

AGENDA

BUILDING COMMITTEE

October 11, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

October 17, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. COMMUNITY COLLEGES, ESCANABA – Bay de Noc Community College – General Campus Renovations & Additions
File No. 332/98245.JAN – Index No. 52117
Roy Ness Contracting & Sales, Escanaba; CCO No. 2, Incr. \$65,793.98
2. DEPARTMENT OF STATE POLICE, LANSING – Forensic Science Laboratory – Construction of New Laboratory
File No. 551/97275.DCS – Index No. 53008
Clark Construction Company, Lansing; CCO No. 16, Incr. \$95,748.00

STATE BUILDING AUTHORITY RESOLUTIONS

3. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD AMENDING THE CONSTRUCTION AGREEMENT AND THE FORM OF LEASE FOR THE DEPARTMENT OF CORRECTIONS COOPER STREET CORRECTIONAL FACILITY ADDITIONAL HOUSING UNITS PROJECT
4. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD AMENDING THE CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENT AND THE FORM OF LEASE FOR THE DEPARTMENT OF CORRECTIONS MULTILEVEL CORRECTIONAL FACILITY AT IONIA PROJECT
5. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD AMENDING THE CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENT AND THE FORM OF LEASE FOR THE DEPARTMENT OF CORRECTIONS CAMP PUGSLEY ADDITIONAL HOUSING UNITS PROJECT
6. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING CONSTRUCTION AND COMPLETION ASSURANCE AGREEMENTS, CONVEYANCES OF PROPERTY AND LEASES FOR CERTAIN FACILITIES
Charles Stewart Mott Community College – Regional Technology Center
Community College District of Monroe County – Business and Technical Center
Library and Welding and Fastening Project
Kalamazoo Valley Community College – Arcadia Commons Campus Phase II
Northern Michigan University – West Science Building Remodeling Phase II

LEASES FOR PRIVATE PROPERTY

7. FAMILY INDEPENDENCE AGENCY, LANSING – New lease (#10771) from October 27, 2000, through October 26, 2002, with Spadafore Distributing Company, A Michigan Corporation, 635 Filley Street, Lansing, Michigan 48906, for 6,980 square feet of office and warehouse space and 20 parking spaces located at 2924 Sanders Road, Suite B, Lansing. The annual per square foot rental rate for this space is \$6.85 (\$3,984.42 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, and rubbish removal. This space provides work stations for seven employees. This lease supercedes and cancels a rental agreement approved by the Real Estate Division Director on December 15, 1999. This lease has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund, General Purpose.

8. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – New lease (#10835) from December 1, 2000, through November 30, 2010, with Terminal Court, L.L.C., A Michigan Limited Liability Company, P.O. Box 14073, Lansing, Michigan 48901-4073, for 10,600 square feet of office warehouse, laboratory and 1,215 square feet of storage space and 20 common parking spaces located at 815 Terminal Road, Lansing. The annual per square foot rental rate for this space is \$21.38 (\$18,885.67 per month). This rate does not include heat, electricity, water/sewer, and janitorial services and supplies. Also, this rate does not include get-ready costs in an amount not-to-exceed \$317,388.00. 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 two five-year renewal options. Effective December 1, 2010, through November 30, 2015, the annual per square foot rental rate for this space is \$14.50 (\$12,808.33 per month). Effective August 1, 2015, through July 31, 2020, the annual per square foot rental rate for this space is \$15.25 (\$13,470.83 per month). This space provides work stations for 20 employees. This lease supersedes and cancels a rental agreement approved on May 15, 2000. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% IDG from BOA's.

9. DEPARTMENT OF NATURAL RESOURCES, GAYLORD – New lease (#10760) from October 15, 2000, through October 14, 2004, with Kenneth and Deborah Van Houten, Husband and Wife, P.O. Box 1643, Gaylord, Michigan 49734, for 5,742 square feet of warehouse space and 10 parking spaces located at 300 Expressway, Gaylord. The annual per square foot rental rate for this space is \$4.70 (\$2,250.00 per month). This rate does not include electricity. 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 two-year renewal option at the same rental rate. This space provides work stations for -0- employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 70% Restricted Funds; 30% General Fund.
10. DEPARTMENT OF STATE, PETOSKEY – Renewal of lease (#7523) from November 1, 2000, through October 31, 2005, with Koffman-McEntee, L.L.C., A Michigan Limited Liability Company, 715 McGraw, P.O. Box 0903, Bay City, Michigan 48707-0903, for 2,041 square feet of office space and 30 common parking spaces located at 1187 US 31, Petoskey. The annual per square foot rental rate for this space is \$10.00 (\$1,700.83 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, and rubbish removal. Also, this rate does not include get-ready costs in an amount not-to-exceed \$5,800.00. 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 work stations for three employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

11. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, LANSING – Addendum #2 to lease (#10296) approved by the State Administrative Board on June 4, 1997, Item #11, between Midway Super Market, Incorporated, A Michigan Corporation, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located at 345 West Chisholm, Alpena. This addendum provides for a decrease of 7,124 square feet of office space for an annual rent reduction of \$64,116.00 (\$9.00 per square foot). The new total annual rental will be \$37,368.00 (\$9.00 per square foot). The underlying Lease was partially assigned to the Northeast Michigan Consortium. This addendum will establish the new rental obligation for only the Consumer and Industry Services, Unemployment Agency. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease February 3, 2007, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 95% Federal Funds; 5% State Restricted Funds.

12. DEPARTMENT OF STATE, MUSKEGON HEIGHTS – Addendum #3 to lease (#7454) approved by the State Administrative Board on May 1, 1990, Item #26, between Tridonn Development Company, A Michigan Corporation, as Lessor, and the State of Michigan, Department of State, as Lessee, for space located at 275 West Sherman Boulevard, Muskegon Heights. This addendum provides for adding one five-year renewal option and renovations with an increase in the annual rental of \$1,335.00 per year (\$0.67 per square foot). The new total annual rental will be \$19,835.04 (\$9.92 per square foot) with continuation of the adjustment schedule. This addendum also provides for renovations to the existing office consisting of carpet removal/replacement, electrical, wall removal and HVAC addition at a cost to the State in an amount not-to-exceed \$10,070.00. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease September 30, 2005, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

SUPPLEMENTAL A G E N D A

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AWARD OF CONSTRUCTION CONTRACTS

DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Ypsilanti Regional
Psychiatric Hospital – Site Demolition & Remediation – Phase 1
File No. 391/00190.JAN – Index No. 53075
Low Bidder: DeAngelis Landscape Inc., Woodhaven; \$2,243,950.00