

# A G E N D A

## **BUILDING COMMITTEE**

December 13, 2000  
11:00 A.M. ORTA Conference Room

## **STATE ADMINISTRATIVE BOARD**

December 19, 2000  
11:00 A.M. Senate Appropriations Room  
3<sup>rd</sup> Floor Capital

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF COMMUNITY HEALTH, YORK TOWNSHIP – Center for Forensic Psychiatry – Construction of New Building  
File No. 391/99210.JAN – Index No. 11202  
Low Bidder: Walbridge Aldinger Company, Detroit; \$73,850,000.00
2. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Ypsilanti Regional Psychiatric Hospital – Site Demolition and Remediation  
File No. 391/00190.JAN – Index No. 53075  
Low Bidder: TolTest, Inc., Brighton; \$3,193,776.00
3. DEPARTMENT OF ENVIRONMENTAL QUALITY, CARSON CITY – Crystal Refinery Site – Design and Construct Groundwater Remediation System  
File No. 761/01113.AGY – Index No. 47818  
Low Bidder: Superior Environmental Corporation, Marne; \$1,098,186.00

### **AWARD OF CONTRACTS FOR PROJECT MANAGEMENT SERVICES**

4. DEPARTMENT OF ENVIRONMENTAL QUALITY, VARIOUS LOCATIONS – Storage Tank Division – Project Management Services  
File No. Various – Index No. Various  
That approval be given for the award of nine (9) contracts for project management services to 1) Harding ESE, Inc., Farmington Hills, Michigan, 2) Tetra Tech NUS, Inc., Williamston, Michigan, 3) Roy F. Weston, Inc., Okemos, Michigan, 4) Earth Tech, Inc., Grand Rapids, Michigan, 5) Gannett Fleming of Michigan, Inc., Detroit, Michigan, 6) URS Corporation, Farmington Hills, Michigan, 7) DLZ Michigan, Inc., Lansing, Michigan, 8) Sundberg, Carlson and Associates, Inc., Ishpeming, Michigan, 9) Superior Environmental Corporation, Marne, Michigan, to provide environmental site assessments, investigations, feasibility studies, design, and construction/remediation and operational services for various sites of environmental contamination with storage tanks throughout Michigan for a period of five (5) years. The total cost for each project management contract will not exceed \$2,000,000.00 for project management responsibilities and \$8,000,000.00 for trade contractor contracts. Payment of professional services to be on a billing rate basis, plus reimbursables, for each project management firm over the life of the five (5) year contract. The total award amount for these nine (9) contracts is not-to-exceed \$90,000,000.00.

## **REVISIONS TO CONSTRUCTION CONTRACTS**

5. DEPARTMENT OF COMMUNITY HEALTH, PONTIAC – Clinton Valley Center – Demolition of Various Buildings & Site Restoration  
File No. 391/99104.DCS – Index No. 10995  
SCS Group, LC., Inkster; CCO No. 2, Incr. \$24,408.00
6. DEPARTMENT OF COMMUNITY HEALTH, NORTHVILLE – Hawthorn Center – HVAC System & Ceiling Renovations – 2<sup>nd</sup> Floor  
File No. 391/99245.DCS – Index Nos 10954 & 11051  
Detroit General Contracting, Detroit; CCO No. 4, Incr. \$16,084.61
7. DEPARTMENT OF CORRECTIONS, ST. LOUIS – St. Louis Correctional Facility – New Level V Correctional Facility  
File No. 472/96249.TDK – Index No. 52008  
Clark Construction Company, Lansing; CCO No. 27, Incr. \$86,731.04
8. 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. 7, Incr. \$51,053.00
9. 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. 20, Incr. \$49,291.00
10. DEPARTMENT OF AGRICULTURE, EAST LANSING – Geagley Laboratory – Complete Renovation  
File No. 791/95097.DCS – Index Nos. 53010 & 53011  
Moore Trospen Construction, Holt; CCO No. 9, Incr. \$171,489.39

## **LEASES FOR PRIVATE PROPERTY**

Leases with services provided or paid by the State as noted.

11. DEPARTMENT OF AGRICULTURE, SAGINAW – New lease (#10883) from May 1, 2001, through April 30, 2006, with SSP Associates, Inc., A Michigan Corporation, 3875 Bay Road, Suite #2, Saginaw, Michigan 48603, for 6,000 square feet of office space and 35 motor vehicle parking spaces and 4 heavy duty four-wheel drive vehicles, located on Tittabawasee Road, Saginaw. The annual per square foot rental rate for this space is \$17.50 (\$8,750.00 per month). Effective June 15, 2004, 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 at the same rental rate with continuation of above-stated adjustment provision. This space provides work stations for 17 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

12. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, OKEMOS – New lease (#10817) from May 1, 2001, through April 30, 2006, with Louis J. Eyde Limited Family Partnership, and George F. Eyde Limited Family Partnership, Tenants in Common, Suite 660, 4660 South Hagadorn Road, East Lansing, Michigan 48823-5371, for 13,547 square feet of office space and 70 parking spaces located at 3950 Heritage Avenue, Okemos. The annual per square foot rental rate for this space is \$16.00 (\$18,062.00 per month). This rate does not include telecommunications or alarm. 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 lease contains one-five year renewal option with an annual per square foot rental rate of \$17.60 (\$19,868.93 per month) with continuation of above-stated adjustment provision. This space provides work stations for 69 employees. This lease supersedes and cancels a rental agreement approved by the Director of Real Estate Division on May 1, 2000. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.
13. FAMILY INDEPENDENCE AGENCY, PETOSKEY – New lease (#10870) from April 1, 2001, through March 31, 2021, with FIA Investment, L.L.C., A Limited Liability Company, 311 River Drive, Bay City, Michigan 48706, for 12,700 square feet of office space and 72 parking spaces located at Summit Park Drive, Petoskey. The annual per square foot rental rate for this space is \$12.90 (\$13,652.50 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, and rubbish removal. Effective June 15, 2004, 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 with an annual per square foot rental rate of \$14.19 (\$15,017.75 per month) with continuation of above-stated adjustment provision. This space provides work stations for 39 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund, General Purpose.
14. DEPARTMENT OF STATE, MT CLEMENS – Renewal of lease (#2210) from January 1, 2001, through December 31, 2003, with Daniel G. Kamin Michigan Enterprises, A Pennsylvania Business Trust, 490 South Highland Avenue, Post Office Box 10234, Pittsburgh, Pennsylvania 15206, for 2,796 square feet of office space and 25 common parking spaces located at 35243 Gratiot, Mt. Clemens, Michigan. The annual per square foot rental rate for this space is \$11.00 (\$2,563.00 per month). This rate does not include heat, electricity, water/sewer, janitorial services/supplies, replacement of florescent tubes and bulbs or trash removal. 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 lease has no renewal option. This space provides workstations for 5 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

15. DEPARTMENT OF TREASURY-LOTTERY COMMISSION – New lease (#10878) from February 1, 2001, through January 31, 2006, with Aziza Properties, L.L.C., A Michigan Limited Liability Company, 19309 Carlisle, Dearborn, Michigan 48124, for 4,500 square feet of office space and 250 common parking spaces located at 27315 West Warren, Dearborn Heights. The annual per square foot rental rate for this space is \$10.00 (\$3,750.00 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 \$50,000.00. Effective June 15, 2004, and every subsequent June 15, any increase or decrease in taxes 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 \$11.50 (\$4,312.50 per month) with continuation of above-stated adjustment provision(s). This space provides work stations for 11 employees and replaces the present lease at 25345 Plymouth Road, Redford, for 3,724 square feet. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds

#### **ADDENDUMS TO LEASES FOR PRIVATE PROPERTY**

16. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, LANSING – Addendum #1 to lease (#2787) approved by the State Administrative Board on February 1, 1994, Item #11, between Eyde Construction Company, A Michigan Co-Partnership, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located 5015 South Cedar Street, Lansing. This addendum provides for the addition of two five-year renewal options with an increase in the annual rental of \$5,479.29 (\$.32 per square foot). The new total annual rental will be \$188,122.17 (\$10.85 per square foot) during the first option period. Effective February 1, 2006, through January 21, 2011, the annual per square foot rental rate for this space is \$11.17 (\$16,147.15 per month). This addendum provides for changing the cancellation clause from a Legislative Restrictive to a Standard Cancellation during the renewal option periods and exercising the renewal option upon approval as provided in the lease with continuation of the adjustment schedule. This addendum also provides for updating the Civil Rights language and adding the Year 2000 language. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease January 31, 2001, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.

17. DEPARTMENT OF STATE, GRAYLING – Addendum #1 to lease (#7661) approved by the State Administrative Board on March 19, 1991, Item #16, between Kathleen M. Cherven, and Laurine R. Kraus, subsequently assigned to Grayling Mini-Mall #4 LLC, A Limited Liability Company, as Lessor, and the State of Michigan, Department of State, as Lessee, for space located at 2384C I-75 Business Loop, Grayling. This addendum provides for the addition of two five-year renewal options. Effective April 24, 2001, through April 23, 2002, the annual per square foot rental rate for this space is \$8.42 (\$760.00 per month). Effective April 24, 2002 through April 23, 2006 the annual per square foot rental rate for this space is \$9.26 (\$836.00 per month). Effective April 24, 2006, through April 23, 2011, the annual per square foot rental

rate for this space is \$10.19 (\$919.60 per month). This addendum becomes effective with the last State Governmental approval and continues to the termination date of the lease April 23, 2001, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Fund; 7% General Fund.

### **RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER**

18. FAMILY INDEPENDENCE AGENCY, CLINTON TOWNSHIP - Construction Change Order #4 to lease #2257 approved by the State Administrative Board on October 5, 1999, Item #3, between Macomb County, as Lessor, and the State of Michigan, Family Independence Agency, as Lessee. This construction change order provides for items requested by the Family Independence Agency at a cost not-to-exceed \$18,066.50 for space located at 21885 Dunham Street, Clinton Township, Macomb County. Source of Funds: 57% Federal Funds; 43% General Fund General Purpose.

## SPECIAL AGENDA

### BUILDING COMMITTEE . . STATE ADMINISTRATIVE BOARD

December 19, 2000 Meeting, 10:45 A.M. – Senate Appropriations Room  
3<sup>rd</sup> Floor of the Capitol Building

The following items are recommended by the Department of Management and Budget:

#### RECOMMENDATION FOR PURCHASE OF LAND AND BUILDING

DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING - That the State of Michigan purchase the following land and building, under the authority of 1999 Public Act 265, from the grantor, Victor IV Partnership, a Michigan Co-Partnership, whose address is Suite 900, 201 North Washington Square, Lansing, Michigan, and for the price of \$39,000,000.00, plus real estate taxes and ancillary costs to be determined, and the grantor, City of Lansing, a Michigan municipal corporation, whose address is Lansing City Hall, 124 East Michigan Avenue, Lansing, Michigan, without additional consideration. The property is commonly known as The Grand Tower and Block 300 of East Washtenaw located in the City of Lansing, Ingham County, Michigan, described more specifically as:

That part of Lots 5, and 6 of Block 113, Original Plat, City of Lansing, Ingham County, Michigan, described as: Beginning on the East line of Grand Avenue at a point 12.0 feet South of the Northwest corner of Lot 5, Block 113, then N89°50'00"E, 155.97 feet parallel with the North line of Lot 5; then S39°15'34"E, 69.58 feet; thence S25°11'22"E, 72.84 feet to the North line of Washtenaw Street; thence S89°50'00"W, 231.00 feet along the North line of Washtenaw Street to the Southwest corner of Lot 6 and East right of way line of Grand Avenue; thence N00°00'00"E, 120.00 feet along the East right of way line of Grand Avenue to the point of beginning.

AND

That part of Washtenaw Street lying South of Block 113, Original Plat, City of Lansing, Ingham County, Michigan, described as: Beginning on the North line of Washtenaw Street 51.20 feet N89°50'E of the Southwest corner of said Block 113; thence N89°50'E, 124.94 feet on the North line of Washtenaw Street, being also the South line of Block 113; thence S00°10'00"E, 13.58 feet; thence S44°50'W, 31.78 feet; thence S89°50'W, 80.00 feet; thence N45°10'W, 31.78 feet; thence N00°10'00"W 13.58 feet to the point of beginning. Note: This description is intended to describe the ground (first) floor fascia of a proposed building to be built as it extends Southerly from Block 113 into Washtenaw Street and is subject to survey and revision when the building is completed.

AND

The North half of the unvacated portion of the 300 Block of the East Washtenaw Street right of way that is West of and beyond 25 meters from the Grand River, East of the East right of way line of South Grand Avenue and North of the existing public sidewalk that provides access to the bank

of the Grand River, which will be vacated as set forth in the City of Lansing Resolution #577

AND

The South half of the unvacated portion of the 300 Block of the East Washtenaw Street right of way that is West of and beyond 25 meters from the Grand River, East of the East right of way line of South Grand Avenue and north of the existing public sidewalk that provides access to the bank of the Grand River, which will be vacated as set forth in the City of Lansing Resolution #577.

The above descriptions are subject to easements of record and easements to be granted for existing utilities and pedestrian circulation for access to the Grand River.

Further, that the legal descriptions are subject to survey and review by the Attorney General.

Further, that the property will be acquired from funds approved in 1999 Public Act 265, in preparation for purchase and bonding by the State Building Authority.

#### ADDENDUM TO LEASE FOR STATE-OWNED PROPERTY

Lease with services provided or paid by the State as noted.

DEPARTMENT OF MANAGEMENT AND BUDGET, DETROIT – Addendum #1 to Lease (#10827) approved by the State Administrative Board on April 18, 2000, Item #15, between the Department of Management and Budget for the Department of Agriculture, as Lessor, and State Fair Development Group, A Michigan Limited Liability Company, as Lessee, for space located at the Michigan State Fairgrounds, Detroit, Michigan. This addendum provides for the deletion of references requiring the development of an “Auto Racing Facility”. This addendum has been approved by the Attorney General as to legal form. Source of Funds: Income.