

AGENDA

BUILDING COMMITTEE

September 25, 2002
11:00 A.M. Legal Conference Room
Legal Division – 4th Floor Romney Building

STATE ADMINISTRATIVE BOARD

October 1, 2002
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, TRAVERSE CITY – Traverse City State Office Building – HVAC Upgrade
File No. 071/98220.JRC – Index Nos. 00237 & 11342
Hallmark Construction, Inc., Traverse City; CCO No. 7, Incr. \$57,183.00
2. DEPARTMENT OF MANAGEMENT AND BUDGET, SAGINAW – Saginaw State Office Building – Building Renovations and Upgrade
File No. 071/99070.JDM – Index No. 11153
JR Heineman and Sons, Inc., Saginaw; CCO No. 9, Incr. \$18,290.00
3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Murray D. Van Wagoner Building – Elevator Upgrades
File Nos. 071/01380.RCH & 071/01381.RCH – Index No. 44106
Schindler Elevator Corporation, Lansing; CCO No. 2, Incr. \$170,966.00
4. DEPARTMENT OF COMMUNITY HEALTH, YORK TOWNSHIP – Ypsilanti Regional Psychiatric Hospital – Site Demolition and Remediation – Phase I
File No. 391/99210.JAN – Index No. 53075
DeAngelis Landscape, Inc., Woodhaven; CCO No. 4, Incr. \$163,396.00
5. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Ypsilanti Regional Psychiatric Hospital – Site Demolition and Remediation – Phase I
File No. 391/99210.JAN – Index No. 53075
TolTest, Inc., Brighton; CCO No. 4, Incr. \$7,035.00
6. FAMILY INDEPENDENCE AGENCY, WHITMORE LAKE – W.J. Maxey Training School – 300 Bed Expansion Addition and Renovations
File No. 431/95132.EEW – Index No. 53005
Clark Construction Company, Lansing; CCO No 16, Incr. \$46,025.00
7. FAMILY INDEPENDENCE AGENCY, ADRIAN – Adrian Training School – Residence Complex Air Conditioning
File No. 431/01073.RCH – Index No. 11318
Baseline Constructors, Inc., Chelsea; CCO No. 2, Incr. \$56,265.00

8. DEPARTMENT OF NATURAL RESOURCES, MUSKEGON – Muskegon State Park - Snug Harbor Boating Access Site Redevelopment
File No. 751/00528.JDM – Index Nos. 56100 & 99061
Diversified Contractors of West Michigan, Spring Lake; CCO No. 3, Incr. \$3,616.41
9. DEPARTMENT OF NATURAL RESOURCES, OSCEOLA, WEXFORD & KALKASKZ COUNTIES – Evert, Missaukee Junction & Leetsville ORV Trails – Trail Head Developments
File No. 751/02088.AGY – Index No. 73550
Greenscape, Lake; CCO No. 2, Incr. \$10,650.75
10. DEPARTMENT OF ENVIRONMENTAL QUALITY, LAKEVIEW – Lakeview Airport – Operation and Maintenance Services
File No. 761/98236.AGY – Index No. 47816
Horizon Environmental Corporation, Grand Rapids; CCO No. 4, Incr. \$91,700.60
11. DEPARTMENT OF ENVIRONMENTAL QUALITY, MUSKEGON – Zephyr Naph Sol Site – Design, Installation and Operation of a Groundwater and Free Product Collection System
File No. 761/98333.AGY – Index Nos. 47817 & 47814
Superior Environmental Corporation; CCO No. 7, Incr. \$349,460.62
12. DEPARTMENT OF ENVIRONMENTAL QUALITY, OTSEGO – A-1 Landfill – Install Purge Well & Refurbish existing Carbon Treatment System
File No. 761/99358.AGY – Index Nos. 47914 & 47916
Great Lakes Carbon Treatment, Kalkaska; CCO No. 7, Incr. \$73,772.29
13. DEPARTMENT OF ENVIRONMENTAL QUALITY, GRAND LEDGE – Bob’s Marathon Site – Source Area Remediation Project
File No. 761/00569.AGY – Index No. 43200
Natural Systems, Inc., Muskegon; CCO No. 5, Incr. \$5,672.74

STATE OFFICE BUILDING RATES

14. FY 2002-03 STATE OFFICE FACILITIES RENTAL RATES

The Management and Budget Act, Public Act 431 of 1984, as amended, directs the Michigan Department of Management and Budget to annually determine the prevailing market rental value of state-owned office facilities, subject to approval from the State Administrative Board. (Reference - Article 2: 18.1221, Section 221(6) of the Act).

Accordingly, the Portfolio Planning Division of the Department of Management and Budget has prepared the following rental rate schedule, indicating the lease rate per square foot of rentable area to be charged to lessees of the State of Michigan in the state owned office facilities specified herein. These rates shall be effective for FY 2002-03 when approved by the Director of the Michigan Department of Management and Budget and the State Administrative Board.

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

15. DEPARTMENT OF CORRECTIONS, LANSING - Sale of surplus property currently assigned to the Michigan Department of Corrections and described as

A parcel of land in the SW 1/4 of section 10, T6S, R6W, Branch County, Michigan and more particularly described as commencing at the southwest corner of said section 10; thence N00°46'35"W 851.64 feet, on the west line of said section 10 to the point of beginning of this description; thence N00°46'35"W 444.00 feet on said west line; thence N89°59'49"E 379.40 feet; thence S00°46'35"E 444.00 feet; thence S89°59'49"W 379.40 feet, to the point of beginning, subject to the right-of-way within US-27 which extends 33 feet from the section line, containing 3.87 acres, more or less.

Said property shall be sold to Coldwater Township for the sum of one dollar and no cents (\$1.00) for public purpose use and under the other terms and conditions specified in Public Act 482 of 2002. All revenue accrued by the State from this sale shall be deposited into the State Treasury and credited to the General Fund.

LEASES FOR PRIVATE PROPERTY

16. DEPARTMENT OF CAREER DEVELOPMENT, ANN ARBOR – Renewal of lease (#7693) from December 1, 2002 through November 30, 2007 with Robert F. Guenther and Sandra R. Guenther, Husband and Wife, 2864 Carpenter Road, Suite 300, Ann Arbor, Michigan 48108, for 4,462 square feet of office space and 25 parking spaces located at 3810 Packard, Suite 170, Ann Arbor. The annual per square foot rental for this space is \$21.01 (\$7,812.22 per month). This rate does not include heat, electric, janitorial/trash removal/intrusion alarm in leased premises only. Effective June 15, 2003, and every subsequent June 15th, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains no renewal options. This lease supercedes and cancels a rental agreement, approved by the Real Estate Division Manager on May 17, 2002. This lease has a 60-day standard cancellation. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund
17. FAMILY INDEPENDENCE AGENCY, IRON MOUNTAIN – Renewal lease (#4546) from January 1, 2003, through December 31, 2007, with Guido M. Jafolla Trustee Under Declaration of Trust dated September 26, 1990, A Trust, 1000 Hemlock Street, Iron Mountain, Michigan, 49801, for 7,331 square feet of usable office space and 50 parking spaces located at 1238 Carpenter Avenue, Iron Mountain. The annual per square foot rental rate for this space is \$10.00 (\$6,109.17 per month). This rate does not include replacement of fluorescent tubes and bulbs. 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 with an annual per square foot rental rate of \$10.25 (\$6,261.90 per month) with continuation of above-stated adjustment provision. This space provides workstations for 34 employees. This lease has a 90-day standard cancellation clause. This lease has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund.

ADDENDUMS TO LEASE FOR PRIVATE PROPERTY

18. DEPARTMENT OF CAREER DEVELOPMENT, MICHIGAN REHABILITATION SERVICES, Ironwood Addendum # 2 to lease (#10348) approved by the State Administrative Board on May 5, 1998, Item # 8, between Lawrence J. and Geraldine M. Kutz, Husband and Wife, as Lessor, and the State of Michigan, Department of Michigan Jobs Commission, Michigan Rehabilitation Services, and subsequently renamed the Department of Career Development, Michigan Rehabilitation Services, as Lessee, for space located at 237 East Cloverland Drive, Ironwood. This addendum provides for adding one five-year renewal option with an increase in the annual rental of \$360.96 per year (\$1.00 per square foot). The new total annual rental will be \$3,249.00 (\$9.00 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, or any extension. This lease has a 90-day standard cancellation clause. This addendum has been approved by the Attorney General as to legal form. Source of funds: 75% Federal Funds; 25% Other

19. DEPARTMENT OF CONSUMER AND INDUSTRIES SERVICES, GAYLORD - Addendum # 1 to lease (#10544) approved by the State Administrative Board on November 16, 1999, Item # 13, between Alpine Associates L.L.P., a Limited Liability Partnership, as Lessor, and the State of Michigan for the Department of Consumer and Industry Services, as Lessee, for space located at 400 West Main Street, Gaylord. This addendum provides for adding two five-year renewal options with a decrease in the annual rental of \$ 652.00 per year (\$.78 per square foot). The new total annual rental will be \$11,286.00 (\$13.50 per square foot) with continuation of the adjustment schedule. Effective December 1, 2007, the new total annual rental will be \$11,876.16 (\$14.17 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, 2002, or any extension. This lease has a 90-day standard cancellation clause. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 100% General Fund

20. DEPARTMENT OF CONSUMER AND INDUSTRIES SERVICES, GAYLORD - Addendum # 3 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 Limited Liability Partnership, as Lessor, and the State of Michigan for the 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 two five-year renewal options with a decrease in the annual rental of \$2,110.44 per year (\$.80 per square foot). The new total annual rental will be \$35,613.00 (\$13.50 per square foot) with continuation of the adjustment schedule. Effective December 1, 2007, the new total annual rental will be \$37,380.48 (\$14.17 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, 2002, or any extension. This lease has a 90-day standard cancellation clause. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 81% State Restricted; 19% Federal Funds.