

Bill/Sponsor HCR's 30, 31, 32, 34, 35, 37, 44 & 45 Rep's. M. Hood III, et al

House Committee Appropriations

Analysis **Summary**

To approve standard State Building Authority (SBA) lease agreements among the SBA, the State and the respective universities and colleges for Capital Outlay projects as shown in the table below. These properties are also conveyed to the SBA by the resolutions. Each of these projects received planning, cost, and construction authorizations under previous Capital Outlay budget acts. The projects are under construction.

Approval of these resolutions is the final remaining legal requirement to allow the SBA to issue both short and long-term debt instruments to finance the State's share of each project's construction costs.

The **Joint Capital Outlay Subcommittee** (JCOS) approved these resolutions, with recommendation. The Department of Management and Budget also recommends approval.

State Fiscal Impact

Legislative adoption of these resolutions commits the State to annually pay rent to the SBA until its debt obligations are fully satisfied. The cumulative annual GF/GP low-to-high rent payment range of **\$8,833,000 to \$11,244,000** is provided consistent with the State Building Authority Act (PA 183 of 1964). The actual rental amount, within or below the respective ranges, will be determined by an independent appraiser when each project is completed. Payments to the SBA begin after the long-term bonds have been issued.

Project	Total Authorized Project Cost	State Building Authority Funds	GF/GP Rent Estimate on SBA Financing
HCR 30 (Rep. Robert Jones). Western Michigan University – Brown Hall Renovations & Addition. This project entails the renovation of this 38-year old, 55,500 sq. ft. instructional facility. This project received cost/construction authorizations under PA 297 of 2005.	\$14,800,000	\$9,499,800	\$633,000 to \$828,000

HCR 31 (Rep. Miller). Macomb Community College – Health Science & Technology Classroom Building. This project entails the construction of a 35,000 sq. ft. addition for the Health Sciences Department. This project received cost/construction authorizations under PA 297 of 2005.	\$12,000,000	\$5,999,800	\$404,000 to \$528,000
HCR 32 (Rep. Miller). Macomb Community College – Emergency Services Training Facility. This project entails the construction of a 30,000 sq. ft. addition to the Fire Training Center and gun range. This project received cost/construction authorizations under PA 45 of 2001.	\$8,683,000	\$3,272,300	\$218,000 to \$285,000
HCR 34 (Rep. Hood). Alpena Community College – Instructional Addition & Renovation. This project consists of 3 components; a new fine arts facility, renovated computer technology labs, and lab renovations for natural and biological sciences. This project received cost/construction authorizations under PA 297 of 2005.	\$4,105,500	\$1,667,300	\$111,000 to \$145,000
HCR 35 (Rep. Hood). State Facility Preservation Projects, Phases I & II – Group E Special Maintenance Projects. This provides funding for 42 minor and major special maintenance projects ranging in cost of \$50,000 to \$9.2 million. (Please refer to Exhibit A for specific projects.) Cost/construction authorizations were provided under PA's 10 & 297 of 2005.	\$47,296,000	\$47,296,000	\$3,636,000 to \$4,605,000
HCR 37 (Rep. Warren). University of Michigan-Ann Arbor – Observatory Lodge Renovations. This project entails renovating a 1930's era, 30,000 sq. ft. facility to house the Division of Kinesiology. This project received cost/construction authorizations under PA 345 of 2006.	\$11,500,000	\$7,819,800	\$521,000 to \$681,000
HCR 44 (Rep. Hood). Department of Information Technology – Public Safety Communications System Critical Platform Upgrades. This project entails the construction of a new southeast Michigan tower and software/hardware upgrades to existing towers. This project received cost/construction authorizations under PA 10 of 2005.	\$13,525,382	\$13,525,382	\$1,420,000 to \$1,700,000

HCR 45 (Rep. Hood). Department of Management & Budget – Capitol Complex Renovations. This project entails renovating and upgrading the Williams, Ottawa, Hannah, and Treasury buildings in downtown Lansing. This project received cost/construction authorizations under PA 237 of 2003.	\$27,563,300	\$27,563,200	\$1,890,000 to \$2,472,000
Totals	\$139,473,182	\$116,643,582	\$8,833,000 to \$11,244,000

Local Fiscal Impact

Community colleges typically finance 50% of these project costs.

Analyst(s)

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TO: Members of the Joint Capital Outlay Subcommittee

FROM: Representative Morris Hood III, Chairman

RE: Meeting Number 9

A meeting has been scheduled for Thursday, September 6, 2007 at 9:00 a.m. in the House Appropriations Committee Room, 3rd Floor, Capitol Building.

Pursuant to the Americans with Disabilities Act, disabled individuals needing special services to fully participate in the meeting may contact the Chairman (phone number listed above) to request the necessary assistance.

Individuals wishing to bring written testimony need to supply a minimum of 30 copies for distribution.

AGENDA

1. APPROVE MINUTES OF MEETING NO. 8 – June 7, 2007

Required Action: Approval of minutes

2. CONCURRENT RESOLUTIONS TO CONVEY PROPERTY AND APPROVE SBA LEASE AGREEMENTS – VARIOUS PROJECTS

DMB letter date(s): 5/8/07, 5/21/07, 6/12/07, & 7/17/07

The State Building Authority (SBA) requests Legislative approval of 9 concurrent resolutions that authorize lease agreements among itself, the State, and the respective colleges and universities for projects authorized for planning and construction in previous Capital Outlay budget acts. Legislative approval of each resolution is a statutory requirement that allows the SBA to issue debt to finance the State share of the construction cost. The resolutions also convey the properties to the SBA who will continue to hold title until the SBA debt obligations are satisfied. All projects are currently under construction.

The GF/GP rental range identified below is consistent with P. A. 183 of 1964. A specific true rental amount, within or below the range, will be determined by an appraiser when each facility is complete. Legislative approval of each resolution commits the State to annually pay rent on the facility until the SBA debt obligation is satisfied. Combined, the 9 annual rent payments are estimated to be \$9.3 to \$11.9 million.

HCR/Institution/Project	Total Authorized Project Cost	State Building Authority Funds	GF/GP Rent Estimate on SBA Financing
HCR 30. Western Michigan University – Brown Hall Renovations & Addition. This project entails the renovation of this 38-year old, 55,500 sq. ft. instructional facility. This project received cost/construction authorizations under PA 297 of 2005.	\$14,800,000	\$9,499,800	\$633,000 to \$828,000
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HCR 35. State Facility Preservation Projects, Phases I & II – Group E Special Maintenance Projects. This provides funding for 42 minor and major special maintenance projects ranging in cost of \$50,000 to \$9.2 million. (Please refer to Exhibit A for specific projects.) Cost/construction authorizations were provided under PA's 10 & 297 of 2005.	\$47,296,000	\$47,296,000	\$3,636,000 to \$4,605,000
HCR 36. Jackson Community College – Health Programs Expansion & Information Commons. This project entails the construction of a 56,900 sq. ft. Information Technology Center and renovating nearly 17,000 sq. ft. of instructional space in Whiting Hall. This project received cost/construction authorizations under PA 297 of 2005.	\$17,300,000	\$7,499,800	\$505,000 to \$660,000
HCR 37. University of Michigan-Ann Arbor – Observatory Lodge Renovations. This project entails renovating a 1930's era, 30,000 sq. ft. facility to house the Division of Kinesiology. This project received cost/construction authorizations under PA 345 of 2006.	\$11,500,000	\$7,819,800	\$521,000 to \$681,000
HCR xx. Department of Management & Budget – Capitol Complex Renovations. This project entails renovating and upgrading the Williams, Ottawa, Hannah, and Treasury buildings in downtown Lansing. This project received cost/construction authorizations under PA 237 of 2003.	\$27,563,300	\$27,563,200	\$1,890,000 to \$2,472,000

HCR/Institution/Project	Total Authorized Project Cost	State Building Authority Funds	GF/GP Rent Estimate on SBA Financing
HCR xy. Department of Information Technology – Public Safety Communications System Critical Platform Upgrades. This project entails the construction of a new southeast Michigan tower and software/hardware upgrades to existing towers. This project received cost/construction authorizations under PA 10 of 2005.	\$13,525,382	\$13,525,382	\$1,420,000 to \$1,700,000
Totals	\$156,773,182	\$124,143,382	\$9,338,000 to \$11,904,000

Required

Action: Approve/Disapprove concurrent resolutions that convey properties to the State Building Authority, and that approve leases among the SBA, State, and the affected institutions.

3. CONCURRENT RESOLUTION TO AUTHORIZE A PROJECT COST INCREASE – JACKSON COMMUNITY COLLEGE – HEALTH PROGRAM EXPANSION & INFORMATION COMMONS PROJECT

DMB letter date(s): 6/29/07

The Department of Management and Budget and Jackson Community College requests subcommittee approval of HCR xx to increase the total cost of the partially State funded project entitled the Health Programs Expansion and Information Commons Project. The increase amounts to \$800,000 and will be completely financed by the institution. It represents an increase of 4.6% on the total project cost.

As outlined in the DMB letter, the college attributes unforeseen electrical, plumbing, and mechanical system expenses associated with a project scope change which caused the higher cost. The subcommittee approved the project scope increase on March 15, 2007 with the belief that it was cost-neutral. As more detailed planning has occurred, this assumption proved to be inaccurate.

This project was given cost and construction authorizations under PA 297 of 2005. Additionally, SCR 52 was passed by the Legislature in December 2006 which authorized a project cost increase of \$800,000 that was also completely financed by the institution.

Fund Source	Current Authorized Project Cost	Requested Change	Revised Authorized Project Cost
State	\$7,500,000	\$0	\$7,500,000
Jackson CC	\$9,800,000	\$800,000	\$10,600,000
Totals	\$17,300,000	\$800,000	\$18,100,000

Required

Action: Approve/Disapprove concurrent resolution no. xx that authorizes a project cost increase

4. USE AND FINANCE STATEMENT – UNIVERSITY OF MICHIGAN – ANN ARBOR

DMB letter date(s): 8/2/07

The Department of Management and Budget and the University requests subcommittee approval of a Use and Finance Statement for a self-funded project as described below. Subcommittee approval allows the project to commence, but does not directly commit State funds for construction, maintenance, or operational costs.

Project	Cost	Funding Source	Operating Costs Impact
Ingalls Substation to Wall Street Utility Duct Bank. This project entails the installation of a new electrical power duct bank from the Ingalls substation that will also accommodate University telecom cables.	\$3,800,000	Information Technology Central Services and Utility funds	NA

Required Action:

Approve/Disapprove Use and Finance Statement described above with the understanding that State funds will not be directly used for any aspect of the project.

5. USE AND FINANCE STATEMENT – WAYNE STATE UNIVERSITY

DMB letter date(s): 8/23/07

The Department of Management and Budget and the University requests subcommittee approval of a Use and Finance Statement for a self-funded project as described below. Subcommittee approval allows the project to commence, but does not directly commit State funds for construction, maintenance, or operational costs.

Project	Cost	Funding Source	Operating Costs/Year
Mazurek Medical Education Commons. This entails new construction of 53,000 sq. ft. and renovating 69,000 sq. ft. of space to provide more Medical School classroom and clinical space. This includes 6 large classrooms, a large flex-classroom that can serve as an auditorium, conference rooms, 18 patient examination rooms, and a 4-station patient simulation suite. Also included is an elevated pedestrian bridge connecting the Shiffman Medical Library to Scott Hall (WSU's only medical instructional building).	\$35,000,000	University GF bonds (14%) & private donations (86%)	\$213,350, First year

Required Action:

Approve/Disapprove Use and Finance Statement described above with the understanding that State funds will not be directly used for any aspect of the project.

6. USE AND FINANCE STATEMENT – MUSKEGON COMMUNITY COLLEGE

DMB letter date(s): 8/23/07

The Department of Management and Budget and the College requests subcommittee approval of a Use and Finance Statement for the self-funded project described below. Subcommittee approval allows the project to commence, but does not commit State funds for construction, maintenance, or operational costs.

Project	Cost	Funding Source	Operating Costs Impact
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Student Services One-Stop. Project entails renovating some 35,000 sq. ft. of space in the Main Building to centralize all student services such as admissions, financial aid, testing, counseling, and etc.	\$3,200,000	College bond proceeds	\$146,000 - \$152,000
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Required

Action: Approve/disapprove use and finance statement with the understanding that State funds will not be directly used for any aspect of the project.

Adjournment

Attachment

C: Interested Parties

EXHIBIT A

Department of Management and Budget State Facility Preservation Projects - Phases I and II Group E Special Maintenance Projects

Project	Cost ⁽¹⁾	Building	Agency	Completion/ Acceptance Date ⁽¹⁾	Architect	Contractor
Grand Rapids Forensic Lab Floor Replacement	\$244,000	Forensic Lab	MSP	Complete 4/1/07	N/A	Trust Thermal Abatement PO Box 542 11530 S US 27 Dewitt, MI 48820
Variable Freq. Drives, Equipment Purchase and Install	\$400,000	Ottawa	Various	4/1/2008	N/A	Air Flow Equipment PO Box 8677 Kalamazoo, MI 49003
Basement Storefront	\$50,000	Mason	Various	6/1/2007	Century A/E 168 Louis Campau Promenade NW Grand Rapids, MI 49503	Moore Trosper Construction Co., Inc. 4224 Keller Road. Holt, MI 48842
Basement Renovation	\$1,450,000	Mason	Various	8/1/2008	Century A/E 168 Louis Campau Promenade NW Grand Rapids, MI 49503	Moore Trosper Construction Co., Inc. 4224 Keller Road. Holt, MI 48842
GR Tunnel Replacement	\$109,000	State Office Bldg	Various	6/1/2007	Schley Architects P.O. Box 19640 Kalamazoo, MI 49019-0640	Rivertown Contractors 0-608 Quincy Street SW Grandville, MI 49418
GR ER Distribution Switch	\$72,000	State Office Bldg	Various	Complete 03/29/2006	GRP Engineering, Inc. 660 Cascade West Parkway SE Suite 65 Grand Rapids, MI 49546	Powertech Services, Inc. 4095 S. Dye Road Swartz Creek, MI 48473-1570
HVAC Controls	\$2,850,000	Huron Valley Complex	DOC	3/1/2008	Wolf Wineman 30500 Northwestern Highway Suite 100 Farmington Hills, MI 48334	Building Automated Systems and Services 6260 18 1/2 Mile Road Sterling Heights, MI 48314

Project	Cost ⁽¹⁾	Building	Agency	Completion/ Acceptance Date ⁽¹⁾	Architect	Contractor
Women's Expansion	\$1,178,000	Huron Valley Complex	DOC	8/1/2007	Wolf Wineman 30500 Northwestern Highway Suite 100 Farmington Hills, MI 48334	Baseline Constructors, Inc. 20096 Brown Drive Chelsea, MI 48118
Woodland Center Dock Enclosure	\$134,000	Maxey	DHS	Complete 04/04/2007	Tower, Pinkster, Titus Assoc, Inc. 1000 S. Burdick Street Kalamazoo, MI 49001-2734	K&V Construction 11399 Lisa Lori, P.O. Box 638 South Lyon, MI 48178
MSI Laundry/Warehouse	\$3,532,000	Parnall	DOC	9/1/2007	Giffels Associates, Inc. 25200 Telegraph Road Southfield, MI 48034-2599	Adams Building Contractors 3300 Yukon Drive Jackson, MI 49201
Energy Conservation Measures	\$5,999,000	Various	Various	12/1/2007	Cochrane Supply & Engineering, Inc. 30303 Stephenson Hwy Madison Heights, 48071-1633	Granger Construction Company 6267 Aurelius Road Lansing, MI 48909
Replacement of Pipe Insulation	\$176,000	Michigan Career & Technical Institute	DLEG	3/1/2008	Materials Testing Consultants 693 Plymouth Avenue, NE Grand Rapids, MI 49505	Materials Testing Consultants 693 Plymouth Avenue, NE Grand Rapids, MI 49505
HVAC Replacement	\$358,000	1 st Dist. HQ	MSP	Complete 5/1/07	Century A/E 168 Louis Campau Promenade NW Suite 200 Grand Rapids, MI 49503-2638	Kebler Plumbing and Heating Company 10444 W. Grand River Grand Ledge, MI 48837
Roof/Lighting & Misc.	\$1,360,000	Capitol Bldg.	Legis.	1/1/2008	Quinn Evans 219 1/2 N. Main Street Ann Arbor, Michigan 48104	Christman Company 408 Kalamazoo Plaza Lansing, MI 48933
Roof Replacement	\$350,000	West Shoreline	DOC	6/30/2007	Professional Services Industries, Inc. 1000 N. Opdyke Rd. Suite C Auburn Hills, MI 48326	Streng Construction 7481 Chesaning Road Chesaning, MI 48616
Roof Replacement	\$650,000	Grand Tower	DHS	Complete 4/1/07	Professional Services Industries, Inc. 1000 N. Opdyke Road. Suite C Auburn Hills, MI 48326	Mid Michigan Roofing, LLC 3232 Enterprise Drive, P.O. Box 5797 Saginaw, MI 48603-0797
Renovate Williams Complex	\$195,000	Adrian Training School	DHS	Complete 5/1/07	Dangerous Architects PC 104 South Main Street Chelsea, MI 48118	Carrier Construction Co, Inc. 4774 West Hickory Road Hickory Corners, MI 49060

Project	Cost ⁽¹⁾	Building	Agency	Completion/ Acceptance Date ⁽¹⁾	Architect	Contractor
Switchgear/Motor Controls	\$2,328,000	Capitol Complex	Various	1/1/2008	Radio North LLC 2682 Garfield Rd N Suite 22 Traverse City, MI 49686	Swan Electric Co., Inc. 6133 Aurelius Rd. Lansing, MI 48911
Cooling Tower	\$582,000	Joint Lab		Complete 5/1/07	Fishbeck Thompson Carrier & Huber, Inc. 1515 Arboretum Dr. SE Grand Rapids, MI 49546	Moore Trosper Construction Co., Inc. 4224 Keller Road. Holt, MI 48842
Window System	\$1,500,000	Treasury Bldg.	Treas.	10/1/2007	George Covalle Architects & Assoc., Inc. 2266 Springport Suite C Jackson, MI 49202	Omega Development Corp. 24663 Mound Road Warren, MI 48091
AHU Replacement	\$9,233,000	VanWagoner	MDOT	7/1/2007	Engineering Applications 815 Coolidge Road Suite 307 Lansing, MI 48912	Shaw Winkler 4910 Dawn Avenue East Lansing, MI 48823
Administration Bldg Roof	\$175,000	Caro Center	DCH	Complete 4/1/07	Grainger Associates, Inc. 307 East Third Street Flint, MI 48502	Thomas Roofing Company 6351 W. Sixth Street P.O. Box 129 Cass City, MI 48726
Repair Exterior	\$99,000	Nokomis	DHS	10/1/2007	John Dziurman Architects LTD 1000 W. University Dr. Suite 315 Rochester, MI 48307	Graham Construction Corp 3399 Fashion Square Blvd Saginaw, MI 48603
Roof Replacement	\$501,000	Parnall	DOC	10/1/2007	Professional Services Industries, Inc. 1000 N. Opdyke Road. Suite C Auburn Hills, MI 48326	Quality Roofing Inc. 6201 Earhart Rd Ann Arbor, MI 48105
Roof Replacement	\$900,000	Ryan	DOC	10/1/2007	Professional Services Industries, Inc. 1000 N. Opdyke Road. Suite C Auburn Hills, MI 48326	Quality Roofing Inc. 6201 Earhart Road Ann Arbor, MI 48105
Law Library Relocation	\$850,000	Library & Historical Center	HAL	9/1/2007	Capital Consultants Inc. 725 Prudden Street Lansing, MI 48906	The Casper Corp 24081 Research Drive Farmington Hills, MI 48335
Sprinklers/Fire Alarm	\$963,000	Maxey	DHS	8/1/2007	MEP Engineers LLC 37735 Enterprise Court Suite 100 Farmington Hills, MI 48331	Wolverine Fire Protection 8067 N. Dort Hwy Mt. Morris, MI 48458
Roof Replacement	\$244,000	Baraga	DOC	4/1/2007	Hitch Inc PC 46479 US 41 Houghton, MI 49931	McGrath Roofing Inc. 401 E. Sharon Avenue Houghton, MI 49913

Project	Cost ⁽¹⁾	Building	Agency	Completion/ Acceptance Date ⁽¹⁾	Architect	Contractor
Roof Repairs/Replacement	\$301,000	Jacobetti Vets. Home	DMVA	8/1/2007	Timberland Engineering Inc 809 Delta Avenue Gladstone, MI 49837	Bell Roofing Co. 1916 Enterprise Street Marquette, MI 49855
Valves in Underground Water	\$138,000	School for the Deaf & Blind	DOE	Complete 8/1/2006	Spicer Group Inc PO Box 1689 Saginaw, MI 48605	Conex Inc. G-4376 Beecher Road Flint, MI 48532
Renovations	\$163,000	School for the Deaf & Blind	DOE	5/30/2007	John Tagle Assoc Inc 5455 Corporate Drive Suite 308 Troy, MI 48098	Cedroni Assoc Inc. 5639 Auburn Road Utica, MI 48042
HVAC and Windows	\$1,100,000	Livonia Lab	MSP	6/30/2007	Carter & Burgess Inc 30800 Telegraph Road Suite 4900 Bingham Farms, MI 48025	Reliance Building Co 26200 Town Center Drive Suite 195 Novi, MI 48375
Fire Alarm System	\$350,000	Treasury Bldg.	State	9/30/2007	Capital Consultants Inc 725 Prudden Street Lansing, MI 48906	RM Electric Inc. 16037 Grove Road Lansing, MI 48906
Fire System Installation	\$230,000	Vehicle & Travel Services	DMB	9/30/2007	Capital Consultants Inc 725 Prudden Street Lansing, MI 48906	Quality Electric 2345 Jarco Drive Holt, MI 48842
Plaza Repair	\$1,117,000	Library & Historical Center	HAL	9/1/2007	DLZ Michigan inc 1425 Keystone Avenue Lansing, MI 48909	Kares Construction Co Inc 4815 Lansing Road Charlotte, MI 48813
Diesel Tank Replace & Remove	\$415,000	Flint SOB	Various	12/1/2007	Professional Services Industries, Inc. 3120 Sovereign Drive Suite C Lansing, MI 48911	Graham Construction Corp 3399 Fashion Square Blvd Saginaw, MI 48603
AHU Replacement	\$417,000	General Services Bldg.	DMB	12/1/2007	Orion Engineering Co Inc. 245 W. Michigan Jackson, MI 49201	Kebler Plumbing and Heating Company 4295 W. Saginaw Hwy Grand Ledge, MI 48837
Lighting Upgrades	\$51,000	Photo Lab	MDOT	Complete 4/1/07	Clark-Trombley-Randers 6105 W. St. Joe Suite 200 Lansing, MI 48917	Miars Electric Inc 1101 Lipsey Dr Charlotte, MI 48813

Project	Cost ⁽¹⁾	Building	Agency	Completion/ Acceptance Date ⁽¹⁾	Architect	Contractor
Fire System Upgrades	\$3,070,000	Various	Various	5/1/2008	Wolf Wineman 30500 Northwestern Hwy Suite 100 Farmington Hills, MI 48334	Delta Electric Contractors of Lansing PO Box 80980 Lansing, MI 48908 Hazar-Bestos Corp. 2170 Apollo Dr. Lansing, MI 48906 RM Electric Inc. 16037 Grove Rd. Lansing, MI 48909 Taunt Electric PO Box 153 Gladwin, MI 48624
GR Replace Boiler	\$587,000	St. Office Bldg.	Various	1/1/2008	Schley Architects PO Box 19640 Kalamazoo, MI 49019-0640	Diversified Mechanical 844 W Rivert Center Drive Comstock, MI 49321
Window/Drip Flashing	\$500,000	Lottery Bldg.	Lottery	6/1/2007	Professional Services Industries, Inc. 1000 N. Opdyke Road. Suite C Auburn Hills, MI 48326 Byers DC Detroit Inc. 5715 Rivard Street Detroit, MI 48211	Neyer, Tiseo & Hindo LTD 4635 44th ST SE Suite C180 Grand Rapids, MI 49512 Hazar-Bestos Corp 2170 Apollo Drive Lansing, MI 48906-2701
Sewer & Drain	\$2,375,000	Cass Bldg.	Various	7/1/2008	Bernath Coakley Assoc, Inc. 4104 W. St. Joe Lansing, MI 48917	Moore Trosper Construction Co., Inc. 4224 Keller Road Holt, MI 48842
Total Group E	\$47,296,000					

⁽¹⁾ Projected

