

AGENDA

BUILDING COMMITTEE

January 10, 2007
1100 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

January 16, 2007
1100 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

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This agenda is for general informational purposes only. At its discretion, the Building Committee may revise this agenda and may take up other issues at the meeting.

AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF NATURAL RESOURCES, MONROE – Sterling State Park – Channel Dredging
File No. 751/07024.AGY – Index No. 59150
Low Responsive Bidder Morrish-Wallace Construction, Inc./dba Ryba Marine Construction Co., Cheboygan; \$782,070.00
2. DEPARTMENT OF NATURAL RESOURCES, CHELSEA – Waterloo Recreation Area – Cedar Lake Outdoor Center – Construct Shower Building
File No. 751/07007.AGY – Index No. 14420
Low Responsive Bidder Construction Solutions, Inc., Ann Arbor; \$265,300.00
3. DEPARTMENT OF CORRECTIONS, YPSILANTI – Huron Valley Correctional Facility – HVAC Control Upgrades
File No. 472/05210.EEW – Index No. 53151
Low Responsive Bidder Building Automated Systems and Services, Sterling Heights; \$2,292,144.00
4. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – General Office Building – Renovations to First and Third Floors
File No. 071/05264.JRC – Index No. 53159
Low Responsive Bidder Moore Trospen Construction Co., Holt; \$3,900,000.00

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Central Operations – Joint Operations Center Construction
File No. 071/05300.RAN – Index No. 53145
Moore Trospen Construction Company, Holt; CCO No. 10, Incr. \$64,129.33

6. DEPARTMENT OF MANAGEMENT AND BUDGET, GRAND RAPIDS – Grand Rapids State Office Building – Office Renovations
File No. 071/05263.FAR – Index No. 53158
Carrier Construction Company, Inc., Hickory Corners; CCO No. 10, Incr. \$56,308.00

CONTRACT CHANGE ORDER

7. DEPARTMENT OF LABOR & ECONOMIC GROWTH, FLINT - CCO #2 for Lease #6477-1993 approved by the State Administrative Board on October 5, 1993 by Item #22 between Michael J. Costanza, as Lessor, and the State of Michigan for the Department of Labor & Economic Growth, as Lessee. This CCO provides for building new hearing room and Magistrate's offices, as requested by the Department of Labor & Economic Growth at a cost not-to-exceed \$30,020.58. The space is located at G-1388 West Bristol Road, Flint, MI 48507
8. DEPARTMENT OF COMMUNITY HEALTH, LANSING - CCO #11 for Lease #11080-2001 approved by the State Administrative Board on 12-07-04 by Item #38 between The Boji Group as Lessor, and the State of Michigan for the Department of Community Health, as Lessee. This CCO provides for the installation of four motion detectors to enhance the security of vital records as requested by the Department of Community Health at a cost not-to-exceed \$1,730.26. The subject space is located at 201 Townsend Street, Lansing, Ingham County, MI 48933
9. DEPARTMENT OF LABOR & ECONOMIC GROWTH, LANSING - CCO #4 for Lease #10892-2005 approved by the State Administrative Board on June 5, 2001, by Item #6 between Lansing Marc, L.L.C., as Lessor, and the State of Michigan for the Department of Labor & Economic Growth, as Lessee. This CCO provides for reconfiguration of the office space, as requested by the Department of Labor & Economic Growth at a cost not-to-exceed \$28,568.75. The space is located at 1048 Pierpont, Lansing, MI 48911

RENEWAL OF LEASE FOR PRIVATE PROPERTY

10. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, LANSING - Renewal of Lease #2117-2005 effective July 1, 2006 through June 30, 2008 with Lansing Marc, L.L.C., a Limited Liability Company, 6810 South Cedar Street, Lansing, Michigan 48911, as Lessor, and the Department of Labor and Economic Growth, as Lessee, for 76,429 square feet of office space located at Holiday Office Park, 6545 Mercantile Way, Lansing, Michigan 48911. The annual per square foot rental rate for this space is \$14.50 (\$92,351.72 per month). This rate does not include pro-rata share of electricity. This Lease contains two two-year renewal options with an annual per square foot rental rate of \$14.50 (\$92,351.72 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form. This lease meets the criteria requiring approval of the Joint Capital Outlay Subcommittee of the Legislature. The Subcommittee approved this Lease on December 14, 2006.
11. DEPARTMENT OF STATE, FARMINGTON HILLS - Renewal of Lease #7666-2006 effective January 1, 2007 through December 31, 2017 with Muirwood Square Associates, L.L.C., a Limited Liability Company, 31731 Northwestern Highway, Suite 250W, Farmington Hills Michigan 48334, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 4,630 square feet of office space located at 35572 Grand River, Farmington Hills, Michigan 48334. The annual per square foot rental rate for this space is \$22.00 (\$8,488.33 per month). This is a full service Lease. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$23.50 (\$9,067.08 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.
12. DEPARTMENT OF STATE, MIDLAND - Renewal of Lease #10192-2004 effective March 1, 2007 through February 28, 2017 with NW Plaza Associates, LLC, a Limited Liability Company, 31800 Northwestern Highway, Suite 310, Farmington Hills, Michigan 48334, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 3,000 square feet of office space located at 1830 North Saginaw Road, Suite A, Midland, Michigan 48640. The annual per square foot rental rate for this space is \$12.25 (\$3,062.50 per month). This rate does not include utilities, janitorial service and supplies, and trash removal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

13. DEPARTMENT OF STATE, DETROIT - Renewal of Lease #10283-2005 effective October 1, 2006 through September 30, 2011 with Seven Evergreen Property, L.L.C., a Limited Liability Company, 2150-B Franklin Road, Bloomfield Hills, Michigan, 48302, as Lessor, and the State of Michigan for the Department of State, as Lessee, for 3,502 square feet of office space located at 20210 West Seven Mile, Detroit, Michigan 48219. The annual per square foot rental rate for this space is \$16.75 (\$4,888.21 per month). This rate does not include utilities, janitorial services and supplies, trash removal or pest control. This Lease does not contain a renewal option. This Lease contains a Standard cancellation clause requiring 120-days notice. The Attorney General has approved this Lease as to legal form.

14. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, BATTLE CREEK - Renewal of Lease #10362-2005 effective March 1, 2007 through February 29, 2012 with Karen R. Baker, an individual, 3130 Vincent Avenue, Portage, Michigan 49024, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 5,500 square feet of office space located at 424 Riverside Drive, Suite 200, Battle Creek, Michigan 49015. The annual per square foot rental rate for this space is \$15.07 (\$6,907.08 per month). This is a full service Lease. This Lease contains one 5-year renewal option with an annual per square foot rental rate to be determined at time of renewal. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

15. DEPARTMENT OF NATURAL RESOURCES, ALLENDALE - Renewal of Lease #10967-2006 effective October 1, 2007 through September 30, 2012 with RDR Development, LLC, a Limited Liability Company, 4850 Allen Park Drive, Suite 1, Allendale, Michigan 49401, as Lessor, and the State of Michigan for the Department of Natural Resources, as Lessee, for 9,000 square feet of warehouse space located at 4876 Allen Park Drive, Allendale, Michigan 49401. The annual per square foot rental rate for this space is \$4.57 (\$3,427.50 per month). This rate does not include utilities or janitorial. This Lease contains one 5-year renewal option with an annual per square foot rental rate of \$5.03 (\$3,772.50 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

NEW LEASE FOR PRIVATE PROPERTY

16. DEPARTMENT OF NATURAL RESOURCES, CRYSTAL FALLS, MASTODON TOWNSHIP - New Lease #11032-2006 effective January 1, 2007 through December 31, 2007 with County of Iron, A Municipal Corporation, 2 South Sixth Street, Suite 7, Crystal Falls, Michigan 49920, as Lessor, and the State of Michigan for the Department of Natural Resources, as Lessee, for a 60 ½ ' x 50' parcel of land located at the Iron County Airport, Crystal Falls, (Mastodon Township), Michigan 49920. The annual rental rate for this space is \$1,043.97 paid in a lump-sum payment each January 1. This lease contains seven one-year renewal options with an adjusted annual rent per year per each renewal option. This rate does not include snow removal and ground maintenance. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

17. DEPARTMENT OF COMMUNITY HEALTH, LANSING - New Lease #11263-2006 effective August 1, 2006 through July 31, 2016 with Kerrins L.L.C., a Limited Liability Company, P.O. Box 14073, Lansing, Michigan 48901, as Lessor, and the State of Michigan for the Department of Community Health, as Lessee, for 30,697 square feet of office space located at 1001 Terminal Road, Lansing, Michigan 48906. The annual per square foot rental rate for this space is \$13.29 (\$33,996.93 per month). This rate does not include payment for utilities used in the Leased space. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$14.54 (\$37,194.53 per month). The second renewal option has an annual per square foot rental rate of \$16.32 (\$41,747.92 per month). This Lease supercedes and cancels Lease #11025 and Lease #10116 located in the same building. This Lease contains an option to purchase. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form. This lease meets the criteria requiring approval of the Joint Capital Outlay Subcommittee of the Legislature. The Subcommittee approved this Lease on December 14, 2006.

18. DEPARTMENT OF INFORMATION TECHNOLOGY, GAYLORD - New Lease #11289-2004 effective August 1, 2007 through July 31, 2012 with Mark F. Pumford, a Single Man, 1674 Champagne Drive North, Saginaw, Michigan 48604, as Lessor, and the State of Michigan for the Department of Information Technology, as Lessee, for 11,080 square feet of office, warehouse, and garage space located at Lots 7 & 8 Gornick Avenue, Gaylord, Michigan 49735. The annual per square foot rental rate for this space is \$13.36 (\$12,335.73 per month). This rate does not include utility charges, janitorial service and supplies, alarm system. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$14.85 (\$13,711.50 per month). This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

19. DEPARTMENT OF HUMAN SERVICES, GRAND RAPIDS, MICHIGAN - New Sublease (Lease) #11110-2005 effective June 1, 2009 through May 31, 2029 with the County of Kent, a Governmental Unit, County Administration Building, 300 Monroe N.W., Grand Rapids, Michigan 49503, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 101,365 square feet of office space located at 121 Franklin Street S.E., Grand Rapids, Michigan 49507. The annual per square foot rental rate for this space is \$16.99 (\$143,534.00 per month). This rate does not include utilities or operating costs adjustment. This Lease contains two five-year renewal options with an annual per square foot rental rate that will be a continuation of the variable operating expenses that are in effect during the last year of the initial term of possession with the continuation of the annual adjustment provision. This Lease contains a Legislative Restrictive cancellation clause for the initial term requiring written notice as soon as the Lessee learns that any one of the following occur: (1) there is a specific prohibition arising out of the appropriation process against using funds for this lease or (2) the Legislature fails to appropriate funds for the purpose of paying rent under this Lease. The renewal option has a standard cancellation clause requiring 180-days notice. The Attorney General has conditionally approved this Lease as to legal form. The conditions are: (1) the underlying real property as described in Lease Exhibit B must be conveyed to the Kent County Building Authority in fee title without restrictions affecting the intended use and (2) the Contract of Lease between Kent County and the Kent County Building Authority (Exhibit A to the January 3, 2007 Kent County Building Authority Resolution) must be executed in the same form and substance as it was submitted for Attorney General review. Two members of the Kent County Building Authority must sign the Contract of Lease on behalf of the Kent County Building Authority. The Chairperson of the Kent County Board of Commissioners and the Kent County Clerk must sign the Contract of Lease on behalf of Kent County. This lease meets the criteria requiring approval of the Joint Capital Outlay Subcommittee of the Legislature. The Subcommittee approved this Lease on November 30, 2006.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

20. DEPARTMENT OF NATURAL RESOURCES, SOUTHFIELD - Addendum #2 to Lease #7622-2006 approved by the State Administrative Board on August 3, 1999, between The William J. Bellinger Revocable Trust UAD September 15, 1989, a Revocable Trust, 3842 Elder Road, West Bloomfield, Michigan 48033, as Lessor, and the State of Michigan for the Department of Natural Resources, as Lessee, for 7,782 square feet of space located at 26000 West Eight Mile Road, Southfield, Michigan 48034. This Addendum provides for assignment of the lease from the Department of State to the Department of Natural Resources, changing responsibility of services, provide for renovations, and elimination of the real estate tax adjustment. The annual per square foot rental rate is \$13.97 (\$9,059.55 per month). This Lease does not include adjustments for real estate taxes. This Addendum becomes effective upon the last State approval and

continues to the termination date of the lease, or any extension. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this lease as to legal form.

21. DEPARTMENT OF TRANSPORTATION, OAK PARK - Addendum #1 to Lease #7464-2006 approved by the State Administrative Board on June 5, 2004, by Item #5, between Greenfield-Lincoln Investments, L.L.C., a Michigan Limited Liability Company, 7115 Orchard Lake Road, Suite 220, West Bloomfield Hills, Michigan 48322, as Lessor, and the State of Michigan for the Department of Transportation, as Lessee, for 2,431 square feet of space located at 25900 Greenfield Road, Suite 245, Oak Park, Michigan 48237. This Addendum provides for increasing the square footage by 274 square feet for a revised total of 2,705 square feet and adjusting the rental rate accordingly. The annual per square foot rental rate is \$13.50 (\$3,043.13 per month). This Lease does include adjustments for real estate taxes. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard cancellation clause requiring 60-days notice. The Attorney General has approved this lease as to legal form.

22. DEPARTMENT OF HUMAN SERVICES, FLINT - Addendum #5 to Lease #7484-2006 approved by the State Administrative Board on June 19, 1990 by Item #22, between Gerald D. and Frances M. Ross, and subsequently assigned to Abundant Life Ministries International Inc., a Michigan Corporation, 1161 North Ballenger Highway, Flint, Michigan 48504, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for space located at 2320 West Pierson Road, Flint, Michigan 48504. This Addendum provides for reducing the square footage of the Leased premises by 3,600 for a total of 40,720 rentable square feet. The annual per square foot rental rate is \$9.00 (\$30,540.00 per month), which is a cost decrease from the previous Lease. This Lease does include adjustments for real estate taxes and operating expenses. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Legislative cancellation clause requiring 60-days notice. The Attorney General has approved this lease as to legal form. This lease meets the criteria requiring approval of the Joint Capital Outlay Subcommittee of the Legislature. The Subcommittee approved this Lease on May 31, 1990.

23. DEPARTMENT OF NATURAL RESOURCES, NEWBERRY - Addendum #1 to Lease #11041-2007 approved by the State Administrative Board on November 16, 2004 by Item #11, between County of Luce, A Governmental Unit, County Government Building, 407 West Harrie Street, Newberry, Michigan 49868, as Lessor, and the State of Michigan for the Department of Natural Resources, as Lessee, for space located at 5340 County Road 399, Luce County Airport, Newberry, Michigan 49868. This Addendum provides for modifying the Leased premises by adding an additional 25' x 157' strip of land for a revised total of 19,625 square feet or .45 acre, with the rental rate adjusted accordingly; to modify the ending date in paragraph 2.4; to delete paragraphs 2.5 and 2.6; to modify paragraph 5.5, and add the Electronic Funds Transfer language. The annual rental rate for this space is \$400.00 per year paid in a lump-sum payment each January 1, which is a cost increase from the previous Lease. This Lease does not include adjustments for real estate taxes. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Addendum as to legal form.