

SPECIAL AGENDA

BUILDING COMMITTEE

April 12, 2005
8:40 A.M. 1921 Department of Conservation
Conference Room
7th Floor Mason Building

STATE ADMINISTRATIVE BOARD

April 12, 2005
9:00 A.M. 1921 Department of Conservation
Conference Room
7th Floor Mason Building

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF NATURAL RESOURCES, BRIGHTON – Bishop Lake / Brighton Recreation Area – New Day Use Facility
File No. 751/03377.HRB – Index No. 58100
Low Responsive Bidder: Construction Solutions, Inc., Ann Arbor; \$548,200.00

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF ENVIRONMENTAL QUALITY, SCHOOLCRAFT – Schoolcraft Area Organics - Plume G-Groundwater Remediation Operation and Maintenance Services
File No. 761/98098.AGY – Index No. 47918
Lanex, Three Rivers; CCO No. 7, Incr. \$65,815.00

NEW LEASE FOR PRIVATE PROPERTY

3. DEPARTMENT OF STATE POLICE, MARQUETTE - New Lease #11077 effective April 1, 2005 through March 31, 2010 with Peter E. and Lois O'Dovero Trust under agreement dated September 17, 1991, DBA O'Dovero Development, a Trust, 110 Airport Road, Negaunee, Michigan 49866, as Lessor, and the Department of State Police, as Lessee, for 2,500 square feet of warehouse space located at 37 Industrial Park Road, Bay 11, Marquette, Michigan 49855. The annual per square foot rental rate for this space is \$5.16 (\$1,075.00 per month). This rate does not include heating and cooling, janitorial services and supplies, telecommunications or an alarm system. This Lease does not include annual adjustments for real estate taxes or operating expenses. This Lease contains a Standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

RECOMMENDATION FOR SALE AND CONVEYANCE OF SURPLUS STATE PROPERTY

4. The Departments of Management and Budget and Community Health recommend the sale of a 10.66-acre portion of the former Ypsilanti Regional Psychiatric Hospital property to York Township.

Legislative Background

Public Act 671 of 2002, authorizes the State Administrative Board to convey the following property to York Township for \$1.00:

A Parcel of land in the Northwest ¼ of section 11, T4S, R6E, York Township, Washtenaw County, Michigan and more particularly described as follows: Commencing at the northwest corner of said section 11; thence N89°49'45"E 1015.98 feet, on the north line of said section 11 to the point of beginning of this description; thence N89°49'45"E 490.01 feet, on the north line of said section 11; thence S01°32'29"E 948.23 feet; thence S89°49'45"W 490.01 feet; thence N01°32'29"W 948.23 feet, to the north line of said section 11 and the point of beginning, containing 10.66 acres, more or less.

The property shall be used exclusively for public recreational purposes, and upon termination of the described use, the state may re-enter and repossess the property.

The conveyance will be by Quit Claim deed prepared and approved as to form by the Attorney General.

5. The Departments of Management and Budget and Community Health recommend the sale of the former Ypsilanti Regional Psychiatric Hospital property for \$11,000,000, pursuant to a negotiated purchase agreement.

Legislative Background

Public Act 326 of 2004, effective September 10, 2004, authorizes the State Administrative Board to convey the following property, containing 690 acres, more or less:

PARCEL I:

A parcel of land in section 2, Town 4 South, Range 6 East, York Township, Washtenaw County, Michigan, more particularly described as: Beginning at the Southwest corner of said Section 2; thence North 01 degrees 35 minutes 12 seconds West 2661.84 feet on the West line of said Section to the West ¼ corner of said Section; thence North 01 degrees 34 minutes 54 seconds West 1437.48 feet on said West line; thence North 88 degrees 33 minutes 41 seconds East 3429.32 feet to the Westerly right-of-way of highway US-23; thence along said Westerly right-of-way for the following five (5) courses:

- 1) South 01 degrees 30 minutes 25 seconds East 2672.99 feet;
- 2) South 01 degrees 44 minutes 55 seconds West 259.12 feet;
- 3) 441.21 feet on a curve to the right with a radius of 1070.90 feet, a central angle of 23 degrees 39 minutes 20 seconds and a long chord bearing and distance of South 13 degrees 33 minutes 06 seconds West 438.10 feet;
- 4) South 25 degrees 21 minutes 15 seconds West 727.85 feet;
- 5) South 50 degrees 12 minutes 59 seconds West 249.02 feet to the South line of said Section 2; thence South 89 degrees 18 minutes 55 seconds West 269.62 feet on said South line to the South $\frac{1}{4}$ corner of said Section; thence South 89 degrees 51 minutes 03 seconds West 2501.84 feet on said South line to the Point of Beginning.

PARCEL II:

A parcel of land in the North $\frac{1}{2}$ of Section 3, Town 4 South, Range 6 East, York Township, Washtenaw County, Michigan, more particularly described as: Beginning at the North $\frac{1}{4}$ corner of said Section 3; thence North 88 degrees 35 minutes 42 seconds East 1415.26 feet on the North line of said Section 3; thence South 01 degrees 35 minutes 30 seconds East 1334.25 feet; thence North 87 degrees 58 minutes 00 seconds East 1415.07 feet to the East line of said Section 3; thence South 01 degrees 34 minutes 54 seconds East 1318.74 feet on said East line to the East $\frac{1}{4}$ corner of said Section 3; thence South 87 degrees 20 minutes 19 seconds West 2830.77 feet on the East-West $\frac{1}{4}$ line to the center of said Section 3; thence South 87 degrees 21 minutes 25 seconds West 695.52 feet on said East-West $\frac{1}{4}$ line to the Easterly right-of-way of the Ann Arbor Railroad; thence North 08 degrees 11 minutes 01 seconds West 2733.73 feet on said railroad right-of-way to the North line of said Section 3; thence North 88 degrees 35 minutes 55 seconds East 1009.45 feet on said North line to the Point of Beginning.

PARCEL III:

The Southeast $\frac{1}{4}$ of Section 3, Town 4 South, Range 6 East, York Township, Washtenaw County, Michigan, more particularly described as: Beginning at the Southeast corner of said Section 3; thence North 01 degrees 35 minutes 12 seconds West 2661.84 feet on the East line of said section to the East $\frac{1}{4}$ corner of said Section 3; thence South 87 degrees 20 minutes 19 seconds West 2830.77 feet on the East-West $\frac{1}{4}$ line of said Section to the center of said Section 3; thence South 01 degrees 36 minutes 26 seconds East 2645.06 feet on the North-South $\frac{1}{4}$ line of said Section to the South $\frac{1}{4}$ corner of said Section 3; thence North 87 degrees 40 minutes 40 seconds East 2829.54 feet on the South line of said Section 3 to the Point of Beginning.

PARCEL IV:

A parcel of land in the Northwest ¼ of Section 11, Town 4 South, Range 6 East, York Township, Washtenaw County, Michigan, more particularly described as: Commencing at the Northwest corner of said Section 11; thence North 89 degrees 51 minutes 03 seconds East 1506.08 feet on the North line of said Section 11 to the Point of Beginning of this description; thence North 89 degrees 51 minutes 03 seconds East 995.76 feet on said North line to the North ¼ corner of said Section 11; thence South 01 degrees 45 minutes 05 seconds East 708.65 feet; thence South 89 degrees 51 minutes 03 seconds West 998.63 feet; thence North 01 degrees 31 minutes 11 seconds West 708.58 feet to the Point of Beginning.

PARCEL V:

The South Fractional 1/2 Of The Northeast Fractional ¼ of the Northeast Fractional ¼, Section 3, Town 4 South, Range 6 East, York Township, Washtenaw County, Michigan, Tax ID #S-19-03-100-005.

Subject to all legal highways, easements, and restrictions of records, if any.

The state administrative board, on behalf of the state, may convey for consideration the board considers a fair exchange of value for value. In determining whether consideration for the property represents a fair exchange of value for value, the board may consider the highest return and best value to the state based on either or both of the following:

- 1) The fair market value of the property as determined by an independent appraiser; and/or
- 2) The total value to the state of the sale of the property and the best interests of the state, including, but not limited to, any positive economic impact to the state likely to be generated by the proposed use of the property, especially economic impact resulting in the creation of high-technology or highly skilled jobs or increased capital investment for research and development.

A negotiated sale process is permitted under the statute, and must be conducted by the Department of Management and Budget in a manner to provide the state with consideration for the property representing at least a fair exchange of value for value.

The property description is approximate and is subject to adjustment as the board or Attorney General's office considers necessary by survey or other legal description.

The state shall not reserve oil, gas, or mineral rights to the property; however, if a subsequent purchaser extracts oil, gas, or minerals, the owner shall pay ½ of the gross revenue generated from the extraction to the state.

The conveyance shall be by Quit Claim deed prepared and approved as to form by the Attorney General.

6. The Departments of Management and Budget (DMB) and Michigan State Police (MSP) recommend the sale of former MSP property located in New Buffalo, Michigan.

Legislative Background

Public Act 121 of 2004, effective May 27, 2004, authorizes the State Administrative Board to convey the following property to the City of New Buffalo:

That part of Blocks 157 and 168, Virginia Addition to the Village of New Buffalo according to the plat thereof, recorded March 20, 1837, in Liber E of Deeds on page 290, which is described as beginning 1001.4 feet East of the Northwest corner of Section 11, Township 8 South, Range 21 West, thence Each along Section line 305.3 feet to the center of former Highway "M-11"; thence South 26 degrees 29' west along the center of said "M-11" 327.1 feet; thence North 31 degrees 44' West 303.1 feet; thence North 35.2 feet to the place of beginning.

The conveyance will be by Quit Claim deed prepared and approved by the Attorney General.

7. The Departments of Management and Budget (DMB) and Community Health (DCH) recommend the sale of the Fairlawn Center located in Pontiac, Michigan.

Legislative Background

Public Act 310 of 2004, effective January 1, 2005, authorizes the State Administrative Board to convey the following property to Pontiac Public Schools:

A parcel of land in the Northwest 1/4 of Section 30, T3N-R10E, Pontiac Township, City of Pontiac, Oakland County, Michigan and more particularly described as follows: Commencing at the Northwest corner of said Section 30, said point being a found brass remonumentation disc as recorded in Liber 21052, Page 154 (O.C.R.); thence N00°37'00"W, 4.99 feet to the Northeast corner of Section 25, T3N-R9E, said point being a found brass remonumentation disc as recorded in Liber 21146, Page 86 (O.C.R.), said point having previously been referenced as the Northwest corner of Section 30, T3N-R10E or the Southwest corner of Section 19, T3N-R10E; thence S89°16'27"E, 500.09 feet, to the POINT OF BEGINNING; thence S89°16'27"E, 952.93 feet; thence S00°14'18"E, 2451.56 feet, to the Northerly Right-of-Way line of

Elizabeth Lake Road; thence S79°13'51"W, 67.39 feet, on said Right-of-Way; thence N00°14'18"W, 1264.98 feet; thence N89°17'06"W, 887.40 feet; thence N00°12'10"W, 1200.17 feet, to the POINT OF BEGINNING, containing 28.17 acres, more or less, and subject to any easements or restrictions, recorded or unrecorded.

The conveyance will be by Quit Claim deed prepared and approved as to form by the Attorney General.