

# AGENDA

## BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

May 20, 2025 / May 20, 2025  
11:00 A.M. Lake Superior Room, 1<sup>st</sup> 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, ADRIAN – Gus Harrison Correctional Facility – Wi-Fi Cabling Infrastructure  
File No. 472/17032.RWG - Contract No. Y25259  
Recommended Award: Angels General Construction, Inc., Detroit; \$599,626.59

#### **Description and Justification**

The purpose of this contract is to furnish and install Wi-Fi cabling infrastructure and the agency provided wireless access points throughout the facility.

#### **Funding Source**

100% Agency Operating Funds

2. DEPARTMENT OF CORRECTIONS, IONIA – Ionia Correctional Facility – Wi-Fi Cabling Infrastructure  
File No. 472/17032.RWG - Contract No. Y25260  
Recommended Award: Amcomm Telecommunications, Inc., Brighton  
\$703,000.00

#### **Description and Justification**

The purpose of this contract is to furnish and install Wi-Fi cabling infrastructure and agency provided wireless access points throughout the facility.

#### **Funding Source**

100% Agency Operating Funds

3. DEPARTMENT OF CORRECTIONS, CARSON CITY – Carson City Correctional Facility – Wi-Fi Cabling Infrastructure  
File No. 472/17032.RWG - Contract No. Y25261  
Recommended Award: C & R Electric, LLC, Shepherd; \$791,000.00

#### **Description and Justification**

The purpose of this contract is to furnish and install Wi-Fi cabling infrastructure and the agency provided wireless access points throughout the facility.

#### **Funding Source**

100% Agency Operating Funds

4. DEPARTMENT OF CORRECTIONS, MUNISING – Alger Correctional Facility – Alger Correctional Various Doors and Windows Replacement  
File No. 472/19306.JBB - Contract No. Y25262  
Recommended Award: Moore Trospen Construction Company, Holt  
\$2,497,400.00

**Description and Justification**

The purpose of this contract is to replace numerous doors and windows located throughout various buildings and housing units within the facility that have reached the end of their service life and are in disrepair. This work is needed to ensure the safety and security of the employees working at the facility.

**Funding Source**

100% Agency Operating Funds

5. DEPARTMENT OF CORRECTIONS, CARSON CITY – Carson City Correctional Facility – East Side Boiler Replacements  
File No. 472/24068.TYC - Contract No. Y25263  
Recommended Award: Glen Construction, LLC, Clio; \$1,988,687.00

**Description and Justification**

The purpose of this contract is to remove and replace existing hot water heating boilers and associate pumps, piping and controls at the east side housing units of the facility. This work is necessary to meet the operational needs of the facility.

**Funding Source**

100% Agency Operating Funds

6. DEPARTMENT OF CORRECTIONS, YPSILANTI – Women's Huron Valley Correctional Facility – EM Room and Control Center Renovation  
File No. 472/24428.SAA - Contract No. Y25264  
Recommended Award: Spartan Construction Group, Inc., Livonia; \$1,224,000.00

**Description and Justification**

The purpose of this contract is to provide equipment and services to renovate the Control Center and Monitoring room and adjacent areas to bring the area to the latest standards and accommodate future system upgrades. Temporary installation of systems and services will allow continuous monitoring of operations throughout construction. This work will result in improved site and facility safety.

**Funding Source**

100% Agency Operating Funds

7. DEPARTMENT OF HEALTH AND HUMAN SERVICES, KALAMAZOO – Kalamazoo Psychiatric Hospital – Storm Drain and Road Repairs  
File No. 491/23070.CAK - Contract No. Y25265  
Recommended Award: Peters Construction Company, Kalamazoo; \$887,400.67

**Description and Justification**

The purpose of this contract is to repair and replace sections of the storm sewer system which is deteriorating and prone to flooding due to its condition and inadequate capacity. Repair to the roads affected by the storm sewer replacement will also be completed. The proposed work will make improvements to the facility's deteriorating infrastructure.

**Funding Source**

100% Enterprisewide Funds

**MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS**

8. DEPARTMENT OF CORRECTIONS, VARIOUS – Various Correctional Facilities  
 – VMS and Perimeter Security Repairs/Replacement Phase II  
 File No. 472/19307.RWG - Contract No. Y21048  
 CommTech Design, Inc., Rockford; Modification No. 11, Increase \$847,665.60

**Description and Justification**

The purpose of this modification is to provide continued personnel and ongoing sub-contractor costs for the VMS Perimeter Security Systems Design, Repair & Replace Project. This work additionally includes technology and control systems on the secure network at each site. The professional will work with vendors and providers on managing and documenting all the upgrades, repairs and changes to these security and technology systems.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$244,664.00	
Modification No. 1	\$239,955.31	Arppoved Director Agenda 3/5/2021
Modification No. 2	\$240,007.10	Approved SAB Agenda 9/7/2021
Modification No. 3	\$244,429.35	Approved SAB Agenda 12/7/2021
Modification No. 4	\$424,872.95	Approved SAB Agenda 8/30/2022
Modification No. 5	\$224,878.00	Approved SAB Agenda 12/6/2022
Modification No. 6	\$496,497.00	Approved SAB Agenda 2/28/2023
Modification No. 7	\$445,050.00	Approved SAB Agenda 4/25/2023
Modification No. 8	\$706,459.00	Approved SAB Agenda 9/14/2023
Modification No. 9	\$579,271.75	Approved SAB Agenda 6/25/2024
Modification No. 10	\$844,165.00	Approved SAB Agenda 12/17/2024
Modification No. 11	\$847,665.60	See Justification Above
<b>Total Contract</b>	<b>\$5,537,915.66</b>	

9. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY  
 BRIGHTON – Residential Wells Holly Road Site – VI Assessment  
 File No. 761/18099.SAR - Contract No. Y18150  
 Weston Solutions of Michigan, Inc., Okemos; Modification No. 14, Increase  
 \$29,273.66

### Description and Justification

The purpose of this modification is to continue to provide technical support for the site's vapor intrusion investigation/mitigation. A chlorinated solvent groundwater plume was discovered at the site. The agency installed vapor pins in several structures to assess the risk to the nearby properties/residents. This modification includes four quarters of air sampling at Brighton High School; 2 additional sampling events at 1025 State Street; completion of operation and maintenance manuals for the ten existing sub-slab depressurization systems; preparation and mailing of public notice letters; and reporting. The work is needed to protect public health, safety, welfare and the environment.

### Funding Source

100% Renew Michigan Funds

Base Contract	\$29,999.86	
Modification No. 1	\$99,990.12	Approved Director Agenda 2/16/18
Modification No. 2	\$133,153.04	Approved Director Agenda 4/6/18
Modification No. 3	\$165,875.80	Approved Director Agenda 8/31/18
Modification No. 4	\$0.00	No Cost Change Order
Modification No. 5	\$0.00	No Cost Change Order
Modification No. 6	\$0.00	No Cost Change Order
Modification No. 7	\$65,937.86	Approved Director Agenda 5/25/21
Modification No. 8	\$0.00	No Cost Change Order
Modification No. 9	\$0.00	No Cost Change Order
Modification No. 10	\$40,000.00	Approved Ad Board Agenda 4/25/23
Modification No. 11	\$0.00	No Cost Change Order
Modification No. 12	\$20,000.00	Approved Ad Board Agenda 11/6/24
Modification No. 13	\$0.00	No Cost Change Order
Modification No. 14	\$29,273.66	See Justification Above
<b>Total Contract</b>	<b>\$584,230.34</b>	

10. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY,  
 HOUGHTON COUNTY – Torch Lake Superfund Site – Engineered Cover  
 Maintenance  
 File No. 761/20188.SAR - Contract No. Y20224  
 AECOM Technical Services of Michigan, Inc., Grand Rapids; Modification No. 5  
 Increase \$225,000.00

**Description and Justification**

The purpose of this modification is to continue to provide technical support for oversight and management activities related to the engineered cover system at the Torch Lake Superfund Site for three additional years. The work will include site visits to conduct routine annual operation and maintenance (O&M) inspection of the engineered cover at thirteen sites; compile findings of the inspection into a report; and develop bid specifications for repair work to the engineered covers; and reporting. The work is needed to protect public health, safety, welfare, and the environment.

**Funding Source**

100% Cleanup and Redevelopment Funds

Base Contract	\$49,999.82	
Modification No. 1	\$30,000.00	Approved Director Agenda 6/11/21
Modification No. 2	\$100,000.00	Approved Director Agenda 4/8/22
Modification No. 3	\$122,170.00	Approved Director Agenda 3/31/23
Modification No. 4	\$149,340.16	Approved Director Agenda 4/5/24
Modification No. 5	\$225,000.00	See Justification Above
<b>Total Contract</b>	<b>\$676,509.98</b>	

**REVISION TO CONSTRUCTION CONTRACTS**

11. DEPARTMENT OF DEPARTMENT OF CORRECTIONS, COLDWATER –  
 Lakeland Correctional Facility – HVAC System Upgrades  
 File No. 472/19503.JLM - Contract No. Y24107  
 Spence Brothers, Saginaw; CCO No. 5, Increase \$4,895,000.00

**Description and Justification**

The purpose of this change order is to add the Bulletin 08 scope of work originally included in the bid documents and competitively bid as Alternate 1 for areas A and B of Building 19. This work is required to ensure the entire building has adequate heating and cooling for the efficient agency operations and thermal and moisture protection of the facility in compliance with the applicable building codes.

**Funding Source**

100% State General Funds

Base Contract	\$6,998,000.00	
Change Order No. 1	\$21,576.34	Approved on DCD Agenda 4/17/2024
Change Order No. 2	\$79,961.64	Approved on DCD Agenda 6/28/2024
Change Order No. 3	\$41,616.24	Approved on DCD Agenda 8/16/2024
Change Order No. 4	\$0.00	No Cost Change Order
Change Order No. 5	\$4,895,000.00	See Justification Above
<b>Total Contract</b>	<b>\$12,036,154.22</b>	

12. DEPARTMENT OF CORRECTIONS, JACKSON – Cooper Street Correctional Facility – Video Management System Upgrade - Phase 1  
File No. 472/21302.RWG - Contract No. Y23187  
J & B Associates, LLC, Gladwin; CCO No. 10, Increase \$531,161.12

### Description and Justification

The purpose of this change order is to replace damaged surge suppressors in perimeter security cabinets, upgrade uninterrupted power supplies in administration communication closets from single to 3 phase, add power cooling equipment in communication closets to maintain appropriate temperatures for newly added security equipment and install additional security cameras. These agency requested changes are necessary to maintain and upgrade the security systems in the facility for the protection of staff and prisoners.

### Funding Source

100% Agency Operating Funds

Base Contract	\$3,013,619.00	
Change Order No. 1	(\$90,828.00)	No Cost Change Order
Change Order No. 2	\$177,231.46	Approved on Director Agenda 8/18/2023
Change Order No. 3	\$0.00	No Cost Change Order
Change Order No. 4	\$184,127.50	Approved on Director Agenda 12/1/2023
Change Order No. 5	\$178,623.59	Approved on Director Agenda 3/22/2024
Change Order No. 6	\$174,044.09	Approved on SAB Agenda 5/7/2024
Change Order No. 7	\$107,546.69	Approved on SAB Agenda 7/16/2024
Change Order No. 8	\$345,243.24	Approved on SAB Agenda 1/28/2025
Change Order No. 9	\$208,549.07	Approved on SAB Agenda 1/28/2025
Change Order No. 10	\$531,161.12	See Justification Above

<b>Total Contract</b>	<b>\$4,829,317.76</b>	
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13. DEPARTMENT OF CORRECTIONS, LAPEER – Thumb Correctional Facility –  
 Video Management Systems Upgrade  
 File No. 472/21303.MAA - Contract No. Y22494  
 J & B Associates, LLC, Gladwin; CCO No. 10, Increase \$343,011.34

**Description and Justification**

The purpose of this modification is to install a new Gentec Archiver and add cameras in stairwells, barbershop, and support service areas. Additional costs included for light pole excavation due to poor soil, additional yard lighting and repairs, camera repairs, and perimeter lighting load repair. This will benefit the health, safety, and welfare of the occupants.

**Funding Source**

100% Enterprisewide Funds

Base Contract	\$2,207,705.00	
Change Order No. 1	\$0.00	No Cost Change Order
Change Order No. 2	\$65,110.88	Approved on 8/4/2023 DCD
Change Order No. 3	\$59,234.93	Approved on 9/22/2023 DCD
Change Order No. 4	\$269,728.97	Approved on 2/9/2024 SFA
Change Order No. 5	\$230,052.72	Approved on 4/23/2024 SFA
Change Order No. 6	\$649,148.04	Approved on 7/16/2024 SAB
Change Order No. 7	\$41,418.04	Approved on 9/29/2024 SAB
Change Order No. 8	\$14,497.16	Approved on 12/3/2024 SAB
Change Order No. 9	\$75,652.76	Approved on 4/6/2024 SAB
Change Order No. 10	\$343,011.34	See Justification Above
<b>Total Contract</b>	<b>\$3,955,559.84</b>	

14. DEPARTMENT OF CORRECTIONS, MUNISING – Alger Correctional Facility –  
 Video Management System Upgrade  
 File No. 472/22051.JBB - Contract No. Y23563  
 J & B Associates, Gladwin; CCO No. 4, Increase \$248,558.52

**Description and Justification**

The purpose of this change order is to add additional cameras and monitoring as requested by the agency to fill in existing locations not covered by the current system determined by security audits. This work also adds access control as required by the

agency. This work is needed to ensure the video management system installed meets the operational and security needs of the facility.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$1,727,498.00	
Change Order No. 1	\$0.00	No Cost Change Order
Change Order No. 2	\$305,023.58	Approved on Director Agenda 6/21/24
Change Order No. 3	\$295,155.98	Approved on Director Agenda 2/11/2025
Change Order No. 4	\$248,558.52	See Justification Above
<b>Total Contract</b>	<b>\$2,576,236.08</b>	

15. DEPARTMENT OF CORRECTIONS, MARQUETTE – Marquette Branch Prison  
 – Video Management Upgrades Phase 1  
 File No. 472/22052.JBB - Contract No. Y24002  
 J & B Associates, LLC, Gladwin; CCO No. 5, Increase \$58,279.50

**Description and Justification**

The purpose of this change order is to provide additional security measures to the prison entrance to meet MDOC standards. This work is needed to ensure the safety and security of the employees working at the site.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$2,204,167.00	
Change Order No. 1	\$22,751.43	Approved on Director Agenda 4/19/25
Change Order No. 2	\$171,542.88	Approved on Director Agenda 9/6/24
Change Order No. 3	\$189,234.47	Approved on SFA Agenda 1/10/25
Change Order No. 4	\$113,531.47	Approved on SFA Agenda 2/28/25
Change Order No. 5	\$58,279.50	See Justification Above
<b>Total Contract</b>	<b>\$2,759,506.75</b>	

16. DEPARTMENT OF CORRECTIONS, KINCHELOE – Chippewa Correctional Facility – Emergency Generator and ATS Upgrades  
 File No. 472/22194.ABG - Contract No. Y23034  
 J. Ranck Electric, Inc., Mt. Pleasant; CCO No. 4, Increase \$375,134.00



**Description and Justification**

The purpose of this change order is to replace the existing fuel tank monitoring and control system. It was determined the existing system required replacement during construction. The location of the cam lock is needed to be relocated due to onsite clearance issues.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$674,014.00	
Change Order No. 1	\$71,358.00	Approved Director Agenda 11-3-2023
Change Order No. 2	\$111,620.00	Approved Director Agenda 5-31-2024
Change Order No. 3	\$122,767.00	Approved Director Agenda 10-11-2024
Change Order No. 4	\$375,134.00	See Justification Above
<b>Total Contract</b>	<b>\$1,354,893.00</b>	

17. DEPARTMENT OF CORRECTIONS, MARQUETTE – Marquette Branch Prison  
 – Primary Electrical Infrastructure  
 File No. 472/22442.JBB - Contract No. Y24080  
 J & B Associates, LLC, Gladwin; CCO No. 2, Increase \$652,234.24

**Description and Justification**

The purpose of this change order is to coordinate primary electrical work with other concurrent projects within the facility to resolve issues within the electrical rooms located in F and G Blocks, Barn-2, and O-Dorm. This change order also provides funding for repairing a drainage issue within the prison. This work is needed to ensure the various housing units located within the facility can be isolated electrically in the event of a power interruption to ensure the safety and security of the staff.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$4,242,424.00	
Change Order No. 1	\$54,228.45	Approved on Director Agenda 6/14/24
Change Order No. 2	\$652,234.24	Approved on SAB Agenda 5/20/25
<b>Total Contract</b>	<b>\$4,948,886.69</b>	

18. DEPARTMENT OF CORRECTIONS, IONIA – Richard A. Handlon Correctional Facility – Wi-Fi Cabling Infrastructure  
 File No. 472/23207.RWG - Contract No. Y23390  
 Wilcox & Dyer, LLC, Lake Odessa; CCO No. 9, Increase \$19,280.78

**Description and Justification**

The purpose of this change order is to provide additional hydrovac excavation for the installation of an underground conduit to the storage and generator building and relocate exterior wireless access points at the culinary school and maintenance building. This work is necessary to provide wireless access to all buildings at the facility.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$270,500.00	
Change Order No. 1	\$29,331.86	Approved on Director Agenda 8/4/2023
Change Order No. 2	\$151,058.88	Approved on Director Agenda 10/20/2023
Change Order No. 3	\$199,179.70	Approved on Director Agenda 1/5/2024
Change Order No. 4	\$63,488.16	Approved on Director Agenda 2/23/2024
Change Order No. 5	\$36,959.06	Approved on Director Agenda 3/11/2024
Change Order No. 6	\$856,214.84	Approved on SAB Agenda 3/26/2024
Change Order No. 7	\$21,777.16	Approved on SAB Agenda 9/10/2024
Change Order No. 8	\$37,344.65	Approved on SAB Agenda 2/25/2025
Change Order No. 9	\$19,280.78	See Justification Above
<b>Total Contract</b>	<b>\$1,685,135.09</b>	

19. DEPARTMENT OF HEALTH AND HUMAN SERVICES, ESCANABA – Bay Pines Center – Bay Pines Center Door Replacements  
File No. 491/23072.JBB - Contract No. Y24110  
Roy Ness Contracting and Sales, Escanaba; CCO No. 3, Increase \$767,030.00

**Description and Justification**

The purpose of this change order is to replace the toilet/shower doors in the D pod and swing pod and numerous other doors within the facility outside of the living pods that are in severe disrepair and need of replacement. This work is needed to reduce maintenance to existing doors and ensure proper functioning of the doors.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$555,000.00	
Change Order No. 1	\$0.00	No Cost Change Order
Change Order No. 2	\$414,632.72	Approved on Director Agenda 12/20/2024
Change Order No. 3	\$767,030.00	See Justification Above

<b>Total Contract</b>	<b>\$1,736,662.72</b>	
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### **CONTRACT CHANGE ORDER**

20. DEPARTMENT OF STATE, DETROIT, MI - CCO #4 for Lease #11195-2005 approved by the State Administrative Board on June 6, 2006, by and between Mack-Alter LLC, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessee. This CCO provides for labor and materials needed to make alterations to the existing facility to expand lobby for proper customer flow, relocation of managers office, reduce inventory room and reduce restrooms from four to two, as requested by the Department of State at a cost not-to- exceed \$215,674.47. The space is located at 14634-36 Mack Avenue, Detroit, Michigan 48215.

**Purpose/Business Case:**

The purpose of this CCO is to provide for labor and materials needed to make alterations to the existing facility to expand lobby for proper customer flow, relocation of managers office, reduce inventory room and reduce restrooms from four to two.

**Benefit:**

This CCO allows the Agency to expand lobby, provide proper customer flow, and update workflow efficiencies with the relocation of the manager's office and remodeling of the inventory room. Renovated restrooms are also a benefit.

**Source of Funds:**

1% General Fund; 99% Restricted Funds (88% Transportation Administration Collection Fund, 7% Driver Fees, 3% Enhanced Driver License and Enhanced Official State Personal ID Card Fund, 1% Auto Repair Facilities Fee).

**Commitment Level:**

Present through August 31, 2031, and standard cancellation clause with 90 days' notice.

**Risk Assessment:**

Non-approval of this CCO will hinder the Department from properly serving their customers.

**ZIP Code:**

48215

21. DEPARTMENT OF STATE, LANSING, MI - CCO #1 for Lease #6976-2022 approved by the State Administrative Board on December 13, 2022, by and between 1301 Sunset Warehouse, LLC, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessee. This CCO provides for labor and materials needed to make improvements to the parking lot area of the warehouse, as requested by the Department of State at a cost not-to-exceed \$378,628.25. The space is located at 1301 Sunset Avenue, Lansing, MI 48909.

**Purpose/Business Case:**

The purpose of this CCO is for labor and materials needed to make improvements for the parking lot area of the warehouse.

**Benefit:**

This CCO allows the department to have a safe work environment for staff and delivery drivers.

**Source of Funds:**

100% General Fund

**Commitment Level:**

Present through September 30, 2032; however, this Lease contains a Standard cancellation clause with 90 days' notice.

**Risk Assessment:**

Non-approval of this CCO will hinder the Department from having safe working conditions by having potholes, broken concrete, and large hills impeding on turning radius for trucks.

**ZIP Code:**

48909

22. DEPARTMENT OF STATE, FLINT, MI - CCO #4 for Lease #10751-2004 approved by the State Administrative Board on April 5, 2005, by and between, Chesterfield Industrial Corporation, and subsequently assigned to Fenton Hill Northwest, LLC, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessee. This CCO provides for labor and materials to install two doors, a window and corresponding walls, as requested by the State at a cost not-to-exceed \$7,645.00. The space is located at 5512 Fenton Road, Flint, MI 48507.

**Purpose/Business Case:**

The purpose of this CCO is for labor and materials to install 2 doors, a window and the corresponding walls.

**Benefit:**

This CCO allows for added security for local staff by replacing two gates with two doors.

**Source of Funds:**

100% General Fund

**Commitment Level:**

Present through September 30, 2030; however, this Lease contains two 5-year renewal options and a standard cancellation clause with 90 days' notice.

**Risk Assessment:**

Non-approval of this CCO will hinder the Department from providing security for local staff.

**ZIP Code:**

48507

**ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

23. DEPARTMENT OF HEALTH AND HUMAN SERVICES, HOUGHTON - Addendum No. 1 to Lease No. 11662-2012 approved by the State

Administrative Board on September 13, 2013, between UPM Management, LLC, and subsequently assigned to CCM DHS, LLC, 46702 Hwy M-26, Houghton, MI 49931, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of Health and Human Services, as Lessee, for 12,575 square feet of office space located at 47420 Highway M-26, Houghton, MI 49931. This Addendum is to memorialize a Change of Ownership, modify paragraph timeframe for carpet, paint and ceiling tiles, add one five-year renewal option, modify janitorial responsibility upon exercising renewal options 2.6 and 2.7, reduce rental rate for renewal option 2.6 to reflect the janitorial responsibility change and other Lease language updates. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of January 31, 2029, or any extension. The annual per square foot rental rate for this space beginning February 1, 2024, is \$17.05 (\$17,866.98 per month). This Addendum contains two five-year renewal options with an annual per square foot rental rate of \$17.01 (\$17,825.06 per month) and \$18.76 (\$19,658.92 per month), respectively. The current rental rate does not include public utilities. The rental rates for the two five-year renewal options do not include public utilities or janitorial services and supplies. This Lease contains a standard cancellation clause with 90 days' notice. The Attorney General has approved this Addendum as to legal form.

**Purpose/Business Case:**

Memorialize a Change of Ownership, modify paragraph 3.1 (cc) timeframe, add one five-year renewal option, modify janitorial responsibility upon exercising renewal options, reducing the rental rates to reflect the janitorial responsibility change and other Lease language updates.

**Benefit:**

Allows DHHS to continue to serve local residents in a location that works for them. The rental rate is within market rate for comparable space.

**Funding Source:**

45% General Fund; 55% Federal Funds

**Commitment Level:**

Through January 31, 2029; however, this Lease contains two five-year renewal options and a Standard cancellation clause with 90 days' notice.

**Risk Assessment:**

Non-approval of this Addendum will cause the Department to incur relocation costs and impact client access to services.

**Zip Code:**

49931

**RESOLUTIONS OF THE STATE ADMINISTRATIVE BOARD**

24. Approving Construction and Completion Assurance Agreements, Conveyances of Property and Leases for Certain Facilities

A RESOLUTION of the State Administrative Board (i) approving (a) forms of construction and completion assurance agreements (the "Construction Agreements") between the State Building Authority (the "Authority") and the State of Michigan (the "State"), and, as applicable, among the Authority, the State and the Educational Institution listed in Exhibit A to this Resolution (the "Educational Institution"), providing for the rights, duties and obligations of the Authority, the State and, as applicable, the Educational Institution, with respect to the Facilities listed in Exhibit A to this Resolution and the sites therefor (each, a "Facility" and collectively, the "Facilities") during the construction, renovation and/or equipping of the Facilities and prior to the conveyance of the Facilities to the Authority, (b) the conveyance of the Facilities to the Authority, and (c) forms of leases (the "Leases"), between the Authority and the State, and, as applicable, among the Authority, the State and the Educational Institution, for the purpose of leasing the Facilities to the State and, as applicable, the Educational Institution, and (ii) providing for other related matters.

### Legislative Background

Project	Public Act	Total Cost	SBA Share	GF/GP Share	Other Share
Delta Information Technology and Computer Science (K-Wing) Renovation	PA 321 of 2023 PA 121 or 2024	\$6,725,900	\$2,423,000	\$200	\$4,302,700
DTMB Public Health and Environmental Science Labs	PA 166 of 2022 PA 321 of 2023 PA 121 or 2024	348,600,000	88,600,000	0	260,000,000
DTMB Psychiatric Hospital Complex	PA 166 of 2022 PA 321 of 2023 PA 121 or 2024	383,400,000	58,400,000	0	325,000,000

### Purpose/Business Case:

The purpose of this resolution is to approve the form of the Construction and Completion Assurance Agreement between the State Building Authority, State of Michigan, and certain facilities, the conveyance of the Facility to the Authority, and the form of the Lease.

The State Building Authority is the State's primary capital outlay funding mechanism for projects that would otherwise be paid for by the General Fund.

### Benefit:

The approval of this resolution will allow the State Building Authority to finance the Authority's share of the project with short-term commercial paper notes.

### Funding Source/Commitment Level:

Short-term commercial paper notes will initially finance the Authority's share of the project through the acquisition/renovation phase of the project. At project completion, the short-term notes will be refinanced with long-term bonds, usually outstanding 15-17 years. The debt service on the bonds will be paid from the annual rental, appropriated annually from the General Fund. At this time, only the rental range has been determined. The annual rental will be within or below this range.

Delta Information Technology and Computer Science (K-Wing) Renovation  
 \$153,000-\$198,000  
 Zip Code: 48710

DTMB Public Health and Environmental Science Labs  
 \$5,608,000-\$7,244,000  
 Zip Code: 48821

DTMB Psychiatric Hospital Complex  
 \$3,697,000-\$4,775,000  
 Zip Code: 48167

**Risk Assessment:**

N/A

25. Determining the Rental and Confirming Other Matters Regarding the Conveyance of Property and the Lease for the Oakland University South Foundation Hall and Authorizing the Execution and Delivery of a Continuing Disclosure Agreement

A RESOLUTION of the State Administrative Board (i) approving the conveyance of the Oakland University South Foundation Hall (the "Facility") to the State Building Authority (the "Authority"), (ii) confirming the authorization of the lease (the "Lease"), by and among the Authority, the State of Michigan (the "State") and Oakland University (the "Educational Institution"), for the purpose of leasing the Facility to the State and the Educational Institution, (iii) determining the annual true rental for the Lease, (iv) confirming other matters related thereto, and (v) authorizing the execution and delivery of a continuing disclosure agreement.

**Legislative Background:**

Project	Public Act	Total Cost	SBA Share	GF/GP Share	College, University or Other Share	Date of Prior Ad Board Approval
OU South Foundation Hall Renovation and Expansion	PA 618 of 2018 PA 257 of 2020 PA 87 of 2021 PA 10 of 2022	\$44,200,000	\$29,999,800	\$200	\$14,200,000	2/28/2023

**Purpose/Business Case:**

The purpose of this resolution is to approve the conveyance of property, authorize the lease between the State Building Authority, the State of Michigan and Educational Institution, and approve the annual rental.

The State Building Authority is the State’s primary capital outlay funding mechanism for projects that would otherwise be paid for by the General Fund.

**Benefit:**

The approval of this resolution will allow the State Building Authority to finance the Authority's share of the project with long-term bonds.

**Funding Source/Commitment Level:**

This project is currently financed with short-term notes which will be refinanced with long-term bonds, usually outstanding 17-20 years. The debt service on the bonds will be paid from the annual rental, appropriated annually from the General Fund. The annual rent for this project will be as follows.

Oakland University  
South Foundation Hall Renovation and Expansion  
\$2,215,000  
Zip code: 48309

**Risk Assessment:**

Without approval of this resolution, the project cannot be bonded and cannot be conveyed to the SBA.

**TRANSFER OF PROPERTY**

26. DEPARTMENT OF NATURAL RESOURCES – That the following property be transferred, under authority of Act 258 of the Public Acts of 2003 (MCL124.770 Section 20): (1) The state administrative board may transfer to the state authority tax reverted property owned or under control of this state, on terms and conditions the state administrative board considers appropriate and consistent with the provisions of this act. A transfer of property by the state administrative board under this section is subject only to the terms and conditions imposed by the state administrative board and is not subject to section 2101 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.2101.

Background:

Tax reverted land not needed by the DNR may be transferred to the Land Bank. The transferred land is in Arenac, Baraga, Benzie, Branch, Calhoun, Charlevoix, Cheboygan, Chippewa, Crawford, Dickinson, Emmet, Gogebic, Grand Traverse, Houghton, Huron, Ingham, Iosco, Iron, Kalamazoo, Lake, Mackinac, Macomb, Manistee, Mecosta, Menominee, Midland, Missaukee, Monroe, Montmorency, Muskegon, Newaygo, Oakland, Ogemaw, Ontonagon, Oscoda, Presque Isle, Roscommon, Saint Clair, Tuscola, Van Buren, Washtenaw, Wayne, and Wexford Counties, and is surplus to the DNR needs. These parcels have documented title issues, and the descriptions are on file with the SAB.

**Purpose/Business Case:**

This is a request to authorize the transfer of Michigan Department of Natural Resources (MDNR) managed property to the Michigan State Land Bank Authority (MSLBA). During



the MDNR Statewide Land Review that was conducted between 2021 and 2024, over a thousand parcels were approved for disposal. After preliminary research, it was evident that several of these surplus parcels had clouded title or ownership issues. It is expensive to obtain/review title documents and labor intensive for DNR to attempt to resolve these issues. The properties that were identified as being acquired via tax reversion have been packaged together for a transfer to the MSLBA. Following the transfer of this property, the MSLBA will record the county affidavits and exhibits in each respective county register of deeds office.

**Benefit:** MDNR will no longer have a management interest in properties with clouded title and or contested ownership. MSLBA has more resources to clear the title and/or resolve the documented issues on behalf of the State of Michigan.

**Funding Source:**

N/A

**Commitment Level:**

N/A

**Risk Assessment:**

N/A