

AGENDA

BUILDING COMMITTEE

October 13, 2004
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

October 19, 2004
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, LAPEER – Thumb Correctional Facility – Roof Replacement – Buildings 100, 300 & 700
File No. 472/03451.JRC – Index No. 34600
Low Responsive Bidder: Port Huron Roofing & Sheet Metal, Clyde Twp.; \$440,000.00
2. DEPARTMENT OF NATURAL RESOURCES, COLDWATER TOWNSHIP, QUNICY TOWNSHIP & KINDERHOOK TOWNSHIP – Branch County Boating Access Sites – Redesign and Repaving
File No. 751/03157.JAG – Index No. 58010
Sole Bidder: Michigan Paving & Materials Company, Galesburg; \$417,572.75
3. DEPARTMENT OF CORRECTIONS, YPSILANTI – Huron Valley Correctional Facility – Condensate, Steam and Chilled Water Piping – Phases 1 & 2
File No. 472/03393.RAN – Index No. 29630
Low Responsive Bidder: Diversified Mechanical Services, Inc., Comstock Park; \$830,000.00
4. DEPARTMENT OF NATURAL RESOURCES, ROSCOMMON COUNTY – North Higgins Lake State Park – Construction of Day Use Building, Paving and Sanitary Sewer Replacement
File No. 751/03484.JAG – Index No. 54081
Low Responsive Bidder: Porath Contractors, Inc., Houghton Lake; \$496,116.50

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

5. FAMILY INDEPENDENCE AGENCY, BELLAIRE - Addendum #1 to lease (#10171) approved by the State Administrative Board on September 6, 1994, Item 18, between County of Antrim, A Body Politic and Corporate, as Lessor, and the State of Michigan, Department of Social Services, as State, and renamed Family Independence Agency, as Lessee, for space located at 205 East Cayuga Street, Bellaire, 49615. This addendum provides for extending the existing lease for five years seven months through December 31, 2009, (total square feet 6,025) with an increase in the annual rental of \$23,016.24 per year (\$3.82 per square foot). The new total annual rental will be \$78,144.96 (\$12.97 per square foot). This

addendum provides for adding one five-year renewal option at the same rate; updating the Civil Rights language; adding the Year 2000 language; upgrading the base year for Operating Costs; and deleting the Real Estate Tax adjustment. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This lease contains a 90-day Standard Cancellation. The Zoning Administrator for the Village of Bellaire was contacted and advised this space is located in the Village Commons and is not considered the Urban/Core business district. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund

RENEWAL OF STATE TO PRIVATE TENANT LEASE

6. DEPARTMENT OF COMMUNITY HEALTH, CARO – Lease Renewal (#4154)
Under authority of Act 431 of the Public Acts of 1984, as amended, it is recommended that the State Administrative Board, approve Lease #4154 between the State of Michigan, Department of Community Health and Valley State Credit Union for space located in rooms 130 and 130A of the Administration Building, Caro Center, 2000 Chambers Road, Caro, MI 48723. This property is managed by DCH and is to be leased to VSCU for 171 square feet of office space and up to ten (10) parking spaces for the period 8/1/04 through 9/30/08 at an initial rental rate of \$924.00 per year (\$77 per month) with scheduled rate increases of \$2.00 per month every October 1st through the end of the renewal option. Said lease may be extended for one five-year period with ninety days written notice.

LEASES FOR PRIVATE PROPERTY

7. DEPARTMENT OF STATE, REDFORD – Renewal of lease (#7153) from February 1, 2005 through January 31, 2015, with IWS Ventures LLC, A Michigan Limited Liability Company, 31300 Orchard Lake Road, Suite 200, Farmington Hills, Michigan 48334, for 4,778 square feet of office space located at 25700 Joy Road, Redford, Michigan. The annual rental rate per square foot for this space is \$14.50 (\$5,773.42 per month). This rate does not include electric. This space provides workstations for 15 employees. This lease contains a Standard 90-day cancellation. This lease location meets the urban parameters of the Governor's Executive Directive 2003-22. The Attorney General has approved this lease as to legal form. Source of Funds: 26% General Fund – 74% Restricted Funds.
8. DEPARTMENT OF STATE, LANSING - New Lease (#11071) from January 1, 2005, through December 31, 2009 with Victor Development, LLC, Limited Liability Company, 201 North Washington Square, Suite 900, Lansing, Michigan 48933, for 6,677 square feet of space located at 108 South Washington Square, Lansing, Michigan 48933. The annual per square foot rental rate for this space is \$15.00 (\$8,346.25 per month) with mid-term rent changes. Effective January 1, 2006 through December 31, 2006, the annual per square foot rental rate for this space is \$15.30 (\$8,513.18 per month). Effective January 1, 2007 through

December 31, 2007, the annual per square foot rental rate for this space is \$15.60 (\$8,680.10 per month). Effective January 1, 2008 through December 31, 2008, the annual per square foot rental rate for this space is \$15.90 (\$8,847.03 per month). Effective January 1, 2009 through December 31, 2009, the annual per square foot rental rate for this space is \$16.20 (\$9,013.95 per month). This rate includes electricity, heating and cooling, janitorial services and supplies, tubes and bulbs, telecommunications or alarm. This lease contains two (2) five (5) year renewal options from January 1, 2010 through December 31, 2014 with mid-term rent changes. Effective January 1, 2010 through December 31, 2010, the annual per square foot rental rate for this space is \$16.50 (\$9,180.88 per month). Effective January 1, 2011 through December 31, 2011, the annual per square foot rental rate for this space is \$16.80 (\$9,347.80 per month). Effective January 1, 2012 through December 31, 2012, the annual per square foot rental rate for this space is \$17.10 (\$9,514.73 per month). Effective January 1, 2013 through December 31, 2013 the annual per square foot rental rate for this space is \$17.40 (\$9,681.65 per month). Effective January 1, 2014 through December 31, 2014, the annual per square foot rental rate for this space is \$17.70 (\$9,848.58 per month). From January 1, 2015 through December 31, 2019. Effective January 1, 2015 through December 31, 2015, the annual per square foot rental rate for this space is \$18.00 (\$10,015.50 per month). Effective January 1, 2016 through December 31, 2016, the annual per square foot rental rate for this space is \$18.30 (\$10,182.43 per month). Effective January 1, 2017 through December 31, 2017, the annual per square foot rental rate for this space is \$18.60 (\$10,349.35 per month). Effective January 1, 2018 through December 31, 2018, the annual per square foot rental rate for this space is \$18.90 (\$10,516.28 per month). Effective January 1, 2019 through December 31, 2019, the annual per square foot rental rate for this space is \$19.20 (\$10,683.20 per month). This space provides work stations for 17 employees and replaces the present lease at 221 W Washtenaw St., Lansing, Michigan Lease # 7875, and Suite #107, 110 W. Michigan Avenue, Lansing, Michigan). This space is located within "The Capital Complex" in the City of Lansing. This lease contains a Standard 60-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 73% Restricted Funds and 28% General Fund.

9. DEPARTMENT OF STATE, ST. CLAIR SHORES - New Lease (#11075) from January 1, 2005, through December 31, 2014 with NGP/24000 Harper, LLC, a Michigan Limited Liability Company, 14641 East Warren Avenue, Detroit, Michigan 48215, for 6,000 square feet of space and 75 parking spaces located at 24000 Harper Avenue, St. Clair Shores, Michigan 48080-1452. The annual per square foot rental rate for this space is \$22.85 (\$11,425.00 per month) with mid-term rent changes. Effective January 1, 2010 through December 31, 2014, the annual per square foot rental rate for this space is \$25.35 (\$12,675.00 per month). This rate includes electricity, heating and cooling, janitorial services and supplies, tubes and bulbs, telecommunications or alarm. This lease contains two five-year renewal options from January 1, 2015 through December 31, 2019, the annual per square foot rental rate for this space is \$27.85 (\$13,925.00 per

month). Effective January 1, 2020 through December 31, 2024, the annual per square foot rental rate for this space is \$30.35 (\$15,175.00 per month). This space provides work stations for 16 employees and replaces the present lease at 23020 Greater Mack, St. Clair Shores, Michigan 48080-1902 Lease #7815, and at 31380 Harper, St. Clair Sores, Michigan, Lease #10138. This space is located within "a core business district" in the City of St. Clair Shores. This lease contains a Standard 60-day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 73% Restricted Funds and 28% General Fund.

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

10. Resolution of the State Administrative Board Approving the Conveyance of Property Located in Lansing, Michigan 48933, from the Department of Management and Budget to the Department of Military and Veterans Affairs

Legislative Background

The conveyance of property from the Department of Management and Budget (DMB) to the Department of Military and Veterans Affairs (DMVA) was authorized by 2004 Public Act 368 and signed by Governor Granholm on October 7, 2004.

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

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LEASES FOR PRIVATE PROPERTY

1. DEPARTMENT OF STATE, BENTON TOWNSHIP – New Lease (#11074) from January 1, 2005 through December 31, 2009, with Carter Leasing, LLC dba Orchards Park, LLC, A Michigan Limited Liability Company, 2801 Carter Road, Coloma, Michigan, 49038, for 4,851 square feet of office space located at 1960 Mall Place, Benton Township, Michigan. The annual rental rate per square foot for this space is \$15.75 (\$6,366.94 per month). This rate is a full-service gross rental rate. This lease contains two (2) five (5) year renewal options. Effective January 1, 2010 through December 31, 2014, the annual square foot rental rate for this space is \$16.75 (\$6,771.19 per month). Effective January 1, 2015 through December 31, 2019, the annual square foot rental rate for this space is \$17.75 (\$7,175.44 per month). This space provides workstations for 11 employees. This lease contains a Standard 90-day cancellation. This lease location does not meet the urban requirements of the Governor’s Executive Directive 2003-22. The Attorney General has approved this lease as to legal form. Source of Funds: 74% Restricted Funds, 26% General Fund.