

AGENDA

BUILDING COMMITTEE

August 1, 2001
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

August 7, 2001
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF UTILITY CONSTRUCTION CONTRACTS

1. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Center for Forensic Psychiatry
File No. 391/99210.JAN – Index No. 11202
Sole Bidder: The Detroit Edison Company, Detroit; \$488,850.00

AWARD OF CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary Governmental Complex - Energy Center – Emergency Repair of Primary Electrical System
File No. 071/00097.DCS – Index No. 11166
Low Bidder: Delta Electrical Contractors of Lansing, Inc., Lansing; \$1,064,000.00
3. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – Secondary Governmental Complex - Energy Center – Expand Chilled Water Systems – Phase II
File No. 071/00526.DCS – Index No. 11264
Low Bidder: The Christman Company, Lansing; \$3,928,000.00
4. FAMILY INDEPENDENCE AGENCY, ANN ARBOR – Arbor Heights Center – Kitchen & Classroom Addition
File Nos. 431/98200.RCH, 431/99102.RCH, & 431/01146.RCH – Index No. 00250
Low Responsive Bidder: Heaney General Contracting, Inc., Ypsilanti; \$1,486,320.00
5. DEPARTMENT OF CORRECTIONS, JACKSON – Egeler Correctional Facility – Reception & Guidance Center
File No. 472/00663.EEW – Index No. 11268
Low Bidder: Kares Construction Co., Inc., Lansing; \$4,973,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

6. DEPARTMENT OF TRANSPORTATION, LANSING – Murray D. VanWagoner Building – Renovation of Cafeteria
File No. GEH/00444.TSD – Index No. 00226
Irish Construction Company, Inc., Howell; CCO No. 1, Incr. \$207,966.00

7. DEPARTMENT OF MANAGEMENT & BUDGET, SAGINAW – Saginaw State Office Building – Building Renovations & Upgrade
File No. 071/99070.JDM – Index No. 11153
JR Heineman & Sons, Inc., Saginaw; CCO No. 6, Incr. \$36,025.00
8. DEPARTMENT OF COMMUNITY COLLEGES, UNIVERSITY CENTER – Delta College – Science & Learning Technology Facility – Building Addition & Renovations
File No. 332/93020.JAN – Index Nos. 50343/50344
Gerace Construction Company, Midland; CCO No. 30, Incr. \$14,806.00
9. DEPARTMENT OF CORRECTIONS, LAPEER – Thumb Correctional Facility – 240 Bed Level IV Housing Unit
File No. 472/98361.EEW – Index No. 53055
Sorensen Gross Company, Inc., Flint; CCO No. 8, Incr. \$55,283.00
10. DEPARTMENT OF JUDICIARY, LANSING – Hall of Justice Building – Construction of Hall of Justice New Building
File No. 950/97299.RCH – Index No. 10989
The Christman Company, Lansing; CCO No. 13, Incr. \$92,063.00

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

11. DEPARTMENT OF MANAGEMENT AND BUDGET, CLINTON TOWNSHIP -
That the following property be conveyed, under authority of Act No. 480 of the Public Acts of 1996, to Northwestern, L.L.C., whose address is 6304 S. Timberwood, West Bloomfield, Michigan 48322, in consideration of payment of \$916,575.00 for property located at 15 Mile and Hayes, Clinton Township, Macomb County, Michigan, described more specifically as:

A Parcel of land located in and being a part of the Southwest one-quarter of Section 30, Town 2 North, Range 13 East, Clinton Township, Macomb County, Michigan, and being more particularly described as follows: Beginning at the Southwest corner of said Section 30; thence North 1 degree 20 minutes 22 seconds West measured along the West line of said Section 30, (centerline of Hayes Road), a distance of 484.20 feet; thence North 88 degrees 32 minutes 50 seconds East, 538.71 feet; thence South 02 degrees 48 minutes 00 seconds East, 484.20 feet to the South line of said Section 30; thence South 88 degrees 32 minutes West a distance of 551.05 feet to the point of beginning. Subject to the rights of the public and of any governmental unit in part thereof taken, used or deeded for street, road or highway purposes, reserving a non-exclusive easement over the easterly 62 feet thereof for the installation of underground utility lines and for ingress and egress for vehicles and pedestrians.

Further, the conveyance shall be by quitclaim deed approved by the Attorney General and shall not reserve the mineral rights, however the Quitclaim Deed shall provide that if the purchaser or any grantee develops the mineral rights that the state shall receive not less than 1/2 of the net royalties.

Further, the net revenue received under this act shall be deposited first into the State Revitalization Revolving Loan Fund until the \$1,000,000.00 cap is met, then the remainder shall be deposited into the State Property Revolving Fund.

RECOMMENDATION FOR GRANT OF UTILITY EASEMENT

12. DEPARTMENT OF CORRECTIONS, BARAGA TOWNSHIP - That for and in consideration of payment of \$1.00 for the value of the easement the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, grant to the Village of Baraga, 100 Hemlock, Baraga, Michigan 49908, an easement on the following described property:

Commencing at the NW corner of section 1, T50N, R34W, Baraga Township #3, Baraga County, Michigan; thence N89°58'50"E 518.11 feet, on the north line of said section 1 to the SE corner of section 32, T51N, R34W, Baraga Township #5, Baraga County, Michigan; thence N89°48'54"E 20.00 feet, on the north line of said section 1; thence S00°11'06"E 33.00 feet, to the south right of way line of Wadaga Road and the point of beginning of this easement description; thence S00°11'06"E 57.00 feet; thence N89°48'54"E 50.00 feet; thence N00°11'06"W 57.00 feet; thence S89°48'54"W 50.00 feet, to the point of beginning.

Further, that all legal documents relative to the Grant of Easement be prepared by the Department of Attorney General.

Further, that all monies received be deposited in the General Fund of the State.

LEASES FOR PRIVATE PROPERTY

13. DEPARTMENT OF CORRECTIONS, MICHIGAN STATE INDUSTRIES, MARQUETTE – New lease (#10945) from August 1, 2001, through July 31, 2006, with Ridge Street Partners, L.L.C., A Limited Liability Company, 1440 West Ridge Street, Marquette, Michigan 49855, for 1,000 square feet of usable office space and three parking spaces located at 1440 West Ridge Street, Suite B, Marquette. The annual per square foot rental rate for this space is \$12.01 (\$1,000.83 per month). This rate does not include heat and electricity. Effective June 15, 2003, 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 space provides a work station for one employee. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

14. DEPARTMENT OF STATE, DETROIT – New lease (#10935) from October 1, 2001, through September 30, 2006, with DDRC Michigan Limited Liability Company, an Ohio Limited Liability Company, 3300 Enterprise Parkway, Beachwood, Ohio 44122, for 3,300 square feet of office space located at 9560 East Eight Mile Road, Bell Air Center, Unit 38, Detroit, Michigan 48234. The annual per square foot rental rate for this space is \$15.00 (\$4,120.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies including tubes and bulbs, rubbish removal, and telecommunications or alarm. This lease contains one five-year renewal option with an annual per square foot rental rate of \$17.25 (\$4,743.75 per month). This addendum also provides for renovations with a get-ready cost in an amount not-to-exceed \$100,000.00. This space provides work stations for 15 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

15. DEPARTMENT OF STATE, IRON MOUNTAIN – Renewal of lease (#7667) from August 1, 2001, through July 31, 2006, with Osborne Properties, A Minnesota Limited Partnership, Suite 200, 4220 West Old Shakopee Road, Bloomington, Minnesota 55437-2995, for 1925 square feet of office space and 20 parking spaces located at 1044 South Stephenson Avenue, Iron Mountain. The annual per square foot rental rate for this space is \$10.05 (\$1,612.19 per month). This rate does not include heat, electricity, janitorial services and supplies, and rubbish removal. Also, this rate does not include get-ready costs in an amount not-to-exceed \$3,354.20. Effective June 15, 2002, 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 space provides work stations for five employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

16. DEPARTMENT OF STATE, SOUTH HAVEN – Renewal of lease (#7646) from October 1, 2001, through September 30, 2006, with D & R Hudson Rentals, D.B.A., P.O. Box 122, Grand Junction, Michigan 49056, for 1,627 square feet of ground floor space and 25 in common parking spaces located at 1210 Phoenix Road, Suite 7, South Haven. The annual per square foot rental rate for this space is \$6.20 (\$840.62 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in real estate taxes and effective June 15, 2004, and every subsequent June 15, any increase or decrease in operating costs per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$6.50 (\$881.29 per month) with continuation of above-stated adjustment provisions. This space provides workstations for five employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Federal Funds; 7% General Fund.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

17. DEPARTMENT OF CORRECTIONS, KINCHELOE – Addendum #1 to lease (#10207) approved by the State Administrative Board on May 16, 1995, Item #16, between Economic Development Corporation of Chippewa County, A Michigan Non-Profit Corporation, as Lessor, and the State of Michigan, Department of Corrections, as Lessee, for space located at Building #232 on Hugginin Road, Kincheloe. This addendum provides for updating the Civil Rights text and adding one ten-year renewal option. (total square feet 8,000). Effective December 1, 2001, through November 30, 2004, the annual per square foot rental rate for this space is \$1.25 (\$833.33 per month). Effective December 1, 2004, through November 30, 2007, the annual per square foot rental rate for this space is \$1.56 (\$1,040.00 per month). Effective December 1, 2007, through November 30, 2010, the annual per square foot rental rate for this space is \$1.95 (\$1,300.00 per month). Effective December 1, 2010, through November 30, 2011, the annual per square foot rental rate for this space is \$2.44 (\$1,626.67 per month). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease November 30, 2011, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
18. DEPARTMENT OF CORRECTIONS, JACKSON - Addendum #1 to lease (#7088) approved by the State Administrative Board on March 21, 2000, Item #4, between Phyleo Realty Company, A Michigan Corporation, as Lessor, and the State of Michigan, Department of Corrections, as Lessee, for space located at 936 Water Street, Jackson. This addendum provides for adding the payment of water usage invoices and sprinkler alarm invoices as State's responsibilities. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Revolving Fund.
19. FAMILY INDEPENDENCE AGENCY, DETROIT - Addendum #1 to lease (#4563), approved by the State Administrative Board on December 16, 1980, Item #15, between Kenyon Investment Company, and subsequently assigned to Maddelein Associates, L.L.C., A Michigan Limited Liability Company, 6020 West Maple Road, Suite 503, West Bloomfield, Michigan 48322, as lessor, and the State of Michigan, for the Family Independence Agency, as lessee, for office space located at 14050 Maddelein, Detroit, Michigan. This addendum provides for extending the existing lease for 16 months through December 31, 2002 (total square feet 50,947) with an increase in the annual rental of \$144,689.48 per year (\$2.84 psf). The new total annual rental will be \$590,475.73 (\$11.59 psf) with continuation of the adjustment schedule. There are 180 common parking spaces. This lease contains no renewal options. This space provides workstations for 300 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund.

20. DEPARTMENT OF NATURAL RESOURCES, ALBERTA – Addendum #2 to lease (#10682) approved by the State Administrative Board on October 19, 1999, Item #16, between Michigan Technological University, A Constitutional Corporation, as Lessor, and the State of Michigan, Department of Natural Resources, as Lessee, for space located at the Ford Forestry Center, Alberta, L’Anse. This addendum provides for a decrease of 1,080 square feet (total square feet 11,746), and for an annual rent reduction of \$36,192.00 (\$2.18 per square foot) during the two-one year renewal option periods. The new total annual rental for the remaining space will be \$89,171.52 (\$7.59 per square foot). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease September 30, 2001, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 70% Restricted Funds; 30% General Fund.