

AGENDA

BUILDING COMMITTEE

December 15, 2004
11:00 A.M. OPS Conference Room
1st Floor Mason Building

STATE ADMINISTRATIVE BOARD

December 21, 2004
11:00 A.M. 1921 Department of Conservation Room
7th Floor Mason Building

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AWARD OF CONSTRUCTION CONTRACTS

1. DEPARTMENT OF NATURAL RESOURCES, MACKINAW CITY – Mackinaw City State Harbor of Refuge – Rubblemound Breakwater Construction
File No. 751/02264.HRB – Index No. 99016
Low Responsive Bidder: Kokosing Construction Company, Inc., of Fredericktown, Ohio, represented by Durocher Marine of Cheboygan, Michigan, a Division of Kokosing Construction Company, Inc.; \$1,473,600.00
2. DEPARTMENT OF CORRECTIONS, VARIOUS LOCATIONS – Various Correctional Facilities – Non-Lethal Fence Installation
File No. 472/05011.EEW – Index No. 53123
Low Responsive Bidder: GDI LLC, Oak Park, IL; \$1,944,930.00
3. DEPARTMENT OF INFORMATION TECHNOLOGY, DIMONDALE - Operations Center Hosting Center - Standby Generator and Switchgear Purchase and Delivery
File No. 084/05017.JNS
BIDS WILL BE RECEIVED UNTIL 11:00 A.M. ON DECEMBER 15, 2004
Award recommendation will be provided at the December 15 Building Committee Meeting.
4. DEPARTMENT OF INFORMATION TECHNOLOGY, LANSING – Treasury Building Hosting Center - Standby Generator and Switchgear Purchase and Delivery
File No. 084/05017.JNS
BIDS WILL BE RECEIVED UNTIL 11:00 A.M. ON DECEMBER 15, 2004
Award recommendation will be provided at the December 15 Building Committee Meeting.

REVISIONS TO CONSTRUCTION CONTRACTS

5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Ottawa Building – Renovate Interior/Ceiling Tile/Lighting/HVAC to Floor to Ceiling Offices
File No. 071/02020.JRC – index No. 11413
HBC Contracting, Lansing; CCO No. 9, Incr. \$29,937.71
6. DEPARTMENT OF ENVIRONMENTAL QUALITY, GLADWIN – North Buckeye Oil Field – Excavation, On-Site Treatment and Related Site Work
File No. 761/03072.RRD – Index No. 71584
K & D Industries, Inc., Midland; CCO No. 1, Incr. \$127,615.86

7. DEPARTMENT OF ENVIRONMENTAL QUALITY, JACKSON – SPSM Credit Union – Environmental Remedial Design Services
File No. 761/01068.TJM – Index No. 29600
Natural Systems, Inc., Muskegon; CCO No. 5, Incr. \$9,663.00
8. DEPARTMENT OF ENVIRONMENTAL QUALITY, CRAWFORD COUNTY – Grayling Field Office – Operations and Maintenance for a Water Treatment System
File No. 761/95367.AGY – Index Nos. 92212 & 29600
Lakeshore Environmental, Inc., Grand Haven; CCO No. 10, Incr. \$96,892.00

ADDENDUM TO LEASE FOR PRIVATE PROPERTY

9. DEPARTMENT OF STATE, FERNDALE - Addendum #1 to lease (#6667) approved by the State Administrative Board on December 21, 1993, Item #9, between Ezra Shaya and subsequently assigned to Ferndale Associates, L.L.C., a Limited Liability Company, as Lessor, and the State of Michigan Department of State, as Lessee, for space located at 257-261 East Nine Mile Road, Ferndale, Michigan. This addendum provides for adding one (1) five-year renewal option and removing the adjustment for real estate taxes. The annual rental rate is \$28,200.00 (\$2,350.00 per month). This is within the market rate for this area. The adjustments were removed from the lease by this addendum. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. This Addendum contains a Standard 90-day cancellation. This location is in compliance with the Governor's Executive Directive 2003-22. The Attorney General has approved this addendum as to legal form. Funding Source: 71% Restricted Funds; 29% General Funds.
10. DEPARTMENT OF STATE, CLARKSTON - Addendum #1 to lease (#7893) approved by the State Administrative Board on November 3, 1992, Item #21, between Five Star Investment Company and subsequently assigned to Five Star Real Estate Investments, LLC, a Michigan Limited Liability Company, as Lessor, and the State of Michigan Department of State, as Lessee, for space located at 5807 Main Street, Clarkston 48346. This addendum provides for extending the existing lease for five years and twenty days through September 30, 2009, (total square feet 2,430) with an increase in the annual rental of \$8,505.00 per year (\$3.50 per square foot). The new total annual rental will be \$35,235.00 (\$14.50 per square foot) with continuation of the adjustment schedule. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease, or any extension. According to the Township Assessor, this location is within the business district in the Township. This addendum contains Standard 90-day cancellation. The Attorney General has approved this addendum as to legal form. Funding Source: 71% Restricted Funds; 29% General Fund.

RENEWAL OF LEASE FOR PRIVATE PROPERTY

11. DEPARTMENT OF COMMUNITY HEALTH, LANSING – Renewal Lease (#10838) from November 1, 2004, through October 31, 2009 with S & S ENTERPRISES OF MICHIGAN L.L.C., a Michigan Limited Liability Company, P.O. Box 23162, Lansing, Michigan 48909, for 20,405 square feet of office space and 79 parking spaces located at 1033 South Washington, Lansing, Michigan 48910. The annual per square foot rental rate for this space is \$14.25 (\$24,230.98 per month). This rate is a full service gross lease. This

lease contains 5 five-year renewal options from November 1, 2009 through October 31, 2014; the annual per square foot rental rate for this space is \$15.00 (\$25,506.25 per month). Effective November 1, 2014 through October 31, 2019, the annual per square foot rental rate for this space is \$15.75 (\$26,781.56 per month). Effective November 1, 2019 through October 31, 2024, the annual per square foot rental rate for this space is \$16.50 (\$28,056.88 per month). Effective November 1, 2024 through October 31, 2029, the annual per square foot rental rate for this space is \$17.25 (\$29,332.19 per month). Effective November 1, 2029 through October 31, 2034, the annual per square foot rental rate for this space is \$18.00 (\$30,607.50 per month). This space provides workstations for 45 employees and combines two current leases into one at the same location Lease #7757 and Lease #10838. This space is located within "REO Town business district" in the City of Lansing. This lease contains a Standard 90-day cancellation. The Attorney General has approved this lease as to legal form. Funding Source: 55% General Fund and 45% Federal Funds.

RECOMMENDATION FOR CONSTRUCTION CHANGE ORDERS

12. DEPARTMENT OF ENVIRONMENTAL QUALITY, WARREN - Construction Change Order #1 for lease #11040 approved by the State Administrative Board on January 20, 2004 by Item #14 between Twin Oaks Network, Inc., as Lessor, and the State of Michigan Department of Environmental Quality, as Lessee. This construction change order provides for office space build outs requested by the Department of Environmental Quality at a cost not-to-exceed \$79,940.00 for space located at 7900 Donald Court, Warren, Michigan. Funding Source: Various.

NEW STATE TO PRIVATE PARTY LEASE

13. It is hereby recommended that the State Administrative Board, under authority of Act 431 of the Public Acts of 1984, as amended, approve lease #11010 for 340 square feet of third floor office space including common areas, co-located with the DMB Office of Retirement Services in Building A6 (General Office Building), Secondary Governmental Complex in the Township of Windsor, County of Eaton, State of Michigan. Said property is managed by DMB and is to be leased to Citistreet, LLC beginning July 1, 2004 through June 30, 2007 at an annual rental rate of \$6,636.00 (\$553.00 per month) with the potential for annual rent adjustments each October 1st and no renewal options.

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD

14. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING THE CONVEYANCE OF PROPERTY FOR WAYNE STATE UNIVERSITY UNDERGRADUATE HOUSING AND A SECOND AMENDMENT TO LEASE

Legislative Background

The Wayne State University Undergraduate Library project was appropriated in PA19 of 1993 with a total authorized cost of \$35,000,000 (State Building Authority share \$25,999,900, Wayne State University share \$9,000,000 and State General Fund share \$100). Senate Concurrent Resolution 32, approved July 1, 1997, changed the authorized project cost to \$33,000,000

(State Building Authority share \$25,999,900, Wayne State University share \$7,000,000 and State General Fund share \$100).

Senate Concurrent Resolution 51 approving the conveyance of property to the State Building Authority and approving a lease among the State of Michigan and the State Building Authority, and Wayne State University relative to the WSU Undergraduate Library was approved on December 2, 1997. The project was bonded and the lease was executed on February 1, 1998.

15. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD DETERMINING THE RENTAL AND CONFIRMING OTHER MATTERS REGARDING THE CONVEYANCE OF PROPERTY AND THE LEASES FOR CERTAIN FACILITIES AND DELIVERY OF A CONTINUING DISCLOSURE UNDERTAKING

Legislative Background

Project	Public Act	Total Cost	SBA Share	University Share	GF/GP Share	House/Senate Concurrent Resolution	Date of Prior SAB Resolution
DNR Fish Hatchery Ren – Platte River	PA81 of 2001	8,199,000	8,199,000	N/A	0	HCR 21 of 2003	8/5/03
FSU – Eng and Tech Ctr	PA506 of 2000	18,000,000	13,499,800	4,500,000	200	SCR 71 of 2002	11/5/02
LSSU – Art Classroom Bldg	PA193 of 2003	15,300,000	11,474,800	3,825,000	200	HCR 28 of 2003	12/16/03
SVSU Inst Facility 4 & Library Ren	PA45 of 2001	40,000,000	29,999,800	10,000,000	200	SCR 57 of 2002	8/20/02
U of M Dearborn – Hubbard Drive	PA530 of 2002	32,800,000	24,599,800	8,200,000	200	SCR 75 of 2002	2/18/03
U of M Dearborn – Univ Mall	PA480 of 1996	13,038,000	9,778,500	3,259,500	0	SCR 72 of 2002	11/5/02
U of M Ann Arbor – West Hall	PA137 of 1999	15,000,000	9,230,800	5,769,200	0	SCR 58 of 2002	8/20/02
WMU – Engin & Applied Sciences Bldg	PA480 of 1996	72,500,000	37,499,900	35,000,000	100	SCR 60 of 2002	8/20/02

Project	Public Act	Total Cost	SBA Share	University Share	GF/GP Share	House/Senate Concurrent Resolution	Date of Prior SAB Resolution
Delta College – General Campus Ren	PA81 of 2001	18,000,000	17,819,800	180,000	200	HCR 12 of 2003	8/5/03
Jackson CC – Lenawee Ext Center	PA480 of 1996	4,400,000	1,499,900	2,900,000	100	HCR 43 of 2003	8/5/03 4/20/04
Kellogg CC – Career Dev Ctr/ Science Bldg Ren	PA530 of 2002	3,750,000	1,874,800	1,875,000	200	HCR 17 of 2003	8/5/03
CC Dist of Monroe – Instr Ctr for Business Training & Perf Arts Bldg	PA530 of 2002	12,000,000	5,999,800	6,000,000	200	HCR 42 of 2003	4/6/04
Northwestern MI College – West Bay Recon Proj	PA161 of 2002	16,249,200	8,124,000	8,125,000	200	HCR 20 of 2003	8/5/03
Washtenaw CC – Plumbers & Pipefitters Bldg	PA193 of 2003	4,741,000	1,999,800	2,741,000	200	HCR 49 of 2004	4/20/04

LEASE FOR PRIVATE PROPERTY

16. DEPARTMENT OF STATE, STURGIS – Renewal of lease (#10583) from April 1, 2005 through March 31, 2010, with Fairfield Corporation, A Municipal Corporation, 209 East Michigan Avenue, Battle Creek, Michigan 49014, for 3,156 square feet of office space located at 931 South Centerville Road, Sturgis, Michigan. The annual rental rate per square foot for this space is \$17.40 (\$4,576.91 per month). This rate does include heat, electric, water/sewer, janitorial, trash removal, replacement of tubes and bulbs, snow removal costs. This space provides workstations for six employees. According to the City Manager, this location is within an urban business district. This lease contains a Standard 90-day cancellation. The Attorney General has approved this lease as to legal form.