

# A G E N D A

## BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

October 29, 2024 / October 29, 2024  
11:00 A.M. Lake Superior Room, 1<sup>st</sup> Floor  
Michigan Library and Historical Center

.....  
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, ST. LOUIS – Central Michigan Correctional Facility – Paging System  
File No. 472/23434.CTS - Contract No. Y25016  
Recommended Award: J & B Associates, LLC, Gladwin; \$558,514.05

#### **Description and Justification**

The purpose of this contract is for construction services to replace the entire paging system at the facility. The existing paging system does not work. The new system is needed to allow for proper facility communications for the safety and welfare of the occupants.

#### **Funding Source**

100% Agency Operating Funds

2. DEPARTMENT OF CORRECTIONS, YPSILANTI – Women's Huron Valley Correctional Facility – Perimeter Netting  
File No. 472/24067.SAA - Contract No. Y25017  
Recommended Award: RMD Holdings, Ltd, dba/Nationwide Construction  
Richmond; \$1,223,879.00

#### **Description and Justification**

The purpose of this contract is to provide perimeter netting along the east side of the facility to prevent contraband from being thrown in from the outside. This work will protect the health, safety and welfare of residents, visitors and staff.

#### **Funding Source**

100% Enterprisewide Funds

### **AWARD OF PROFESSIONAL SERVICES CONTRACT**

3. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY, VARIOUS – Allied Paper, Inc. – Remedial Investigation and Action plan  
File No. 761/24452.SAR - Contract No. Y25018  
Recommended Proposal: CDM Smith Michigan, Inc., Lansing; \$3,284,650.00

**Description and Justification**

The purpose of this contract is to assist the agency in implementing and monitoring clean-up activities. This site is contaminated and consists of approximately 80 miles of the Kalamazoo River. The work includes technical review of remedial investigation documents; field oversight of various remedial investigation and construction activities; collection of split samples and independent samples of soil, surface water, sediment, groundwater and biota; data management; geomorphological assessment; statistical evaluations; modeling; risk assessments; and attend project meetings. The work is needed to protect public health, safety, welfare, and the environment. The contract will remain in effect for 4 years.

**Funding Source**

100% Cleanup and Redevelopment Funds

**MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS**

- 4. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET  
 NORTHVILLE TOWNSHIP – New State Psychiatric Hospital  
 File No. 171/22399.MAA - Contract No. Y23025  
 Integrated Design Solutions, LLC, Troy; Modification No. 6, Increase  
 \$161,659.61

**Description and Justification**

The purpose of this modification is to provide additional professional services for design time, plan review fees, the purchase of wetland credits, and to increase exterior envelope commissioning.

**Funding Source**

100% Enterprisewide Funds

Base Contract	\$12,350,000.00	
Modification No. 1	\$0.00	No Cost Change Order
Modification No. 2	\$154,440.00	Approved on Director Agenda 7/25/2023
Modification No. 3	\$3,414,900.00	Approved on SAB Agenda 4/23/2024
Modification No. 4	\$105,750.00	Approved on SAB Agenda 6/25/2024
Modification No. 5	\$35,400.00	Approved on SAB Agenda 7/30/2024
Modification No. 6	\$161,659.61	See Justification Above
<b>Total Contract</b>	<b>\$16,222,149.61</b>	

- 5. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, HARRISON  
 TOWNSHIP – Selfridge Air National Guard Base – Runway Encroachment  
 Solution - Project #2 - Airfield Improvements  
 File No. 511/23420.JLM - Contract No. Y24082  
 Mead & Hunt, Inc., Lansing; Modification No. 3, Increase \$526,817.22

**Description and Justification**

The purpose of this modification is to provide additional professional service to design an approximately 3,300 linear feet (LF) extension to Taxiway Alpha as part of the project design for the Selfridge Air National Guard Base Runway Encroachment Solution. The extension of Taxiway Bravo is included in the base design contract, but extension of both taxiways is needed for the airfield to fully meet all mission requirements. The extension of the taxiways is necessary for military aircraft to taxi to/from the north end of the runway that is being shifted to the north to eliminate long-standing runway safety encroachment issues and ensure the safety of the surrounding community during military aircraft operations.

**Funding Source**

100% State General Funds

Base Contract	\$7,193,544.47	
Modification No. 1	\$48,796.65	Approved on Director Agenda 2/23/2024
Modification No. 2	\$0.00	No Cost Change Order
Modification No. 3	\$526,817.22	See Justification Above
<b>Total Contract</b>	<b>\$7,769,158.34</b>	

6. DEPARTMENT OF NATURAL RESOURCES, PLAINWELL – Plainwell Spillway  
 – Removal and Channel Restoration  
 File No. 751/20099.SAR - Contract No. Y20125  
 AECOM Technical Services, Inc., Grand Rapids; Modification No. 10, Increase  
 \$28,647.84

**Description and Justification**

The purpose of this modification is to provide additional construction oversight services to cover extended project completion time and administrative closeout. The Plainwell dam was removed in 2009, but its spillway was not removed. The spillway removal and riverbanks restoration are underway, but field conditions have changed. The change in field conditions requires additional construction oversight by the design firm. The removal and restoration activities are needed to improve fish/wildlife habitat in Kalamazoo River corridor and improve floodplain access and volume.

**Funding Source**

100% Enbridge Funds

Base Contract	\$201,458.55	
Modification No. 1	\$0.00	No Cost Change Order
Modification No. 2	\$13,059.02	Approved on Director Agenda 10/30/2020
Modification No. 3	\$60,436.49	Approved on Director Agenda 8/6/2021

Modification No. 4	\$19,009.00	Approved on Director Agenda 5/13/2022
Modification No. 5	\$14,918.70	Approved on Director Agenda 11/18/2022
Modification No. 6	\$328,189.98	Approved on Director Agenda 2/10/2023
Modification No. 7	\$72,128.56	Approved on SAB Agenda 8/22/2023
Modification No. 8	\$51,317.30	Approved on SAB Agenda 4/09/2024
Modification No. 9	\$148,107.50	Approved on SAB Agenda 6/25/2024
Modification No. 10	\$28,647.84	See Justification Above
<b>Total Contract</b>	<b>\$937,272.94</b>	

7. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY  
 GRAYLING – Camp Grayling Army Airfield Site – Technical Support  
 File No. 761/17323.SAR - Contract No. Y17509  
 AECOM Technical Services of MI, Inc., Grand Rapids; Modification No. 7  
 Increase \$75,000.00

#### Description and Justification

The purpose of this modification is to continue to provide additional sampling and technical support to address detected per- and polyfluoroalkyl substance in groundwater and residential drinking water wells at the area of the airfield. The tasks include the evaluation of data generated during previous residential and non-residential sampling events and subsurface investigations; community meetings; sampling evaluation of residential and non-residential drinking water wells; groundwater, surface water and pore water sampling; evaluation of potential risks; and reporting. The work is needed to protect public health, safety, welfare, and the environment.

#### Funding Source

100% Renew Michigan Funds

Base Contract	\$49,883.09	
Modification No. 1	\$449,793.08	Approved on Director Agenda 8/25/17
Modification No. 2	\$999,544.60	Approved on SAB Agenda 3/13/18
Modification No. 3	\$424,975.16	Approved on SAB Agenda 3/10/20
Modification No. 4	\$250,935.17	Approved on SAB Agenda 9/10/20
Modification No. 5	\$100,000.00	Approved on SAB Agenda 8/16/22
Modification No. 6	\$175,000.00	Approved on SAB Agenda 9/28/23
Modification No. 7	\$75,000.00	See Justification Above
<b>Total Contract</b>	<b>\$2,525,131.10</b>	

8. DEPARTMENT OF ENVIRONMENT, GREAT LAKES AND ENERGY, HOWELL  
 – Snedcor's Cleaners – Evaluate Volatilization to Indoor Air Pathway  
 File No. 761/19234.SAR - Contract No. Y19199  
 Weston Solutions of Michigan, Inc., Okemos; Modification No. 11, Increase  
 \$186,249.60

### Description and Justification

The purpose of this modification is to provide professional design services for site building demolition and assessment of the extent of chlorinated solvents in the groundwater. The site is a former dry cleaner. The tasks include completing a building assessment/waste characterization for the site building; preparation of bid specifications for building demolition; construction oversight; and reporting. The work is needed to protect public health, safety, welfare, and the environment.

### Funding Source

100% Cleanup and Redevelopment Funds

Base Contract	\$131,040.23	
Modification No. 1	\$114,828.39	Approved on SAB Agenda 6/28/19
Modification No. 2	\$44,990.22	Approved on SAB Agenda 8/9/19
Modification No. 3	\$185,337.83	Approved on Director Agenda 2/11/20
Modification No. 4	\$0.00	No Cost Change Order
Modification No. 5	\$0.00	No Cost Change Order
Modification No. 6	\$139,980.39	Approved on Director Agenda 5/25/21
Modification No. 7	\$110,000.00	Approved on Director Agenda 4/12/22
Modification No. 8	\$0.00	No Cost Change Order
Modification No. 9	\$10,000.00	Approved on Director Agenda 10/6/23
Modification No. 10	\$80,000.00	Approved on SAB Agenda 2/27/24
Modification No. 11	\$186,249.60	See Justification Above
<b>Total Contract</b>	<b>\$1,002,426.66</b>	

### REVISIONS TO CONSTRUCTION CONTRACTS

9. DEPARTMENT OF CORRECTIONS, COLDWATER – Lakeland Correctional Facility – Various Roof Restorations - Phase 2  
 File No. 472/18072.TYC - Contract No. Y20352  
 McDonald Roofing & Sheet Metal Company, Jackson; CCO No. 5, Increase  
 \$56,189.00

**Description and Justification**

The purpose of this change order is to add ice/snow guards to existing buildings. The subject buildings are 'A' unit and 'C' unit. Metal roofing restorations are in progress at these buildings. This work is needed due to field conditions. Ice and snow need to be prevented from sliding off the metal roofing at specific points of the building perimeter.

**Funding Source**

100% Lump Sum Special Maintenance Funds

Base Contract	\$1,193,619.00	
Change Order No. 1	\$123,720.00	Approved on Director Agenda 9/3/2021
Change Order No. 2	\$4,174,152.00	Approved on SAB Agenda 3/15/2022
Change Order No. 3	\$196,274.98	Approved on SAB Agenda 11/15/2022
Change Order No. 4	\$52,323.00	Approved on SAB Agenda 9/28/2023
Change Order No. 5	\$56,189.00	See Justification Above
<b>Total Contract</b>	<b>\$5,796,277.98</b>	

10. DEPARTMENT OF CORRECTIONS, JACKSON – Duane Waters Health Center  
 – Isolation Rooms Upgrades  
 File No. 472/19091.HJD - Contract No. Y20077  
 RAS Contracting, Inc., Holt; CCO No. 4, Increase \$71,719.56

**Description and Justification**

The purpose of this change order is to install a new constant air volume system to connect to the existing fan-powered HEPA filter. Installing an appropriately sized HEPA-filter system will increase cooling in the IV room and reduce pressure on the ceiling tiles. The HEPA-filter system upgrades are needed to comply with USP 797 regulations.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$535,900.00	
Change Order No. 1	\$28,102.33	Approved on Director Agenda 5/20/2022
Change Order No. 2	\$1,108,440.00	Approved on SAB Agenda 11/15/2022
Change Order No. 3	\$295,890.00	Approved on SAB Agenda 1/03/2023
Change Order No. 4	\$71,719.56	See Justification Above
<b>Total Contract</b>	<b>\$2,040,051.89</b>	

11. DEPARTMENT OF CORRECTIONS, ADRIAN – Gus Harrison Correctional Facility – Emergency Generator, Transfer Switches and Associated Electrical  
 File No. 472/22104.MNB - Contract No. Y23221

Glen Construction, LLC, Clio; CCO No. 2, Increase \$365,952.99

**Description and Justification**

The purpose of this change order is to perform a group of miscellaneous changes related to adding the 1 Mega Watt generator. These changes include testing the concrete slab where the generator will be located. This is to ensure the concrete meets specified strength and longevity, connect the generator to the building management system so it can be controlled remotely by an operator, add labeling of panel switches to mark each switch and the service area it is connected to, provide a rental standby fuel tank to run generator during the period where that tanks are removed, and new tanks are installed. This is to insure seamless emergency service.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$412,415.00	
Change Order No. 1	\$925,232.00	Approved on SAB Agenda 12/19/2024
Change Order No. 2	\$365,952.99	See Justification Above
<b>Total Contract</b>	<b>\$1,703,599.99</b>	

12. DEPARTMENT OF NATURAL RESOURCES, VARIOUS – Fish Hatchery – Southern Infrastructure Projects  
 File No. 751/23000.JGH - Contract No. Y23421  
 The Christman Company, Lansing; CCO No. 1, Increase \$6,112,540.00

**Description and Justification**

The purpose of this change order is to add construction services to the contract. The construction services will include all of the 2024 projects and a portion of the 2025 projects that are currently in design.

**Funding Source**

100% Agency Operating Funds

Base Contract	\$49,392.00	
Change Order No. 1	\$6,112,540.00	See Justification Above
<b>Total Contract</b>	<b>\$6,161,932.00</b>	

**ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

13. DEPARTMENT OF STATE, ANN ARBOR - Addendum No. 2 to Lease No. 11236-2009 approved by the State Administrative Board on May 19, 2009, between Centro NP Holdings 1 SPE, LLC, and subsequently renamed Brixmor Holdings 1 SPE, LLC, whose address is, 450 Lexington Avenue, 13<sup>th</sup> Floor, New York, NY 10017, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of State, as Lessee, for

6,400 square feet of office space located at 295 North Maple Road, Ann Arbor, MI 48103. This Addendum provides for an additional five-year renewal option and updated Lease language. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the October 31, 2029, or any extension. The annual per square foot rental rate for this space beginning November 1, 2024, is \$25.75 (\$13,733.33 per month). This rate does not include public utilities or janitorial service or supplies. This Lease contains a Standard cancellation clause with 150 days' notice. The Attorney General has approved this Addendum as to legal form.

**Purpose/Business Case:**

Extend current Lease for five additional years and update Lease language.

**Benefit:**

Current space meets department needs. The rental rate is within market rate for comparable space.

**Funding Source:**

1.0% General Fund; 99.00% Restricted Funds (TACF 83.00%; Parking Ticket Court Fines 4.0%; Enhanced DL & Enhanced Official State PID Card Fund 4.0%; Driver Fees 7.0%; Auto Repair Facility Fees 1.0%; State General Fund/General Purpose 1.0%)

**Commitment Level:**

Five years; however, this Lease contains a Standard cancellation clause with 150 days' notice.

**Risk Assessment:**

Non-approval of this Lease will hinder the Department from serving the surrounding area well and would create a service hole if it was not available.

**Zip Code:**

48103

**ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

14. DEPARTMENT OF HEALTH AND HUMAN SERVICES, MARQUETTE - Addendum No. 2 to Lease No. 2395-2006 approved by the State Administrative Board on September 11, 2007, between Marquette County, 234 West Baraga Avenue, Marquette, MI 49855, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Department of Human Services, and subsequently renamed the Department of Health and Human Services, as Lessee, for 13,601 square feet of space located at 234 West Baraga Avenue, Marquette, MI 49855. This Addendum provides for reducing the square footage by 224 square feet for a revised total of 13,601 square feet of usable office space, revise the current floorplan, modify the rent and update the Lease language. This Addendum is effective upon obtaining State Administrative Board approval and required signatures and continues to the termination date of the November 30, 2026, or any extension. Effective November 1, 2024, the annual per square foot rental rate for this space will remain \$16.34, but the monthly rent will be reduced to \$18,520.03. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$17.70 (\$19,460.76 per month). This

is a full-service Lease. This Lease contains a Standard cancellation clause with 90days' notice. The Attorney General has approved this Addendum as to legal form.

**Purpose/Business Case:**

This Addendum is to reduce the square footage by 224 for the Lessor's use and to reduce the monthly costs.

**Benefit:**

Reduce overall monthly payment and build relationship with Lessor by providing them the needed space. The rental rate is within market rate for comparable space.

**Funding Source:**

45% General Fund; 55% Federal Funds

**Commitment Level:**

Through November 30, 2026; however, this Lease contains one five-year renewal option and a Standard cancellation clause with 90 days' notice.

**Risk Assessment:**

Non-approval of this Lease will hinder the Department from maintaining a good relationship with the Lessor and to stay in the current location to best serve the Marquette County residents.

**Zip Code:**

49855

**GRANT OF EASEMENTS**

15. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET (DTMB), TOWNSHIP OF WINDSOR, EATON COUNTY: A recommendation and request that the State Administrative Board grant to Consumers Energy Company, a domestic for-profit corporation with offices at One Energy Plaza, Jackson, Michigan 49201, a permanent non-exclusive easement for purposes of installing, constructing, operating, maintaining, inspecting, repairing, supplying and accessing a buried natural gas service line dedicated to serving the State of Michigan's Public Health and Environmental Science Laboratory at 7850 Crowner Drive, Dimondale, Michigan (the Easement) on land (the Land) which under the administrative jurisdiction of DTMB in the State Secondary Office Complex located in the Northwest 1/4 of Section 4, Township 3 North, Range 3 West, Windsor Township, Eaton County, Michigan (the Easement) on land (the Land) which is under the jurisdiction of the Department of Technology, Management and Budget ("DTMB") and described as follows:

Easement Segment A: A 12-foot-wide Gas Easement over and across part of the Northwest 1/4 of Section 4, T03N, R03W, Windsor Township, Eaton County, Michigan, the centerline of which being described as: Commencing at the West 1/4 corner of said Section 4; thence N89°50'13"E, along the East-West 1/4 line of said Section 4 and the North line of an Existing Consumers Energy Parcel, 1064.05 feet to the POINT-OF-BEGINNING of the centerline of this 12-foot-wide

Gas Easement, being 6 feet on each side; thence along the centerline of said Gas Easement the following eight courses: 1) 197.76 feet along a curve to the right, having a radius of 450.00 feet, a central angle of 25°10'46", and chord bearing N12°35'23"W, 196.17 feet; 2) North, 977.60 feet; 3) East, 758.03 feet; 4) 98.65 feet along a curve to the left, having a radius of 161.50 feet, a central angle of 35°00'00", and chord bearing N72°30'00"E, 97.13 feet; 5) N55°00'00"E, 28.53 feet; 6) N35°00'00"W, 198.53 feet; 7) N80°00'00"W, 39.96 feet; 8) N35°00'00"W, 10.63 feet to the POINT-OF-ENDING. Containing 2,309.71 linear feet of centerline, more or less.

Parcel burdened by Easement Segment A: PARCEL #080-004-100-004-00: 7575 CROWNER DR NW FRL 1/4 LYING S&E OF HWY R/W. SEC 4, T3N, R3W, WINDSOR TWP

Easement Segment B: A 12-foot-wide Gas Easement over and across part of the Southwest 1/4 of Section 4, T03N, R03W, Windsor Township, Eaton County, Michigan, the centerline of which being described as: Commencing at the West 1/4 corner of said Section 4; thence N89°50'13"E, along the East-West 1/4 line of said Section 4 and the North line of an Existing Consumers Energy Parcel, 1064.05 feet; thence 96.90 feet along a curve to the left, having a radius of 450.00 feet, a central angle of 12°20'18", and chord bearing S31°20'55"E, 96.72 feet; thence S37°31'04"E, 103.48 feet to the South line of said Consumers Energy Parcel and the POINT-OF-BEGINNING of the centerline of this 12-foot-wide Gas Easement, being 6 feet each side; thence continuing S37°31'04"E, along the centerline of said Gas Easement, 224.40 feet to the POINT-OF-ENDING. Containing 224.40 linear feet of centerline, more or less.

Parcel burdened by Easement Segment B: PARCEL #080-004-300-001-00: 7285 PARSONS DR W 1/2 OF SW 1/4, EXCEPT N 165 FT, EXCEPT S 377.14 FT OF E 231 FT OF W 847.6 FT, EXCEPT E 132 FT OF S 330 FT, EXCEPT R.R. SEC.4, T3N, R3W, WINDSOR TWP LEASE DATED 4-8-83 COVERS 46 ACRES ASSESSED UNDER ACT NO. 226 PA 1962 UNDER ACT 189 PA 1953.

Easement Segment C: A 12-foot-wide Gas Easement over and across part of the Southwest 1/4 of Section 4, T03N, R03W, Windsor Township, Eaton County, Michigan, the centerline of which being described as: Commencing at the West 1/4 corner of said Section 4; thence N89°50'13"E, along the East-West 1/4 line of said Section 4 and the North line of an Existing Consumers Energy Parcel, 1064.05 feet; thence 96.90 feet along a curve to the left, having a radius of 450.00 feet, a central angle of 12°20'18", and chord bearing S31°20'55"E, 96.72 feet; thence S37°31'04"E, 327.88 feet to the POINT-OF-BEGINNING of the centerline of this 12-foot-wide Gas Easement, being 6 feet on each side; thence continuing S37°31'04"E, along the centerline of said Gas Easement, 671.42 feet to the POINT-OF-ENDING. Containing 671.42 linear feet of centerline, more or less.

Parcel burdened by Easement Segment C: PARCEL #080-004-300-040-00:

7432 PARSONS DR THAT PART OF NE 1/4 OF SW 1/4 & OF W 1/2 OF SE 1/4 LYING NWLY OF RR R/W, EXCEPT N 10 RODS. SEC. 4, T3N, R3W, WINDSOR TOWNSHIP.

All subject to agreements, covenants, easements, rights-of-way, reservations and restrictions of record, if any.

**Purpose:**

Installing, constructing, operating, maintaining, inspecting, repairing, supplying and accessing a buried natural gas service line dedicated to serving the State of Michigan's Public Health and Environmental Science Laboratory at 7850 Crowner Drive, Dimondale, Michigan and possibly other State-owned facilities located in the State Secondary Office Complex as both parties may agree in writing.

**Benefit:**

This easement will accommodate needed natural gas service to the State of Michigan's new Public Health and Environmental Science Laboratory and will also permanently memorialize the route of this approximately 3,192.81-foot-long easement corridor as a prudent State of Michigan land management practice.

**Commitment:**

This easement will be a permanent, non-exclusive easement subject to existing easements and restrictions of record, if any. If the easement remains unused for a period of two years, it will revert to the Grantor.

**Risk Assessment:**

While Consumers Energy has indicated they do not require this easement for the company, failure to require and grant it will preclude the State from prudently memorializing the area and other terms of use for this approximately 3,205.53-foot-long easement corridor bisecting much of the State's Secondary Office Complex thus potentially making it harder and longer to plan future construction around it.

**ZIP Code:**

48821

16. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET (DTMB), TOWNSHIP OF WINDSOR, EATON COUNTY: A recommendation and request that the State Administrative Board grant to Consumers Energy Company, a domestic for-profit corporation with offices at One Energy Plaza, Jackson, Michigan 49201, a permanent non-exclusive easement for purposes of installing, constructing, operating, maintaining, inspecting, repairing, supplying and accessing a buried electric power line dedicated to serving the Michigan State Police Outdoor Shooting Range located at 8806 Davis Highway in Dimondale, Michigan (the Easement) on land (the Land) which is under the administrative jurisdiction of DTMB in the State Secondary Office Complex and described as follows:

Land situated in the Northeast 1/4 of Section 4, Town 3 North Range 3 West, Windsor Township, Eaton County, State of Michigan, and described as follows to-wit: Easement for electrical purposes in part of the Northeast 1/4 of Section 4, Town 3 North, Range 3 West, Windsor Township, Eaton County, Michigan, and more particularly described as a 12 foot wide easement being 6 feet each side of

the following described centerline: Commencing at the Northeast corner of Section 4, Town 3 North, Range 3 West; thence South 89°49'11" West, along the North line of said Section 4, 851.42 feet; thence South 00°10'49" East 30.37 feet to the Point of Beginning of the centerline of this easement description; thence South 06°56'21" West 117.00 feet to Point of ending. Described easement centerline is 117.00 feet and easement area is 0.03 acres of land, more or less.

**Burdened Parcel Legal Description**

Liber 488 Page 840, Eaton County Records: The NE fractional 1/4 Section of 4, T3N, R3W, excepting therefrom the S 70 rods, the Grand Trunk Western Railroad Right-of-Way, and that part lying SEly of the railroad Right-of-Way all in Section 4, Windsor Township, Eaton County, Michigan.

All subject to agreements, covenants, easements, rights-of-way, reservations and restrictions of record, if any.

**Purpose:**

Installing, constructing, operating, maintaining, inspecting, repairing, supplying and accessing a buried electric power line dedicated to serving dedicated to serving the Michigan State Police Outdoor Shooting Range located at 8806 Davis Highway in Dimondale, Michigan.

**Benefit:**

This easement will accommodate needed electrical power service to the classroom and other fixtures of the State of Michigan's new Outdoor Shooting Range for use by the Michigan State Police and its guest law enforcement agency partners and will also permanently memorialize the route of this approximately 117-foot-long easement corridor as a prudent State of Michigan land management practice.

**Commitment:**

This easement will be a permanent, non-exclusive easement subject to existing easements and restrictions of record, if any. If the easement remains unused for a period of two years, it will revert to the Grantor.

**Risk Assessment:**

There are no known risks to the State from granting this easement. Memorializing the electric power line route via an easement make it easier to keep track of it in planning any future improvements nearby.

**ZIP Code:**

48821

**CONVEYANCE OF SURPLUS REAL PROPERTY**

17. THE DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET (DTMB) recommends the conveyance of the surplus and vacated real property known as the "Ojibway Correctional Facility" to Whispering Cedar, LLC a Wisconsin liability company, located at N 5705 Ojibway Road, in the Township of Marenisco, Gogebic County, Michigan 49947 in consideration of Seven Hundred Forty Thousand and 00/100 Dollars (\$740,000.00). Whispering Cedar, LLC has already made down a payment deposit of Seventy-Four Thousand and 00/100 Dollars (\$74,00.00) towards the purchase price.

The subject consists of several vacant buildings sited on approximately 125 acres and is further described below. The Office of the Attorney General has approved the quitclaim deed as to legal form.

#### Legislative Background

Public Act 399 of 2020 authorizes the Department of Technology, Management, and Budget to convey the former Ojibway Correctional Facility which is legally described in the State's own deed of acquisition as follows:

That part of Sections 8 and 17 in Township 45 North Range 43 West, Michigan Meridian, Gogebic County, Michigan, more particularly described as follows. Commencing at the brass cap monument at the southwest corner of said Section 8; thence East, 3024.26 feet and South, 36.83 feet to an aluminum monument stamped A.P. NO. 1 which is the point of beginning; thence N 17° 41.7'W 865.56 feet to an aluminum monument stamped A.P. NO. 2; thence N 15° 12.6'E, 601.95 feet to an aluminum monument stamped A.P. No. 3; thence N 35° 14.5'E, 438.88 thence N 37° 25.0'E, 548.16 feet to an aluminum monument stamped A.P. NO. 5; thence S 87° 30.6'E, 463.59 feet to an aluminum monument stamped A.P. NO. 6; thence S 19° 16.3'E, 2065.64 feet to an aluminum monument stamped A.P. NO. 7; thence S 58° 17.2'W, 876.97 feet to an aluminum monument stamped NO. 8; thence N 75° 14.8'W, 910.05 feet to an aluminum monument stamped A.P. NO. 1 which is the point of beginning; Containing 70.40 acres, more or less. SUBJECT TO easements, if any, for established or existing roads, highways, railroads and utilities.

#### ALSO

Commencing at the Section corner common to Sections 8, 9, 16 and 17, Town 45 North, Range 43 West., also being the point of beginning of this description; Thence South 00°21'47" East along the Section line common to said Sections 16 and 17, a distance of 243.02 feet; thence due West, a distance of 1309.93 feet to a found U.S.F.S. aluminum monument known as A.P.-8; thence continuing due West, a distance of 675.24 feet; thence N 79°17'02" West, a distance of 329.83 feet; thence South 88°44'30" West, a distance of 246.29 feet; thence North 20°12'15" West, a distance of 339.45 feet; thence North 13°11'41" West, a distance of 250.69 feet; thence due North, a distance of 1811.85 feet; thence due East, a distance of 1019.71 feet to a found U.S.F.S aluminum monument known as A.P.-5; thence South 37°23'03" West, a distance of 548.16 feet to a found U.S.F.S. aluminum monument known as A.P.-4; South 35°10'32" West, a distance of 438.52 feet to a found U.S.F.S. aluminum monument known as A.P.-3; thence South 15°10'41" West, a distance of 601.78 feet to a found U.S.F.S. aluminum monument known as A.P.-2; thence South 17°43'37" East, a distance of 865.63 feet; thence South 75°16'58" East, a distance of 909.56 feet to said A.P.-8; thence North 58°15'02" East, a distance of 876.75 feet to a found U.S.F.S. aluminum monument known as A.P.-7; thence North 19°18'32" West, a distance of 1259.05 feet; thence North 22°50'07" East, a distance of 140.73 feet; thence North 20°35'12" East, a distance of 189.09 feet; thence South 40°29'04" East, a distance of 362.72 feet; thence South 42°07'72" West, a distance of 52.00 feet; thence South 30°55'10" East, a distance of 622.93 feet; thence South 55°02'39" East, a distance of 419.14 feet to a point on the Section line common to said

Sections 8 and 9, a distance of 624.31 feet to the point of beginning. Parcel contains 54.2 acres, more or less.

SUBJECT TO easements, if any, for established or existing roads, highways, railroads and utilities, as set forth in Liber 310, Page 986 of the Gogebic County, Michigan land records.

RESERVING TO the United States of America, its successors and assigns a right-of-way for Forest Road 8220, the easement being sixty-six feet in width, lying thirty-three feet equally on each side of the centerline.

The Grantor grants to the Grantee(s) the right to make the full number of divisions under Sections 108 of the Land Division Act, Act No. 288 of the Public acts of 1967, as amended.

The subject property includes approximately 125 acres (+/-) in total which is subject to restrictions, reservations, rights-of-way and easements of record. It also includes various prison buildings totaling approximately 78,000 square feet in area which were constructed between 1985 and 2000, and which have all been vacant and unoccupied since December of 2018.

The property description is approximate and is subject to adjustment as the State Administrative Board or Attorney General considers necessary by survey or other legal description. The conveyance includes all surplus, salvage, and scrap property or equipment as of the date of the Act.

The state shall not reserve oil, gas, or mineral rights to the Property; however, if the purchaser or any grantee or any successor develops any oil, gas, or minerals, they shall pay the state 1/2 of the gross revenue generated from the development. The net revenue received from the sale of the Property must be distributed as follows: 100% General Fund.

**Purpose/Business Case:**

This conveyance satisfies all requirements and other criteria set forth in Public Act 399 of 2020 which authorizes it. The subject property was offered for sale via a competitive Request for Proposals (RFP) process managed by the DTMB Real Estate Division. Whispering Cedar, LLC's offer for the subject property is consistent with its fair market value as determined by an independent fee appraisal and with the terms of the RFP.

**Benefit:**

This conveyance earns \$740,000.00 in revenue for the General Fund, less DTMB's expenses for closing, marketing, surveying and appraising the property. It also relieves the Dept. of Corrections of all liability and responsibility for the property. Finally, this conveyance adds the property to local property tax rolls for the first time known.

**Risk Assessment:**

Failure to approve this sale would preclude the opportunity for the State to end its ownership obligations for the subject property which is surplus to the State's needs and prevent it from being returned to productive private sector reuse. There is no known risk to the State associated with this conveyance of surplus property.

**Commitment Level:**

The proposed conveyance of this surplus property is by quit claim deed approved for use by the Office of the Attorney General and would be permanent.

**ZIP Code:**

49947

**LEASE FOR STATE OWNED PROPERTY**

18. DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY - New Lease #12316 effective November 1, 2024, through October 31, 2026 with the Board of Trustees of Western Michigan University, (WMU) on behalf of the Michigan Geological Survey (MGS) in its Department of Geological and Environmental Sciences, as Michigan Constitutional Body Corporate, as Lessee, and the State of Michigan by the Department of Technology, Management and Budget for the Department of ENVIRONMENT, GREAT LAKES, AND ENERGY as Lessor, for 330 square feet of OFFICE space located at 416 Avenue C, Gwinn, MI 49841. The annual rental rate for this Lease is Eighteen Thousand dollars (\$18,000.00). This Lease contains two renewal options, each covering two-year periods. The annual rental rate for the first renewal period beginning November 1, 2026, and ending October 31, 2028, is Eighteen Thousand Five Hundred and Forty dollars (\$18,540.00). The annual rental rate for the second renewal period beginning November 1, 2028, and ending October 31, 2030, is Nineteen Thousand and Ninety-Six dollars and 20/100 (\$19,096.20). This Lease contains an “either party” cancellation clause with 90 days advance notice. The Attorney General has approved this Lease as to legal form.

**Purpose/Business Case:**

This Lease allows MGS to maintain office space, operate equipment, and access geological records to further the academic research and business activities of MGS at EGLE’s UPGR facility in Gwinn, MI.

**Benefit:** This Lease allows EGLE to earn \$18,000 per annum in rent from otherwise unused or underutilized space.

**Funding Source:** Rental Income to the State from the Lessee: Eighteen Thousand dollars (\$18,000.00) per annum for the initial term with modest increases in each of two possible renewal periods

**Commitment Level:**

Two-year initial term, with two potential two-year renewal options; however, this Lease contains an “either party” cancellation clause with 90 days advance notice.

**Risk Assessment:**

Non-approval of this Lease will preclude the Department from earning rental income provided therein.

**ZIP Code:**

49841