

AGENDA

BUILDING COMMITTEE

June 12, 2002
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

June 18, 2002
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF COMMUNITY HEALTH, YORK TOWNSHIP – Center for Forensic Psychiatry – Construction of a New Building
File No. 391/99210.JAN – Index No. 53086
Walbridge Aldinger, Detroit; CCO No. 7, Incr. \$161,362.00
2. DEPARTMENT OF NATURAL RESOURCES, COPPER HARBOR – Copper Harbor Marina – Phase II – Mooring Expansion & Facility Upgrade
File No. 751/99317.SCG – Index No. 95260
Yalmer Mattila Contracting, Inc., Houghton; CCO No. 2, Incr. \$18,728.00
3. DEPARTMENT OF NATURAL RESOURCES, ODEN – Oden State Fish Hatchery – Upgrade and Renovations
File No. 751/99420.JDM – Index No. 53061
DeVere Construction Company, Alpena; CCO No. 4, Incr. \$220,000.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, BURR OAK – Young’s Landfill Site – Landfill Closure
File No. 761/01285.AGY – Index No. 47918
Catskill Remedial Contracting Services, Inc., Otsego; CCO No. 3, Incr. \$60,876.00
5. JUDICIARY, LANSING – Hall of Justice – Construction of Hall of Justice New Building
File No. 950/97299.RCH – Index Nos. 10989 & 53080
The Christman Company, Lansing; CCO No. 20, Incr. \$359,184.00

LEASES FOR PRIVATE PROPERTY

6. DEPARTMENT OF STATE – Renewal lease (#1158) from November 1, 2002, through October 31, 2007, with Stanley J. Servia as Trustee of the Stanley J. Servia Revocable Living Trust dated September 26, 1996, A Trust, 1301 East Iron Street, Bessemer, Michigan 49911, for 1,200 square feet of rentable office space and seven parking spaces located at 206 East Mary Street, Bessemer. The annual per square foot rental rate for this space is \$5.20 (\$520.42 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, and rubbish removal. 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 space provides workstations 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.

7. DEPARTMENT OF STATE, LANSING – Renewal of lease (#7860) from November 1, 2002, through October 31, 2007, with Walter Neller Enterprises, Inc., A Michigan Corporation, c/o CB Richard Ellis Martin, 1111 Michigan Avenue, East Lansing, Michigan 48823, for 2,380 usable square feet of office space and 20 common parking spaces located at 111 West Edgewood Boulevard, Suite 1, Lansing. The annual per square foot rental rate for this space is \$12.50 (\$2,479.17 per month). This rate does not include heat and electricity. Effective June 15, 2004, and every subsequent June 15, any increase or decrease in real estate taxes will be adjusted and paid on an annual basis. This space provides workstations for 5 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Fund, 7% General Fund.

8. DEPARTMENT OF STATE, Westland – Renewal of lease #7772, from June 1, 2002, through May 31, 2007, with Westview Associates, LLC, A Michigan Limited Liability Company, 7660 Barnsbury Drive, West Bloomfield, Michigan 48322, for 3,019 square feet of office space and 60 common parking spaces located at 6090 Wayne Road, Westland, Michigan. The annual per square foot rental rate for this space is \$10.50 per square foot, (\$2,641.63 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of interior tubes/bulbs, or trash removal from wastebaskets. Effective 6-15-04 and every subsequent 6-15, 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 \$11.50 per square foot, (\$2,893.21 per month). This space provides workstations for 14 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 LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, UNEMPLOYMENT AGENCY, Detroit - Addendum #1 to lease (#10866) approved by the State Administrative Board on June 19, 2001, Item #9, between TRIZECHAHN RR INC., A Delaware Corporation, and subsequently assigned to FK South LLC, A Michigan Limited Liability Company, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, Unemployment Agency, as Lessee, for space located at 3011 West Grand Boulevard, Detroit, Michigan. The purpose of this addendum is to change the beginning and ending dates, change the cancellation clause to a one-year standard, change the rental rate and reimburse the lessor for renovation costs in an amount not to exceed \$976,883.28. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease December 31, 2016, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Federal Funds.

10. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, OKEMOS – Addendum #2 to lease #10469 approved by the State Administrative Board on April 15, 1997, Item #19, between Motor Wheel Corporation, An Ohio Corporation and Van W. Martin and William G. Martin, Partnership, as Tenants in Common, and subsequently assigned to Van W. Martin and William G. Martin, as Tenants in Common, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, as Lessee, for space located at 2501 Woodlake Circle, Okemos. This addendum provides for increasing the square footage of the leased premises by 2,091 square feet (total gross square feet 52,290) for an annual rent increase of \$34,501.50 (\$17.00 per square foot). The new total annual rental for the combined space will be \$888,930.00 per month (\$17.00 per square foot), change the mid-term rental increases to the first of each month instead of the fifteenth, and add 100% payment of all electrical, natural gas, and water and sewerage utility uses to the State's obligation on a monthly basis instated of an annual basis. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease May 31, 2007, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 94% General Fund; 6% Restricted State Funds.

11. DEPARTMENT OF MILITARY AFFAIRS, MENOMINEE – Addendum #1 to lease (#2753) approved by the State Administrative Board on September 1, 1998, Item #4, between the City of Menominee, A Governmental Unit, as Lessor, and the State of Michigan, Department of Military Affairs, as Lessee, for space located at 2515 10th Street, Menominee. This addendum provides for extending the existing lease for two years through August 31, 2004, at the same rental rate and conditions, to update the Civil Rights provision; add the Year 2000 language, and to correct Enclosure "B". This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund.

12. DEPARTMENT OF NATURAL RESOURCES, NEWBERRY – Addendum #2 to lease (#7849) approved by the State Administrative Board on August 18, 1992, Item #23, between Goldthorpe Enterprises, Inc., and subsequently assigned to Laurel Lea Development Company, Inc., A Michigan Corporation, as Lessor and the State of Michigan, Department of Natural Resources, as Lessee, for space located at M123 -at M-28 Junction, Newberry. This addendum provides for adding two five-year renewal options (total square feet 6,449) with an increase in the annual rental of \$7,275.24 per year (\$1.13 per square foot). The new total annual rental will be \$46,755.24 (\$7.25 per square foot). Effective October 1, 2004, through September 30, 2007, the annual per square foot rate for this space is \$8.30, (\$4,460.55 per month). The second five-year renewal option becomes effective October 1, 2007, through September 30, 2012, at the same rate. The adjustment schedule for Real Estate taxes will continue for both renewal options with a new base year of 2001. This addendum also provides for adding the snow removal from the parking lot, from the State's obligation to the Lessor's obligation. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease September 30, 2002, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted Funds.

RETAIL LICENSE AGREEMENT

13. DEPARTMENT OF STATE, ROSEVILLE – Renewal of common area/retail license agreement (#10849), from May 1, 2002, through November 1, 2003, with Macomb Mall, LLC, A Michigan Limited Liability Company, c/o Schostak Brothers & Company, Inc., 25800 Northwestern Highway, Suite 750, Southfield, Michigan 48075 approved by the State Administrative Board on June 20, 2000, Item#9, between Schostak Brothers and Company, Inc., A Michigan Corporation, and subsequently assigned to Macomb Mall, LLC, A Michigan Limited Liability Company, for 12 square feet of common area space located in the Macomb Mall at 32233 Gratiot Avenue, Roseville, Michigan. The annual rental rate for this space is \$1,750.00. This license agreement contains no renewal options. This lease has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted general Funds; 7% General Fund.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDER

14. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, ANN ARBOR – Construction Change Order #1 to lease #10123, approved by the State Administrative Board on May 3, 1994, Item #9, between Stadium Associates LLC, as Lessor, and the State of Michigan, Department of Consumer and Industry Services, as Lessee. This construction change order provides for items deleted by the Department of Consumer and Industry Services at a credit of \$(9,821.50) for space located at 2117 Stadium Boulevard, Ann Arbor, Washtenaw County. Source of Funds: 100% General Fund.