

AGENDA

BUILDING COMMITTEE

July 31, 2002
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

August 6, 2002
11:00 A.M. Senate Appropriations Room
3rd Floor Capitol

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF TRANSPORTATION, SAGINAW – Saginaw East Maintenance Garage – Construction of Two (2) Vehicle Repair Garages
File No. 591/02298.AGY – Index No. 27000
Low Responsive Bidder: Graham Construction, Saginaw; \$1,049,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF ENVIRONMENTAL QUALITY, KENT COUNTY – Spartan Chemical Company Site – Construction & Operation of SVE System
File No. 761/99613.AGY – Index No. 46619
August Mack Environmental, Indianapolis, Indiana; CCO No. 4, Incr. \$126,846.01
3. JUDICIARY, LANSING – Hall of Justice Building – Construction of New Hall of Justice Building
File No. 9540/97299.RCH – Index Nos. 10989 & 53080
The Christman Company, Lansing; CCO No. 21, Incr. \$342,692.00

RECOMMENDATION FOR PURCHASE OF LAND

4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING - That the State of Michigan purchase the following land, under the authority of 2001 Public Act 45, from the grantor, St. Paul's Episcopal Church of Lansing, Michigan, a Non-profit Corporation, whose address is 218 W. Ottawa, Lansing, Michigan, and for the price of \$21,275.50 and the grant of an easement to St. Paul's Episcopal Church of Lansing, across the following land. The property is commonly known as northeasterly ten by eighty-five feet of the Episcopal property, located in the City of Lansing, Ingham County, Michigan, described more specifically as:

The South 10.00 feet of the North 13.00 feet of the East 85.00 feet of Lot #9, Block 95, Original Plat of the City of Lansing, Ingham County, Michigan and more particularly described as commencing at the Northeast corner of said lot #9; thence S00°18'15"E 10.00 feet, on the East line of said lot #9; thence S89°41'45"W 85.00 feet; thence N00°18'15"W 10.00 feet; thence N89°41'45"E 85.00 feet, to the point of beginning, containing 850.0 square feet.

Further, that the property will be acquired from funds approved in 2001 Public Act 45 - 100%.

RECOMMENDATION FOR TRANSFER OF STATE-OWNED PROPERTY

5. DEPARTMENT OF MANAGEMENT AND BUDGET, CITY OF LANSING - That the State Administrative Board, under authority of Act 482 of the Public Acts of 2002, grant the jurisdictional transfer, without consideration, of 24.25 acres of land, more or less, at the Logan Governmental Complex from the Department of Management and Budget to the Department of Military and Veterans Affairs for the purpose of utilizing the property for support of its military program at the following described location:

A parcel of land in the N 1/2 of section 5, T4N, R2W, Lansing Township, Ingham County, Michigan and more particularly described as commencing at the N 1/4 corner of said section 5; thence S00° 12'07"W 300.00 feet, on the N-S 1/4 line of said section 5 to the point of beginning of this description; thence S90°00'00"E 633.49 feet; thence S00°00'11"W 590.04 feet; thence S89°59'49"E 120.00 feet; thence S00°00'11"W 170.00 feet; thence S47°25'08"E 65.73 feet; thence S89°38'54"E 470.00 feet, to the west right of way line of Martin Luther King JR. Boulevard; thence S00°28'14"W 115.00 feet, on said right of way to the south line of the N 1/2 of said section 5; thence N89°38'54"W 1274.14 feet, on said south line to the N-S 1/4 line of said section 5; thence S89°39'59"W 247.34 feet, on said south line to the northerly right of way of the CSX Railroad; thence N53°45'56"W 210.00 feet, on said railroad right of way; thence N00°17'04"W 791.90 feet; thence N90°00'00"E 423.88 feet, to the point of beginning, containing 24.25 acres.

The transfer authorized by this section shall be effective when approved by a resolution of the State Administrative Board.

Further, that all documents that may be needed to formalize the transfer shall be approved by the Office of the Attorney General

LEASE FOR PRIVATE PROPERTY

6. DEPARTMENT OF STATE, ST. CLAIR SHORES – Renewal of lease #7815 from November 16, 2002, through November 15, 2007, with Cyril H. and Marie H. Draper, husband and wife, 85 North Edgewood Drive, Grosse Pointe Shores, Michigan 48326-1225, for 2,664 square feet of office space and 40 common parking spaces located at 23020 Greater Mack, St. Clair Shores, Michigan. The annual per square foot rental rate for this space is \$16.00 (\$3,552.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services/supplies, or trash removal. 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 has no renewal option. The cancellation clause is a ninety (90) day standard. This space provides workstations for 9 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

7. DEPARTMENT OF ATTORNEY GENERAL, LANSING – Addendum #1 to lease #2786 approved by the State Administrative Board on January 16, 2001, Item #7, between Lansing Marc, L.L.C., A Michigan Limited Liability Company, as Lessor, and the State of Michigan, Department of Attorney General, as Lessee, for space located at 6520 Mercantile Way, Lansing. This addendum provides for decreasing the square footage of the leased premises by 9,323 square feet (total square feet 10,346) effective August 1, 2002 for an annual rent reduction of \$111,876.00 (\$12.00 per square foot). The new total annual rental for the remaining space will be \$124,152.00 (\$12.00 per square foot). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease January 31, 2006, or any extension. This addendum has a sixty day standard cancellation. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
8. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, DETROIT – This renewal addendum #3 of lease #4918, for space at 4321 Oakman Boulevard, Detroit, provides for adding one twenty-four (24) month renewal option with an increase in the annual rental of \$7,784.88 per year (\$0.52 per square foot). The new total annual rental will be \$83,094.00 per year (\$5.50 per square foot) with continuation of the adjustment schedule. The cancellation clause is a 120-day standard. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease 9-30-04 or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 95% Federal Funds – 5% State restricted Fund.
9. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES-UNEMPLOYMENT AGENCY, STERLING HEIGHTS – Addendum #1 to lease #2295, approved by the State Administrative Board on June 6, 2000, Item #8, between The Gilson Corporation, A Michigan Corporation, 37308 Van Dyke, Sterling Heights, MI 48312-1830, as Lessor and the State of Michigan, Department of Consumer and Industry Services-Unemployment Agency, as Lessee for 15,092 square feet of office space and 150 common parking spaces located at 37250 Van Dyke, Sterling Heights, Michigan. This addendum provides for extending the existing lease for 2 years through September 30, 2004 (total square feet 15,092) with an increase in the annual rental of \$5,885.84 per year (\$0.80 per square foot). The new total annual rental will be \$152,881.92 (\$10.13 per square foot) with continuation of the adjustment schedule. The cancellation clause is a 30-day standard. This lease contains no renewal options. This space provides workstations for 75 employees. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.

10. FAMILY INDEPENDENCE AGENCY, TRAVERSE CITY – Addendum #2 to lease (#10301) approved by the State Administrative Board on December 5, 1995, Item #19, between River Front Plaza, Inc., as Lessor, and the State of Michigan, Family Independence Agency, as Lessee, for space located at 315 East Front Street, Traverse City. This addendum provides for increasing the square footage by 3,845 square feet (total square feet 27,345) after final build-out is completed at a get ready cost in an amount not-to-exceed \$138,192.00 (\$35.94 per square foot). The annual rental for the additional square footage is \$464,865.00 (\$17.00 per square foot). This additional space will provide work stations for 15 additional employees (total of 145 employees). This addendum provides for adding two five-year renewal options at the same rental rate with continuation of the adjustment schedule. (Total square feet 27,345). This addendum also provides for changing the beginning and ending dates to reflect the actual move-in date, to update the Civil Rights language, to change the adjustment base year, add the up-front costs and to change the cancellation clause from an Executive-Legislative Cancellation to a 60 day standard cancellation during the renewal option periods beginning February 9, 2016, and ending on February 8, 2021, and February 9, 2021 through February 8, 2026. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

11. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING - Construction Change Order #4 to Lease #10533 approved by the State Administrative Board on a Special Agenda, March 2, 1999, Item #1, between 525 Redevco, Inc., as Lessor, and the State of Michigan, Department of Management and Budget, as Lessee. This Construction Change Order provides for program changes not included in the specifications and for changes requested or required by the tenant as requested by the Department of Management and Budget at a cost not-to-exceed \$59,227.00 for space located at 525 W. Allegan, Lansing. Source of Funding: 100% General Fund.