

AGENDA

BUILDING COMMITTEE

August 28, 2002
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

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

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Murray D. Van Wagoner Building – Elevator Upgrades
File Nos. 071/01380.RCH & 071/01381.RCH – Index Nos. 00253 & 44106
Schindler Elevator Corporation, Lansing; CCO No. 1, Incr. \$114,054.00
2. DEPARTMENT OF NATURAL RESOURCES, MONROE COUNTY – Sterling State Park – Park Redevelopment
File No. 751/99223.JDM - Index No. 50770
SG Construction Services, Inc., Northville; CCO No. 4, Incr. \$753,486.00
3. DEPARTMENT OF AGRICULTURE, EAST LANSING – Geagley Laboratory – Complete Renovation
File No. 791/95097.DCS – Index Nos. 53010 & 53011
Moore Trospen Construction, Holt; CCO No. 17, Incr. \$40,000.00
4. JUDICIARY, LANSING – Hall of Justice Building – Construction of New Hall of Justice Building
File No. 950/97299.RCH – Index Nos. 10989 & 53080
The Christman Company, Lansing; CCO No. 22, Incr. \$185,918.78

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

5. DEPARTMENT OF MILITARY and VETERANS AFFAIRS, CITY OF GRAYLING, CRAWFORD COUNTY - That the following property be conveyed, under authority of Act. No. 307 of the Public Acts of 1992, to CITY OF GRAYLING, a Municipal Corporation, in consideration of payment of \$62,000.00 for real property located in the City of Grayling, County of Crawford, State of Michigan and further described as:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 7. Town 26 North, Range 3 West, described as: Commencing at the Northwest corner of said Section 7, thence North $85^{\circ}57'$ East (along the N. Sec. line), 1102.0 feet to the Northwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 7 for the Point of Beginning; thence continuing North 85° East, 661.4 feet, thence South $1^{\circ}26'$ West, 655.3 feet, thence South 85° West, 663.1 feet to the $\frac{1}{8}$ line, thence North 1° East 655.7 feet to the Point of Beginning.

Further, the conveyance shall be by quit-claim deed approved by the Attorney General and shall reserve to the State all rights to coal, oil, gas, and other minerals, excluding sand, gravel, clay or other nonmetallic minerals found on, within or under the conveyed land.

Further, the revenue received under this act shall be deposited in the state Treasury and credited to the Michigan National Guard Construction Fund.

6. DEPARTMENT OF COMMUNITY HEALTH, INDIANFIELDS TOWNSHIP - That the following property be conveyed, under authority of Act No. 6 of the Public Acts of 2002, to The Tuscola Area Airport Authority, whose address is C/O Tuscola County EDC, 157 N. State Street, Caro, Michigan 48723, in consideration of \$1.00 for property commonly known as the Southeast Forty Acres North of M81, Caro Center, State of Michigan, described more specifically as:

Part of the fractional Southwest $\frac{1}{4}$ of fractional Section 18, T12N, R9E, Indianfields Township, Tuscola County, Michigan, described as commencing at the South $\frac{1}{4}$ Corner of said Section 18; thence along the North-South $\frac{1}{4}$ line of said Section 18, $N01^{\circ}17'08''E$, 129.65 feet to the Northerly right-of-way line of State Highway M-81 and the Point of Beginning; thence along said Northerly right-of-way line of State Highway M-81, $N86^{\circ}27'00''W$, 1323.50 feet to the West line of the East $\frac{1}{2}$ of said Southwest $\frac{1}{4}$ of Section 18; thence along said West line of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 18, $N01^{\circ}15'06''E$, 1317.18 feet; thence $S86^{\circ}27'00''E$, 1324.28 feet to said North-South $\frac{1}{4}$ line of Section 18; thence along said North-South $\frac{1}{4}$ line of Section 18, $S01^{\circ}17'08''W$, 1317.15 feet to the Point of Beginning; containing 40.00 acres, more or less; subject to rights-of-way, easements and restrictions of record.

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

Further, the revenue received under this act shall be deposited in the State Treasury and credited to the General Fund.

7. DEPARTMENT OF MILITARY and VETERANS AFFAIRS, CITY OF OAK PARK, OAKLAND COUNTY - That the following property be conveyed, under authority of Act. No. 307 of the Public Acts of 1992, to ARMORY PLAZA, LLC, a Michigan limited liability company, in consideration of payment of \$3,700,000.00 for real property located in the City of Oak Park, County of Oakland, State of Michigan and further described as:

Parcel A

A parcel of land in the SW $\frac{1}{4}$ of section 31, T1N, R11E, Oakland County, Michigan, and being more specifically described as: Commencing at the W $\frac{1}{4}$ corner of said section 31; thence S88°47'30" E 1287.38 feet, on the E-W $\frac{1}{4}$ line of said section 31 to the NW corner of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said section 31 and the point of beginning of this description; thence S00°50'41" W 43.00 feet, on the west line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said section 31; thence S88°47'30" E 669.26 feet, to the west line of Green Avenue; thence N00°57'09" E 43.00 feet, on the west line of Green Avenue to said E-W $\frac{1}{4}$ line; thence N88°47'30" W 669.34 feet, on said E-W $\frac{1}{4}$ line to the point of beginning. The above described parcel contains 0.66 acres, more or less. All bearings are relative and referenced to the south line of section 31 from M.D.O.T. right of way plans. The above described parcel is subject to any easements and/or rights of record as they may pertain to this parcel.

Parcel B

A parcel of land in the SW $\frac{1}{4}$ of section 31, T1N, R11E, Oakland County, Michigan, and being more specifically described as: Commencing at the S $\frac{1}{4}$ corner of said section 31; thence N00°17'01" E 151.04 feet, on the N-S $\frac{1}{4}$ line of said section 31 to the northerly right of way line of Eight Mile Road; thence N88°25'16" W 43.00 feet, on said right of way to the point of beginning of this description; thence N88°25'16" W 1268.99 feet, on said right of way to the west line of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of said section 31; thence N00°50'41" E 2453.59 feet, on said west line to a point 43.00 feet south of the E-W $\frac{1}{4}$ line of said section 31; thence S88°47'30" E 1244.81 feet, parallel with said E-W $\frac{1}{4}$ line to a point 43.00 feet west of said N-S $\frac{1}{4}$ line; thence S00°17'01" W 2462.07 feet, parallel with said N-S $\frac{1}{4}$ line to the point of beginning. The above described parcel contains 70.91 acres, more or less. All bearings are relative and referenced to the south line of said section 31, from M.D.O.T. right of way plans. The above described parcel is subject to any easements and/or rights of record as they may pertain to this parcel.

Parcel C

A parcel of land in the SW ¼ of section 31, T1N, R11E, Oakland County, Michigan, and being more specifically described as: Commencing at the S ¼ corner of said section 31, thence N00°17'01" E 1316.28 feet, on the N-S ¼ line of said section 31 to the SW corner of Park Estates subdivision and the point of beginning of this description, thence N00°17'01" E 1297.11 feet, on the westerly line of said subdivision and on said N-S ¼ line to the southerly line of Northend Avenue; thence N88°47'30" W 43.00 feet, to the southerly line of Northend Avenue; thence S00°17'01" W 1297.81 feet; thence S89°42'59" E 43.00 feet, to the point of beginning. The above described parcel contains 1.28 acres, more or less. All bearings are relative and referenced to M.D.O.T. right of way plans. The above described parcel is subject to any easements and/or rights of record as they pertain to this parcel.

Further, the conveyance shall be by quit-claim deed approved by the Attorney General and shall reserve to the State all rights to coal, oil, gas, and other minerals, excluding sand, gravel, clay or other nonmetallic minerals found on, within or under the conveyed land.

Further, the revenue received under this act shall be deposited in the state Treasury and credited to the Michigan National Guard Construction Fund.

RECOMMENDATION FOR EXCHANGE OF STATE-OWNED PROPERTY

8. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, ALPENA, ALPENA COUNTY, - That the following properties be conveyed in consideration of exchange of like properties under authority of Act No. 307 of the Public Acts of 1992 with the City of Alpena, a Municipal Corporation, Alpena City Hall, 208 North 1st Avenue, Alpena, MI 49707, and the State for the Department of Military and Veterans Affairs. The State of Michigan, Department of Military and Veterans Affairs, conveys to City of Alpena property in the City of Alpena, County of Alpena, further described as:

Commencing at the most westerly corner of Lot #7, plat of the Village of Alpena; thence southeasterly 202.50 feet, on the southwesterly line of said Lot #7, also being the northeasterly line of Water Street (formerly Lot #6, Plat of the Village of Alpena) to the Point of Beginning; thence southeasterly 17.50 feet, on the southwesterly line of said Lot #7; thence northeasterly 122.0 feet, parallel with the southeasterly line of said First Avenue; thence northwesterly 17.50 feet, parallel with the southwesterly line of said Lot #7; thence southwesterly 122.00 feet to the Point of Beginning."

The property that the City of Alpena, conveys in exchange to the State of Michigan, for the Department of Military and Veterans Affairs, is located in the City of Alpena, County of Alpena, and is further described as follows:

A parcel of land within the plat of the Village of Alpena, (now City of Alpena), City of Alpena, Alpena County, Michigan and more particularly described as commencing at the most westerly corner of Lot #7, plat of the Village of Alpena; thence northeasterly 122.00 feet, on the southeasterly line of First Avenue to the Point of Beginning; thence southeasterly 202.50 feet, parallel with the southwesterly line of said Lot #7; thence northeasterly 11.00 feet, parallel with the southeasterly line of First Avenue; thence northwesterly 202.50 feet, parallel with the southwesterly line of said Lot #7 to the southeasterly line of First Avenue; thence southwesterly 11.00 feet, on the southeasterly line of said First Avenue to the Point of Beginning.

Further, the conveyances shall be by quitclaim deeds approved by the Attorney General. The proposed quitclaim deeds have been drafted by the City of Alpena.

Further, the revenue received under this act shall be deposited in the state Treasury and credited to the Michigan National Guard Construction Fund.

LEASES FOR PRIVATE PROPERTY

9. DEPARTMENT OF STATE, OAK PARK – Renewal/relocation of lease #7700, from December 1, 2002, through November 30, 2012, with Lincoln Center, a Michigan Co-Partnership, 100 North Pond Dr., Suite F, POB 838, Walled Lake, MI 48390-0838, for 5,600 square feet of office space and 75 common parking spaces located at 26196 Greenfield Road, Oak Park, Michigan. The annual per square foot rental rate for this space is \$13.30 per square foot, (\$6,208.33 per month). This rate does not include heat, electricity, water/sewer, or janitorial services and supplies. Effective 6-15-04 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, and has a 90-day standard cancellation clause. This space provides workstations for 22 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted General Fund.

ADDENDUMS TO LEASE FOR PRIVATE PROPERTY

10. DEPARTMENT OF CAREER DEVELOPMENT, ST. JOHNS – Addendum #1 to lease #10710 approved by the State Administrative Board on August 17, 1999, Item #2 between St. Johns Public Schools, a Michigan Public School District, as Lessor, and the State of Michigan, Department of Career Development, as Lessee, for space located at B-207, 101 West Cass Street, St. Johns. This Addendum provides for extending the existing lease for five years through August 31, 2007 (total square feet 108) with an increase in the annual rental of \$108.00 per year (\$1.00 per square foot). The new total annual rental will be \$972.00 (\$9.00 per square foot). The cancellation remains a 90-day standard cancellation. There are no adjustments. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

11. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, LANSING – Addendum #3 to lease #2117 approved by the State Administrative Board on May 16, 1995, Item #14, between First Capital Lansing Properties Limited Partnership, and subsequently assigned to Lansing Marc, L.L.C., A Michigan Limited Liability Company, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, as Lessee, for space located at 6545 Mercantile Way, Lansing. This addendum provides for decreasing the square footage of the leased premises by 3,027 square feet (total revised square feet 74,644) effective September 1, 2002, for an annual rent reduction of \$28,722.72 (\$10.05 per square foot). The new total annual rental for the remaining space will be \$888,734.28 (\$11.90 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 ninety-day standard cancellation. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
12. FAMILY INDEPENDENCE AGENCY, LANSING – Addendum #1 to lease #10771 approved by the State Administrative Board on October 17, 2000, Item #07, between Spadafore Distributing Company, A Michigan Corporation, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee, for space located at 2924 Sanders Road, Suite B, Lansing. This addendum provides for extending the existing lease for one year through October 26, 2003 at the same rental rate and conditions (total square feet 6,980). This addendum provides for adding four one-year renewal options, with an increase in the rental of \$1,047.00 per year (\$.15 per square foot) for the first two years and an increase of \$1,046.96 per year (\$.15 per square foot) for the last two years. Effective October 27, 2003 through October 26, 2004 the annual per square foot rental rate will be \$7.00 (\$4,071.67 per month). Effective October 27, 2004 through October 26, 2005, the annual per square foot rental rate will be \$7.00 (\$4,071.67 per month). Effective October 27, 2005 through October 26, 2006 the annual per square foot rental rate will be \$7.15 (\$4,158.92 per month). Effective October 27, 2006 through October 26, 2007 the annual per square foot rental rate will be \$7.15 (\$4,158.92 per month) with continuation of the adjustment schedule. (Total square feet 6,980). The cancellation clause remains a 90-day standard cancellation and remains so during the additional renewal option periods. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund.

SPECIAL
A G E N D A

BUILDING COMMITTEE

September 3, 2002
10:30 A.M. Senate Appropriations Room
3rd Floor Capital

STATE ADMINISTRATIVE BOARD

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

AWARD OF CONSTRUCTION CONTRACTS

DEPARTMENT OF NATURAL RESOURCES, BEULAH – Platte River State Fish Hatchery – Hatchery Renovation
File No. 751/99033.JDM – Index No. 53062
Low Responsive Bidder: Three Rivers Construction, Midland; \$5,069,000.00