

AGENDA

BUILDING COMMITTEE

October 15, 2003

11:00 A.M. Property Services Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

October 21, 2003

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

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, ADRIAN – Parr Highway Correctional Facility
– Increase Primary Electrical System
File No. 472/03371.SAR – Index No. 24590
Low Responsive Bidder: J. Ranck Electric, Inc., Mt. Pleasant; \$807,200.00
2. DEPARTMENT OF TRANSPORTATION, DETROIT – Detroit Maintenance Garage
– Salt Storage Building
File No. 591/03364.AGY – Index No. 27000
Low Responsive Bidder: Graham Construction, Inc., Saginaw; \$618,258.00

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF ENVIRONMENTAL QUALITY, LAKEVIEW – Lakeview Airport –
O & M Soil Vapor Extraction
File No. 761/98236.AGY – Index No. 47818
Horizon Environmental Corporation, Grand Rapids; CCO No. 5, Incr. \$63,000.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, WHITEHALL – White Lake
Tannery Bay – Sediment Dredging
File No. 761/02111.ERD – Index No. 37447
Williams Environmental Services, Inc., Stone Mountain, GA; CCO No. 3, Incr.
\$107,439.51
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, BEULAH – Crystal Lake Bike
Trail – Removal, Transport & Disposal of Arsenic & Benzo-a-Pyrene
File No. 761/02353.ERD – Index No. 45017
MacKenzie Environmental Services, Inc., Grand Ledge; CCO No. 2, Incr.
\$21,953.05

LEASES FOR PRIVATE PROPERTY

6. DEPARTMENT OF STATE, ATLANTA - Addendum # 1 to lease (# 10078) approved by the State Administrative Board on November 3, 1993, Item # 17, between Charles R. Otto, Joel H. Otto, Ronald W. Pore, Joint Tenants, as Lessor, and the State of Michigan, Department of State, as Lessee, for space located at Elkland Center, 12519 State Street, Atlanta. This addendum provides for correcting the square footage by adding 52 square feet (total square feet 793) at the same square foot rate. The new total annual rental for the combined space will be \$4,282.20 (\$5.40 per square foot). This addendum also provides for adding one five-year renewal option at the same rate with continuation of the adjustment schedule; updating the Civil Rights language; adding the Year 2000 language; and upgrading the real estate tax adjustment base year. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease January 18, 2009, or any extension. This lease contains a 90-day Standard cancellation. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund.
7. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, TRAVERSE CITY - Renewal of lease (#7891) from November 1, 2003, through October 31, 2008, with ~~Griffin Properties Limited, A Limited Partnership, 400 East Eight Street, Traverse City, Michigan 49684~~ for 2,000 square feet of office space and six parking spaces located at 10850 Traverse Highway, Traverse City. The annual per square foot rental rate for this space is \$12.35 (\$2,058.33 per month). Effective November 1, 2005, through October 31, 2008, the annual per square foot rental rate for this space is \$13.09 (\$2,181.83 per month). 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 one five-year renewal option with continuation of above-stated adjustment provision with an annual per square foot rental rate of \$13.88 (\$2,312.734 per month). Effective November 1, 2010, through October 31, 2013, the annual per square foot rental rate for this space is \$14.71 (\$2,451.50 per month). This space provides workstations for three 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% Restricted Funds.

RECOMMENDATION TO GRANT EASEMENTS AND PERMITS

Recommendation To Grant Four Highway Easements And Eleven Supporting Grading And Construction Permits To The Michigan Department Of Transportation To Facilitate The Capital Loop Enhancement Project

8. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB), CITY OF LANSING - That the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant to the Michigan Department of Transportation (MDOT) with offices at 425 West Ottawa in Lansing, Michigan 48909, the easements and permits on property generally described as road frontage along those blocks of Allegan and

Ottawa Streets as well as adjacent cross streets, which are considered part of the Capitol Loop roadway in central Lansing, and are more specifically described on the accompanying proposed permits and grants of easement provided by MDOT.

Further, that all the permits and easements approved by the Attorney General provide that removal and replacement of trees and other vegetation shall be done so as to advance the overall landscaping and greening efforts already planned and approved by MDOT as part of the Capital Loop Enhancement Project.

Further that none of these easements or permits shall surrender or subjugate the Michigan Department of Management and Budget's (DMB) existing rights to add, remove, relocate and maintain trees and other vegetation in the easement and permit areas.

Further that it shall be incumbent on the MDOT to notify any and all lessees and sub-lessees of the State of Michigan about Capital Loop Enhancement Project work that will impact on their reasonable rights to quietly enjoy and access their respective leased and sub-leased premises; and accommodate said rights of same to a high standard of due diligence.

Further, that all legal documents relative to the Grant of Easement be developed or otherwise approved by the Office of the Attorney General (AG) in consultation with the DMB Real Estate Division and the DMB Design and Construction Division.