

# A G E N D A

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## BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

July 8, 2008 / July 15, 2008  
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 TRANSPORTATION, PONTIAC – Oakland Transportation Service Center – New Transportation Service Center  
File No. 591/07242.MNB - Index No. 27000  
Low Responsive Bidder: Builders, Inc., Clarkston; \$2,289,000.00

#### **Purpose/Business Case**

The purpose of this contract is for construction of the new Oakland Transportation Service Center.

#### **Benefit**

The State will benefit by having a facility to house all MDOT Oakland County staff that manage all road and bridge projects in Oakland County.

#### **Funding Source**

100% Restricted Funds (Trunkline)

#### **Commitment**

The contract cost is fixed based on competitive bids. The amount of the contract is within the authorized budget.

#### **Risk Assessment**

Failure to approve this contract will result in the agency continuing to occupy inadequate leased space which will lead to inefficiencies in providing required services to the public.

#### **Zip Code**

48238

2. DEPARTMENT OF NATURAL RESOURCES, OSCODA – Van Etten Lake State Forest Campground – Campground and Boating Access Site Development  
File No. 751/08097.AGY – Index No. 54010  
Low Responsive Bidder: Katterman Trucking, Inc., Hale; \$302,357.50

#### **Purpose/Business Case**

The purpose of this contract is to develop the campground with defined camping sites, bituminous surfaced drives and boat launch areas, vault toilets, expanded municipal water service, and related items, which are all ADA requirements.

**Benefit**

The State will benefit by improving lines of sight for highway traffic, bringing the site into compliance with ADA accessibility requirements, improving sanitation, and reducing erosion.

**Funding Source**

100% Restricted MDNR Waterways Funds

**Commitment**

The contract cost is fixed based on competitive bids. The amount of the contract is within the authorized budget.

**Risk Assessment**

Failure to approve this contract results in potential safety hazards and being non-compliant with ADA accessibility.

**Zip Code**

48750

3. DEPARTMENT OF NATURAL RESOURCES, MACKINAW CITY – Mackinaw City State Harbor of Refuge – Shore Work Construction – Phase 3  
File No. 751/02264.HRB - Index No. 99016  
Low Responsive Bidder: Cordes Excavating, Inc., Hillman; \$5,226,140.01

**Purpose/Business Case**

The purpose of this contract is to construct the shore side elements of the State Harbor of Refuge.

**Benefit**

The State will benefit by providing an additional harbor of refuge in the Straits of Mackinac, an area heavily used by boaters and demonstrated to have a shortage of safe harbor slips.

**Funding Source**

100% Restricted Funds (Waterways Funds)

**Commitment**

The contract cost is fixed based on competitive bids. The amount of the contract is within the authorized budget.

**Risk Assessment**

Failure to approve this contract will result in a deficiency of safe harbor of refuge space in the heavily used Straits of Mackinac area.

**Zip Code**

49701

4. DEPARTMENT OF NATURAL RESOURCES, GAYLORD – Otsego Lake State Park – Construct New Toilet/Shower Building  
File No. 751/08013.JAN - Index No. 50900  
Low Responsive Bidder: D & K Engineered Construction, Inc., Grand Rapids; \$814,454.00

**Purpose/Business Case**

The purpose of this contract is to demolish the existing toilet/shower building at the south campground and replace it with a new energy efficient "green building". In addition, a new septic field and pump house will be constructed to accommodate the building requirements.

**Benefit**

The State will benefit by having an energy efficient building as outlined in Executive Directive No. 2005-4, and sufficient toilet and shower capacity to serve the state park users.

**Funding Source**

60% Park Improvement Funds; 40% Land & Water Conservation Fund

**Commitment**

The contract cost is fixed based on competitive bids. The amount of the contract is within the authorized budget.

**Risk Assessment**

Failure to approve this contract will result in the campground continuing to use the less efficient existing building which is deteriorating rapidly.

**Zip Code**

49735

5. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – East Parking Lot Renovation & Retaining Wall Replacement  
File No. 071/06399.RMP - Index No. 44101  
Low Responsive Bidder: Moore Trosper Construction Company, Inc., Holt:  
\$319,900.00

**Purpose/Business Case**

The purpose of this contract is to renovate the East parking lot, retaining wall, Pine Street entrance, seal and re-stripe employee parking lot and related parking lot drainage and storm sewer improvements.

**Benefit**

The State will benefit by reducing maintenance and operating costs.

**Funding Source**

100% Agency Operating Funds

**Commitment**

The contract cost is fixed based on competitive bids. The amount of the contract is within the authorized budget.

**Risk Assessment**

Failure to approve this contract will result in the State incurring additional costs for continuous maintenance of the parking lots.

**Zip Code**

48933

## **AWARD OF PROFESSIONAL SERVICES CONTRACT**

6. DEPARTMENT OF ENVIRONMENTAL QUALITY, KALAMAZOO AND ALLEGAN COUNTIES – Kalamazoo River NRDA Site – Natural Resource Damage Assessment for the Kalamazoo River  
File No. 761/08184.SAR - Index No. 45865  
Low Responsive Bidder: Stratus Consulting, Inc., Boulder, CO; \$280,144.00

### **Purpose/Business Case**

The purpose of this contract is to provide professional environmental services for a period of three years to update the Stage One Natural Resources Damage Assessment (NRDA) plan for the Kalamazoo River site. The natural resources at the site have been harmed as a result of releases of polychlorinated biphenyl (PCB) compounds associated with de-inking and re-pulping of recycled paper at various paper companies located within the Kalamazoo and Plainwell areas. The consultant will perform additional assessment of the River, settlement negotiations and public outreach efforts for the site.

### **Benefit**

The State will benefit by complying with the environmental regulations and protecting the environment.

### **Funding Source**

100% Clean Michigan Initiative (CMI)

### **Commitment**

The contract cost is fixed based on a competitive selection process. The amount of the contract is within the authorized budget.

### **Risk Assessment**

Failure to approve this contract will result in not conducting the needed natural resource damage assessment. The lack of assessment will complicate the efforts to protect the environment. Also, it may jeopardize the federal funding to the project and risk violating environmental regulations.

### **Zip Code**

Various

## **REVISIONS TO CONSTRUCTION CONTRACTS**

7. DEPARTMENT OF MANAGEMENT AND BUDGET, DIMONDALE – MDOT  
Warehouse - Upgrades  
File No. 071/06097.JAN – Index No. 53224  
Moore Trospen Construction Company, Holt; CCO No. 4, Incr. \$89,427.38

### **Purpose/Business Case**

The purpose of this change order is to provide modifications to the mechanical and electrical systems throughout the building as required by the current building codes. These changes are the result of field conditions discovered during construction.

**Benefit**

These changes will increase energy efficiency, reduce maintenance costs and bring the building into compliance with the current building codes.

**Funding Source**

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. The amount of the contract is within the authorized budget.

**Risk Assessment**

Failure to approve this change order would result in a less efficient building and non-conformance with building codes.

**Zip Code**

48909

**LEASE FOR PRIVATE PROPERTY**

8. DEPARTMENT OF STATE, INDEPENDENCE TOWNSHIP - New Lease #11335-2007 effective September 1, 2008, through August 31, 2018, with Shashabaw Crossing, LLC, a Limited Liability Company, 25900 West Eleven Mile Road, Suite 250, Southfield, Michigan 48034, as Lessor, and the State of Michigan by the Department of Management and Budget for the Department of State, as Lessee, for 4,000 square feet of office space located at 7102 South Sashabaw Road, Independence Township, Michigan 48348. The rental rate for the first five months of this Lease is zero. The annual per square foot rental rate for this space is \$17.90 (\$5,966.67 per month) with a mid term annual per square foot rent increase to \$20.90 (\$6,966.67 per month). This rate does not include electricity, gas, janitorial, including removal of wastebasket trash and replacement of tubes and bulbs. This Lease contains one five-year renewal option with an annual per square foot rental rate of \$23.00 (\$7,666.67 per month). This Lease contains a Standard cancellation clause with 90-days notice. The Attorney General has approved this Lease as to legal form.

**Purpose/Business Case**

The purpose of this new lease is to combine offices by relocating into a larger new Plus Center which will provide the Department with an appropriate sized office to better serve the customers of Oakland County. This will become a Plus Office and will benefit the customers by bringing additional services to the area. The rental rate is within the current market rate for comparable space in this sub-market.

**Benefit**

Approval of this lease will allow the Department to properly provide client services in adequate office space by offering additional services to the area.

**Funding Source**

73% Restricted Funds; 27% General Fund

**Commitment Level**

Ten years with one five-year renewal option; however, this Lease contains a Standard cancellation clause with 90-days notice.

**Risk Assessment**

Non-approval of this Lease will hinder the Department from providing services to the citizens of the surrounding area and from meeting the requirements of the Motor Vehicle Code.

**Zip Code**

48348

**ADDENDUM TO LEASE FOR PRIVATE PROPERTY**

9. DEPARTMENT OF LABOR AND ECONOMIC GROWTH, KINGSFORD - Addendum #1 to Lease #11027 approved by the State Administrative Board on July 1, 2003, Item #5, between TRICO Opportunities, Inc., a Michigan Non-Profit Corporation, PO Box 2610 (140 North Hooper Street), Kingsford, Michigan 49802, as Lessor, and the State of Michigan by the Department of Management and Budget for the Department of Labor and Economic Growth, as Lessee, for 168 square feet of space located at 140 North Hooper Street, Kingsford, Michigan 49802. This Addendum provides for extending the current lease term three years with an increase in the rental rate, update the Barrier Free language, correct a typographical error in Article III (3.1bb) of the original lease and add the Electronic Funds Transfer language. The annual per square foot rental rate is \$11.21 (\$156.94 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 Standard cancellation clause with 90-days notice. The Attorney General has approved this lease as to legal form.

**Purpose/Business Case**

This space is used by the Department of Labor and Economic Growth for its Michigan Rehabilitation Services counselor. The space continues to meets its program needs.

**Benefit**

Extension of this Lease allows the Department to remain at the current location and avoid relocations costs. The rental rate is within current market rate.

**Source of Funds**

100% Federal Funds

**Commitment Level**

Three years; however, this Lease contains a Standard cancellation clause with 90-days notice.

**Risk Assessment**

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

**Zip Code**

49802

## **RENEWAL OF LEASE FOR PRIVATE PROPERTY**

10. DEPARTMENT OF STATE, PAW PAW - Renewal of Lease #10418 effective October 1, 2008, through September 30, 2018, with Case Development, LLC, a Limited Liability Company, 181 West Michigan Avenue, Suite 1, P.O. Box 520, Paw Paw, MI 49079, as Lessor, and the State of Michigan by the Department of Management and Budget for the Department of State, as Lessee, for 1,800 square feet of office space located at 1037 East Michigan Avenue, Paw Paw, MI 49079. The annual per square foot rental rate for this space is \$10.80 (\$1,620.00 per month). This rate does not include electricity, janitorial, replacement of tubes and bulbs, pest control, or fire extinguishers. This Lease contains one 5-year renewal option with an annual per square foot rental rate of \$15.00 (\$2,250.00 per month). This Lease contains a Standard cancellation clause with 90-days notice. The Attorney General has approved this Lease as to legal form.

### **Purpose/Business Case**

The space is utilized by the Department of State and continues to meet their operational needs. The previous lease did not contain any renewal options.

### **Benefit**

Renewal of this Lease allows the Department to remain at the current location and avoid relocation costs. The rental rate is within the current market rate for comparable space in Paw Paw.

### **Funding Source**

27% General Fund; 73% Restricted Funds

### **Commitment Level**

Ten years with one 5-year renewal option; however, this Lease contains a Standard cancellation clause with 90-days notice.

### **Risk Assessment**

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

### **Zip Code**

49079

## **GRANT OF EASEMENT**

11. THE DEPARTMENTS OF MANAGEMENT AND BUDGET (DMB) AND COMMUNITY HEALTH (DCH) – YORK TOWNSHIP, WASHTENAW COUNTY to Washtenaw County for the purpose of installing and maintaining a communications tower to be integrated into the Michigan Public Safety Communication System (MPSCS) on land described below (“Property”) under the jurisdiction of the Department of Community Health in Washtenaw County, Michigan. This is an easement in gross for consideration of \$1.00 (one dollar).

### **Legislative Background**

Public Act 431 of 1984, as amended, (the "Act") authorizes the State Administrative Board to grant an easement in gross to Washtenaw County for consideration of \$1.00 (one dollar).

The Property is described as:

A parcel of land in the NW ¼ of the NE ¼ Section 2, T.4S., R.6E., York Township, Washtenaw County, Michigan and more particularly described as commencing at the S ¼ corner Section 35, T.3S., R.6E. thence S 89°57'47"E 1.31 feet along the township line to the N1/4 corner Section 2, T.4S., R6E., thence S89°57'47"E 640.77 feet along said township line, thence S01°40'14"E 773.09 feet to the Point of Beginning, thence N 88°19'46"E 100.00 feet, thence S01°40'14"E 100.00 feet, thence S88°19'46"W 100.00 feet, thence N 01°40'14"W 100.00 feet to the Point of Beginning, containing 10,000.00 square feet or 0.23 acres.

Including a 20 and 30 foot wide easement for ingress/egress and utilities described as follows;

Commencing at the S ¼ corner Section 35, T.3S., R.6E. thence S 89°57'47"E 1.31 feet along the township line to the N1/4 corner Section 2, T.4S., R6E., thence S89°57'47"E 561.84 feet along said township line, thence S00°02'13"E 33.00 feet to the south right of way of Bemis Road and the Point of Beginning, thence continuing S00°02'13"E 51.14 feet, thence S 58°09'26"E 61.52 feet, thence S01°40'14"E 757.21 feet, thence N88°19'46"E 30.00 feet, thence N01°40'14"W 761.35 feet, thence N 58°09'26"W 73.01 feet, thence N00°02'13"W 40.01 feet to the south right of way of Bemis Road, thence N89°57'47"W 20.00 feet to the Point of Beginning.

### **Purpose/Business Case**

The Property shall be used to install, maintain and operate a communication tower which will be integrated into the current Michigan Department of Information Technology Michigan Public Safety Communication System (MPSCS). MPSCS, along with DCH has approved this easement location.

### **Benefit**

The approval of this easement will allow Washtenaw County to construct a tower on this site that will integrate into the MPSCS providing greater public safety communications coverage throughout Washtenaw County. This tower will enhance the current MPSCS system at very little cost to the state.

### **Funding Source/Commitment Level**

N/A

### **Risk Assessment**

Failure to approve this easement would result in the County not obtaining a location for their proposed tower. DCH has reviewed the location of this site and concluded that the proposed tower will not interfere with their operations.

**Zip Code**  
48197

### **CONTRACT CHANGE ORDER**

12. DEPARTMENT OF MANAGEMENT AND BUDGET, DETROIT - CCO #24 for Lease #10785 approved by the State Administrative Board on December 21, 1999, Item #12 between New Center Development, Inc., as Lessor, and the State of Michigan by the Department of Management and Budget for the Department of Management and Budget, as Lessee. This CCO provides for build out of a storage room and office space, as requested by the Department of Management and Budget at a cost not-to-exceed \$64,865.29. The space is located at 3044 W. Grand Blvd., Detroit, MI 48202

#### **Purpose/Business Case**

The purpose of this CCO is to provide for the cost of labor and materials to build out a storage room and office space at Cadillac Place in Detroit, to be occupied by the Michigan Department of Agriculture.

#### **Benefit**

This CCO allows the Michigan Department of Agriculture to relocate from leased space to Cadillac Place in compliance with the intent of Executive Directive 2007-9.

#### **Source of Funds**

100% Restricted General Fund, billed back to the Department of Agriculture.

#### **Commitment Level**

Present through January 4, 2031; however, this Lease contains a Legislative cancellation clause with 60-days notice.

#### **Risk Assessment**

Non-approval of this CCO will hinder the Department from recognizing a cost savings by canceling Department of Agriculture's, Lease #10526 in Southfield and will prevent co-location with other state agencies into one central location at Cadillac Place in Detroit.

**Zip Code**  
48202

13. DEPARTMENT OF COMMUNITY HEALTH, HOUGHTON - CCO #3 for Lease #11067 approved by the State Administrative Board on December 7, 2004, Item #6 between Michigan Technological University, as Lessor, and the State of Michigan by the Department of Management and Budget for the Department of Community Health, as Lessee. This CCO provides for renovations to the laboratory space, as requested by the Department of Community Health at a cost not-to-exceed \$33,838.64. The space is located at 1402 E. Sharon Ave., Suite #301 & 401, Houghton, MI 49931

#### **Purpose/Business Case**

The purpose of this CCO is to provide for labor and material to install cabinetry, shelving, bench space, ventilation exhaust system and associated electrical and plumbing work.

**Benefit**

This CCO allows the laboratory to enhance laboratory testing services and provide essential services needed in the Upper Peninsula area that are not available at this time.

**Source of Funds**

100% Federal Funds

**Commitment Level**

Present through December 6, 2014; however, this Lease contains a Standard cancellation clause with 90-days notice.

**Risk Assessment**

Non-approval of this CCO will hinder the Department from expanding and providing additional essential services to the Upper Peninsula area.

**Zip Code**

49931