

AGENDA

BUILDING COMMITTEE

November 29, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

December 5, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF CORRECTIONS, ST. LOUIS – St. Louis Correctional Facility – Dining Room Expansion
File No. 472/96249.EEW – Index No. 52009
Low Bidder: Gerace Construction Company, Inc., Midland; \$1,100,000.00
2. DEPARTMENT OF CORRECTIONS, JACKSON – Cooper Street Correctional Facility – Modifications to Existing Buildings
File No. 472/98363.EEW – Index No. 53068
Low Bidder: Clark Construction Company, Lansing; \$2,784,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

3. DEPARTMENT OF CORRECTIONS, IONIA – Ionia Level IV Correctional Facility – Duress System
File No. 472/98355.EEW – Index No. 53027
Dominion Wireless, Sterling, Virginia; CCO No. 1, Incr. \$109,776.00
4. 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. 19, Incr. \$78,590.00
5. DEPARTMENT OF NATURAL RESOURCES, MUSKEGON – P.J. Hoffmaster State Park – Gillette Visitor Center – Renovation & Expansion
File No. 751/97216.SCG – Index No. 55291
Harglo Construction, Allegan; CCO No. 5, Incr. \$13,408.00
6. DEPARTMENT OF ENVIRONMENTAL QUALITY, KALAMAZOO – ASP & Manufacturing Site – Excavation & Disposal of Waste Materials
File No. 761/99257.AGY – Index No. 47814
Taplin Environmental, Kalamazoo; CCO No. 2, Incr. \$48,881.64
7. DEPARTMENT OF AGRICULTURE, EAST LANSING – Animal Health Diagnostic Laboratory – Phase I – Containment Barns – DNR Facility Site Preparation
File No. 791/00301.DCS – Index No. 53073
SG Construction, Northville; CCO No. 2, Incr. \$55,841.36

LEASES FOR PRIVATE PROPERTY

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

8. DEPARTMENT OF CORRECTIONS, ANN ARBOR – New lease (#10850) from January 21, 2001 through July 31, 2005, with Airport Boulevard Associates, A Michigan Co-Partnership, 725 West Ellsworth Road, Ann Arbor, Michigan, 48108, for 3,367 square feet of parole office space and twenty parking spaces located at 738 Airport Boulevard, Suite #5, Ann Arbor. The annual per square foot rental rate for this space is \$16.47 (\$4,621.21 per month). Effective January 21, 2001, through July 31, 2001, the annual per square foot rental rate for this space is \$16.47 (\$4,621.21 per month). Effective August 1, 2001, through July 31, 2002, the annual per square foot rental rate for this space is \$16.80 (\$4,713.63 per month). Effective August 1, 2002, through July 31, 2003, the annual per square foot rental rate for this space is \$17.14 (\$4,807.90 per month). Effective August 1, 2003, through July 31, 2004, the annual per square foot rental rate for this space is \$17.48 (\$4,904.06 per month). Effective August 1, 2004, through July 31, 2005, the annual per square foot rental rate for this space is \$17.83 (\$5,002.14 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs. This lease contains three five-year renewal options with an annual per square foot rental rate of \$18.18 (\$5,102.18 per month). Effective August 1, 2005, through July 31, 2006, the annual per square foot rental rate for this space is \$18.18 (\$5,102.18 per month). Effective August 1, 2006, through July 31, 2007, the annual per square foot rental rate for this space is \$18.55 (\$5,204.22 per month). Effective August 1, 2007, through July 31, 2008, the annual per square foot rental rate for this space is \$18.92 (\$5,308.30 per month). Effective August 1, 2008, through July 31, 2009, the annual per square foot rental rate for this space is \$19.30 (\$5,414.47 per month). Effective August 1, 2009, through July 31, 2010, the annual per square foot rental rate for this space is \$19.68 (\$5,522.76 per month). Effective August 1, 2010, through July 31, 2011, the annual per square foot rental rate for this space is \$20.08 (\$5,633.22 per month). Effective August 1, 2011, through July 31, 2012, the annual per square foot rental rate for this space is \$20.48 (\$5,745.88 per month). Effective August 1, 2012, through July 31, 2013, the annual per square foot rental rate for this space is \$20.89 (\$5,860.80 per month). Effective August 1, 2013, through July 31, 2014, the annual per square foot rental rate for this space is \$21.31 (\$5,978.02 per month). Effective August 1, 2014, through July 31, 2015, the annual per square foot rental rate for this space is \$21.73 (\$6,097.58 per month). Effective August 2015, through July 31, 2016, the annual per square foot rental rate for this space is \$22.17 (\$6,219.53 per month). Effective August 1, 2016, through July 31, 2017, the annual per square foot rental rate for this space is \$22.61 (\$6,343.92 per month). Effective August 1, 2017, through July 31, 2018, the annual per square foot rental rate for this space is \$23.06 (\$6,470.80 per month). Effective August 1, 2018, through July 31, 2019, the annual per square foot rental rate for this space is \$23.52 (\$6,600.22 per month). Effective August 1, 2019, through July 31, 2020, the annual per square foot rental rate for this space is \$23.99 (\$6,732.22 per month). This space provides work stations for 12 employees. This lease supercedes and cancels a Rental Agreement approved by the Real Estate Division Director on July 14, 2000. This lease has been approved by the Attorney General as to Legal form. Source of funds: 100% General Fund.

9. DEPARTMENT OF CORRECTIONS, NORTON SHORES – New lease (#10872) from September 15, 2001, through September 14, 2005, with SARI Investments, L.L.C., A Michigan Limited Liability Company, 433 Seminole Road, Norton Shores, Michigan 49441, for 1,275 square feet of office space and four in common parking spaces located at 427 Seminole Road, Norton Shores. The annual per square foot rental rate for this space is \$15.05 (\$1,599.06 per month). This rate does not include janitorial services and supplies and rubbish removal. Effective January 15, 2003, and every subsequent January 15, any increase or decrease in real estate taxes and operating costs per annum will be adjusted and paid on an annual basis. This space provides work stations for two employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

10. DEPARTMENT OF STATE, LAPEER – Renewal of lease (#7453) from December 1, 2000, through November 30, 2005, with Stacey & Stacey, Inc., A Michigan Corporation, 230 West Maple Road, Troy, Michigan 48084, for 2,475 square feet of office space and 40 parking spaces located at 700 South Main, Building A, Lapeer. The annual per square foot rental rate for this space is \$14.30 (\$2,949.37 per month). Effective December 1, 2001, through November 30, 2002, the annual per square foot rental rate for this space is \$14.80 (\$3,052.50 per month). Effective December 1, 2002, through November 30, 2003, the annual per square foot rental rate for this space is \$15.30 (\$3,155.62 per month). Effective December 1, 2003, through November 30, 2004, the annual per square foot rental rate for this space is \$15.80 (\$3,258.75 per month). Effective December 1, 2004, through November 30, 2005, the annual per square foot rental rate for this space is \$16.30 (\$3,361.87 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, or rubbish removal. This lease contains no renewal options. This space provides work stations for 10 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

11. DEPARTMENT OF STATE, PRUDENVILLE – Renewal lease (#6820) from June 1, 2001, through May 31, 2006, with The Township Board of the Township of Denton, A Governmental Unit, P.O. Box 289, 2565 South Gladwin Road, Prudenville, Michigan, 48651-0289, for 1,274 square feet of office space located at 2564 South Gladwin Road, Prudenville. The annual per square foot rental rate for this space is \$8.00 (\$850.00 per month). This rate does not include telecommunications or alarm. This space provides work stations for 3 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

12. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, GAYLORD – Addendum #2 to lease (#7470) approved by the State Administrative Board on May 2, 1995, Item #9, between Tomala Leasing & Investment Company, and subsequently assigned to Alpine Associates, L.L.P., A Michigan Limited Liability Partnership, as Lessor, and the State of Michigan, Department of Public Health and subsequently renamed the Department of Consumer and Industry Services, as Lessee, for space located at 400 West Main Street, Gaylord. This addendum provides for adding one two-year renewal option with a decrease in the annual rental, due to a calculation error, of \$21.96 per year (\$14.30 per square foot). The new total annual rental will be \$37,723.44 (\$14.30 per square foot) with continuation of the adjustment schedule. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease November 30, 2000, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 81% Restricted Funds; 19% Federal Funds.
13. DEPARTMENT OF STATE, LANSING – Addendum #2 to lease (#10489) approved by the State Administrative Board on August 19, 1997, Item #17, between R & W Investments, Ltd., Inc., as Lessor and the State of Michigan, Department of State, as Lessee, for space located at 801 South Waverly Road, Lansing. This addendum provides for the addition of 2,424 square feet on the 3rd floor and the deletion of 778 square feet on the 1st floor for a net addition of 1,646 square feet (total square feet 4,627). Annual rental for the additional square footage is \$23,862.48 (\$14.50 per square foot). The new total rental for the combined space will be \$67,091.52 (\$14.50 per square foot). This additional space provides expanded square footage for project planning and moving the conference room to the third floor. There will be no additional staff. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease August 31, 2001, 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.

TERMINATION OF LEASE FOR PRIVATE PROPERTY

14. FAMILY INDEPENDENCE AGENCY, LANSING – Termination of a lease approved by the State Administrative Board on June 17, 1997, Item #17 (lease #10291), between State Employees Credit Union, as Sub-Lessee, and the Family Independence Agency, as Sub-Lessor, for property located at 7109 West Saginaw, Lansing, terminated effective October 25, 1999. With a new State Employees Credit Union office nearby, an automatic teller machine was no longer needed at this location. The parties therefore agreed to voluntarily terminate the Sub-Lease.