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 CONTRACT**

1. **DEPARTMENT OF CORRECTIONS, JACKSON – Parnall Correctional Facility – Laundry Project**  
   File No. 472/18313.CDP - Contract No. Y20057  
   Recommended Contract Award: Antler Construction Company, Inc., Canton  
   $740,000.00

**Description and Justification**  
The purpose of this contract is to construct a new laundry facility at the site. Currently, laundry services are managed offsite. The work is needed to provide operational efficiencies and security improvements.

**Funding Source**  
100% Agency Operating Funds

**MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS**

2. **DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY**  
   WAYLAND – Wayland Recycling Site – Construction Oversight  
   File No. 761/15080.KSZ - Contract No. Y15118  
   DLZ Michigan, Inc., Lansing; Modification No. 6, Increase $721,761.04

**Description and Justification**  
The purpose of this modification is to provide additional professional design services for a remedial investigation, focused feasibility study, and pilot testing, to evaluate technologies for the recovery of oil and remediation of the soil and groundwater. This work includes installing and sampling soil borings/monitoring wells; completing a focused feasibility study for the recovery of non-aqueous phase liquids and treatment of groundwater contamination; pilot testing of applicable remedial alternatives; and reporting. The work is needed to protect public health, safety, welfare and the environment.

**Funding Source**  
100% Strategic Water Quality Initiative Funds
### 3. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY, LACHINE – Northland Market Site – Investigation and Pilot Study

File No. 761/16114.SAR - Contract No. Y16168

AMEC Engineering and Consulting of Michigan, Inc., Novi; Modification No. 2

Increase $113,000.88

**Description and Justification**

The purpose of this modification is to provide additional professional design services for a remedial investigation, feasibility analysis and pilot testing for a leaking underground storage tank. The site was formerly a gas station. This work includes installing soil, soil gas, and groundwater monitoring points; a year of quarterly soil gas and groundwater monitoring; in-situ chemical oxidation pilot testing; a feasibility analysis; and reporting. The work is needed to protect public health, safety, welfare, and the environment.

**Funding Source**

100% Refined Petroleum Funds

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### REVISIONS TO CONSTRUCTION CONTRACTS

#### 4. DEPARTMENT OF CORRECTIONS, MUSKEGON – Muskegon Correctional Facility – Chiller Replacement

File No. 472/17043.DCS - Contract No. Y18142

Tamarack Builders, Inc., Lakeview; CCO No. 5, Increase $63,158.50
Description and Justification
The purpose of this change order is to implement several new building heating control system improvements within the facility. This work will include the removal of the existing heating booster water coils and associated piping, installation of new heating coils in the food service building, and removal of the existing 2-way control valves and replacing them with 3-way control valves to correct and maintain design flows throughout the heating loops. The existing heating equipment has deteriorated, caused heating issues, and requires replacement so that the agency can meet heating system demands. This additional work was discovered during construction activities while restoring heat and cooling services throughout the facility.

Funding Source
100% Agency Operating Funds

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LEASE FOR PRIVATE PROPERTY

5. DEPARTMENT OF CORRECTIONS, YPSILANTI - New Lease No. 12052 with Lily Investments, Inc., a Michigan Corporation, 555 Pleasant Street, Birmingham, MI, 48009, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of Corrections, as Lessee, for 5,300 square feet of office space located at 3011 E. Michigan Avenue, Ypsilanti, MI 48198. The Lease is effective upon obtaining State Administrative Board approval and required signatures. The annual per square foot rental rate for this space beginning July 1, 2020, or upon substantial completion, is $23.89 ($10,551.42 per month). This is a full-service Lease. This Lease contains two 5-year renewal options with annual per square foot rental rates of $25.89 ($11,434.75 per month) and $27.39 ($12,097.25 per month). This Lease contains an Executive cancellation clause for the initial 10-year term with 90-days' notice, and a Standard cancellation clause for the renewal options with 90-days' notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:
The purpose is to allow the department to relocate into a space that better fits the needs of its clients and staff and provides suitable parking in an easily accessed location in Ypsilanti Township.
Benefit:
The department will be able to move from one of its correctional facilities to a new location to better serve its clients. The rate is within current market rates.

Funding Source:
100% General Fund

Commitment Level:
Ten Years with two 5-year renewal options; however, this Lease contains an Executive cancellation clause with 90-days’ notice for the initial 10-year term; and a Standard cancellation clause with 90-days’ notice for the renewal options.

Risk Assessment:
Non-approval of this Lease will hinder the department from obtaining updated space that would offer the department the opportunity to effectively and efficiently provide improved service to their clients in Washtenaw County.

Zip Code:
48198

6. DEPARTMENT OF STATE, RENEWAL, TROY – Renewal Lease No. 10680 with Long Lake Plaza Associates, L.L.C., a Michigan Limited Liability Company, located at 1147 East Long Lake Road, Suite No. 1, Troy, MI 48085, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessee, for 6,076 square feet of office space located at 1111 East Long Lake Road, Troy, MI 48085. The Lease is effective upon obtaining State Administrative Board approval and required signatures. The annual per square foot rental rate for this space beginning June 1, 2019, or upon substantial completion, is $19.28 ($9,762.11 per month). Effective June 1, 2024, the annual per square foot rental rate for this space increases to $19.51 ($9,876.03) per month. This rate does not include public utilities or janitorial service. This Lease contains a 5-year renewal with an annual per square foot rental rate of $21.00 ($10,633.00 per month) and $22.50 ($11,392.50 per month), respectively. The rental rate is within current market rates. This Lease contains a Standard cancellation clause with 90-days’ notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:
The purpose of this Lease renewal is to allow the Department of State (DOS) to renew the lease terms and expand into the adjacent space to add public restrooms.

Benefit:
Executing this renewal will allow DOS to better serve current customers and improve customer relations.

Funding Source:
24% General Fund; 76% Restricted Fund (TACF 60%; Auto Repair Facilities Fees 1%; Driver Fees 7%; Parking Ticket Court Fines 4%; Enhanced Driver License & Personal ID 4%)

Commitment Level:
Ten years; however, this Lease contains a Standard cancellation clause with 90-days’ notice.
Risk Assessment:
Non-approval of this Lease will hinder the Department of State from addressing continuous issues regarding DOS branch customers not having access to public restrooms.

Zip Code:
48085

LEASE FOR STATE OWNED PROPERTY

7. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS (DMVA), DEWITT – New Lease No. 12049 effective October 1, 2019 through December 31, 2024, with Mr. Robert O. Reese, residing at 14633 Wood Road, Lansing, Michigan 48906, as Lessee, and the State of Michigan by the Department of Technology, Management and Budget for the Department of Military and Veterans Affairs as Lessor, for approximately 45.063 acres of land located in the Southeast ¼ of Section 27, T5N, R2W, Dewitt Township, Clinton County, Michigan and more specifically described as follows:

Beginning at the South ¼ corner of Section 27, T5N, R2W; thence N00°12’14”W, 2639.80 feet along the North-South ¼ line of Section 27 and the East line of Clinton Village (Liber 2, Page 47) to the Center of Section 27; thence S89°18’44”E, 219.58 feet to the Southwest corner of Clinton Village No. 2 (Liber 2, Page 53); thence S89°32’47”E, 575.26 feet to the Southwest corner of Clinton Village No. 2 (Liber 2, Page 53); thence S00°12’14”E, 2631.89 feet parallel with the North-South ¼ line to the South line of Section 27; thence S89°56’45”W, 744.79 feet along the South line of Section 27 to the point of beginning. Containing 45.063 acres, more or less. Subject to rights of the public for State Road and any other easements or restrictions of use or record.

The annual rental rate for this Lease is as follows: For the period, October 1, 2019 through September 30, 2022 rent shall be paid by Lessee to Lessor at the rate of Three Thousand, Nine Hundred Seven and 00/100 Dollars ($3,907.00) per annum. For the period, October 1, 2022 through December 31, 2024, rent shall be paid by Lessee to Lessor at the rate of Four Thousand, One Hundred, Two and 35/100 Dollars ($4,102.35) per annum. If the single 5-year renewal option is exercised, the rent would be set based on the current market rates. This Lease contains an Either-Party cancellation clause with 210-days’ advance written notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:
This Lease provides for private non-tiled, non-irrigated crop farming activities on otherwise unused State-owned farmland assigned to DMVA.

Benefit:
This Lease allows the agency to earn a valuable rental income while also ensuring that the property is properly maintained and secured at no expense to the State.

Funding Source:
Income to the State
Commitment Level:
Five years. However, this Lease contains one five-year renewal option beginning January 1, 2025 and ending December 31, 2030, provided Lessee gives Lessor 90-days’ notice. This Lease also contains an “either-party” cancellation clause with 210-days’ notice.

Risk Assessment:
Non-approval of this Lease will preclude DMVA from earning the negotiated market-based rental income and from having the property maintained at no expense to the State.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

8. MICHIGAN STATE POLICE, ROCKFORD - Addendum No. 1 to Lease No. 10673 approved by the State Administrative Board on March 31, 2015, Item No. 24, between Rogue River Development, L.L.C., a Michigan Limited Liability Company, 8620 Algoma Avenue NE, Rockford, MI 49341, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Michigan State Police, as Lessee, for 5,680 square feet of space located at 8650 Algoma Avenue NE, Rockford, MI 49341. This Addendum provides for adding a renewal option term and increasing the rental rate. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the July 31, 2024, or any extension. The annual per square foot rental rate for this space beginning August 1, 2019, or upon substantial completion, is $8.68 ($4,106.17 per month). This rate does not include public utilities, janitorial service, or the floor drainage system. The rental rate is within current market rates. This Lease contains a Standard cancellation clause with 90-days’ notice. The Attorney General has approved this Addendum as to legal form.

Purpose/Business Case:
The purpose of this Addendum is to add one 5-year renewal option to the Lease term with corresponding rental rate, to exercise said option, and update Lease language.

Benefit:
Approval of this Addendum will allow Michigan State Police to remain in their existing location without interrupting services to state and local users.

Source of Funds:
100 % General Fund

Commitment Level:
Five years; however, this Lease contains a Standard cancellation clause with 90-days’ notice.

Risk Assessment:
Non-approval of this Addendum will hinder the Department of State Police from renewing the lease and providing continued uninterrupted service to this geographical area.

Zip Code:
49341
9. DEPARTMENT OF HEALTH AND HUMAN SERVICES, HOLLAND - Addendum No. 4 to Sub-Lease No. 11112 approved by the State Administrative Board on May 3, 2005, between The Huntington National Bank, 37 W. Broad Street, Suite 1000, HP 1097, Columbus, OH 43215, as Sub-Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of Licensing and Regulatory Affairs, subsequently assigned to the Department of Human Services, renamed the Department of Health and Human Services, as Sub-Lessee, for 3,951 square feet of space located at 119 Clover Avenue, Holland, MI 49423. This Addendum provides for extending the current lease term and corresponding rental payment and updating the lease language. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the December 31, 2020, or any extension. The annual per square foot rental rate for this space is $10.60 ($3,490.05 per month). This rate is within market. This rate does not include janitorial supplies and service. This Sub-Lease contains a Standard cancellation clause with 90-days’ notice. The Attorney General has approved this Addendum as to legal form.

Purpose/Business Case:
The purpose of this Addendum is to extend the lease term, allowing it to expire with the master lease.

Benefit:
Approval of this Addendum allows the staff to remain in their current location for an additional year at the same rate.

Source of Funds:
79% Federal Funds; 21% General Fund

Commitment Level:
One year; however, this Sub-Lease contains a Standard cancellation clause with 90-days’ notice.

Risk Assessment:
Non-approval of this Addendum will hinder the Department from providing uninterrupted service to clients through the end of the master lease term at a rate that is within market.

Zip Code:
49423