

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

March 28, 2007 / April 17, 2007
11:00 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 MANAGEMENT AND BUDGET, LANSING – Murray D. VanWagoner Building – Window System Replacement
File No. 071/06107.CAK – Index No. 53234
Low Responsive Bidder: Seabrooke Company, LLC dba/1XL Glass Company;
\$722,000.00

Purpose/Business Case

The purpose of this contract is for the removal and replacement of windows that have exceeded their useful life and are extremely energy inefficient.

Benefit

Replacing the windows will improve the energy efficiency of the building and reduce maintenance costs.

Funding Source

100% State Building Authority Funds

Commitment

The contract cost is fixed based on competitive bids.

Risk Assessment

Failure to replace the windows will result in higher energy costs and additional maintenance costs to repair breaking glass.

Zip Code

48909

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – G. Mennen Williams Building – Window System Replacement
File No. 071/06111.CAK – Index No. 53238
Low Responsive Bidder: Lansing Glass Company; \$726,555.00

Purpose/Business Case

The purpose of this contract is for the removal and replacement of windows that have exceeded their useful life and are extremely energy inefficient.

Benefit

Replacing the windows will improve the energy efficiency of the building and reduce maintenance costs.

Funding Source

100% State Building Authority Funds

Commitment

The contract cost is fixed based on competitive bids.

Risk Assessment

Failure to replace the windows will result in higher energy costs and additional maintenance costs to repair breaking glass.

Zip Code

48909

- 3. DEPARTMENT OF TRANSPORTATION, NILES – Niles Maintenance Garage – Salt Storage Building
File No. 591/07043.AGY – Index No. 27000
Low Responsive Bidder: Johnson Brothers Construction, Inc., \$492,000.00

Purpose/Business Case

The purpose of this contract is for the construction of a new building for salt storage. The existing salt storage building is inadequate in size and in need of costly repairs. The new building will also reduce or eliminate the need for ordering salt during the winter months, which is more costly than late summer or early fall.

Benefit

The new building will be of sufficient size for meeting the Southwest Region's requested salt storage capacity needs at the Niles Garage. The new building will provide a sheltered area for storing and unloading salt.

Funding Source

100% State Trunkline Funds

Commitment Level

The contract cost is fixed based on competitive bids.

Risk Assessment

Without this work the existing salt storage building will continue to operate without a sheltered unloading area in violation of the DEQ requirements.

Zip Code

49120

- 4. DEPARTMENT OF TRANSPORTATION, MARSHALL – Marshall Maintenance Garage – Salt Storage Building
File No. 591/07044.AGY – Index No. 27000
Low Responsive Bidder: Johnson Brothers Construction, Inc., \$562,000.00

Purpose/Business Case

The purpose of this contract is for the construction of a new building for salt storage. The existing salt storage building is inadequate in size and in need of costly repairs. The new building will also reduce or eliminate the need for ordering salt during the winter months, which is more costly than late summer or early fall.

Withdrawn at Ad Board

Withdrawn at Ad Board

Benefit

The new building will be of sufficient size for meeting the Southwest Region's requested salt storage capacity needs at the Marshall Garage. The new building will provide a sheltered area for storing and unloading salt, and a sheltered and contained area for brine storage.

Funding Source

100% State Trunkline Funds

Commitment Level

The contract cost is fixed based on competitive bids.

Risk Assessment

Without this work the existing salt storage building will continue to operate without a sheltered unloading area in violation of the DEQ requirements.

Zip Code

49068

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF MANAGEMENT AND BUDGET, GRAND RAPIDS – Grand Rapids State Office Building – Building Renovations
File No. 071/05263.FAR – Index No. 53158
Carrier Construction Company, Inc., Hickory Corners; CCO No. 11, Incr. \$40,231.00

Purpose/Business Case

The purpose of this contract change order is to provide for revised door locations and types, revise ductwork locations and add diffusers, revise lighting layouts and location of emergency lighting to meet the specialized needs of the individual departments.

Benefit

The addition and relocation of doors will improve circulation and security for the Agencies on the fourth and seventh floors. The mechanical ductwork relocations are to accommodate relocated doors and walls to assure efficient air flow. The electrical upgrades will improve the emergency lighting and provide the required power to the expanded conference room.

Funding Source

100% State Building Authority Funds

Commitment

The contract cost is fixed based on quotations from the contractor.

Risk Assessment

Failure to approve these changes will result in potential unsafe working conditions for State employees.

Zip Code

49503

6. COLLEGES AND UNIVERSITIES, IRON MOUNTAIN – Bay de Noc Community College – Construction of Building and Related Site Work at Bay West Campus
File No. 332/05226.RAA – Index No. 52321
Gundlach Champion, Inc., Houghton; CCO No. 3, Incr. \$105,201.95

Purpose/Business Case

The purpose of this change order is to revise existing and provide additional electrical circuits, receptacles and lighting, provide additional earthwork required for complete operation of specified systems, facility security requirements, energy savings, and satisfy DLEG requirements.

Benefit

This change order insures proper operation of building operation systems, reduces operating and maintenance costs and provides for unoccupied security.

Funding Source

100% State Building Authority Funds

Commitment Level

The contract cost is fixed based on quotations from the contractor. The amount of the contract change order is within the authorized total project cost.

Risk Assessment

Failure to approve this change order may result in added maintenance costs & inefficient operations and potential security/safety issues.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

- 7. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Addendum #3 to Lease #11080-2007 approved by the Joint Capitol Outlay Subcommittee on November 9, 2004 and the State Administrative Board on December 7, 2004, Item #38, between Boji Group of Lansing, Inc., a Michigan Limited Liability Company, 124 West Allegan, Lansing, Michigan 48933, as Lessor, and the State of Michigan for the Department of Community Health, as Lessee, for space located at 201 Townsend Street, Lansing, Michigan 48913. This Addendum provides for adding 5,600 square feet to the first floor, total of 14,101 square feet of office space. The current monthly rent for this space is \$23.19 (\$162,550.60 per month). Effective October 1, 2011, through September 30, 2012, the annual per square foot rental rate for this space will increase by 2.5%. Effective October 1, 2012 through September 30, 2026, the annual per square foot rental rate will increase by 3.0% for this space. This is a full service Lease. 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 Executive New cancellation clause requiring 90-days notice. The Attorney General has approved this lease as to legal form.

Withdrawn at Ad Board

Purpose/Business Case

The purpose of this Addendum is to add square footage to the first floor of the current building, as offered under the current lease terms for any available space. The Department needs to relocate staff from another facility to join current like-kind staff at this location.

Benefit

This move will benefit the Department and will centrally locate the Departmental staff that work closely together. Utilizing this adjacent space to have related programs co-

locate will enhance the efficiency for Department staff by reducing delays caused by being located in various offices outside of downtown Lansing.

Funding Source

50% General Fund; and 50% Federal Funds

Commitment Level

Nineteen years with two renewal options

Risk Assessment

Non-approval of this Addendum will hinder the Department from relocating staff to a central location and achieve savings by having staff in close proximity for related programs.

Zip Code

48913

RENEWAL OF LEASE FOR PRIVATE PROPERTY

8. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, MADISON HEIGHTS - Renewal of Lease #6212-2005 effective January 1, 2007 through December 31, 2011 with Frumin Family Investments LLC D/B/A Fruson Investment Company, a Michigan Limited Liability Company, 2585 Sunnynoll, Berkley, Michigan 48072, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 15,316 square feet of office space located at 401 East 13 Mile Road, Madison Heights, Michigan 48071. The annual per square foot rental rate for this space is \$13.50 (\$17,230.50 per month). This rate does not include utilities, or janitorial service. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case

This space provides offices for Field Audit staff, Computer Programming staff and vendors for the purpose of upgrading the State Unemployment computer system.

Benefit

Continue meeting Agency's mission to upgrade the Unemployment Agencies computer system and provide public service to area workforce.

Funding Source

100% Federal Funds

Commitment Level

Five-years

Risk Assessment

Non-approval of this Lease will hinder the Department from completing an upgrade to their computer system and providing public service.

Zip Code

48071

NEW SUB-LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, MT. PLEASANT - New Sub-lease #10887-2006 effective July 1, 2006 through June 30, 2009 with Eightcap, Inc., a Michigan Corporation, 904 Oak Drive, P.O. Box 368, Greenville, Michigan 48838, as Lessor, and the State of Michigan for the Department of Labor and Economic Growth, as Lessee, for 292 square feet of office space located at 1803 South Mission, Mt. Pleasant, Michigan 48858. The annual per square foot rental rate for this space is \$34.70 (\$844.50 per month). This is a full service Sub-lease. This Sub-lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sub-lease as to legal form.

Purpose/Business Case

The space is utilized by the Department of Labor and Economic Growth and continues to meet their needs.

Benefit

This Sub-lease will allow the Agency to continue to provide Michigan Rehabilitation Services and Employee Services Agency in a co-location with the Michigan Works Agency.

Funding Source

100% Federal Funds.

Commitment Level

Three years

Risk Assessment

Non-approval of this Sub-lease will hinder the Department from continuing to provide uninterrupted services and could bring about increased costs if they are forced to relocate.

Zip Code

48858

10. DEPARTMENT OF TRANSPORTATION, EAST LANSING - New Sub-Lease #11282-2006 effective May 1, 2007 through April 30, 2012 with Granger Park Development L.L.C., a Limited Liability Company, 6267 Aurelius Road, Lansing, Michigan 48823, as Sub-Lessor, and the State of Michigan for the Department of Transportation, as Sub-Lessee, for 13,877 square feet of office space with special semi truck access requirements located at 3101 Technology, Lansing, Michigan 48909. The annual per square foot rental rate for this space is \$17.50 (\$20,237.29 per month). This is a full service Sub-Lease. This Sub-Lease contains one five-year renewal option with an annual per square foot rental rate of \$19.25 (\$22,261.02 per month). This Sub-Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sub-Lease as to legal form.

Purpose/Business Case

This is a new location to replace the current leased space located at 1019 Trowbridge Road (Lease #10572). The current space is inadequate due to the lack of flexibility for growth within the building, the lack of parking and the aging mechanical systems of the building.

Benefit

This location fits the needs of the Department to accommodate semi trucks, conduct research development and testing of Intelligent Transportation Systems through a partnership with Michigan State University, and facilitate the project to design, relocate and construct two railroad structures within the campus and will allow for the use of University resources and effective utilization of Federal Transportation Authority funds.

Funding Source

100% Restricted Fund

Commitment Level

Five years with one five-year renewal option

Risk Assessment

Non-approval of this Sublease will continue to hamper the programs ability to produce an effective transportation system for the health and safety of the citizens of Michigan.

Zip Code

48823

NEW LEASE FOR PRIVATE PROPERTY

11. DEPARTMENT OF HUMAN SERVICES, KALAMAZOO - New Lease #11147-2005 effective October 1, 2006 through September 30, 2016 with Louis J. Eyde, Limited Family Partnership and George F. Eyde, Limited Family Partnership, a Partnership, 4660 South Hagadorn Road, Suite 600, East Lansing, Michigan 48823, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 57,986 square feet of office space located at 322 Stockbridge Avenue, Kalamazoo, Michigan 49001. The annual per square foot rental rate for this space is \$12.00 (\$57,986.00 per month). This rate does not include utilities. This Lease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Lease as to legal form. The Joint Capitol Outlay Subcommittee approved this Lease on December 14, 2006.

Purpose/Business Case

The space is utilized by the Department and continues to meet their needs. This lease combines Lease #10176 and Rental Agreement #10370 into one new lease. The previous lease did not contain any renewal options.

Benefit

This lease allows the Department to remain at an established location and avoid relocation expenses. The rental rate is within the current market rate for comparable space.

Funding Source

55% General Fund; 45% Federal Funds

Commitment Level

Ten years

Risk Assessment

Non-approval of this Lease will hinder the Department from continuing to provide uninterrupted services and could bring about increased costs if they are forced to relocate.

Zip Code

49001

GRANT OF UTILITY EASEMENT

12. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) FOR THE DEPARTMENT OF STATE POLICE (DSP), CITY OF LIVONIA, WAYNE COUNTY, MI. It is hereby recommended that the State Administrative Board, acting under authority of Act 431 of the Public Acts of 1984, as amended, grant to DTE Energy Company, a Michigan Corporation, whose address is 2000 Second Avenue, Detroit, MI 48826 a permanent non-exclusive easement for purposes of ingress and egress, and making and servicing utility improvements. Said easement is described as follows:

A 10 foot wide strip of land in the SE ¼ of section 12, T1S - R9E, City of Livonia, Wayne County, Michigan, more particularly described as commencing at the NW corner of Lot 187 of Livonia Meadows Subdivision of part of the SE ¼ of said section 12; thence N87°29'19"E 239.79 feet on the north line of said Livonia Meadows Subdivision to the point of beginning and centerline of a 10 foot wide strip of land; thence N11°54'24"W 109.55 feet; thence N79°09'10"W 46.44 feet to a point of ending. The sidelines of this easement shall be lengthened or shortened to close on the north line of Livonia Meadows Subdivision and the wall lines of the Michigan State Police building. The Attorney General's office has approved this grant of easement as to legal form.

Purpose/Business Case

DTE Energy has requested this easement in order to provide electrical service to the Michigan State Police Post under construction at 18050 Deering Street in Livonia, MI. 48152

Benefit

The electrical service this easement will make possible is needed to make the State Police Post operational.

Funding Source

N/A

Commitment

This easement will be a permanent non-exclusive easement. However, the easement terminates if unused for its intended purpose for a period of one calendar year.

Risk Assessment

Non-approval of this easement will hinder the completion of the Police Post by not allowing DTE access to install electrical service.

Zip Code

48152

A G E N D A

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

April 11, 2007 / April 17, 2007
11:00 A.M. Lake Superior Room 1st Floor
Michigan Library and Historical Center

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF NATURAL RESOURCES, MACKINAC ISLAND – Mackinac Island State Harbor of Refuge – Dock Repairs
File No. 751/03303.RAA – Index No. 99049
Low Responsive Bidder: Morrish-Wallace Construction, Inc./dba Ryba Marine Construction Company, Cheboygan; \$4,905,944.00

Purpose/Business Case

The purpose of this contract is to provide repairs and improvements to existing harbor facilities at Mackinac Island State Harbor of Refuge. The repairs and improvements are required to correct deficiencies in the facility dock structures, bring the electrical and plumbing systems up to current MDNR boating facility standards, improve ADA accessibility and improve water depths and shoreline conditions.

Benefit

This contract will correct deficiencies in the harbor infrastructure, reduce operational and maintenance costs, and enhance public safety.

Funding Source

100% Restricted Waterways Funds

Commitment Level

The contract cost is fixed based on competitive bids.

Risk Assessment

Failure to award this construction contract will result in continued deterioration of the harbor facilities, continued failure to meet current MDNR boating facility standards, and increased maintenance costs. Failure to dredge various areas may cause deep-keeled vessels to run aground. Failure to complete all of the planned maintenance and improvements may cause two large boat races and many other users to find alternate facilities resulting in the loss of State revenue and loss of business to local businesses. Failure to perform the dredging within the restricted time window allowed in the State and Federal permits may cause a one-year delay, further increasing the negative revenue implications for the State's revenue and local businesses.

Zip Code

49757

REVISIONS TO CONSTRUCTION CONTRACTS

2. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Hannah and Ottawa Buildings – Handrail Replacement
File No. 071/04056.DCS – Index No. 11562
Kares Construction Company, Inc., Charlotte; CCO No. 10, Incr. \$27,065.17

Purpose/Business Case

The purpose of this change order is to include trap primers, additional concrete beam repair, fabrication of light pole bases, additional storm drain piping, fire protection piping, modify exhaust fan control sequence, water proofing, and receive credit for membrane water proofing work. These changes are necessary to respond to unknown field conditions, provide critical elements for a complete installation, and provide additional work as requested by the user agency.

Benefit

This work will complete the required restoration, repairs, upgrades, and will increase the safety of the parking ramp and plaza areas as previously recommended and planned.

Funding

100% State Building Authority Funds

Commitment

The change order costs are fixed actual costs provided by the construction contractor in response to a Bulletin provided by the PSC.

Risk Assessment

Failure to complete this additional construction work will result in an incomplete ramp and plaza restoration project.

Zip Code

48909

NEW LEASE FOR PRIVATE PROPERTY

3. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING - New Lease #11048-2006 effective January 1, 2007, through December 31, 2009, with Emergent BioDefense Operations Lansing, Inc., a Michigan Corporation, 3500 North Martin Luther King Jr. Blvd, Lansing, Michigan 48906, as Lessee, and the State of Michigan for the Department of Management and Budget as Lessor, for 231 parking spaces located at 3423 North Martin Luther King Jr. Blvd, Lansing, Michigan 48906. The annual rental rate for these parking spaces is \$50,640.00 (\$4,220.00 per month). This Lease contains two renewal options for three years each with a rental rate to be determined by the Department of Management and Budget. This Lease contains a Standard cancellation clause requiring 30-days notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case

The purpose of this lease is to replace the rental agreement currently in place and allow the Lessee use of 231 common parking spaces in State owned parking lots for its employees and guests.

Benefit

This Lease will allow the Department to utilize unused parking spaces and generate income for the State.

Funding Source

N/A

Commitment Level

Three years with two three-year renewal options.

Risk Assessment

Non-approval of this Lease will hinder the Department from effectively utilizing State owned space by maximizing rental income.

Zip Code

48906

NEW SUBLEASE FOR PRIVATE PROPERTY

4. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, IRONWOOD - New Sublease #11275-2006 effective August 1, 2007, through December 31, 2009, with Western Upper Peninsula Manpower Consortium, A Consortium of Counties, 100 West Cloverland Drive, Ironwood, Michigan 49938, as Sublessor, and the State of Michigan for the Department of Labor and Economic Growth as Sublessee, for 80 square feet of office space located at 100 West Cloverland Drive, Ironwood, Michigan 49938. The annual per square foot rental rate for this space is \$17.50 (\$116.67 per month). This is a full service Sub Lease. This Sublease contains a Standard cancellation clause requiring 90-days notice. The Attorney General has approved this Sub Lease as to legal form.

Purpose/Business Case

The Department of Labor and Economic Growth (MRS) utilizes this space. This is in conjunction with the co-location initiative with the Michigan Works! Agencies.

Benefit

This is a new Sublease for a new location to provide co-locating with the Michigan Works! Agency. This Sublease will replace the present lease at 237 East Cloverland, Ironwood, for 361 square feet, which will reduce overall costs for the Department.

Funding Source

100% Federal Fund

Commitment Level

Two years and five months

Risk Assessment

Non-approval of this Sub Lease will hinder the Department from meeting the co-location initiative with the Michigan Works! Agency and providing a cost savings.

Zip Code

49938

RESTRICTIVE DEED COVENANT

5. Under Authority of MCL 324.20120b, as amended, it is hereby recommended that the State Administrative Board approve this Restrictive Covenant on state property in response to a request for same from Waste Management Inc, and its assigns. The Restrictive Covenant would be on state property located in Blackman Charter Township, Jackson County, and more particularly described below in exchange for One Dollar and No Cents (\$1.00). The Attorney General has approved the restrictive covenant as to legal form.

AREA OF RESTRICTIVE COVENANT: A parcel of land located in the Southeast 1/4 of Section 13, Town 2 South, Range 1 West, Blackman Township, Jackson County, Michigan, the surveyed boundary of said parcel being described as Beginning at the Southeast corner of said Section 13; thence North 89°55'05" West along the South line of said Section 13 a distance of 1308.24 feet to the centerline of McGill Road; thence North 00°03'15" East along the centerline of McGill Road a distance of 144.33 feet; thence along the centerline of McGill Road on a curve to the right a distance of 288.35 feet, said curve having a central angle of 38°57'37", a radius of 424.05 feet, a chord of 282.83 feet bearing North 19°32'04" East; thence North 39°00'50" East along the centerline of McGill Road a distance of 459.45 feet; thence along the centerline of McGill Road on a curve to the left a distance of 198.40 feet, said curve having a central angle of 17°44'15", a radius of 640.87 feet, a chord of 197.61 feet bearing North 30°08'45" East; thence North 21°16'35" East along the centerline of McGill Road a distance of 280.98 feet; thence along the centerline of McGill Road on a curve to the right a distance of 54.42 feet, said curve having a central angle of 22°21'36", a radius of 139.44 feet, a chord of 54.07 feet bearing North 32°27'25" East; thence along the centerline of McGill Road on a curve to the right a distance of 145.30 feet, said curve having a central angle of 35°00'54", a radius of 237.76 feet, a chord of 143.05 feet bearing North 61°08'41" East; thence along the centerline of McGill Road on a curve to the right a distance of 59.83 feet, said curve having a central angle of 11°26'26", a radius of 299.63 feet, a chord of 59.73 feet bearing North 84°22'21" East; thence South 89°54'25" East along the centerline of McGill Road a distance of 456.80 feet; thence along the centerline of McGill Road on a curve to the left a distance of 57.70 feet, said curve having a central angle of 3°00'19", a radius of 1099.98 feet, a chord of 57.69 feet bearing North 88°35'20" East to a point on the East line of said Section 13; thence South 00°13'20" West along the East line of said Section 13 a distance of 1323.66 feet to the point of beginning; said parcel containing 30.921 acres; said parcel subject to the rights of the public across McGill Road; said parcel subject to all other easements and restrictions of record.

Background/Purpose

The state property subject to the restrictive covenant is the site of an abandoned landfill. It lies adjacent to an active landfill called the McGill Road Landfill owned and operated by Waste Management Inc. through its assigns. Groundwater contamination in the form of

Boron was detected escaping the McGill Road Landfill onto the subject property. The restrictive covenant would preclude the state and any succeeding landowners from engaging in certain activities on the state's property such as extracting potable water, raising a consumable crop on the site or hindering DEQ sanctioned groundwater testing and RAP compliance monitoring. Imposing these deed restrictions do not hinder the State's interests in the property and the DEQ advises that such restrictions should be placed on this parcel in any case for liability management purposes given the past use of the subject property. Obtaining the restrictive covenant from neighboring landowners, including the State, is a key requirement of Waste Management's remedial action plan for the McGill Road Landfill now pending before the Michigan Department of Environmental Quality (DEQ).

Benefit

The restrictive covenant, if accepted by the DEQ, will allow an important landfill serving the South Michigan Prison and the rest of Jackson County to remain open for business.

Funding Source

The Grantee.

Commitment

This is a permanent deed restriction.

Risk Management

Failure to grant this restrictive covenant would mean that the DEQ would not approve Waste Management's pending remedial action plan for McGill Road Landfill, in turn, this key landfill serving Jackson County will shut down.

Zip Code

49201

JURISDICTIONAL TRANSFER AFFIDAVITS

6. LAND BANK FAST TRACK AUTHORITY – Requests the following property be transferred as authorized by 2003 PA 258, to the Department of Natural Resources for the purpose of reconveyance to the original owner(s). The properties have been redeemed or are being returned due to Certificate of Error. Further, the transfer shall be by Jurisdictional Transfer Affidavit. (Doc. No. 2007-004)

The transferred land is located in Wayne County, Michigan and the description is on file with the State Administrative Board.

SPECIAL AGENDA

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

April 17, 2007

10:55 A.M. / 11:00 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.

GRANT OF EASEMENT

1. DEPARTMENT OF MANAGEMENT AND BUDGET (DMB) FOR THE DEPARTMENT OF COMMUNITY HEALTH (DCH), TOWNSHIP OF YORK, WASHTENAW COUNTY, MI. It is recommended that the State Administrative Board, acting under authority of Act 431 of the Public Acts of 1984, as amended, grant to the Board of County Road Commissioners of the County of Washtenaw, whose address is 555 N. Zeeb Road, Ann Arbor, MI 48103, a permanent non-exclusive easement for public road purposes including ingress and egress, road construction and utility improvements. Said easement is described as follows:

A right-of-way located in the Southwest ¼ of Section 35, Town 3 South, Range 6 East, Pittsfield Township, Washtenaw County, Michigan, being more particularly described as follows: Commencing at the Northwest corner of Section 2, Town 4 South, Range 6 East, York Township, Washtenaw County, Michigan; thence, along the South line of said Section 35 and the centerline of Bemis Road, North 88° 32'08" East 33.00 feet to the POINT OF BEGINNING; thence North 01° 27'52 West 33.00 feet; thence 60.00 feet along a circular curve to the left, having a central angle of 02°15'46", a radius of 1519.34 feet, and a chord which bears North 02° 35'45" West 60.00 feet; thence South 47° 01'55" East 132.82 feet; thence, along said South line and the centerline of said Bemis Road, South 88°32'08" West 93.66 feet to the Point of Beginning. Containing 0.041 acres (1788 square feet) of proposed additional right-of-way and 0.058 acres (2535 square feet) of existing road easement for a total of 0.099 acres (4323 square feet) of land, more or less. Subject to easements and restrictions of record, if any.

The attorney general's office has approved this easement agreement as to legal form.

Purpose/Business Case:

The Washtenaw County Road Commission (WCRC) has requested this easement as a necessary component of the water and sewer mains being constructed by Toyota Motor

Engineering and Manufacturing North America, Inc. (TEMA) for York Township's Urban Service District. The easement will enable the WCRC to accelerate road improvement necessary for future background traffic and use benefiting the general public. The State of Michigan has cooperated with TEMA by previously granting a Road Way, Storm Water and Road Drainage Easement to the WCRC that will facilitate the development of the TEMA research and development center that is being constructed at the site of the former Ypsilanti Regional Psychiatric Hospital Property.

Benefit:

The granting of this easement will allow the WCRC access across a portion of the Department of Community Health, Center for Forensic Psychiatry Project for the purpose of constructing and maintaining an access road necessary to the operation of the TEMA center while at the same time providing additional road to service general traffic for both York and Pittsfield Townships.

Funding Source:

N/A

Commitment:

This easement will be a permanent easement appurtenant to the hospital property. If the easement remains unused for a period of two years, it will revert to the Grantor.

Risk Assessment:

None

Zip Code:

48103

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

2. DEPARTMENT OF COMMUNITY HEALTH, LANSING - Addendum #1 to Lease #10464-2007 approved by the State Administrative Board on April 15, 1997 by Item #18, between River Plaza L.L.C., a Limited Liability Company, 316 East Michigan Avenue, Lansing, Michigan 48933, as Lessor, and the State of Michigan for the Department of Community Health, as Lessee, for 33,303 square feet of office space located at 300 East Michigan Avenue, Lansing, Michigan 48933. This Addendum provides for changing the beginning and end dates and the square footage leased per a modification letter of agreement between the parties dated September 18, 1987. This addendum includes changes in the Lessor responsibilities and an overall lease savings of 14% to the State. The annual per square foot rental rate is \$18.00 (\$49,954.50 per month). This Lease does not include adjustments for real estate taxes, operating expenses or the Consumer Price Index. This Addendum becomes effective upon the last State approval and continues to the termination date of the lease, or any extension. This Lease contains an Executive Legislative cancellation clause, which will change to a Standard cancellation on August 1, 2007 requiring 180-days notice. The Attorney General has approved this Lease as to legal form. The Joint Capital Outlay Subcommittee approved this Lease on March 29, 2007.

Purpose/Business Case:

This Lease will eliminate the real estate tax adjustment and the CPI adjustment, add all utilities except electricity to the Lessor's responsibility, modify the dates of the Lease, change the square footage and increase the rental rate accordingly in exchange for the change in Lessor responsibilities and change the cancellation clause from Executive Legislative to Standard cancellation.

Benefit:

The real estate tax, the operating and CPI adjustments were eliminated resulting in an overall 14% savings to the State of \$670,000.00 through July 2012.

Source of Funds:

100% Federal Funds

Commitment Level:

Present through July 31, 2012 with one five-year renewal option

Risk Assessment:

Non-approval of this Addendum will hinder the Department from meeting operational and business needs with a cost savings of over \$600,000 in the next five years.

Zip Code:

48933

3. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #3 to Lease #2506 approved by the State Administrative Board on July 5, 1977, Item #6, between Delco Boulevard Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 20,064 square feet of space located at 1145 West Grand Boulevard, Detroit, Michigan 48208. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$12.21 (\$20,412.15 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$40,824.30.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48208

4. DEPARTMENT OF HUMAN SERVICES, TAYLOR - Addendum #3 to Lease #2628 approved by the State Administrative Board on December 6, 1977, Item #11, between Kenyon Investment Company, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 20,064 square feet of space located at 22050 Pennsylvania, Taylor, Michigan 48180. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$13.50 (\$22,565.67 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$45,131.34.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48180

5. DEPARTMENT OF HUMAN SERVICES, LINCOLN PARK - Addendum #3 to Lease #2703 approved by the State Administrative Board on April 4, 1978, Item #5, between Fort Street Properties Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 20,064 square feet of space located at 999 West Fort Street, Lincoln Park, Michigan 48146. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$13.90 (\$23,245.83 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$46,491.66.

Source of Funds:

45% Federal Funds: 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48146

6. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #2 to Lease #2713 approved by the State Administrative Board on April 18, 1978, Item #9, between Kenyon Investment Company, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 23,104 square feet of space located at 8000 Fullerton, Detroit, Michigan 48238. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$13.92 (\$26,808.33 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$53,616.66

Source of Funds:

45% Federal Funds: 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48238

7. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #2 to Lease #2720 approved by the State Administrative Board on May 2, 1978, Item #21, between Medbury Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 30,096 square feet of space located at 6821 Medbury, Detroit, Michigan 48211. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$12.58 (\$31,550.05 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$63,100.10.

Source of Funds:

50% Federal Funds; 50% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48211

8. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #3 to Lease #3064 approved by the State Administrative Board on December 16, 1997, Item #17, between Forest-Ellery, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 20,114 square feet of space located at 3606 East Forest, Detroit, Michigan 48207. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$13.62 (\$22,824.96 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$45,5649.92.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48207

9. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #4 to Lease #4007 approved by the State Administrative Board on June 5, 1979, Item #25, between Tireman-Central, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 28,120 square feet of space located at 8031 Tireman, Detroit, Michigan 48204. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$9.34 (\$21,895.94 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$43,791.88.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48204

10. DEPARTMENT OF HUMAN SERVICES, HAMTRAMCK - Addendum #2 to Lease #6129 approved by the State Administrative Board on April 5, 1983, Item #36, between Denton Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 21,000 square feet of space located at 2400 Denton, Hamtramck, Michigan 48212. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$12.00 (\$21,007.97 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$42,015.94.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48212

11. DEPARTMENT OF HUMAN SERVICES, HAMTRAMCK - Addendum #3 to Lease #6217 approved by the State Administrative Board on May 15, 1984, Item #8, between Denton Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 3,000 square feet of space located at 2440 Denton, Hamtramck, Michigan 48212. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$7.25 (\$1,812.50 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$3,625.00.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006.

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48212

12. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #2 to Lease #6557 approved by the State Administrative Board on April 2, 1985, Item #19, between McNichols-Goddard Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 21,000 square feet of space located at 2400 East McNichols, Detroit, Michigan 48212. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$15.61 (\$27,314.33 per month). 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 Executive Legislative cancellation clause requiring 60-days notice. The Attorney General has approved this lease as to legal form.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$54,628.66.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48212

13. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #3 to Lease #6586 approved by the State Administrative Board on December 3, 1985, Item #26, between Mon-Tel Associates, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 25,857

square feet of space located at 1051 South Telegraph, Monroe, Michigan 48161. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$7.64 (\$16,462.28 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$32,924.56.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48161

14. DEPARTMENT OF HUMAN SERVICES, DETROIT - Addendum #2 to Lease #6766 approved by the State Administrative Board on June 17, 1986, Item #27, between DSH Properties, a Michigan Limited Liability Company, 6020 West Maple, Suite 503, West Bloomfield, Michigan 48322, as Lessor, and the State of Michigan for the Department of Human Services, as Lessee, for 21,996 square feet of space located at 44600 Delco Boulevard, Sterling Heights, Michigan 48313. This Addendum provides for a reduction in the rental rate by waiving the monthly rent due for September 2005 and September 2006. All other terms and conditions remain the same. The annual per square foot rental rate is \$10.84 (\$19,869.72 per month). 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.

Purpose/Business Case:

This addendum reflects a reduction to expense during the fiscal years 2005 and 2006 by eliminating the payment obligation for one month's rent in each fiscal year.

Benefit:

This Addendum reduces the overall lease expense by \$39,739.44.

Source of Funds:

45% Federal Funds; 55% General Fund

Commitment Level:

October 1, 2004 through September 30, 2006

Risk Assessment:

Non-approval of this Addendum will hinder the Department from recognizing a cost savings in the rental rate.

Zip Code:

48313