

# **A G E N D A**

## **BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD**

February 14, 2007 / February 20, 2007  
11:00 A.M. Lake Superior Room 1<sup>st</sup> Floor  
Michigan Library and Historical Center

.....  
This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Michigan Library and Historical Center and Ottawa Building – Fire Alarm System Replacement  
File No. 071/05267.RMP – Index No. 53162  
Low Responsive Bidder: Delta Electrical Contractors of Lansing, Inc., Lansing; \$829,000.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – G. Mennen Williams Building – Air Handling Unit Replacement  
File No. 071/04105.JNS – Index No. 53235  
John E. Green Company, Highland Park; CCO No. 4, Incr. \$133,375.00
3. DEPARTMENT OF ENVIRONMENTAL QUALITY, REED CITY – Osceola Refinery – Abandoned Pipeline Removal  
File No. 761/06015.RRD – Index No. 47418  
ASI Environmental Technologies, Inc., Ludington; CCO No. 1, Incr. \$345,679.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, REED CITY – Osceola Refinery – Abandoned Pipeline Removal  
File No. 761/06015.RRD – Index No. 47418  
ASI Environmental Technologies, Inc., Ludington; CCO No. 2, Incr. \$150,015.00

### **NEW LEASE FOR PRIVATE PROPERTY**

5. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, SAGINAW - New Lease #11222-2006 effective August 15, 2007 through August 14, 2017 with Downtown Area Development LLC, III, a Michigan Limited Liability Company, 3875 Bay Road, Saginaw, Michigan 48603, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 29,000 square feet of office space located at 999 South Washington, Saginaw, Michigan 48603. Effective August 15, 2007 through August 14, 2011 the annual per square foot

rental rate for this space is \$23.75 (\$57,395.83 per month). Effective August 15, 2011 through August 14, 2013 the annual per square foot rental rate for this space is \$21.85 (\$52,804.17 per month). Effective August 15, 2013 through August 14, 2015 the annual per square foot rental rate for this space is \$16.15 (\$39,029.17 per month). Effective August 15, 2015 through August 14, 2017 the annual per square foot rental rate for this space is \$9.50 (\$22,958.33 per month). This is a full service Lease. This Lease contains two five-year renewal options. Upon exercising the first five-year option the lease provides for the eleventh year as free rent as long as we remain as a tenant for the entire five years. Effective August 15, 2018 through August 14, 2027 the annual per square foot rental rate is \$20.00 (\$48,333.34 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form. This lease meets the criteria requiring approval of the Joint Capital Outlay Subcommittee of the Legislature. The Subcommittee approved this Lease on December 14, 2006.

#### **RENEWAL OF LEASE FOR PRIVATE PROPERTY**

6. DEPARTMENT OF HUMAN SERVICES, ATLANTA - Renewal of Lease #2314-2006 effective January 1, 2007 through December 31, 2017 with Gary and Pamela McMurphy, Husband and Wife, 14860 Airport Road, Atlanta, Michigan 49709, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 5,322 square feet of office space located at 11636 M-32 West, Atlanta, Michigan 49709. The annual per square foot rental rate for this space is \$9.50 (\$4,213.25 per month). This rate does not include utilities for heating, cooling, illumination, power and water/sewer. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$10.00 (\$4,435.00 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
7. DEPARTMENT OF STATE, DETROIT - Renewal of Lease #7269-2004 effective October 1, 2006 through September 30, 2011 with Trailwood Development, LLC, a Limited Liability Company, 18409 Livernois, Detroit, Michigan 48221, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 2,690 square feet of office space located at 18409 Livernois Detroit, Michigan 48221. The annual per square foot rental rate for this space is \$19.00 (\$4,259.17 per month). This rate does not include utilities, trash removal or janitorial services. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$19.76 (\$4,429.53 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

## **RENEWAL OF STATE AS LESSOR LEASE**

8. DEPARTMENT OF MANAGEMENT AND BUDGET, TRAVERSE CITY - Under Authority of Public Act 431 of 1984, it is hereby recommended that the State Administrative Board approve this Renewal of Lease #6210-2007 effective January 1, 2007 through December 31, 2009 by and between Northwest Michigan Migrant Projects, Inc, a domestic non-profit corporation, as Lessee, and the State of Michigan for the Department of Management and Budget, as Lessor, for 1,084 square feet of office space located at 701 South Elmwood, Traverse City , MI for the annual rental rate of \$18,406.32. This Lease contains a Standard cancellation clause requiring 30 days notice. The Attorney General has approved this Lease as to legal form.
9. DEPARTMENT OF MANAGEMENT AND BUDGET, ST. LOUIS - Under authority of Act 431 of the Public Acts of 1984, as amended, it is hereby recommended the State Administrative Board approve this Renewal of Lease #10956-2006 effective May 1, 2006 through April 30, 2009 by and between NuUnion Credit Union, as Lessee, and the State of Michigan for the Department of Corrections, as Lessor, for 9,323 square feet of space located in the parking lot of the St. Louis Correctional Facility at 8201 North Croswell Road, St. Louis, MI 48880 for the annual rental rate of \$720.00. This lease contains one three-year renewal option. This lease may be cancelled by either party with 30 days written advance notice. The Attorney General has approved this Lease as to legal form.

## **SUBLEASE FOR PRIVATE PROPERTY**

10. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, BENTON HARBOR - Renewal of Sublease #11164-2005 effective September 1, 2006 through August 31, 2011 with Berrien-Cass-Van Buren Workforce Development Board, Inc., a Michigan Non-Profit, 499 West Main Street, Benton Harbor, Michigan 49022, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 3,665 square feet of office space located at 499 West Main Street, Benton Harbor, Michigan 49022. The annual per square foot rental rate for this space is \$16.10 (\$4,917.21 per month). This is a full service Lease. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
11. DEPARTMENT OF HUMAN SERVICES, WARREN - Addendum #2 to Lease #2259-2005 approved by the State Administrative Board on May 6, 1997 by Item #32, between Macomb County, A Governmental Unit, 10 North Main Street, 12th Floor, Mount Clemens, Michigan 48043, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for space located at 27650-27690 Van Dyke, Warren, Michigan 48093. This Addendum provides for changing the street address and correcting the total square footage. The annual per square foot rental rate is \$26.40 (\$50,329.54 per month), which is no change from the previous Lease. This Lease does not include adjustments for real

estate taxes or operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Legislative cancellation clause requiring 60-days notice. The Attorney General has approved this lease as to legal form.

### **MPSCS CO-LOCATION LICENSE AGREEMENTS**

12. DEPARTMENT OF MANAGEMENT AND BUDGET, BARRY COUNTY - The Department of Management and Budget ("DMB"), on behalf of the Department of Information Technology ("DIT"), for the Michigan Public Safety Communications System ("MPSCS"), recommends that the State Administrative Board, under authority of the Management and Budget Act, 1984 PA 431, MCL 18.1221, grant a non-proprietary, non-exclusive, revocable, co-location license ("License") to Barry County 911 Central Dispatch Authority, a MPSCS member ("Licensee"), for the installation, operation, and maintenance of Licensee owned mobile-data equipment on MPSCS Tower Site 5802, located in Barry County, Michigan, in accordance with the terms of the MPSCS Co-location License Agreement between the parties.
  
13. DEPARTMENT OF MANAGEMENT AND BUDGET, OSCODA COUNTY - The Department of Management and Budget ("DMB"), on behalf of the Department of Information Technology ("DIT"), for the Michigan Public Safety Communications System ("MPSCS"), recommends that the State Administrative Board, under authority of the Management and Budget Act, 1984 PA 431, MCL 18.1221, grant a non-proprietary, non-exclusive, revocable, co-location license ("License") to Mercy Hospital, North Central Medical Control, Inc., a MPSCS member ("Licensee"), for the installation, operation, and maintenance of Licensee owned ambulance-paging and dispatch equipment on MPSCS Tower Site 7307, located in Oscoda County, Michigan, in accordance with the terms of the MPSCS Co-location License Agreement between the parties.

### **RECOMMENDATION FOR CORRECTED QUIT-CLAIM DEED**

14. THE STATE OF MICHIGAN, by the MICHIGAN DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, Grantor, whose address is 2500 South Washington Avenue, Lansing, Michigan, 48913, by authority of MCL 32.782 and 32.861, is submitting for correction, a quitclaim deed approved by the State Administrative Board on July 19, 2005 to Pumpkin Investments, L.L.C., Grantee, a Michigan Limited Liability Company whose address is 3691 Gratiot, Detroit, Michigan 48207, (see attachment), for the following described real property in the City of Detroit, County of Wayne, State of Michigan.

Parcel A – A parcel of land being part of private claims 11 and 389 and fractional section 23, T1S, R12E, and being more particularly described as follows:

Commencing at a ½ inch iron rod, identified with PS#26454, found at the intersection of the Southwesterly line of Conner Avenue (86 Ft. Wide) and the Southeasterly line of Gratiot Avenue (124 ft. Wide), both public roads; thence S. 25°44'17" W., 326.48 ft. Along the Southeasterly line of Gratiot Avenue to a set mag nail at the point of beginning; thence departing the Southeasterly line of Gratiot Avenue; S.64°20'47"E., 274.21ft.(recordS.64°18'00"E.,274.10 ft.) to a found ½ inch iron rod; thence S.36°56'00"W.,272.77 ft. (recorded on deed and title work as S.38°52'17"W.,220.55 ft.); thence N.44°33'58"W.,235.00 ft.(record S.44°13'18"E.) to a found mag nail; thence N.25°44'17"E. along the Southeasterly line of Gratiot Avenue 187.97 ft. (record S.25°46'30"W.,188.63 ft.) to the point of beginning. Containing 1.3193 acres of land. Subject to the rights of the public over Gratiot Avenue and any other easements, restrictions and right of Ways of record, if any.

Further, the conveyance shall be by quit-claim deed prepared and approved by the Attorney General.

#### **JURISDICTIONAL TRANSFER AFFIDAVITS**

15. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s) who have redeemed the property. Further, the transfer shall be by Jurisdictional Transfer Affidavit. (Doc No. 2007-002)

The land parcels are located in Wayne County, Michigan and the description is on file with the State Administrative Board.