

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

October 15, 2019 / October 22, 2019
11:00 A.M. Lake Superior Room, 1st Floor
Michigan Library and Historical Center

.....
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 TECHNOLOGY, MANAGEMENT AND BUDGET, FLINT –
Parking Ramp – Elevator Upgrades
File No. 171/18051.TYC - Contract No. Y20024
Recommended Contract Award: Antler Construction Company, Inc., Canton
\$1,366,020.00

Description and Justification

The purpose of this contract is to replace the existing hydraulic passenger elevators. The work includes replacing the machinery, concrete work for the hoist way pits, mechanical ventilation of the machine rooms, electrical power connections, cabs, rails, and hoist way openings. The base bid work only included 2 of the 3 elevators. The alternate accepted is to add the third elevator. This project is 2/3 funded by the State of Michigan and 1/3 funded by the University of Michigan-Flint. This work is necessary as only one of the three existing elevators is currently operational for the entire parking structure connected to both the Flint State office building and the University of Michigan-Flint.

Funding Source

67% Lump Sum Special Maintenance
33% Agency Operating Funds

2. DEPARTMENT OF CORRECTIONS, NEWBERRY – Newberry Correctional Facility – Window Security Bars
File No. 472/18413.TAP - Contract No. Y20025
Recommended Contract Award: RMD Holdings Ltd., /dba Nationwide Construction, Richmond; \$407,558.00

Description and Justification

The purpose of this contract is to provide security bars over housing unit windows at the site. The work is needed to provide upgraded and added security features required by the agency and will result in increased security and safety.

Funding Source

100% Agency Operating Funds

- 3. DEPARTMENT OF CORRECTIONS, NEWBERRY – Newberry Correctional Facility – Power Plant Stack Removal and Various Roof Repairs
File No. 472/19113.TAP - Contract No. Y20026
Recommended Contract Award: Olsen & Olsen Building Contractors, Inc.
Manistique; \$411,847.00

Description and Justification

The purpose of this contract is to provide for boiler house stack removal and roof replacements. This work will eliminate sources of roof leaks, replace aged roof-covering materials and make masonry repairs, and will result in building envelope restoration and upkeep necessary for a functioning facility.

Funding Source

100% Agency Operating Funds

- 4. DEPARTMENT OF NATURAL RESOURCES, GRAND HAVEN – Grand Haven State Park – Beach House Renovations
File No. 751/17149.JAN - Index No. 5707 - Contract No. Y20027
Recommended Contract Award: 44th Street Construction, LLC, Grand Rapids
\$2,113,000.00

Description and Justification

The purpose of this contract is to complete an interior renovation and selective exterior restoration of the existing structure. This work will include new interior finishes, plumbing, mechanical, and electrical systems. A phase 100 Study was performed which assessed the condition of the entire building. It was determined that either the building had to be completely renovated or torn down and rebuilt. The agency decided to renovate it in 2 phases. The roof was replaced in phase 1 and now phase 2 renovations will commence.

Funding Source

100% Agency Operating Funds

MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS

- 5. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY, VARIOUS LOCATIONS – Various Assignments – Professional Laboratory Testing
File No. 761/16136.SAR - Contract No. Y16185
Merit Laboratories, Inc., East Lansing; Modification No. 11, Increase
\$1,000,000.00

Description and Justification

The purpose of this modification is to provide additional professional design services for laboratory testing. The work will provide analytical environmental testing services for projects being administered by the agency in situations where the agency's laboratory cannot perform the services. The work will address the highly anticipated substantial number of samples requiring analysis for per- and polyfluoroalkyl substances perfluorooctanoic acid, and perfluorooctanesulfonic acid. The State will benefit by having a qualified laboratory which can perform analysis of environmental samples.

Funding Source

100% Cleanup and Redevelopment Funds

Base Contract	\$1,000,000.00	
Modification No. 1-6	\$0.00	No Cost Change Order
Modification No. 7	\$500,000.00	Approved on Director's Agenda 10/12/2018
Modification No. 8	\$1,000,000.00	Approved on Ad Board Agenda 12/11/2018
Modification No. 9	\$500,000.00	Approved on Ad Board Agenda 04/09/2019
Modification No. 10	\$1,000,000.00	Approved on Ad Board Agenda 06/11/2019
Modification No. 11	\$1,000,000.00	See justification above
Total Contract	\$5,000,000.00	

6. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY,
HOUGHTON COUNTY – AMW Quincy Mining Company Mason Operations Area
Site – Sampling and Technical Support
File No. 761/17037.SAR - Contract No. Y17094
Mannik & Smith Group, Canton; Modification No. 2, Increase \$99,803.14

Description and Justification

The purpose of this modification is to provide additional professional design services for sampling and technical support to address environmental contamination. This work includes updating and expanding data management, sampling and analysis plan development, sample management, and report preparation; public outreach and technical meeting support; management of interactive web based data viewer; assist agency with completing an emergency cleanup of an elemental mercury release; and reporting. The work is needed to mitigate exposure risks and protect the environment.

Funding Source

100% Strategic Water Quality Initiative Funds

Base Contract	\$99,996.23	
Modification No. 1	\$264,112.78	Approved on Director's Agenda 01/05/2018
Modification No. 2	\$99,803.14	See Justification Above

Total Contract	\$463,912.15	
-----------------------	---------------------	--

REVISIONS TO CONSTRUCTION CONTRACT

- 7. DEPARTMENT OF CORRECTIONS, KINCHELOE – Chippewa Correctional Facility – Razor Ribbon Enhancements
 File No. 472/16393.TAP - Index No. 52260 - Contract No. Y17439
 Marquette Fence Company, Inc., Marquette; CCO No. 4, Increase \$630,970.00

Description and Justification

The purpose of this change order is to provide 3 man-gates in A fence, weld an existing gate shut, replace the E-W gate, update Sally Port and gates, add razor ribbon at welded gate and on wall of East Admin, modify razor ribbon on Housing Unit #4 and East and West Sally Ports, and modify man gates at East and West Sally Ports. These changes are necessary to meet agency security requirements and will result in increased security and safety.

Funding Source

100% Agency Operating Funds

Base Contract	\$583,246.00	
Change Order No. 1	\$55,300.00	Approved on Director's Agenda 12/01/2017
Change Order No. 2	\$7,350.00	Approved on Director's Agenda 01/12/2018
Change Order No. 3	\$8,318.00	Approved on Director's Agenda 01/26/2018
Change Order No. 4	\$630,970.00	See Justification Above
Total Contract	\$1,285,184.00	

- 8. DEPARTMENT OF NATURAL RESOURCES, East Tawas – East Tawas State Harbor – Improvements and Upgrades to Harbor Facilities and Infrastructure
 File No. 751/12091.BDW - Index No. 54240 - Contract No. Y12276
 Edgewater Resources, LLC, St. Joseph; Modification No. 9, Increase \$28,401.72

Description and Justification

The purpose of this modification is to add design services included additional construction administration due to addition of scope of work and contract time. Add design services to redesign the foundation plan for high water table problems. Added design effort for rescoping work due to budget availability.

Funding Source

100% Waterways Funds

Base Contract	\$60,000.00	
Modification No. 1	\$5,640.00	Approved on Director's Agenda 11/08/2013

Modification No. 2	\$200,000.00	Approved on Ad Board Agenda 01/14/2014
Modification No. 3	\$41,540.00	Approved on Ad Board Agenda 08/18/2015
Modification No. 4	\$148,481.00	Approved on Ad Board Agenda 06/08/2016
Modification No. 5	\$40,632.50	Approved on Ad Board Agenda 06/27/2017
Modification No. 6	\$100,880.00	Approved on Ad Board Agenda 08/01/2017
Modification No. 7	\$10,638.00	Approved on Director's Agenda 02/02/2018
Modification No. 8	\$83,607.25	Approved on Ad Board Agenda 02/05/2019
Modification No. 9	\$28,401.72	See Justification Above
Total Contract	\$719,820.47	

9. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY,
WAYLAND – Wayland Recycling Site – Demolition, Excavation and Site
Restoration
File No. 761/15080.KSZ - Contract No. Y18444
ASI Environmental, LLC, Ludington; CCO No. 3, Increase \$10,752.55

Description and Justification

The purpose of this change order is to adjust the contract quantities to match the actual site measured quantities, finish the project and close out the contract. The work is needed to protect public health, safety, welfare and the environment and to comply with the environmental regulations.

Funding Source

100% Strategic Water Quality Initiative Funds

Base Contract	\$1,257,820.00	
Change Order No. 1	\$271,300.00	Director's Agenda 04/12/2019
Change Order No. 2	\$0.00	No Cost Change Order
Change Order No. 3	\$10,752.55	See Justification Above
Total Contract	\$1,539,872.55	

LEASE FOR PRIVATE PROPERTY

10. MICHIGAN STATE POLICE, DETROIT - Renewal Lease No. 11065 with FK 2015 Baltimore Garage LLC, a foreign limited liability company, 3011 W. Grand Blvd, Suite 2300, Detroit, MI 48202, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Michigan State Police, as Lessee, for 30 secured parking spaces located at 645-661 W. Baltimore Street, Detroit, MI 48202. The Lease is effective upon obtaining State

Administrative Board approval and required signatures. Beginning January 1, 2020, the monthly rate (per parking space) is \$165.00 (\$4,950.00 per month). Effective January 1, 2021, the monthly rate (per parking space) increases to \$180.00 (\$5,400.00 per month). Effective January 1, 2023, the monthly rate (per parking space) increases to \$195.00 (\$5,850.00 per month). Effective January 1, 2025, the monthly rate (per parking space) increases to \$210.00 (\$6,300.00 per month). Effective January 1, 2027, the monthly rate (per parking space) increases to \$225.00 (\$6,750.00 per month). Effective January 1, 2029, the monthly rate (per parking space) increases to \$240.00 (\$7,200.00 per month). This is a full-service Lease. This Lease contains a Standard cancellation clause with 60-days' notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:

The purpose of this Lease renewal is to revise the location and number of secured parking spaces within the parking structure for use by the Michigan State Police.

Benefit:

The benefit of this renewal Lease allows the Michigan State Police to define a specific number and location of secured parking spaces within the parking structure to meet their needs. The rental rate is within the current sub-market rate for comparable parking spaces.

Funding Source:

100% General Fund

Commitment Level:

Eleven years; however, this Lease contains a Standard cancellation clause with 60-days' notice.

Risk Assessment:

Non-approval of this Lease will hinder the State Police from continuing to have secured parking spaces for State Police vehicles used by their employees working in the Cadillac Place Building.

Zip Code:

48202

RENEWAL LEASE FOR STATE OWNED PROPERTY

11. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, GRAND RAPIDS - Lease No. 11950 effective January 1, 2020, through June 30, 2026, with Michigan State University Federal Credit Union (MSUFCU), a federally-chartered credit union, with offices at 3777 West Road, East Lansing, Michigan, as lessee, and the State of Michigan by the Department of Technology, Management and Budget, on behalf of the Michigan Department of Licensing and Regulatory Affairs (LARA) as lessor, for one Automatic Teller Machine (ATM) site of approximately 16 square feet located on the first floor of the Grand Rapids State Office Building at 350 Ottawa Avenue, N.W. Grand Rapids MI 49503. For the period, January 1, 2020 through June 30, 2022. the annual rental rate for this lease is \$3,571.80 (\$297.65 per month). For the period, July 1, 2022 through

June 30, 2026, the annual rental rate for this lease is \$3,750.36 (\$312.53 per month). This Lease contains an Either-party cancellation clause with 180-days' advance notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:

This Lease provides space for a full-service Automatic Teller Machine (ATM) for use by State Employees and visitors in the Grand Rapids State Office Building.

Benefit:

This Lease yields an attractive rental income for the State and provides convenient ATM services for State of Michigan employees, their guests and others with business in the Grand Rapids State Office Building. Note that all State employees are now eligible to join MSUFCU as a direct benefit of their employment.

Funding Source:

Income to the State

Commitment Level:

This Lease grants exclusive ATM placement rights for MSUFCU in the Grand Rapids State Office Building for five years and six months; however, this Lease contains an Either-party cancellation clause with 180-days' advance notice.

Risk Assessment:

Non-approval of this Lease will preclude the State from earning the rental income specified above and will also prevent it from readily providing for continued ATM services at this location for the convenience of State employees and visitors.

ZIP Code:

49503

12. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, LANSING
Lease No. 11642 effective October 1, 2019, through September 30, 2026, with Michigan State University Federal Credit Union (MSUFCU), a federally-chartered credit union, with offices at 3777 West Road, East Lansing, Michigan, as Lessee, and the State of Michigan by the Department of Technology, Management and Budget as Lessor, for 14 Automatic Teller Machine (ATM) sites of approximately 16 square feet each located in selected State of Michigan office buildings in the greater Lansing area. Selected buildings include: The Hall of Justice, The Michigan Library and Historical Center. The DMVA RFSC Bldg., Michigan State Police HQ Bldg., South Grand Bldg., Grand Tower, Lewis Cass Bldg., George W. Romney Bldg., Van Wagoner Bldg., Richard Austin Bldg., Ottawa Bldg., Operations Center, Constitution Hall and Stevens T. Mason Bldg. For the period October 1, 2019 through September 30, 2022, the annual rental rate for this lease is (\$46,433.40 (\$3,869.45 per month). For the period October 1, 2022 through September 30, 2026, the annual rental rate for this lease is (\$48,650.04 (\$4,054.17 per month). This Lease contains an Either-party cancellation clause with 180-days' advance notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:

This Lease provides space for Automatic Teller Machines (ATMs) in 14 Lansing area State-owned buildings for the convenient use of State employees, their guests and others with business in State office buildings.

Benefit:

This Lease yields an attractive rental income for the State provides convenient ATM service coverage in State offices for State employees, their guests and others with business in State office buildings. Further, this lease obligates MSUFCU to design and provide on-line access to a State of Michigan “at-a-glance” calendar. Printed versions of that calendar, which are also provided at no charge by MSUFCU, are a valued and ubiquitous tool for thousands of State of Michigan employees. Finally, note that all State of Michigan employees may now join MSUFCU as a direct benefit of their employment.

Funding Source:

Income to the State

Commitment Level:

This Lease grants exclusive ATM placement rights for MSUFCU in the selected State office buildings listed above for five years; however, this Lease contains an either party cancellation clause with 180 days advance notice.

Risk Assessment:

Non-approval of this Lease will preclude the State from earning the rental income specified above and will also prevent it from readily providing for continued ATM services in Lansing-area State of Michigan offices for the convenience of State employees and visitors.

ZIP Codes:

48933, 48906, 48821

RENEWAL SUB-LEASE FOR PRIVATE PROPERTY

13. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, LANSING - Sub-Lease No. 11735 effective October 1, 2019, through June 30, 2026, with Michigan State University Federal Credit Union (MSUFCU), a federally-chartered credit union, with offices at 3777 West Road, East Lansing, Michigan, as Lessee, and the State of Michigan by the Department of Technology, Management and Budget, as Lessor, for one Automatic Teller Machine (ATM) site of approximately 16 square feet located on the first floor of the Capitol Commons Center Building at 400 South Pine Street, Lansing, MI. For the period, October 1, 2019 through September 30, 2022 the annual rental rate for this sub-lease is \$3,571.80 (\$297.65 per month). For the period, October 1, 2022 through June 30, 2026, the annual rental rate for this sub-lease is \$3,750.36 (\$312.53 per month). This sub-lease contains an either-party cancellation clause with 180 days advance notice. The Attorney General has approved this Sub-lease as to legal form.

Purpose/Business Case:

This Sub-lease provides space for an Automatic Teller Machine (ATM) in the Capital Commons Center building and is permitted by Article I, Section 1.5, of parent Lease

11169 with Heart of the City Associates, as Lessor, and the State of Michigan, as Lessee.

Benefit:

This Sub-lease yields an attractive rental income for the State and provides convenient ATM services for State of Michigan employees, their guests and others with business in the Capitol Commons Center. Note that all State employees are now eligible to join MSUFCU as a direct benefit of their employment.

Funding Source:

Income to the State

Commitment Level:

This Sub-lease grants exclusive ATM placement rights for MSUFCU in the premises leased by the State of Michigan in the Capital Commons Center for six years and 9 months; however, this Sub-lease contains an Either-party cancellation clause with 180-days' advance notice.

Risk Assessment:

Non-approval of this Sub-lease will preclude the State from earning the rental income specified above and will also prevent it from readily providing for continued ATM services at this location for the convenience of State employees and visitors.

ZIP Code:

48933

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

14. DEPARTMENT OF HEALTH AND HUMAN SERVICES, LANSING - Addendum No. 3 to Lease No. 11192 approved by the State Administrative Board on September 5, 2006, between GTB Properties, LLC, 999 N. West Torch Lake Drive, Kewadin, MI 49648, c/o Martin Commercial Realty, 1111 Michigan Avenue, Suite 201, East Lansing, MI 48823, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of Health and Human Services, as Lessee, for 29,668 square feet of space located at 5511 Enterprise Drive, Lansing, MI 48911. This Addendum provides for reducing the rate in the renewal option period, updating the lease language, and exercising the option beginning January 1, 2022. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the December 31, 2026, or any extension. The annual per square foot rental rate for this space is \$6.50 (\$16,070.17 per month). This rate does not include public utilities, janitorial services, or dumpster service. 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 reduce the rental rate in the option period; update the lease language and exercise the option that begins January 1, 2022. The rental rate is within market rates.

Benefit:

The State can reduce the rental rate for warehouse space that meets their needs.

Source of Funds:

55% Federal Fund; 45% General Funds

Commitment Level:

Seven years; however, this Lease contains a Standard cancellation clause with 90-days' notice.

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a substantial savings for warehouse space they intend to occupy through the end of the term.

Zip Code:

48911

CONTRACT CHANGE ORDER

15. DEPARTMENT OF LABOR & ECONOMIC OPPORTUNITY - CCO No. 1 for Lease No. 12012 approved by the State Administrative Board on October 30, 2018, between Washington Plaza, LLC, as Lessor, and the State of Michigan by the Department of Technology, Management and Budget for the Department of Talent & Economic Development subsequently renamed the Department of Labor & Economic Opportunity, as Lessee. This CCO provides for three enclosed offices to be constructed for the Department Director and deputy staff. The CCO also includes relocating three doors within the suite; architectural fees; electrical and HVAC work; repair of floors and ceilings as needed and required permits as requested by the Department of Labor & Economic Opportunity at a cost not-to-exceed \$37,279.00. The space is located at the Landmark Building, 200 S. Washington Square, Lansing, MI 48933.

Purpose/Business Case:

The purpose of this CCO is to create a director's office for the newly established Department of Labor & Economic Opportunity on the 3rd floor of the Landmark Building. This CCO allows for three enclosed offices to be constructed for the Department Director and his deputy staff.

Benefit:

This 3rd floor space is already under the control of the Department of Labor & Economic Opportunity and can be completed relatively quickly with minimal disruption to operations.

Source of Funds:

100% Restricted Funds

Commitment Level:

Present through April 2028; however, this Lease contains a Standard cancellation clause with 90-days' notice.

Risk Assessment:

Non-approval of this CCO will preclude the Department Director from being able to pull together a team into one office allowing for greater work efficiencies. Additionally, it

would require that a Request for Proposals be submitted to find new space, which would delay the Department from getting up and running and would increase project costs.

ZIP Code:
48933

16. DEPARTMENT OF HEALTH AND HUMAN SERVICES, DHHS - CCO No. 2 for Lease No. 10301 approved by the State Administrative Board on December 5, 1995, between Riverfront Plaza, Inc., as Lessor, and the State of Michigan by the Department of Technology, Management and Budget for the Department of Health and Human Services, as Lessee. This CCO provides for the labor and materials needed to make renovate the lighting plan for the entire facility. This renovation will bring the lighting and emergency lighting up to current standards/code, as requested by the Department of Health and Human Services at a cost not-to-exceed \$119,280.00. The space is located at 315 E. Front Street, Traverse City, MI 49684.

Purpose/Business Case:

The purpose of this CCO is to provide Labor and materials needed to make alterations to the Labor and materials needed for renovation of the lighting plan of the entire facility.

Benefit:

This CCO allows the Agency to bring the lighting and emergency lighting up to current standards/code to meet State of Michigan guidelines for employee health & safety.

Source of Funds:

100% Federal

Commitment Level:

Present through February 8, 2021; however, this Lease contains an Executive cancellation clause with 60-days' notice.

Risk Assessment:

Non-approval of this CCO will hinder the Agency from safely providing employees and clients with proper task and emergency lighting that is up to code and the State of Michigan lighting standard.

ZIP Code:
49684

SUPPLEMENTAL AGENDA

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

October 15, 2019 / October 22, 2019
11:00 A.M. Lake Superior Room, 1st Floor
Michigan Library and Historical Center

.....

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 CORRECTIONS, JACKSON – Jackson Regional Correctional Facility – Trailer Mounted Standby Generator
File No. 472/19172.JNS - Contract No. Y20032
Recommended Contract Award: MKC Group, Inc., Bay City; \$274,688.00

Description and Justification

The purpose of this contract is to provide for an enclosed trailer to house a generator, main switch and transformer for the Jackson powerhouse building. This trailer mounted standby generator will provide the agency with a mobile generator, to be utilized statewide in the case of an emergency such as a loss of power.

Funding Source

100% Agency Operating Funds

2. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY, MONROE – Rose Harbor Marina Site – Abatement and Restoration
File No. 761/18257.SAR - Contract No. Y20033
Recommended Contract Award: E.T. MacKenzie Company, LLC, Grand Ledge
\$312,631.00

Description and Justification

The purpose of this contract is to address contaminated soil and groundwater at the Rose Harbor Marina. The site has an open leaking underground storage tank and requires remediation. This work will excavate/remove/dispose of 4,300 tons of contaminated soil; dewater and dispose of 6,000 gallons of impacted groundwater; install a vapor depressurization system; and restore the site. The work is needed to reduce the potential risk posed by the presence of contamination and protect public health, safety, welfare, and the environment.

Funding Source

100% Refined Petroleum Funds