract	\$670,500.00	Approved Ad Board Agenda – 9/13/2013
Change Order No. 1	\$400,000.00	Approved Ad Board Agenda – 4/22/2014
Change Order No. 2	\$45,838.00	Approved Ad Board Agenda – 9/30/2014
Change Order No. 3	\$131,618.00	Approved Ad Board Agenda – 9/30/2015
Change Order No. 4	\$81,772.50	Approved Ad Board Agenda – 8/30/2016
Change Order No. 5	\$32,735.16	See Justification Above
Total Contract	\$1,362,463.66	

- DEPARTMENT OF CORRECTIONS, IONIA – Ionia Correctional Facility –
 Perimeter Fence Security System Replacement
 File No. 472/15165.GAG - Index No. 40630 - Contract No. Y16058
 Midstate Security Company, LLC, Wyoming; CCO No. 2, Increase \$29,375.00

Description and Justification

The purpose of this change order is to convert the new Startnet-2 alarm system communication to a modern Ethernet Network. This includes utilizing the existing fiber optic cabling routed within the facility and creating a separate, isolated, reliable network. This will eliminate using the old RS-422 cabling which is obsolete and in questionable

condition. This work has been requested by the agency in order to improve the current alarm system.

Funding Source

100% Agency Operating Funds

Base Contract	\$239,800.00	Approved Director’s Agenda – 11/20/2015
Change Order No. 1	\$213,372.00	Approved Ad Board Agenda – 10/11/2016
Change Order No. 2	\$29,375.00	See Justification Above
Total Contract	\$482,547.00	

CONTRACT CHANGE ORDER

- MICHIGAN CIVIL SERVICE COMMISSION, LANSING - CCO No. 38 for Lease No. 11169 approved by the State Administrative Board on December 8, 2005, between Heart of the City Associates, Inc., as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Michigan Civil Service Commission, as Lessee. This CCO provides for demolition and remodeling of the 2nd and 3rd floors, as requested by the Michigan Civil Service Commission at a cost not-to-exceed \$179,918.65. The space is located at 400 S. Pine Street, Lansing, Michigan 48933.

Purpose/Business Case:

The purpose of this CCO is to provide demolition and remodeling of two floors adding conference rooms and new offices.

Benefit:

This CCO allows the Michigan Civil Service Commission to achieve space consolidation goals while allowing staff adequate work space for performing their assigned duties.

Source of Funds:

50% General Fund and 50% State Restricted Funds

Commitment Level:

Present through June 30, 2029; however, this Lease contains a Legislative cancellation clause with 60-days’ notice through June 30, 2024, changing to an Executive New cancellation with 90-days’ notice through June 30, 2029.

Risk Assessment:

Non-approval of this CCO will hinder the Department from having adequately remodeled work space for performing their assigned duties.

ZIP Code:

48933

**6. A RESOLUTION OF THE STATE ADMINISTRATIVE BOARD
 APPROVING THE CONVEYANCE OF PROPERTY FOR
 DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
 STATE FACILITY PRESERVATION PROJECTS – PHASE I AND II
 GROUP A SPECIAL MAINTENANCE ROOF REPAIRS**

Purpose/Business Case

The State Building Authority is the State’s primary capital outlay funding mechanism for projects that would otherwise be paid for by the General Fund. Special maintenance costs for the above referenced facility were originally financed by the Authority and leased to the State of Michigan in November 2008. The associated bonds have been paid in full.

Benefit

The approval of this resolution will allow the State Building Authority to convey its interest in the various special maintenance roof repair projects back to the State of Michigan.

Funding Source/Commitment Level

The annual rental for the project has expired due to lease cancellation.

Risk Assessment

If this resolution is not approved, the property will be retained by the State Building Authority and will not revert back to the State of Michigan.

Zip Code

Various – buildings located around the State

7. ITEM PARCEL SWAP OF STATE-OWNED PROPERTY – DEPARTMENT OF MILITARY AND VETERANS AFFAIRS – CITY OF LANSING, MICHIGAN ARMY NATIONAL GUARD

The Department of Military and Veterans Affairs, with State Administrative Board approval, wishes to swap a small parcel of land for property located in the City of Flint, County of Genesee, State of Michigan to clear up property line issue.

RECOMMENDATION: That the property identified below (parcel A), under the jurisdiction of the Department of Military and Veterans Affairs, is conveyed to Covenant Cemetery Services, Inc., Davison, Michigan, contingent upon the conveyance of the property identified below (parcel B) to the Department of Military and Veterans Affairs. The property is located in the City of Flint, County of Genesee, State of Michigan, and is further described as:

Parcel A – State of Michigan to Covenant Cemetery Services, Inc.
PART OF SECTION 7, INDIAN RESERVATION OF ELEVEN SECTIONS AT AND NEAR, THE GRAND TRAVERSE ON FLINT RIVER, CITY OF FLINT, GENESEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF CHAVEZ DRIVE, (FORMERLY KNOWN AS LEWIS STREET) WHICH IS N 25°20’00” E 554.00 FEET (PREVIOUSLY DESCRIBED AS 597.65 FEET) FROM THE NORTHEAST CORNER OF LOT 16, BLOCK 2 OF “EAST FLINT”, (SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF BLOCK J OF AVONDALE CEMETERY) THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 57.78 FEET, A CENTRAL ANGLE OF 53°54’21” WITH A CHORD BEARING AND DISTANCE OF N 37°42’49” W 52.38 FEET; THENCE S 78°07’36” E 48.01 FEET TO SAID NORTHWESTERLY LINE OF CHAVEZ; THENCE

ALONG SAID NORTHWESTERLY LINE, S 25°20'00" W 34.92 FEET TO THE PLACE OF BEGINNING. CONTAINING 1,036.75 NET SQUARE FEET OF LAND, MORE OR LESS, BEING SUBJECT TO ANY RECORDED OR UNRECORDED EASEMENTS OF BENEFIT OR BURDEN.

Parcel B – Covenant Cemetery Services, Inc. to State of Michigan

PART OF SECTION 7, INDIAN RESERVATION OF ELEVEN SECTIONS AT AND NEAR, THE GRAND TRAVERSE ON FLINT RIVER, CITY OF FLINT, GENESSEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 16, BLOCK 2 OF "EAST FLINT" THENCE N 25°20'00" E ALONG THE NORTHWESTERLY LINE OF CHAVEZ DRIVE (FORMERLY KNOWN AS LEWIS STREET) 588.92 FEET (SAID POINT ALSO BEING 34.92 FEET FROM SOUTHEASTERLY CORNER OF BLOCK J OF AVONDALE CEMETERY) THENCE N 78°07'36" W 48.01 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 57.78 FEET, A CENTRAL ANGLE OF 20°41'27" WITH A CHORD BEARING AND DISTANCE OF N 00°24'55" W 20.75 FEET; THENCE N 14°51'00" E 74.36 FEET TO PLACE OF BEGINNING; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 72.53 FEET, A CENTRAL ANGLE OF 81°38'00" WITH A CHORD BEARING AND DISTANCE OF N 25°58'00" W 94.82 FEET TO PRC; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 494.64 FEET, A CENTRAL ANGLE OF 11°09'17" WITH A CHORD BEARING AND DISTANCE OF N 59°47'08" W 96.15 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 292.67, A CENTRAL ANGLE OF 17°38'30" WITH A CHORD BEARING AND DISTANCE OF S 64°04'45" E 89.76 FEET TO PRC; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 15°05'00" WITH A CHORD BEARING AND DISTANCE OF S 65°21'30" E 24.94 FEET TO PCC; THENCE ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 59.86 FEET, A CENTRAL ANGLE OF 72°40'00" WITH A CHORD BEARING AND DISTANCE OF S 21°29'00" E 70.93 FEET; THENCE S 14°51'00" W 18.62 FEET TO THE PLACE OF BEGINNING, CONTAINING 1,018.54 NET SQUARE FEET OF LAND, MORE OR LESS, BEING SUBJECT TO ANY RECORDED OR UNRECORDED EASEMENTS OF BENEFIT OR BURDEN.

Subject to easements, encumbrances, and restrictions of record, if any.

8. RECOMMENDATION FOR ADOPTION OF BUILDING COMMITTEE RESOLUTION

RECOMMENDATION FOR ADOPTION OF A RESOLUTION

Department of Technology, Management and Budget, State Facilities Administration

RECOMMENDATION FOR ADOPTION OF A RESOLUTION IN CONSTRUCTION CONTRACTS

(This resolution is the newly adopted threshold limits, and will replace previous resolution dated December 10, 1997.)

The State Administrative Board has historically granted the Director of the Department of Technology, Management and Budget authority for the award of certain professional services and construction contracts, the release of funds from lump sums appropriations and defined construction contract revisions. This authority enables DTMB to expeditiously carry out its responsibilities in the state building, remodeling and repair arena. The State Administrative Board's last action relative to this was a May 6, 1997, adoption of a resolution.

The Department of Technology, Management and Budget is now recommending a revision to the delegated authority to reflect current construction process and operational need.

Meeting the needs of state agencies in a continuously changing environment and responding to field conditions in an expedited manner are essential to a timely, cost effective construction program. The proposed resolution includes the following changes:

- A. The addition of language in item (1) granting DTMB the authority to award contracts less than \$500,000.
- B. Changing the limits in item (4) on when the director may authorize contract revisions.

RECOMMENDATION FOR REPLACEMENT OF RESOLUTIONS APPROVED
BY THE STATE ADMINISTRATIVE BOARD ON MARCH 19, 1996, MAY 6, 1997 AND
DECEMBER 16, 1997, except as provided on Section 9 below as to the December 16, 1997
Resolution

WHEREAS, pursuant to the provisions of Act No. 2 of the Public Acts of 1921, the State Administrative Board was created to promote efficiency of State Government, and

WHEREAS, pursuant to the powers and duties vested by law to the State Administrative Board, the Board in the exercising of its powers and duties conferred and imposed by virtue of the Act creating it, adopted rules and regulations which provided for all contracts for construction, alternations, or repairing of buildings, structures, and leased facilities to be submitted to the Administrative Board for final determination; and

WHEREAS, the Department of Technology, Management and Budget, is desirous of carrying out its responsibilities in the awarding of contracts for professional services, construction and leased space and making changes thereto in the most efficient and expedient manner in order to avoid delays and increased costs resulting therefrom; now, therefore, be it

RESOLVED BY THE STATE ADMINISTRATIVE BOARD of the State of Michigan as follows:

1. Contracts for professional services awarded by the Department of Technology, Management and Budget and concurred with by the Joint Capital Outlay Subcommittee of the Senate and House of Representatives for preliminary planning, other than the contracts for institutions of higher education which have not specifically designated the Department of Management and Budget as their agent for that specific purpose on the project, may be extended by the Director, Department of Technology, Management and Budget, through the final planning phase and the construction stage. The Director, Department of Technology, Management and Budget, or an authorized representative, is authorized to award construction contracts of less than \$500,000.
2. The Director, Department of Technology, Management and Budget, is authorized to release funds from lump sum appropriations for Special Maintenance, Remodeling and

Additions, Energy, Environmental, Agency Projects and Fire Protection projects for all required professional service and construction contracts.

3. The Director, Department of Technology, Management and Budget, or an authorized representative, is authorized to award professional services and construction contracts to study, plan, construct and equip projects authorized from operating appropriations and lump sum appropriations for Special Maintenance, Remodeling and Additions, Energy, Environmental, and Fire Protection projects. Construction contracts shall be awarded to the, "*Responsive and responsible best value bidder*," after being advertised publicly.
4. Authorizations for construction contract revisions shall be made by the State Administrative Board, except that the Director, Department of Technology, Management and Budget, or an authorized representative, may authorize those revisions which come under the following categories:
 - a. The aggregate cost of such revisions does not exceed 5 percent of the original contract amount or \$500,000 whichever is greater.
 - b. Notwithstanding the requirements of item a above, any revision of less than \$10,000.
 - c. Notwithstanding the requirements of items a and b above, any contract revision resulting in a reduction in the contract amount, or when aggregate contract is less than the original contract amount.
 - d. All extensions of contract time for weather-related delays, authorized additional work, or late delivery of materials or documents.
5. Authorization for tenant improvements to leased facilities shall be made by the State Administrative Board, except that the Director, Department of Technology, Management and Budget, or authorized representative, may authorize revisions on leased facilities wherein the aggregate cost of such revisions shall not exceed \$50,000, in a fiscal year, for leased facilities over 12,000 rentable square feet and \$25,000, in a fiscal year, for leased facilities having less than 12,000 rentable square feet.
6. All contracts and revisions to the contracts indicated in items 3 and 4, and revisions to leased facilities indicated in item 5, shall be reported quarterly through the Building Committee to the State Administrative Board.
7. This resolution shall take immediate effect and shall apply with regards to existing contracts and leases as well as contracts and leases approved after the date of this resolution.
8. This resolution shall supersede and void the resolution approved by the State Administrative Board on March 19, 1996, May 6, 1997, and December 10, 1997.
9. The December 16, 1997 resolution's threshold amounts shall apply to any new/existing contracts for the City of Flint owned infrastructure.

This Resolution is effective _____, 2017.

