

AGENDA

BUILDING COMMITTEE / STATE ADMINISTRATIVE BOARD

October 26, 2021 / October 26, 2021
11:00 A.M. Lake Superior Room, 1st 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 – Security Gates and Controls Repair/Replacement
File No. 472/19444.MNB - Contract No. Y22010
Recommended Award: RAS Contracting, Inc., Mason; \$856,050.00

Description and Justification

The purpose of this contract is to replace the security gates (bubble) at the site. The existing gates have passed their service life and need to be replaced to maintain the prison at the entrance.

Funding Source

100% Agency Operating Funds

2. DEPARTMENT OF CORRECTIONS, CARSON CITY – Carson City Correctional Facility – HVAC, Various Repair/Replace/Upgrades
File No. 472/21253.TYC - Contract No. Y22011
Recommended Award: Mahlon Mechanical Services, Grand Rapids; \$299,360.00

Description and Justification

The purpose of this contract is to replace the existing condensing unit at building 100 and existing boiler at building 1200. This work is necessary to provide heat in building 1200 (resident occupied) and ventilation and conditioned air in building 100 (administration). The existing boiler in building 1200 is no longer operational and the condenser at building 100 is not functioning properly.

Funding Source

100% Agency Operating Funds

3. DEPARTMENT OF NATURAL RESOURCES, LANSING – Wilson State Park – Beach House Roof Restoration
File No. 751/15248.SMD - Contract No. Y22012
Recommended Award: Mihm Enterprises, Inc., Hamilton; \$542,137.00

Description and Justification

The purpose of this contract is to provide construction services for a roof restoration on the beach house.

Funding Source

100% Legislative Appropriation Funds

ISID ASSIGNMENT

- 4. DEPARTMENT OF MILITARY AND VETERANS AFFAIRS, SAULT STE. MARIE
 – Sault Ste. Marie Armory – Renovation and Additions
 File No. 511/21338.TAP - Contract No. Y22013
 Recommended Firm: OHM Advisors, Inc., Hancock; \$251,455.00
 ISID No. 00891 - Assignment No. 4

Description and Justification

The purpose of this assignment is to provide professional design services for upgrading the existing armory including the basement and first floor renovations, building additions to add classrooms and latrines, and to add a personal equipment storage area. This work is necessary to initiate bidding document development for construction, and will result in the necessary upgrades per agency directives, code compliance and facility operations.

Funding Source

100% Federal Funds

MODIFICATION TO PROFESSIONAL SERVICES CONTRACTS

- 5. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Belle Isle – Trailhead Development
 File No. 751/17198.MNB - Contract No. Y18007
 Edgewater Resources, LLC, St. Joseph; Modification No. 11, Increase \$26,130.00

Description and Justification

The purpose of this modification is to provide professional design services to improve drainage at the pavement and construction services to install helical piles as a foundation to the new sculpture. The drainage will provide for a pavement clear from ponding and frost during winter. The piles are needed as a foundation for the sculpture.

Funding Source

100% Ralph C. Wilson Foundation Grant Funds

Base Contract	\$48,600.00	
Modification No. 1	\$298,260.00	Approved on Director's Agenda 5/11/2018
Modification No. 2	\$27,900.00	Approved on Director's Agenda 11/2/2018
Modification No. 3	\$11,260.00	Approved on Director's Agenda 1/16/2019
Modification No. 4	\$43,490.00	Approved on Director's Agenda 9/2/2019
Modification No. 5	\$133,006.40	Approved by SAB on 6/9/2020

Modification No. 6	\$3,970.00	Approved on Director's Agenda 5/15/2020
Modification No. 7	\$11,288.75	Approved on Ad Board Agenda 3/2/2021
Modification No. 8	\$8,630.00	Approved on Director's Agenda 7/16/2021
Modification No. 9	\$0.00	No Cost Change Order
Modification No. 10	\$11,000.00	Pending on Ad Board Agenda 10/12/2021
Modification No. 11	\$26,130.00	See Justification Above
Total Contract	\$623,535.15	

6. DEPARTMENT OF STATE POLICE, DIMONDALE – Michigan State Police
 Training Academy – Outdoor Firing Range
 File No. 551/21116.CAK - Contract No. Y21156
 Sidock Group, Inc., Novi; Modification No. 1, Increase \$359,108.00

Description and Justification

The purpose of this modification is to provide phase 100 study services for potential renewable energy for the project and phases 100 - 700 design services for restoring the originally requested scope of work to the project which includes an on-site classroom and maintenance building, a live fire shoot house, additional pistol ranges and a 360-shoot pit.

Funding Source

100% Agency Operating Funds

Base Contract	\$89,837.09	
Modification No. 1	\$359,108.00	See Justification Above
Total Contract	\$448,945.09	

7. DEPARTMENT OF NATURAL RESOURCES, ALLEGAN – Allegan Field Office –
 Construct Workshop Building and Renovate Cold Storage Building
 File No. 751/21004.JAN - Contract No. Y21358
 F&V Construction Management, Inc., Grand Rapids; Modification No. 1, Increase \$387,726.42

Description and Justification

The purpose of this modification is to design and construct a woodshop building for the Allegan field office. The building was a part of the original project scope but had been deleted when bids were received because the cost exceeded the available budget. Since then, the agency has requested the work be added back into the project and has increased the funds to cover this work.

Funding Source

100% State Boating Infrastructure Maintenance Capital Outlay Funds

Base Contract	\$296,801.58	
Modification No. 1	\$387,726.42	See Justification Above
Total Contract	\$684,528.00	

REVISIONS TO CONSTRUCTION CONTRACTS

8. DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET, GRAND RAPIDS/LANSING – Various State Office Buildings – Fire Pump Replacement
 File No. 171/19479.RWG - Contract No. Y20109
 RAS Contracting, Inc., Mason; CCO No. 5, Increase \$31,701.64

Description and Justification

The purpose of this change order is to add insulation to fire protection piping at the Romney and Grand Tower buildings, replace the electrical feeders to the fire pump at the Grand Tower Building and replace the pipe fittings on the fire protection line at the Grand State Office Building. The agency has requested adding insulation to the piping and replacing the failed electric wire and pipe fittings.

Funding Source

100% Agency Operating Funds

Base Contract	\$152,900.00	
Change Order No. 1	\$106,191.18	Approved on Director's Agenda 6/5/2020
Change Order No. 2	\$42,044.55	Approved on Director's Agenda 7/17/2020
Change Order No. 3	\$623,726.64	Approved on Ad Board Agenda 3/2/2021
Change Order No. 4	\$0.00	No Cost Change Order
Change Order No. 5	\$31,701.64	See Justification Above
Total Contract	\$956,564.01	

9. DEPARTMENT OF CORRECTIONS, ST. LOUIS – St. Louis Correctional Facility
 – Various HVAC Upgrades
 File No. 472/19110.MAA - Contract No. Y21176
 MKC Group, Inc., Bay City; CCO No. 1, Increase \$276,110.86

Description and Justification

The purpose of this change order is to cover COVID related expenses, an emergency boiler replacement for the health, safety and welfare of the occupant and add an additional 4-weeks (28 days) due to equipment lead time.

Funding Source

100% Agency Operating Funds

Base Contract	\$1,349,144.00	
Change Order No. 1	\$276,110.86	See Justification Above
Total Contract	\$1,625,254.86	

10. DEPARTMENT OF NATURAL RESOURCES, DETROIT – Belle Isle –
Miscellaneous Structural Repairs and Roof Restorations
File No. 751/16057.SMD - Contract No. Y17012
FH Martin Constructors, Warren; CCO No. 4, Increase \$27,971.00

Description and Justification

The purpose of this change order is to complete additional roof restoration work at the Flynn Pavilion including roof conductors, downspouts and drainage lines.

Funding Source

100% Legislative Appropriation Funds

Base Contract	\$957,500.00	
Change Order No. 1	\$147,044.06	Approved on Director's Agenda 9/1/2017
Change Order No. 2	\$248,736.00	Approved on Director's Agenda 8/17/2019
Change Order No. 3	\$72,254.19	Approved on Director's Agenda 2/16/2021
Change Order No. 4	\$27,971.00	See Justification Above
Total Contract	\$1,453,505.25	

LEASE FOR PRIVATE PROPERTY

11. MICHIGAN STATE POLICE – New Lease No. 12185 with Persiconi Delta LLC, 26205 Doxtator St, Dearborn Heights, MI, 48127, as Lessor, and the State of Michigan by the Department of Technology, Management & Budget for the Michigan State Police, as Lessee, for 12,560 square feet of office space located at a confidential location. The Lease is effective upon obtaining State Administrative Board approval and required signatures. The annual per square foot rental rate for this space beginning September 1, 2021, is \$5.02 (\$5,254.27 per month). Effective September 1, 2024, the annual per square foot rental rate increases to \$5.12 (\$5,358.93 per month). This rate does not include public utilities, janitorial services and supplies, grounds maintenance, snow removal, pest control or dumpster service. This Lease contains a Standard cancellation clause with 180- days' notice. The Attorney General has approved this Lease as to legal form.

Purpose/Business Case:

The purpose of this lease will allow for MSP to remain in space they currently occupy under a program that was under a different jurisdiction and is now under MSP.

Benefit:

MSP can remain in their currently occupied confidential space so that the program that was previously under a different jurisdiction and is now under MSP can continue. The rental rate is within current market rates.

Funding Source:

100% Federal Funds

Commitment Level:

Five years; however, this Lease contains a Standard cancellation clause with 180-days' notice.

Risk Assessment:

Non-approval of this Lease will hinder the Department from securing a lease for an additional five years and will further preclude the Department from continuing to operate a necessary program out of the confidential space they currently occupy.

Zip Code:

N/A

CONVEYANCE OF SURPLUS STATE REAL PROPERTY

12. THE DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET (DTMB) recommends the conveyance of surplus and vacant real property located in the Township of Chocolay, County of Marquette, and further described below, to Ms. Emily DeVooght, for consideration of \$61,050.00. The prospective buyer has already made an "earnest money" deposit of \$6,105.00 (10%) after winning a competitive Request for Proposals (RFP) process for the right to purchase the property, subject to SAB approval. The Office of the Attorney General has approved the quitclaim deed as to legal form.

Legislative Background

2016 Public Act 512 authorizes the State Administrative Board to convey the subject property, which is generally described as square in shape and nearly "land-locked" save for a 33-foot wide and 1,325.58 foot long "panhandle" access corridor to West Branch Road which provides its only ingress/egress. The land is characterized by a mix of woods and wetlands at its eastern end which gives way to pastures with ravines in the "middle" and then a small cropland area to the west. There are no buildings or other significant structures. There is no assigned street address. The property is legally described as follows to-wit:

A parcel of land beginning at the South 1/4 corner of Section 35, Town 47 North, Range 24 West, Township of Chocolay, Marquette County, Michigan; thence South 89°10'08" West, along the South line of said Section 35, 1311.13 feet; thence North 00°08'17" West, 1287.33 feet; thence South 89°09'29" West, 1325.58 feet to the West line of said Section; thence North 00°46'53" West, along said West line, 33.00 feet to the North line of the South 1/2 of the Southwest 1/4 of said Section 35; thence North 89°09'29"E, along said North line, 2651.91 feet to the Northeast Corner of the South 1/2 of the Southwest 1/4 of said Section 35; thence South 00°30'18" West, along the North and South 1/4 line of said Section, 1320.84 feet to the Point of Beginning. Parcel contains 40.97 acres of land, more or less.

SUBJECT TO the right-of-way of West Branch Road (County Road 545).

ALSO SUBJECT TO all agreements, covenants, easements, right-of-ways, reservations and restrictions of record, if any.

Purpose/Business Case:

This conveyance satisfies all criteria set forth in 2016 P.A. 512 for conveying the subject surplus property at fair market value.

Benefit:

This conveyance earns \$61,050.00 in revenue for the General Fund, less DTMB's expenses for surveying, appraising and marketing the property. It also relieves the Dept. of Corrections of all associated liability and management responsibilities. Finally, this conveyance returns the property to local property tax rolls for the first time since 1964.

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.

Risk Assessment:

There is no known risk to the State associated with this conveyance of surplus property.

ZIP Code:

49855