

AGENDA

BUILDING COMMITTEE

June 28, 2006
11:00 A.M. Lake Superior Room
1st Floor Michigan Library and Historical Center

STATE ADMINISTRATIVE BOARD

July 5, 2006
11:00 A.M. Lake Ontario Room
3rd 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 CORRECTIONS, MUSKEGON HEIGHTS – West Shoreline Correctional Facility – Roof Replacement on Buildings 3 & 5
File No. 472/06076.JAG – Index No. 53194
Low Responsive Bidder: Streng Construction, Inc., \$307,500.00
2. DEPARTMENT OF TRANSPORTATION, SAWYER – Sawyer Maintenance Garage – Salt Storage Building
File No. 591/06223.AGY – Index No. 27000
Low Responsive Bidder: Boesch Builders, Sebawaing; \$569,949.00
3. DEPARTMENT OF TRANSPORTATION, MT. PLEASANT – Mt. Pleasant Maintenance Garage – Salt Storage Building
File No. 591/06235.AGY – Index No. 27000
Low Responsive Bidder: JBS Contracting, Inc., Mt. Pleasant; \$298,300.00

REVISIONS TO CONSTRUCTION CONTRACTS

4. DEPARTMENT OF COMMUNITY HEALTH, YPSILANTI - Center For Forensic Psychiatry - Construction of a New Center
File No. 391/99210.JAN - Index No. 53086
Walbridge Aldinger Company, Detroit; CCO No. 46, Incr. \$2,673,686.00

RENEWAL OF LEASE FOR PRIVATE PROPERTY

5. DEPARTMENT OF STATE, EAST TAWAS – Renewal Lease #10198-2004 effective July 1, 2006 through June 30, 2011 with Midway Supermarkets, Inc., a Corporation, 715 McGraw, Bay City, Michigan 48708, as Lessor, and the Department of State, as Lessee, for 1,431 square feet of office space located at 1712 East Huron Road, East Tawas, Michigan 48730. The annual per square foot rental rate for this space is \$9.00 (\$1,073.25 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 \$10.00 (\$1,192.50 per month). This Lease contains a standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
6. DEPARTMENT OF LABOR & ECONOMIC GROWTH, CLINTON TOWNSHIP – Renewal Lease #10768-2004 effective July 1, 2006 through June 30, 2016 with Lorenzo John Cavaliere, LLC, a Limited Liability Company, 30078 Schoenherr, Suite 300, Warren, Michigan 48088, as Lessor, and the Department of Labor & Economic Growth, as Lessee, for 8,789 square feet of office space located at 43630 Hayes Road, Suite 120, Clinton Township, MI 48038. The annual per square foot rental rate for this space is \$19.00 (\$13,915.92 per month). This is a full service Lease. This Lease contains a standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
7. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, TAYLOR - Lease #10224-2005 effective January 1, 2006 through December 31, 2010 with Horizon Properties, LLC, a Limited Liability Company, 20600 Eureka Road, Suite 300, Taylor, Michigan 48180 as Lessor, and the Department of Labor and Economic growth, as Lessee, for 4,885 square feet of office space located at 20500 Eureka Road, Suite 210, Taylor, Michigan 48180. The annual per square foot rental rate for this space is \$16.05 (\$6,533.69 per month). This is a full service Lease. This Lease contains a standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.
8. DEPARTMENT OF CIVIL RIGHTS, KALAMAZOO - Lease #10904-2005 effective May 1, 2006 through April 30, 2011 with W.B.C. Properties Limited Partnership, a Partnership, 750 Trade Center Way, Suite 100, Kalamazoo, Michigan 49002, as Lessor, and the Department of Civil Rights, as Lessee, for 2,664 square feet of office space located at 535 South Burdick Street, Kalamazoo, Michigan 49007. The annual per square foot rental rate for this space is \$17.50 (\$3,885.00 per month). This is a full service Lease. This Lease contains one five-year renewal with an annual per square foot rental rate to be determined at the then current market rate. This Lease contains a standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

NEW LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, GRAYLING - New Lease #11126-2005 effective August 1, 2006 through July 31, 2009 with Scheppe Investments, Inc., a Michigan Corporation, 2308 US 31 North, Traverse City, Michigan 49686, as Lessor, and the Department of Military and Veterans Affairs, as Lessee, for 1,400 square feet of office space located at 205 Ionia Street, Grayling, Michigan 49738. The annual per square foot rental rate for this space is \$17.58 (\$2,052.00 per month). This rate does not include janitorial services. This Lease contains a standard 60-day cancellation. The Attorney General has approved this Lease as to legal form.

10. DEPARTMENT OF ENVIRONMENTAL QUALITY, GWINN - New Lease #10993-2004 effective August 1, 2006 through July 31, 2011 with Telkite Enterprises, LLC, a Limited Liability Company, 417 A Avenue, Gwinn, Michigan 49841, as Lessor, and the Department of Environmental Quality, as Lessee, for 17,662 square feet of office space located at 420 Fifth Street, Gwinn, Michigan 49841. The annual per square foot rental rate for this space is \$8.30 (\$12,216.22 per month). This rate does not include utility charges. This Lease contains two five-year renewal options with an annual per square foot rental rate of \$8.30 (\$12,216.22 per month) effective August 1, 2011 through July 31, 2016. Effective August 1, 2016, through July 31, 2021, the annual per square foot rental rate for this space is \$18.00 (\$26,493.00 per month). This Lease contains a standard 90-day cancellation. The Attorney General has approved this Lease as to legal form.

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

11. DEPARTMENT OF TRANSPORTATION, GRAYLING - Addendum #2 to Lease #10660-2005 approved by the State Administrative Board on January 19, 1999 by Item #5, between Joseph Villeneuve, A Married Man, 3855 Trillium, P.O. Box 36, Leland, Michigan 49654, as Lessor, and the Department of Transportation, as Lessee, for space located at 1680 Hartwick Pines Road, Grayling, Michigan 49738. This Addendum provides for adding 1,600 square feet of space for a revised total of 6,295 square feet. The annual per square foot rental rate is \$17.08 (\$8,959.88 per month), 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 90-day cancellation. The Attorney General has approved this lease as to legal form.

12. DEPARTMENT OF HUMAN SERVICES, MANISTEE - Addendum #2 to Lease #10488-2006 approved by the State Administrative Board on May 20, 1997 by Item #24, between A.C. Geenen Associates, Inc., a Corporation, 12 West 8th Street, Suite 250, Holland, Michigan 49423, as Lessor, and the Department of Human Service, as Lessee, for space located at 1672 U.S. 31 South, Manistee, Michigan 49660. This Addendum provides for an expansion of 923 square feet of office space for a revised total of 10,635 rentable square feet, to collocate with Michigan Works! changes the rental rate to reflect the additional square footage, this addendum includes incorporating changes made to the address of the Leased property, the modified beginning and end dates, changes lease responsibilities to the Lessor except electric, heat, janitorial and trash removal. The annual per square foot rental rate is \$11.40 (\$10,106.02 per month) which is a cost increase from the previous Lease. This Lease does not include adjustments for real estate taxes, operating expenses or CPI adjustment. 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 60-day cancellation. The Attorney General has approved this lease as to legal form.