

# A G E N D A

## **BUILDING COMMITTEE**

April 25, 2001  
11:00 A.M. Legal Conference Room  
Legal Division – 4<sup>th</sup> Floor Romney Building

## **STATE ADMINISTRATIVE BOARD**

May 1, 2001  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Library and Historical Center – Parking Lot Renovation  
File No. 071/00093.RCH – Index No. 11216  
Low Responsive Bidder: Tom's Advanced Paving Company; \$2,006,750.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – Heating & Cooling System Renovations  
File No. 071/00485.JRC – Index No. 11258  
Shaw-Winkler, Inc., East Lansing; CCO No. 3, Incr. \$42,873.44
3. DEPARTMENT OF COMMUNITY HEALTH, PONTIAC – Clinton Valley Center – Underground Asbestos Abatement & Demolition  
File No. 391/99104.DCS – Index No. 10995  
Pro-Tech Environmental, Grand Rapids; CCO No. 1, Incr. \$143,464.00
4. DEPARTMENTS OF STATE POLICE/ENVIRONMENTAL QUALITY, MT. PLEASANT – Mt. Pleasant State Police Post – Area 4 – Install Ground Water Remediation System  
File No. 761/97278.TJM – Index No. 29600  
Haley & Aldrich of Michigan, Plymouth; CCO No. 3, Incr. \$56,685.00
5. DEPARTMENT OF ENVIRONMENTAL QUALITY, ALBION – East Albion Redevelopment Area – Brooks Foundry & Steel Project Plant No. 1 – Demolition of Brooks Foundry Facility  
File No. 761/99194.AGY – Index No. 47914  
Homrich, Inc., Carleton; CCO No. 5, Incr. \$379,725.34

## **LEASES FOR PRIVATE PROPERTY**

6. DEPARTMENT OF CAREER DEVELOPMENT, LANSING – New lease (#10928) from April 1, 2001, through March 31, 2006, with Lansing Marc, L.L.C., A Michigan Limited Liability Company, c/o Marc Realty, Holiday Office Park, 6500 Mercantile Way, Suite 6A, Lansing, Michigan 48911-6907, for 5,576 square feet of warehouse space and common parking located at 1048 Pierpont, Bays 3 and 4, Lansing. The annual per square foot rental rate for this space is \$5.00 (\$2,323.33 per month). This rate does not include janitorial services and supplies, rubbish removal, and replacement of tubes and bulbs. 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 lease contains one five-year renewal option. The annual per square foot rental rate is \$6.25 (\$2,904.17 per month) with continuation of the adjustment provision. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
7. DEPARTMENT OF CIVIL RIGHTS, Kalamazoo – Renewal lease (#10904) from May 1, 2001, through April 30, 2006, with W.B.C. Properties Limited Partnership, A Michigan Limited Partnership, 535 South Burdick Street, Suite 1, Kalamazoo, Michigan 49005-0751, for 2,064 square feet of office space and 10 in common parking spaces located at 535 South Burdick Street, Suite 230, Kalamazoo. The annual per square foot rate for this space is \$13.80 (\$2,373.60 per month). This rate does not include heat, electricity, water/sewer, replacement of fluorescent tubes and bulbs. Effective June 15, 2001 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 workstations for 8 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
8. DEPARTMENT OF CORRECTIONS, FLINT – Renewal lease (#7611) from June 1, 2001, through May 31, 2006, with Lake Port Investments, Limited Liability Company, as Lessor, whose address is 1819 W. Stadium Drive, Ann Arbor, Michigan 48103, for 1,110 usable square feet and 7,311 rentable square feet for a total of 8,412 square feet of office space and 42 parking spaces located at 225 East Fifth Street, Flint, Michigan. The annual square foot rate for this space is \$10.78 (\$7,562.89 per month). Effective June 1, 2002, through May 31, 2006, the annual per square foot rental rate for this space is \$14.50 (\$10,164.50 per month) Effective June 15, 2003, and every subsequent June 15, any increase or decrease in metered gas and electrical costs above \$1.76 per square foot 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 \$17.00 (\$11,917.00 per month). This space provides work stations for 32 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
9. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – New lease (#10844) from May 26, 2001, through May 31, 2004, with Lucratus, L.L.C., A Michigan Limited Liability Company, 460 South Cedar Run Court, Williamston, Michigan 48895, for 20,000 square feet of warehouse space and 15 parking spaces located at 3524 South Canal, Lansing. The annual per square foot rental rate for this space is \$5.75 (\$9,583.33 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies. This space provides workstations for 10 employees. The lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

10. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Renewal of lease (#4569) from April 1, 2001, through March 31, 2011, with Clark Commercial Properties Company, L.L.C., A Michigan Limited Liability Company, 13450 Bauer Road, Eagle, Michigan 48822-9717, for 140,000 square feet of office space and 35 common parking spaces located at 735 E. Hazel Street, Lansing. Effective April 1, 2001, through March 31, 2006, the annual per square foot rental rate for this space is \$2.11 (\$24,616.67 per month). Effective April 1, 2006, through March 31, 2011, the annual per square foot rental rate for this space is \$2.40 (\$28,000.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, snow removal, replacement of fluorescent tubes and bulbs and rubbish removal. Effective September 30, 2001, and every subsequent September 30, 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, the per square foot rental rate is \$2.70 (\$31,500.00 per month) with continuation of the above-stated adjustment provision. This space provides workstations for two employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Income from subleases to State agencies.
11. DEPARTMENT OF TRANSPORTATION, LANSING – New lease (#10825) from May 1, 2001, through April 30, 2004, with The Capital Gang, L.L.C., A Michigan Limited Liability Company, c/o CB Richard Ellis/Martin, 1111 Michigan Avenue, Suite 201, East Lansing, Michigan 48823, for 22,000 square feet of office space and 45 reserved parking spaces located at 112 W. Allegan, Old Kent Bank, Floors 2, 3, 4 and 5, Lansing. The annual per square foot rental rate for this space is \$17.50 (\$32,083.33 per month). Effective June 15, 2002, and every 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 three-year renewal option. The annual per square foot rental rate is \$20.00 (\$36,666.67 per month) with continuation of the above-stated adjustment provision. This space provides workstations for 110 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

#### **ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

12. DEPARTMENT OF TREASURY, EAST LANSING – Addendum #2 to lease (#10477) approved by the State Administrative Board on October 8, 1997, Item #16, between Abbott Center Associates, L.L.C. and subsequently assigned to South Bend Nursing Home Associates, An Indiana Limited Partnership, as Lessor, and the State of Michigan, Department of Treasury, as Lessee, for space located at 1500 Abbott Road, East Lansing. This addendum provides for a decrease of 1,346 square feet in Suite 220 and an additional 7,849 square feet in Suite 350 (total square feet 29,181) and provides for remodeling of the Leased premises with a lump sum get ready cost in an amount not-to-exceed (\$73,200.00). The annual rental for the additional square footage is \$23,218.56 (\$17.25 per square foot). The new total annual rental for the combined space will be \$503,372.60 (\$17.25 per square foot). This additional space will provide workstations for twenty-eight additional employees (total of 118 employees). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease March 31, 2003, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

## **RECOMMENDATION FOR CONSTRUCTION CHANGE ORDERS**

13. DEPARTMENT OF STATE POLICE, LANSING - That the contract for professional services with JCK & Associates, Inc., Novi, Michigan, be increased \$542,939.50 to increase and add certain not to exceed fees for additional acquisition services for the MPSCS, for a total Contract Fee Not to Exceed \$4,845,398.53. Source of Funds: 100% State Building Authority.
14. DEPARTMENT OF STATE, SOUTHFIELD - Construction Change Order #1 to lease #7622 approved by the State Administrative Board on August 3, 1999, Item #6, between The William J. Bellinger Revocable Trust, as Lessor, and the State of Michigan, Department of State, as Lessee. This construction change order provides for items requested by the Department of State at a cost not-to-exceed \$36,780.96 for space located at 26000 West Eight Mile, Southfield, Oakland County. Source of Funds: 100% Restricted Funds.