

AGENDA

BUILDING COMMITTEE

August 14, 2002
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

August 20, 2002
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, MARENISCO – Camp Ojibway Level I Correctional Facility – Construction of Two 240 Bed Masonry Housing Units
File No. 472/98353.EEW – Index No. 53046
DeVere Construction, Alpena; CCO No. 7, Incr. \$4,553.00
2. DEPARTMENT OF CORRECTIONS, KINGSLEY – Pugsley Level I Correctional Facility – Construction of Three 280 Bed Level I Housing Units
File No. 472/98362.EEW – Index Nos. 53048 & 53049
DeVere Construction, Alpena; CCO No. 9, Incr. \$48,332.73
3. DEPARTMENT OF NATURAL RESOURCES, COPPER HARBOR – Copper Harbor Marina – Phase II – Mooring Expansion & Facility Upgrade
File No. 751/99317.SCG – Index No. 95260
Yalmer Mattila Contracting, Inc., Houghton; CCO No. 3, Incr. \$83,323.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, PLAINWELL – Jersey Street Site – Groundwater Remediation
File No. 761/99357.AGY – Index Nos. 47914 & 47916
Natural Systems, Inc., Muskegon; CCO No. 5, Incr. \$14,949.12
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, LAKE COUNTY - Wash King Laundry Site – Soil & Groundwater Remediation Project
File No. 761/00532.AGY – Index Nos. 46619 & 46520
Great Lakes Carbon Treatment, Kalkaska; CCO No. 5, Incr. \$435,157.68
6. DEPARTMENT OF ENVIRONMENTAL QUALITY, GRAND LEDGE - Bob's Marathon Site – Source Area Remediation Project
File No. 761/00569.AGY – Index No. 43200
Natural Systems, Inc., Muskegon; CCO No. 4, Incr. \$156,281.17
7. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON COUNTY – Ott/Story/Cordova Superfund Site – Operable Unit No. 3 – Remedial Action
File No. 761/01234.AGY – Index No. 46619
National Environmental Services Corporation, Clear Creek, Indiana; CCO No. 2, Incr. \$86,488.15

LEASES FOR PRIVATE PROPERTY

8. DEPARTMENT OF TREASURY, ANN ARBOR - New lease (#11004) from September 1, 2002, through August 31, 2005, with First Concord Properties, L.L.C., A Michigan Limited Liability Company, 31150 Northwestern Highway, Suite 200, Farmington Hills, Michigan 48334, for 6,360 square feet of office space and fifteen common parking spaces located at 455 E. Eisenhower Parkway, Suite 300, Ann Arbor, Michigan. The annual per square foot rental rate for this space is \$22.00 (\$11,660.00 per month). Effective September 1, 2003, through August 31, 2004, the annual per square foot rental rate for this space is \$22.50 (\$11,925.00 per month). Effective September 1, 2004, through August 31, 2005, the annual per square foot rental rate for this space is \$23.00 (\$12,910.00 per month). This lease includes all services. This lease contains one two-year renewal option with an annual per square foot rental rate of \$23.50 (\$12,455.00 per month). Effective September 1, 2006, through August 31, 2007, the annual per square foot rental rate for this space is \$24.00 (\$12,720.00 per month). This space provides work stations for 15 employees. This lease has a 120 day standard cancellation clause. This lease supersedes and cancels a rental agreement approved by the Real Estate Division on June 4, 2002. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.
9. DEPARTMENT OF CAREER DEVELOPMENT, LIVONIA – New Sub-Lease #10998, from September 1, 2002, through August 31, 2005 with Southeast Michigan Community Alliance, A Michigan Non-Profit Corporation, 25363 Eureka Road, Taylor, Michigan 48180, for 4,560 square feet of office space and 40 common parking spaces located at 30218 Plymouth Road, Livonia, Michigan. The annual per square foot rental rate for this space is \$18.04 per square foot, (\$6,855.20 per month). This rate does not include heat, electricity, water/sewer utilities, rubbish removal from wastebaskets or janitorial services and supplies. 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 lease contains one (1) two-year renewal option. This space provides work stations for 15 employees. This lease has a 90 day standard cancellation clause. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund/General Purpose.
10. DEPARTMENT OF CORRECTIONS, SOUTHFIELD –New lease (#11007) from September 1, 2002, through August 31, 2005, with Southfield Commons, L.L.C., 225 Merrill, Birmingham, Michigan 48009, for 900 square feet of office space and 10 parking spaces, located at 29227 Southfield Road, Southfield Michigan. The annual per square foot rental rate for this space is \$16.25 per square foot (\$1,218.75 per month). This rate does not include heat and electricity. The cancellation clause is a 90 day standard cancel. This lease contains one three-year renewal option with an annual per square foot rental rate of \$18.20 per square foot (\$1,365.00 per month). This space provides work stations for 1 employee. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% MSI Revolving Fund.

11. DEPARTMENT OF STATE POLICE, CORUNNA – Lease (#10996) from October 1, 2002, through September 30, 2012, with Arthur L. Irish and Mary J. Irish, Husband and Wife, 6321 Pine Hollow Drive, East Lansing, Michigan 48823, for 4,000 square feet of office space and 960 square feet of garage/storage space 27 parking spaces located at 706 West Corunna Avenue, Corunna, Michigan 48817. The annual per square foot rental rate for this space is \$10.00 (\$4,133.34 per month). Effective October 1, 2003 through September 30, 2007, the annual per square foot rental rate for this space is \$11.00 (\$4,560.67 per month). Effective October 1, 2007 through September 30, 2012, the annual per square foot rental rate for this space is \$11.50 (\$4,753.34 per month). This rate does not include payment of public utilities, janitorial services and supplies, telecommunications and alarm. Effective June 15, 2005, 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 \$12.00 (\$4,960.00 per month). Effective October 1, 2017 through September 30, 2022, the annual per square foot rental rate for this space is \$12.50 (\$5,166.67) per month. This space provides work stations for 23 employees. This lease contains a 90 day standard cancellation. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

ADDENDUMS TO LEASE FOR PRIVATE PROPERTY

12. DEPARTMENT OF COMMUNITY HEALTH, LANSING – Addendum #1 to lease (#10229) approved by the State Administrative Board on May 16, 1995, Item #13, between George J. Petroff and Shellie A. Petroff, Husband and Wife, Tenants by the Entireties, as Lessors, and the State of Michigan, Department of Commerce, subsequently assigned to the Department of Community Health, as Lessee, for space located at 127 West Washtenaw, Lansing. This addendum provides for adding one two-year renewal option at the same rate with continuation of the adjustment schedule. (total square feet 3947). This addendum has a 60 day standard cancellation. This addendum also updates the civil rights provision. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the Lease September 30, 2004, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of funds: 50% Federal Funds, 50% General Fund.

13. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, DEARBORN – Addendum #2 to lease (#3089) approved by the State Administrative Board on November 7, 1989, Item #19, between Sham L. and Kristine K. Gupta, husband and wife as Lessors, and the State of Michigan, Department of Labor, M.E.S.C., subsequently assigned to the Department of Consumer and Industry Services, Unemployment Agency as Lessee, for space located at 2901 Gully Road, Dearborn. This addendum provides for adding one 26-month renewal option (total square feet 15,000) with an increase in the rental rate of \$90,000.00 per year (\$6.00 per square foot). The new total annual rental will be \$247,500.00 per year (\$16.50 per square foot). This addendum also will reimburse the lessor a one-time repair cost in an amount not to exceed \$1,000.00 per existing HVAC unit. This addendum contains a 90-day standard cancellation. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease September 30, 2004 or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.

14. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, L'ANSE – Addendum #3 to lease (#1215) approved by the State Administrative Board on July 17, 1990, Item #18, between William McGlue Post #144 of the American Legion, A Fraternal Organization, as Lessor, and the State of Michigan, Department of Labor MESC and subsequently renamed the Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located at 115 North Front Street, L'Anse. This addendum provides for extending the existing lease for two years through December 31, 2004 (total square feet 1,200) with an increase in the annual rental of \$534.00 per year (\$.45 per square foot). The new total annual rental will be \$5,874.00 (\$4.90 per square foot) with continuation of the adjustment schedule. This addendum has a 30 day standard cancellation. 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.

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

15. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD DETERMINING THE RENTAL AND CONFIRMING OTHER MATTERS REGARDING THE CONVEYANCES OF PROPERTY AND THE LEASES FOR CERTAIN FACILITIES AND AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE AGREEMENT

16. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENTS, CONVEYANCES OF PROPERTY AND LEASES FOR CERTAIN FACILITIES

17. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD REQUESTING RELEASE OF A PORTION OF THE SITE FOR THE PARNALL CORRECTIONAL FACILITY ADDITIONAL HOUSING UNIT AND APPROVING AMENDMENT TO LEASE RELATING TO STATE PRISON OF SOUTHERN MICHIGAN REORGANIZATION FACILITY (PHASE I)