

# A G E N D A

## **BUILDING COMMITTEE**

November 26, 2003

11:00 A.M. Property Services Conference Room  
1<sup>st</sup> Floor Mason Building

## **STATE ADMINISTRATIVE BOARD**

December 2, 2003

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

### **AWARD OF CONSTRUCTION CONTRACTS**

1. DEPARTMENT OF TRANSPORTATION, KALAMAZOO – Transportation Service Center – Construction of a One Story Office Building  
File No. 591/03208.AGY – Index No. 27000  
Low Responsive Bidder; Ahrens Construction, Inc.; \$581,947.00

### **REVISIONS TO CONSTRUCTION CONTRACTS**

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Roosevelt Parking Ramp – New Ramp  
File No.071/01306.EEW – Index No. 53082  
Kares Construction Company, Charlotte; CCO No. 7, Incr. \$30,000.00
3. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center  
File No. 391/99210.JAN – Index No. 11202  
Walbridge Aldinger Company, Detroit; CCO No. 23, Incr. \$123,417.00
4. DEPARTMENT OF ENVIRONMENTAL QUALITY, GRANDVILLE – Fenske Oil Site – Closure and Groundwater Treatment  
File No. 761/99362.AGY – Index No. 47816  
EQ-The Environmental Quality Company, Wayne; CCO No. 5, Incr. \$31,906.72
5. DEPARTMENT OF AGRICULTURE, EAST LANSING – Michigan State University - Animal Health Diagnostic Laboratory  
File No. 791/00301.DCS – Index No. 53080  
Granger Construction Company, Lansing; CCO No. 18, Incr. \$73,509.00

## ADDENDUM TO LEASE FOR PRIVATE PROPERTY

6. DEPARTMENT OF FAMILY INDEPENDENCE AGENCY, MADISON HEIGHTS - Addendum #2 to lease (#4872) approved by the State Administrative Board on March 16, 1982, Item #20, between Karpson Associates and subsequently assigned to Union Building Corporation, A Michigan Corporation, as Lessor, and the State of Michigan Department of Family Independence Agency, as Lessee, for space located at 31170 John R Road, Madison Heights, Michigan. This addendum provides for relocating the current office to a new existing location owned by the Lessor at 30755 Montpelier, Madison Heights, renovations, all moving costs and build-out costs which includes the cost of moving equipment, cabling, design, teardown and reconfiguration of modular furniture systems, security system, and purchasing a mobile file system in an amount not-to-exceed (\$250,000.00) is paid by the Lessor to the State for all moving costs within 30 days of the effective date of this addendum. This addendum provides for a decrease of 6,500 square feet of office space (total square feet 26,500), for an annual rent reduction of \$72,723.00 (\$14.00 per square foot). This decreased space will provide workstations for 109 employees (a decrease of 41 employees). The new total annual rental for the new location will be \$389,277.00 (\$14.69 per square foot) which includes the operating expenses, which under the current terms are adjusted once a year in a lump sum amount. The State will adjust for Taxes and Insurance once a year for any increase or decrease over a base amount of \$20,597.07 for taxes and \$5,941.56 for insurance. The five-year renewal option reflects cost savings due to a decrease in the square footage of leased space and an increase of \$.45 per square foot from the original lease option rate because of adding the operating costs. The new total annual rental for the option period beginning January 1, 2007 through December 31, 2011 if exercised will be \$409,053.36 (\$15.45 per sq. ft.) 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 addendum contains Executive or Legislative 60 day cancellation through December 31, 2006 (which is the existing cancellation clause) and Standard 180 day cancellation if the State exercises its option to renew. The Attorney General has approved this addendum as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund.
  
7. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, TRAVERSE CITY - Renewal of lease (#7891) from November 1, 2003, through October 31, 2008, with Grandview Properties, Limited, A Limited Partnership, 400 East Eight Street, Traverse City, Michigan 49684 for 2,000 square feet of office space and six parking spaces located at 10850 Traverse Highway, Traverse City. The annual per square foot rental rate for this space is \$12.35 (\$2,058.33 per month). Effective November 1, 2005, through October 31, 2008, the annual per square foot rental rate for this space is \$13.09 (\$2,181.83 per month). Effective June 15, 2005, 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 continuation of above-stated adjustment provision with an annual per square foot rental rate of \$13.88 (\$2,312.73 per month). Effective November 1,

2010, through October 31, 2013, the annual per square foot rental rate for this space is \$14.71 (\$2,451.50 per month). This space provides workstations for three employees. This lease contains a 90-day Standard cancellation. This lease has been approved by the Attorney General as to legal form. Source of Funds:100% Restricted Funds.