

AGENDA

BUILDING COMMITTEE

July 14, 2004
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

July 20, 2004
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAND LEDGE – Army Aviation Support Facility – Renovate Helicopter Parking Apron
File No. 511/03185.EEW – Index No. 11483
Low Responsive Bidder: Mead Brothers Excavating, Inc., Springport; \$998,041.11
2. DEPARTMENT OF TRANSPORTATION, DETROIT – Detroit Maintenance Garage – New Building
File No. 591/04154.AGY – Index No. 27000
Low Responsive Bidder: Total Mechanical Construction LLC, Farmington Hills; \$1,823,000.00
3. DEPARTMENT OF TRANSPORTATION, SAWYER – Sawyer Maintenance Garage – Office, Lunch Room & Bathroom Addition
File No. 591/04161.AGY – Index No. 27000
Low Responsive Bidder: Bauer Construction Group LLC, Hudsonville; \$365,000.00
4. DEPARTMENT OF CORRECTIONS, JACKSON – Egeler & Parnall Correctional Facilities – Fire Protection Renovations
File Nos. 472/03164.JNS & 472/04183.JNS – Index No. 20160
Low Responsive Bidder: Wolverine Fire Protection Company, Mt. Morris; \$485,300.00

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF NATURAL RESOURCES, VARIOUS LOCATIONS – Four Upper Peninsula State Forest Campgrounds – Campground Improvements
File No. 751/02195.RAA – Index No. 14500
Butch Neuens Landscaping, Inc., Kingsford; CCO No. 2, Incr. \$185,000.00
6. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Tricentennial State Park and Harbor – Marina Redevelopment
File No. 751/01054.RCH – Index No. 99082
Dan’s Excavating, Inc., Shelby Township; CCO No. 1, Incr. \$322,373.51

7. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Tricentennial State Park and Harbor – Marina Redevelopment
File No. 751/01054.RCH – Index No. 99082
Flora Construction, Inc., Detroit; CCO No. 1, Incr. \$115,825.26
8. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI – Center for Forensic Psychiatry – New Forensic Center
File No. 391/99210.JAN – Index No. 53086
Walbridge Aldinger Company, Detroit; CCO No. 32, Incr. \$237,590.00
9. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Ottawa Building – Renovate Interior Ceiling Tile/Lighting/HVAC to Floor to Ceiling Offices
File No. 071/02020.JRC – Index No. 11413
HBC Contracting, Lansing; CCO No. 6, Incr. \$92,947.92

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY – VARIOUS - CORRECTED

The following item was approved on the June 1, 2004 State Administrative Board Agenda. The bold item shows what has been corrected.

10. DEPARTMENT OF STATE POLICE – That the following properties be conveyed, under authority of Act No. 174 of the Public Acts of 1997, to the persons named below for amounts **WITHDRAWN** fair market value of the properties as determined by independent appraisers. Further, the conveyances shall be by quit claim deeds approved by the Attorney General. Further, the revenue received under this act shall be deposited in the State Treasury and credited to the General Fund consistent with the requirements of Public Act 174 of 1997.

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

11. Resolution of the State Administrative Board Requesting and Approving Conveyance of Property from the Department of State Police to the Village of Jonesville

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

12. DEPARTMENT OF TRANSPORTATION, EAST LANSING - Addendum #2 to lease (#10572) approved by the State Administrative Board on June 16, 1998, Item #9, between Green L.L.C., A Michigan Limited Liability Company, as Lessor, and the State of Michigan Department of Transportation, as Lessee, for space located at 1019 Trowbridge, East Lansing, MI 48823. This addendum provides for extending the lease for five years with a decrease in the rental rate, adding midterm rental rates, and removing the annual real estate tax adjustment. 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 a standard cancellation. This space is not located in an urban downtown district. A letter of justification from the Department Director has been provided. The Attorney General has approved this addendum as to legal form. Source of Funds: 100% Restricted Funds.

- 13. DEPARTMENT OF STATE, ALPENA - Addendum # 1 to lease (# 10096)** approved by the State Administrative Board on April 5, 1994, Item # 9, between KRW Associates, A Michigan Co-Partnership, and subsequently assigned to MRW Associates, L. P., as Lessor, and the State of Michigan, Department of State, as Lessee, for space located at 2682 South U.S. 23, Alpena, 49707. This addendum provides for extending the existing lease for five years and twenty-five days through December 31, 2009, (total square feet 1,974) with a decrease in the annual rental of \$987.00 per year (\$.50 per square foot). The new total annual rental will be \$14,114.16 (\$7.15 per square foot). Effective January 1, 2008, through December 31, 2009, the annual per square root rental rate for this space is \$9.00 (\$1,480.50 per month). This addendum also provides for updating the Civil Rights language; adding the Year 2000 language; and removing the Real Estate tax adjustment. This addendum also provides for adding a one five-year option with an increase in the annual rental of \$493.56 per year (1.85 per square foot). The new total annual rental will be \$18,259.56 (\$9.00 per square foot). This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease. This addendum contains a 90-day Standard Cancellation. The Assessor for the Township was contacted and advised this space is considered to be in the Core business district. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund.
- 14. DEPARTMENT OF STATE, WATERFORD - Renewal of Lease (#6969)** from October 1, 2003, through September 30, 2008 with Pine Tree Plaza Associates, a Michigan Co-Partnership for 3,200 square feet of space located at 4224 Pontiac Lake Road, Waterford, Michigan 48328. The annual per square foot rental rate for this space is \$12.00 (\$3,200.00 per month). This rate does not include electricity, heating and cooling, janitorial services and supplies, tubes and bulbs, and alarm. This space provides workstations for 17 people. The adjustment provision was negotiated out of the former lease. This space is located in the core business district of Waterford, which is a township and does not have a downtown business district. This lease contains Standard 90 day cancellation. The Attorney General has approved this lease as to legal form. Source of Funds: 71% Restricted Funds; 29% General Fund.
- 15. DEPARTMENT OF ATTORNEY GENERAL, EAST LANSING - Addendum #1 to lease (#10911)** approved by the State Administrative Board on June 5, 2001, Item #5, between Louis J. Eyde Limited Family Partnership and George F. Eyde Limited Family Partnership, Tenants in Common, as Lessor, and the State of Michigan Department of Attorney General, as Lessee, for space located at 2860 Eyde Parkway Office Park, East Lansing, Michigan 48823. This addendum provides for changing the base year for real estate tax adjustment from 2002 to 2003 to more accurately reflect the improvements for tax assessment. 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 Standard cancellation. This space is not located in a downtown business district. The Attorney General has approved this addendum as to legal form. Source of Funds: 52.5% Federal Restricted Funds, 47.5% General Fund.

CONSTRUCTION CHANGE ORDER

16. DEPARTMENT OF COMMUNITY HEALTH, LANSING – Construction Change Order # One for lease #10116 approved by the State Administrative Board on February 1, 1994, Item #S-1, between Mark S. Kerrins, a Married man, and subsequently assigned to Kenyon Investment Co., a Michigan Limited Liability Company, as Lessor, and the State of Michigan Department of Community Health, as Lessee for space located at 1001 Terminal Road, Lansing, Michigan 48906. The lease term ends July 31, 2008. This construction change order provides for items requested by the Department of Community Health at a cost not-to-exceed \$16,825.75 for space located 1001 Terminal Road, Lansing, Ingham County, Michigan. Source of Funds: 100% Federal Funds.

17. FAMILY INDEPENDENCE AGENCY, TAYLOR – Construction Change Order # 4 for lease #2628 approved by the State Administrative Board on December 6, 1977, Item #20, between Woodridge Investment Company and subsequently assigned to Kenyon Investment Co., L.L.C., as Lessor, and the State of Michigan Department of Family Independence Agency, as Lessee for space located at 22050 Pennsylvania, Taylor, Michigan 48180. The lease term ends June 30, 2008. This construction change order provides for items requested by the Department of Family Independence Agency at a cost not-to-exceed \$2,431.33. The purpose of CCO#4 is to provide for the installation of a full surface hinge on the employee restroom door and to remove and replace the low energy door opener. Source of Funds: 45% Federal Funds, 55% GF/GP.

RECOMMENDATION TO APPROVE SITE LICENSE AGREEMENT

18. That approval be given for a site license agreement by and between the Department of Information Technology and the City of Stephenson. This site license will allow the Department of Information Technology to place an antenna on the Stephenson Tower located at W 4971 Tower Lane, Stephenson, MI 49887 and maintain the equipment enclosure building at the base of the tower. This license is for twenty-four (24) months beginning April 1, 2004 and ending March 31, 2006 at no cost to the State of Michigan.

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

19. Resolution of the State Administrative Board Approving Construction and Completion Assurance Agreement, Conveyance of Property and Lease for Washtenaw Community College Plumbers and Pipefitters Building

Legislative Background

Project	Public Act	Total Cost	SBA Share	College / University Share	GF/GP Share	House Concurrent Resolution	Date Approved
WCC – Plumbers and Pipefitters Bldg	PA530 of 2002 PA193 of 2003	\$4,471,000	\$1,999,800	\$2,741,000	\$200	HCR 49	6/23/04

20. Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Alger Correctional Facility

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Baraga Correctional Facility

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Ionia Maximum Correctional Facility ("IMAX")

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Jackson Parole Camp

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Lakeland Correctional Facility

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Newberry Mental Health Facility

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of Corrections - Oaks Correctional Facility

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of State Police – Oak Park Project

Resolution of the State Administrative Board Approving the Conveyance of Property for Department of State Police – Taylor Project

21. Resolution of the State Administrative Board Requesting and Approving Conveyance of Property for Department of Corrections Multilevel Facility at Ionia

Resolution of the State Administrative Board Requesting and Approving Conveyance of Property for Department of Corrections - Parnall Correctional Facility (Additional Housing Unit)

Resolution of the State Administrative Board Requesting and Approving Conveyance of Property for Department of Management and Budget – Grand Tower

Resolution of the State Administrative Board Requesting and Approving Conveyance of Property for the Department of Natural Resources State Fish Hatchery Renovations (Oden Project)