

AGENDA

BUILDING COMMITTEE

August 9, 2006
11:00 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

August 15, 2006
11:00 A.M. Lake Ontario Room
3rd Floor Michigan Library and Historical Center

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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 – Grand Tower Building – Roof Replacement
File No. 071/06088.JAN – Index No. 53214
Low Responsive Bidder: Mid Michigan Roofing, LLC, Saginaw; \$417,384.00
2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE - Secondary Complex Steam Distribution System - Repairs to Steam and Condensate
File No. 071/06320.DCS – Index No. 00265
Low Responsive Bidder: Kebler Plumbing and Heating Co., Grand Ledge; \$1,462,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Grand Tower Building – Fire Alarm System Replacement
File No. 071/05267.RMP - Index No. 53162
Taunt Electric Company, Gladwin; CCO No. 1, Incr. \$207,706.00
4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Ottawa Towers – Parking Ramp and Plaza Renovation
File No. 071/04056.DCS – Index No. 11562
Kares Construction Company, Inc., Charlotte; CCO No. 8, Incr. \$50,247.95

RENEWAL OF LEASE FOR PRIVATE PROPERTY

5. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, HARRISON - Sublease #10703-2005 effective July 1, 2006 through June 30, 2011 with Region 7B Employment Training Consortium, 402 North First Street, Harrison, Michigan 48625, as Sublessor, and the Department of Labor and Economic Growth, as Sublessee, for 193.2 square feet of office space located at 402 North First Street, Harrison, Michigan 48625. The annual per square foot rental rate for this space is \$16.43 (\$264.52 per month). This is a full service Sublease. This Sublease contains a standard 60-day cancellation. The Attorney General has approved this Sublease as to legal form.
6. DEPARTMENT OF ENVIRONMENTAL QUALITY, BAY CITY - Lease #7855-2005 effective March 30, 2006 through February 28, 2008 with D & B Family Limited Partnership, a Limited Liability Company, 807 Woodland Street, P.O. Box 750, Bay City, Michigan 48707, as Lessor, and the Department of Environmental Quality, as Lessee, for 16,012 square feet of office space located at 503 North Euclid Street, Bay City, Michigan 48707. The annual per square foot rental rate for this space is \$14.17 (\$18,914.47 per month). This rate does not include janitorial service and supplies or telecommunication equipment and service. This Lease contains a Standard 90 day cancellation. The Attorney General has approved this Lease as to legal form.

NEW LEASE FOR PRIVATE PROPERTY

7. DEPARTMENT OF STATE, SHELBY TOWNSHIP - Lease #11149-2006 effective September 1, 2006 through August 31, 2011 with Summit Corporate Centre, a Limited Liability Company, 30078 Schoenherr, Warren, Michigan 48088, as Lessor, and the Department of State, as Lessee, for 5,500 square feet of office space located at 50624 Schoenherr, Shelby Township, Michigan 48315. Effective September 1, 2006 through August 31, 2011 the annual per square foot rental rate for this space is \$21.50 (\$9,854.17 per month). This rate does not include janitorial services and supplies or trash removal. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$24.00 (\$11,000.00 per month). This Lease contains a Standard 90 day cancellation. The Attorney General has approved this Lease as to legal form.

RECOMMENDATION TO GRANT EASEMENT

8. THE DEPARTMENTS OF AGRICULTURE (DOA) AND MANAGEMENT AND BUDGET (DMB), acting under authority of 1984 PA 431, as amended, recommend that the State Administrative Board (Board) grant a non-exclusive, permanent easement to the City of Escanaba, 410 Ludington Street, Escanaba, Michigan 49829, over lands commonly known as the UP State Fairgrounds, described as follows:

That part of the Southeast Quarter of the Southeast Quarter (SE1/4 of the SE1/4) of Section 24, Township 39 North, Range 23 West, in the City of Escanaba, Delta County, Michigan further described as follows:

The south forty (40) feet of the Southeast Quarter of the Southeast Quarter (SE1/4 of the SE1/4) of Section 24, Township 39 North, Range 23 West

It is further recommended that the fee for the easement be \$1.00, in accordance with "Exception A" provision of the fee schedule approved by the Board on April 16, 2002.

CONVEYANCE OF SURPLUS STATE REAL PROPERTY

9. THE DEPARTMENTS OF MANAGEMENT AND BUDGET (DMB) AND EDUCATION (DOE), recommend the conveyance of surplus state real property described below, located in Lansing, Michigan (the "Property") to the Mid Michigan Leadership Academy (MMLA) for consideration of Nine Hundred Sixty Thousand Dollars (\$960,000). The Department of Attorney General has approved the purchase agreement and quitclaim deed as to legal form.

Legislative Background

2006 Public Act 180 (the "Act") authorizes the State Administrative Board to convey the following property, located in the city of Lansing, County of Ingham, Michigan, containing 35 acres, more or less, and more particularly described as follows:

PARCEL A:

A parcel of land being part of Blocks 26 and 27 of the "Original Plat of Lansing", as recorded, being part of the Northwest 1/4 and Southwest 1/4 of Section 9, and also being part of the Northeast 1/4 and Southeast 1/4 of Section 8, all of T4N-R2W, City of Lansing, Ingham County, Michigan, being more particularly described as follows: BEGINNING at a M.A.G. nail at the intersection of the West line of North Pine Street (82.5' wide) and the South line of West Willow Street (Variable width); thence along the West line of said North Pine Street, S01°45'54"W, 870.00 feet to a 5/8-inch diameter iron rod and cap (#47952) on the North line of Maple Street (82.5' wide); thence along the North line of said Maple Street, N88°07'17"W, 678.35 feet to a 5/8-inch diameter iron rod and cap (#47952) on the West line of State Street (50' wide); thence along the West line of said State Street, S00°23'21"W, 202.86 feet to a concrete monument with Bronze cap (State of Michigan); thence along the North line of lands commonly known as "Comstock Park", N88°11'19"W, 892.01 feet to a 5/8-inch diameter iron rod and cap (#47952) on the East line of Princeton Avenue (60' wide); thence along the East line of said Princeton Avenue, N00°00'00"E, 892.32 feet to a 5/8-inch diameter iron rod and cap (#47952) on the South line of said West Willow Street; thence along the South line of said West Willow Street, S88°29'45"E, 452.07 feet to a 5/8-inch diameter iron rod and cap (#47952), thence 216.82 feet along the North line of lands Quit-Claimed to the State of Michigan, recorded in Liber 884-Page 282 (I.C.R.), on a non-tangential curve to the left, said curve

having a radius of 469.38 feet, a central angle of 26°28'01", and a long chord which bears N78°49'20"E, 214.90 feet to a M.A.G. nail; thence continuing along said North line of lands recorded in Liber 884, Page 282, N65°35'20"E, 105.56 feet; thence along the South line of lands Quit-Claimed to the City of Lansing, recorded in Liber 882-Page 590 (I.C.R.), N65°35'20"E, 108.12 feet to a M.A.G. nail; thence continuing along said South line of lands recorded in Liber 882-Page 590, 151.53 feet on a non-tangential curve to the right, said curve having a radius of 341.85 feet, a central angle of 25°23'49", and a long chord which bears N78°17'15"E, 150.29 to a 5/8-inch diameter iron rod and cap (#47952) on the South line of said West Willow Street; thence along the South line of said West Willow Street, S88°10'25"E, 593.56 feet to the POINT OF BEGINNING, containing 32.74 acres, more or less. Subject to any easements or restrictions, recorded or unrecorded.

PARCEL B:

A parcel of land being Lots 1, 2, and 3 of "Moore's Subdivision on Block 27", as recorded in Liber 1 of Plats, Page 27 (I.C.R.), and being Lots 1-14 inclusive of "Assessor's Plat No. 38", as recorded in Liber 11 of Plats, Page 38 (I.C.R.), all being part of the Southwest 1/4 of Section 9, T4N, R2W, City of Lansing, Ingham County, Michigan, being more particularly described as follows: BEGINNING at a concrete monument at the Northeast corner of said "Assessor's Plat No. 38", thence along the West line of North Pine Street (82.5' wide), S02°05'04"W, 164.84 feet to a concrete monument at the Southeast corner of said "Assessor's Plat No. 38"; thence along the South line of said "Assessor's Plat No. 38" and along the South line of Lots 1, 2, and 3 of said "Moore's Subdivision on Block 27", N88°07'41"W, 625.33 feet to a M.A.G. nail in stump on the East line of State Street (50' wide); thence along the East line of said State Street, N00°23'21"E, 164.97 feet to a 5/8-inch diameter iron and cap (#47952) on the South line of Maple Street; thence along the South line of said Maple Street, S88°07'17"E, 630.21 feet to the POINT OF BEGINNING, containing 2.38 acres, more or less. Subject to any easements or restrictions, recorded or unrecorded.

The property description is approximate and is subject to adjustment as the state administrative board or attorney general considers necessary by survey or other legal description. The conveyance includes all surplus, salvage, and scrap property or equipment not identified by the DOE as of the date of the Act.

Section 6 of the Act requires that the Property be first offered to the MMLA, which has the right to purchase it by December 3, 2006 (180 days after the effective date of the Act). Before the state administrative board may convey the Property to the MMLA, the MMLA must enter into legally binding agreements to sell approximately 25 acres to the Lansing Housing Commission (LHC), apportion utility costs, and lease back one or more buildings "necessary for the operation of the (MMLA), including any necessary easements."

The state will not retain oil, gas, or mineral rights to the Property; however, if the MMLA or any successor develops any oil, gas, or minerals, they shall pay the state ½ of the gross revenue generated from the development.

The net revenue received from the sale of the Property must be distributed as follows: a) 5% of the net revenue or \$50,000, whichever is less to the state treasury to be credited to the news line for the blind fund created within the state treasury in accordance with section 13 of the Act; and b) the balance to the Michigan school for the blind trust fund managed by the state board of education for the support of camp Tuhsmeheeta in Greenville, Michigan.

GRANT OF EASEMENT

10. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) FOR THE DEPARTMENT OF COMMUNITY HEALTH (DCH), TOWNSHIP OF NORTHVILLE, WAYNE COUNTY, MI. It is hereby recommended that the State Administrative Board, acting under authority of Act 431 of the Public Acts of 1984, as amended, grant to REIS-Northville, LLC, a Michigan limited liability company, whose address is 40900 Woodward Avenue, Suite 130, Bloomfield Hills, MI 48304, a permanent non-exclusive easement for purposes of ingress and egress, road construction and utility improvements. Said easement is described as follows:

Commencing at the E ¼ corner of Section 12, T1S, R8E, Northville Township, Wayne County, Michigan, thence S 86°48'28" W 60.09 feet along the E-W ¼ line of said Section 12 to the Point of Beginning, thence continuing south 86°48'28" W 1323.96 feet along the E-W ¼ line of said Section 12; thence N 01°37'45" E 100.36 feet; thence N 86°48' 28" E 1321.11 feet; thence S 00°00'12" W 100.16 feet along the Westerly right-of-way line of Haggerty Road to the Point of Beginning.

The attorney general's office has approved this easement agreement as to legal form.

JURISDICTIONAL AFFIDAVIT

11. DEPARTMENT OF NATURAL RESOURCES – That the following property be transferred, under authority of Section 20 of the Land Bank Fast Track Act, Act 258 of the Public Acts of 2003, MCL 124.770, to the MICHIGAN LAND BANK FAST TRACK AUTHORITY, a Michigan public body corporate and politic, Grantee, whose address is Michigan Department of Labor and Economic Growth, P. O. Box 30004, Ottawa Building, Fourth Floor, 611 W. Ottawa Street, Lansing, Michigan 48909. Further, the transfer shall be by eighteen jurisdictional affidavits, one for the properties in each of 18 City of Detroit Wards.

The transferred land is located in Wayne County, City of Detroit, Wards 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 20, 21 and 22, Michigan and the description is on file with the State Administrative Board.