



MEETING AGENDA
Wednesday, August 7, 2024
9:00 a.m.
Woolfolk Office Building, Room 138

***This Meeting will be held virtually. Public access to the meeting is available at <https://www.youtube.com/@MSPPRB> ***

- I. Call to Order**
- II. Approval of Minutes from the July 3, 2024 Public Procurement Review Board Meeting**
- III. Approval of per diem and expenses for the August 7, 2024 meeting and for any additional expenses incurred prior to the September 4, 2024 meeting**
- IV. Approval of final Public Procurement Review Board Office of Personal Service Contract Review Rules and Regulations**
- V. Reports**
 - A. OPTFM Emergency Purchases Reported to the Board**
 - B. OPTFM Sole Source Purchases Reported to the Board**
 - C. OPTFM Staff Approvals Reported to the Board**
 - D. BOB Staff Approvals Reported to the Board**
 - E. OPSCR Emergency Contracts Reported to the Board**
 - F. OPSCR Sole Source Contracts Reported to the Board**
 - G. OPSCR Staff Approvals Reported to the Board**
 - H. OPSCR and OPTFM Quarterly Legislative Reports**
 - 1. OPSCR and OPTFM Quarterly Legislative Reports**

Summary of Request: OPSCR has prepared reports to be filed with the Committees on Accountability, Efficiency, and Transparency of the Mississippi State Senate and Mississippi

House of Representatives, as required by Miss. Code Ann. § 27-104-7(2)(o)(vi) and Sections 3-206.07, 3-207, and 7-111 of the PPRB OPSCR Rules and Regulations.

1. **Emergency and Sole Source Contracts Report**

Staff Recommendation: OPSCR recommends approval of this request.

VI. DFA Office of Purchasing, Travel and Fleet Management (OPTFM)

A. Petition for Relief from Reverse Auction

1. **Requesting Agency:** Mississippi Department of Employment Security (MDES)

RFx Number: 3180002400

Supplier: Unknown

Term: One-time purchase

Commodity: Mobile Unit

Total Value: \$1,000,000.00 estimated

Summary of Request: MDES has requested a reverse auction exemption for the purchase of a mobile unit to serve as a Mobile WIN Job Center. The agency has determined that the reverse auction process would limit the vendors for this type of vehicle. Further, the agency does not have an expert that can develop specifications; therefore, they would prefer proceeding with competitive proposals or bids to ascertain the different options available to the agency.

Staff Recommendation: OPTFM recommends approval of the exemption.

B. Consideration of State Agency Contracts for Board Action

1. **Requesting Agency:** Mississippi Department of Transportation (MDOT)

Supplier: Deep South Equipment

Contract #: 8200067396

Term: 03/01/2023 through 02/28/2025 with an option for nine (9) six (6) month extensions

Total Value: \$1,315,000.00

Summary of Request: MDOT solicited competitive sealed bids to purchase a minimum of two (2) and a maximum of ten (10) wheeled tractor front end loaders and backhoes. They received three (3) bids and awarded the contract to the lowest bidder. This contract was approved by PPRB on 03/01/2023. This is the third of nine (9) six-month extensions. The first extension was approved by PPRB on 08/02/2023 while the second extension was approved by PPRB on 02/07/2024.

Staff Recommendation: OPTFM recommends approval of this extension.

2. **Requesting Agency:** Mississippi Department of Transportation (MDOT)

Supplier: TraxPlus LLC

Contract #: 8200067399

Term: 03/01/2023 through 02/02/2025 with an option for nine (9) six (6) month extensions

Total Value: \$1,495,500.00

Summary of Request: MDOT solicited competitive sealed bids to purchase up to ten (10)

industrial articulated front-end loaders. They received four (4) bids and awarded the contract to the lowest bidder. This contract was approved by PPRB on 03/01/2023. This is the third of nine (9) six-month extensions. The first extension was approved by PPRB on 08/02/2023 while the second extension was approved by PPRB on 02/07/2024.

Staff Recommendation: OPTFM recommends approval of this extension.

3. Requesting Agency: Mississippi Department of Transportation (MDOT)

Supplier: TraxPlus LLC

Contract #: 8200067493

Term: 03/01/2023 through 02/28/2025 with an option for nine (9) six (6) month extensions

Total Value: \$1,999,000.00

Summary of Request: MDOT solicited competitive sealed bids to purchase a minimum of one (1) and a maximum of ten (10) 1.5 cubic yard, 54,000-pound, crawler mounted hydraulic excavators. They received three (3) bids and awarded the contract to the lowest bidder. This contract was approved by PPRB on 03/01/2023. This is the third of nine (9) six-month extensions. The first extension was approved by PPRB on 08/02/2023 while the second extension was approved by PPRB on 02/07/2024.

Staff Recommendation: OPTFM recommends approval of this extension.

4. Requesting Agency: Mississippi Department of Transportation (MDOT)

Supplier: Warren LLC

Contract #: 8200071328

Term: 10/04/2023 through 02/28/2025

Total Value: \$749,250.00

Summary of Request: MDOT solicited competitive sealed bids for the purchase of a seven (7) cubic yard dump body. The minimum number of units to purchase will be five (5) and maximum will be thirty (30). This contract was approved by PPRB on 10/04/2023. This is the second of a possible nine (9) six-month extension. The first extension was approved by PPRB on 02/07/2024.

Staff Recommendation: OPTFM recommends approval of the extension.

5. Requesting Agency: Mississippi Department of Transportation (MDOT)

Supplier: Ennis-Flint

Contract #: 8200064272

Term: 07/07/2022 through 12/31/2024

Total Value: \$525,000.00

Summary of Request: MDOT is requesting a target value increase for Traffic-Paint. The original approval was under the \$500,000.00 threshold.

Staff Recommendation: OPTFM recommends approval of this request.

6. Requesting Agency: Mississippi State Department of Health (MSDH)

Supplier: VeriTrace, Inc.

Contract #: 8200075568

Term: 08/08/2024 through 07/31/2025, (twelve-month term, four renewals)

Total Value: \$839,520.00

Summary of Request: MSDH advertised for competitive sealed bids to purchase Banknote/Security paper. They received two (2) bids and request to award to VeriTrace, Inc. based on specifications and lowest bid.

Staff Recommendation: OPTFM recommends approval of this contract.

7. Requesting Agency: Mississippi Department of Corrections (MDOC)

Supplier: The Merchants Company

Contract #: 8200064455

Term: 09/07/2022 through 03/01/2025

Total Value: \$3,333,558.89

Summary of Request: MDOC advertised for competitive sealed bids for the purchase of food for inmates at the Walnut Grove and Marshall County facilities. They received one bid and the contract was approved by PPRB on 09/07/2022 with a total value of \$1,791,812.89. The first of two (2) optional twelve-month extensions was approved by PPRB on 02/07/2024 with no price increases at that time. MDOC is now requesting an increase of \$1,541,756.00 to cover the cost of inmate meals for their first twelve-month extension.

Staff Recommendation: OPTFM recommends approval of this request.

C. Request for Exemption from Regulation

1. Requesting Agency: Mississippi State University (MSU)

Scope of Request: Exemption to Chapter 8, "Disposal of Personal Property," of the OPTFM Procurement Manual

Summary: MSU is requesting an exemption from using the processes set forth in Chapter 8 of the OPTFM Procurement Manual, for the disposal of livestock, livestock by-products, crops, and crop by-products. Timing is often a consideration when attempting to sell livestock or crops at the optimum harvest time and market conditions. MSU will seek out the best method of disposal and have internal procedures in place to maximize the value received for these animals and products using quotes or a known market. PPRB originally approved this exemption in December 2021, and it has been recommended to the agency that this exemption should be approved by PPRB on an annual basis.

Staff Recommendation: This request has been reviewed for compliance and has been determined to comply with all rules and regulations and legal requirements by DFA staff. Based on the information provided, OPTFM recommends approval of this exemption.

VII. DFA Bureau of Building, Grounds and Real Property Management (BOB/RPM)

A. Consideration of Contracts for Project Professionals

NOTE: Standard Operating Procedures established by the BOB in April 2004, require PPRB approval of fees in excess of \$250,000.00. The following Professionals were selected by interview by the Using Agency and Bureau of Building, et al, procedures. (Fees may or may not be anticipated to be beyond \$250,000.00; however, the Bureau of Building, et al, has established an interoffice procedure to bring RFP/RFQ selections to PPRB for approval or ratification.)

1. Using Agency: Mississippi University for Women

Project Number: GS# 104-214

Project Title: South Mechanical Plant Improvements

Location: Columbus, Mississippi

Budget: \$3,000,000.00

Funding Sources: H.B.1730, L'20, H.B. 603, L'23

Professional Fee: C+ (estimated fees \$223,710.49)

Professional: Dewberry Engineers, Inc.

Scope: To perform facility and equipment upgrades as required at the south campus chiller plant which currently supports 168,428 square feet at four residence halls. Mechanical, electrical and plumbing improvements will be included in this scope.

Note: The Professional was selected via a competitive qualification-based selection process.

Staff Recommendation: BOB has reviewed the documentation and recommends PPRB approval contingent upon IHL approval and executable Contract.

2. Using Agency: Mississippi University for Women

Project Number: GS# 104-215

Project Title: Jones Hall Interior Renovations

Location: Columbus, Mississippi

Budget: \$7,500,000.00

Funding Sources: H.B. 603, L'23

Professional Fee: C+ (estimated fees \$526,904.40)

Professional: Shafer-Zahner-Zahner, PLLC (Starkville, Mississippi)

Scope: Planning and Construction through Warranty Phase of renovations to Jones Hall on the MUW main campus. This 47,000 square foot facility, first constructed in 1964, has only received minor improvements over the course of its life. Scope will include asbestos abatement, restoration of interior and exterior elements, interior reconfiguration, ADA improvements and major renovations of the mechanical, electrical, plumbing and life safety systems. Due to the building's Mississippi Landmark status, coordination with the Mississippi Department of Archives and History will be required.

Note: The Professional was selected via a competitive qualification-based selection process.

Staff Recommendation: BOB has reviewed the documentation and recommends PPRB approval contingent upon IHL approval and executable Contract.

3. Using Agency: Pearl River Community College

Project Number: GS# 214-084

Project Title: Brownstone Center Annex

Location: Poplarville, Mississippi

Budget: \$8,000,000.00

Funding Sources: H.B.1730, L'20, H.B. 2971, L'21, S.B. 3045, L'23

Professional Fee: C+ (estimated fees \$559,749.33)

Professional: The Johnson-McAdams Firm, {P.A., dba Albert & Robinson Architects, PLLC

Scope: Planning and phased Construction through Warranty Phase of a new facility on site of the existing Physical Plant building, which will be demolished. This 50,000 square foot facility has not seen any major improvements since constructed in 1965. This effort will include all mechanical, electrical, plumbing, conveying, life safety systems and other miscellaneous improvements as funds permit.

Note: The Professional was selected via a competitive qualification-based selection process.

Staff Recommendation: BOB has reviewed the documentation and recommends PPRB approval contingent upon executable Contract.

B. Consideration of Agency Contracts for Project Professionals

1. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-009

Title: Preplanning President Street Improvements PH II

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Waggoner Engineering, Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 750 linear feet on President Street from Pearl Street to Amite Street. Preplanning through the Construction Document Phase of repairs or replacement of sidewalks, driveway aprons and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executed Contracts.

2. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-010

Title: Preplanning West Street Improvements

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Neel-Schaffer, Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 1,900 linear feet on West Street from Capitol Street to High Street. Preplanning through the Construction Document Phase of repairs or replacement of sidewalks, driveway aprons, and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

3. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-011

Title: Preplanning Mississippi Street Improvements II

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Stantec Consulting Services Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 400 linear feet on Mississippi Street from Jefferson Street to North Street. Preplanning through the Construction Document Phase of repairs or replacements of sidewalks and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

4. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-012

Title: Preplanning South Street Improvements (Segment 1)

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Waggoner Engineering, Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 800 linear feet on South Street (Segment 1) from Jefferson Street to State Street. Preplanning through the Construction Document

Phase of repairs or replacement of sidewalks, driveway aprons, and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

5. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-013

Title: Preplanning South Street Improvements (Segment 2)

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Waggoner Engineering, Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 1,450 linear feet on South Street (Segment 2) from State Street to Town Creek Bridge. Preplanning through the Construction Document Phase of repairs or replacement of sidewalks, driveway aprons and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/ replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

6. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-014

Title: Preplanning South Street Improvements (Segment 3)

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Waggoner Engineering, Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 800 linear feet on South Street (Segment 3) from Town Creek Bridge to Farish Street. Preplanning through the Construction Document Phase of repairs or replacement of sidewalks, driveway aprons, and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as

determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

7. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-015

Title: Preplanning South Street Improvements (Segment 4)

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: Waggoner Engineering, Inc. (Jackson, Mississippi)

Scope: Limits of the project include approximately 800 linear feet on South Street (Segment 4) from Farish Street to Gallatin Street. Preplanning through the Construction Document Phase of repairs or replacement of sidewalks, driveway aprons, and curbs/gutters; install ADA improvements at intersections, repairs or replacement of utilities and drainage systems (as determined by engineering investigation); pavement repairs; milling and asphalt overlay, and pavement striping to match existing. Engineering design will include investigation of utilities to determine the need for water and sewer rehabilitation/replacement. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

8. Using Agency: Capitol Complex Improvement District

Project Number: GS# 390-016

Title: Preplanning Downtown Sidewalk Repairs

Location: Jackson, Mississippi

Project Budget: \$100,000.00

Funding Sources: MS Code of 1972, as amended Section 29-5-201 et seq

Professional Fee: C+

Professional: W. L. Burle Engineers, P.A. (Greenville, Mississippi)

Scope: Limits of the project include approximately 1,150 linear feet in various locations within the downtown Capitol Complex Improvement District. Preplanning through Construction Document Phase, for sidewalks and curbs/gutters; install ADA Improvements at intersections at various locations in downtown Jackson. As all infrastructure belongs to the City of Jackson, professionals will be required to coordinate all work with the City of Jackson and JXN Water Inc.

Staff Recommendation: CCID has reviewed the documentation and recommends PPRB approval contingent upon executable Contracts.

9. Using Agency: Mississippi Department of Archives and History

Title: Margaret Ann Crigler Park

Location: Jackson, Mississippi

Project Budget: \$6,000,000.00 (estimated fees \$427,550.21)

Funding Sources: HB 1612, Laws of 2023, HB 1776, Laws of 2024

Professional: Perkins & Will, Inc. (Chicago, Illinois)

Scope: Architectural services for landscape design through construction oversight and administration for park in Jackson, Mississippi, that will connect the two Mississippi Museums to downtown.

Note: The Professional was selected via a two-phase competitive qualification-based selection process.

Staff Recommendation: BOB has reviewed the documentation and recommends PPRB approval contingent upon executable Contract.

C. Consideration of Construction Contract for Board Action

1. Using Agency: Mississippi State Penitentiary (Department of Corrections)

Project Number: GS# 321-276

Project Title: ARPA Infr. – Waste Coll. & Conv.

General Contractor: Brocato Construction, Inc.

Construction Days from Notice to Proceed [Time]: 365 days

Total Value of Award: \$6,986,894.25 (Base Bid)

Scope: Demolishing old sewer manholes and piping and installing 48 new manholes and approximately 19,000 linear feet of sewer piping.

Staff Recommendation: BOB recommends PPRB approval, contingent upon a fully executable Contract.

2. Using Agency: Ellisville State School

Project Number: GS# 422-178

Project Title: ARPA Mitigation II

General Contractor: Metro Mechanical, LLC

Construction Days from Notice to Proceed [Time]: 630 days

Total Value of Award: \$6,325,410.00 (base bid and 2 alternates)

Scope: Construction through warranty phase for the 112,480 square feet improvement of ventilation systems for Wood Village (Building 42), Rainbow (Building 87), Castle (Building 88) Sunshine (Building 89), Palace (Building 90), Circle Drive, Swan Lake, Oak Ridge

(Building 38), Holly Village (Building 46), Lone Oak, Chapel Hill (Building 40) at Ellisville State School.

Staff Recommendation: BOB recommends PPRB approval, contingent upon a fully executable Contract.

D. Consideration of Construction Contract Amendment for Board Action

1. Using Agency: Department of Finance and Administration

Project Number: GS# 371-166

Project Title: Job Order Contracting Program

General Contractors: Brown & Root Industrial Services, LLC
Paul Jackson & Son, Inc.

Ergon Construction Group, Inc. dba Alliant Construction, division of
Ergon Construction Group, Inc. – Jackson, Mississippi

Term: 1 year with up to four (4) additional one (1) year renewals. Original approval was March 1, 2023 PPRB, and 1st renewal February 7, 2024, PPRB.

Total Value of Award: Not to Exceed \$35,000,000.00 Annually

Scope: Indefinite delivery / indefinite quantity term contracts based upon a nationally published and recognized cost index (Job Order Contract) for the construction, repair, renovation, demolition, and improvement of buildings, facilities and infrastructure for state agencies and institutions, universities, and community colleges statewide in accordance with Section 31-7-13(n) of the Mississippi Code of 1972, Annotated. The BOB is requesting to raise the initial Annual Job Order limit and raise the Individual Job Order limit to account for increased labor and material costs. Annual Job Orders will be not more than \$35,000,000.00 and Individual Job Orders will be not more than \$5,000,000.00 and not less than \$25,000.00. The cost for all work is based upon the established cost index multiplied by the Bidder's pricing coefficient. This will also be documented in 1.2.1 Basic Services of the Job Order Professional Contract by Amendments authorized by mutual consent depending upon actual utilization of each professional.

Note: Board Action is required for renewals and maximum annual contract amount amendment in Instructions to Bidders 1.01..

Clarification or Remarks: This award was to the 3 low responsive/responsible Bidders with a minimum Performance Rating of Satisfactory on the basis of the lowest average weighted pricing coefficient. Seven bids were received.

Staff Recommendation: BOB has reviewed the documentation and recommends PPRB approval contingent upon executable Amendments.

E. Consideration of Change Order for Board Action

1. Using Agency: Mississippi State Penitentiary (Department of Corrections)

Project Number: GS# 321-272

Project Title: ARPA Mitigation

General Contractor: Upchurch Plumbing, LLC
Original Contract Sum: \$2,858,000.00
Net Change by Previous Change Orders: \$0.00
Total Value of Award before this Change Order: \$2,858,000.00
Total Value of this Change Order: \$1,366,465.74

Construction Days to Date [Time]: 510 (including 240 days for this Change Order)

Scope: Replacement of HVAC equipment at 19,217 square feet Unit 31 and Administration Building at Mississippi State Penitentiary.

Note: Board Action is required when cumulative Change Orders exceed 25% of the original bid.

Staff Recommendation: BOB has reviewed the documentation and recommends PPRB approval contingent upon executable Change Orders

F. Consideration of “Agency” Change Order for Board Action

1. Using Agency: Mississippi Military Department

Project Number: 28220033

Project Title: Construct Parking Lot for OCS Building 3215, Camp Shelby Joint Training Center, Camp Shelby, Mississippi

General Contractor: Gulf Coast Solutions, LLC

Original Contract Sum: \$406,190.00

Net Change by Previous Change Orders: \$41,750.00

Total Value of Award before this Change Order: \$447,940.00

Total Value of this Change Order: \$90,000.00

Funding Sources: 100% Federally Funded

Construction Days to Date [Term]: 249 (including 45 days for this Change Order)

Scope: Adjust and correct flooding and drainage issues on Hospital Road No. 2.

Note: Board Action is required when cumulative Change Orders exceed 25% of the original bid.

Staff Recommendation: BOB recommends PPRB approval contingent upon executable Change Order.

G. RPM Succeeding Leases

1. Requesting Agency: Mississippi Department of Corrections

Lease #: 170-381-29A

Lessor: Fruge Oil Company

Term: 11-01-2024 thru 10-31-2029

Total Yearly Cost: \$43,650.00

Previous Yearly Cost: \$43,650.00

Cost PSF: \$12.50 + Utilities & Janitorial

Previous Cost PSF: \$12.50 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 0%

Proposed Square Footage: 3,492

Previous Square Footage: 3,492

Address of Property: 1920 6th Street, Meridian, MS

Purpose of Lease: This is the parole and probation office for the Meridian/Lauderdale County area.

Note: The agency has been at this location since 08-01-2013.

Staff Recommendation: RPM recommends the approval of this lease.

2. Requesting Agency: Mississippi Office of Soil and Water Conservation

Lease #: 760-251-29A

Lessor: Mississippi Cattlemen's Foundation

Term: 10-01-2024 thru 09-30-2029

Total Yearly Cost: \$78,469.08

Previous Yearly Cost: \$68,256.00

Cost PSF: \$15.52 + Utilities & Janitorial

Previous Cost PSF: \$13.50 + Utilities & Janitorial

Total Space per Occupant: 280

Federal Funds: 0%

Proposed Square Footage: 5,056

Previous Square Footage: 5,056

Address of Property: 680 Monroe Street, Suite A, Jackson, MS

Purpose of Lease: This is the main office for the Mississippi Office of Soil & Water Conservation.

Note: This is a five-year lease succeeding lease with no renewals. MOSWC asks PPRB for a waiver on Space Efficiency Allowance. This agency has been at this location since 07-01-2016.

Staff Recommendation: RPM recommends the approval of this lease.

H. RPM Amended Leases

1. Requesting Agency: Mississippi Department of Public Safety

Lease #: 670-251-26D

Lessor: Hertz Jackson One, LLC

Term: 11-01-2024 thru 10-31-2026

Total Yearly Cost: \$39,831.00

Cost PSF: \$16.01 Inclusive

Previous Cost PSF: \$16.01 Inclusive

Total Space per Occupant: 186

Federal Funds: 0%

Proposed Square Footage: 2,414

Previous Square Footage: 2,414

Address of Property: 210 E. Capitol Street, Suite M-195, Jackson, MS

Purpose of Lease: This lease gives presents to the Capitol Police in the Jackson downtown area. The Capitol Police have been at this location since 11-01-2022.

Note: This amendment extends the lease for an additional two years and has no renewals.

Staff Recommendation: RPM recommends the approval of this lease.

2. Requesting Agency: [Mississippi State Department of Health](#)

Lease #: 390-181-26C

Lessor: Geiger Building, LLC

Term: 11-01-2024 thru 10-31-2026

Total Yearly Cost: \$45,000.00

Cost PSF: \$7.89 + Utilities & Janitorial

Previous Cost PSF: \$7.89 + Utilities & Janitorial

Total Space per Occupant: 248

Federal Funds: 0%

Square Footage Proposed: 5,706

Previous Square Footage: 5,706

Address of Property: 208 West Pine Street, Hattiesburg, MS

Purpose of Lease: This is the Southern Regional Office for MSDH.

Note: This amendment extends the lease for two additional years with no renewals. Agency has been at this location since 11-01-2019.

Staff Recommendation: RPM recommends the approval of this lease.

3. Requesting Agency: [Mississippi Forestry Commission](#)

Lease #: 330-252-26C

Lessor: Hinds Community College/John Bell Williams Airport

Term: 11-01-2024 thru 10-31-2026

Total Yearly Cost: \$6,000.00

Cost PSF: \$28.85 Inclusive

Previous Cost PSF: \$28.85 Inclusive

Total Space per Occupant: 104

Federal Funds: 0%

Square Footage Proposed: 208

Previous Square Footage: 208

Address of Property: 4038 Airport Road, Raymond, MS

Purpose of Lease: This is airport office for the aviation division of the Forestry Commission.

Note: This amendment extends the lease for two additional years with no renewals. Agency has been at this location since 11-01-2020.

Staff Recommendation: RPM recommends the approval of this lease.

I. Non-Competitive Leases

1. Requesting Agency: [Mississippi Department of Finance & Administration Office of Air Transportation](#)

Lease #: 055-251-25G

Lessor: Mercury Air Center-Jackson, LLC., d/b/a Atlantic Aviation-Jackson

Term: 09-01-2024 thru 08-31-2025

Total Yearly Cost: \$51,476.04

Previous Yearly Cost: \$51,476.04

Cost PSF: \$15.79 Inclusive

Previous Cost PSF: \$15.79 Inclusive

Total Space per Occupant: N/A

Federal Funds: 0%

Square Footage Proposed: 3,260

Previous Square Footage: 3,260

Address of Property: 110 South Hangar Drive, Hangar C, Jackson, MS

Purpose of Lease This hangar is used for the storage and maintenance support services for the State aircraft.

Note: This is a one (1) year lease with automatic one (1) year renewals at the anniversary date of the initial term. After the initial term, this agreement will continue in effect from year to year, being automatically renewed after each year unless either party gives written notice of termination, with or without cause, to the other party at least 60 calendar days prior to the end of the Initial term or any renewal term. The rate of the lease may be adjusted by the CPI-U + 1 ½% on or around the anniversary of the effective date.

Staff Recommendations: RPM recommends the approval of this lease.

2. Requesting Agency: [Mississippi Department of Rehabilitation Services](#)

Lease #: 725-243-25H

Lessor: Long Beach Station, LLC

Term: 08-07-2024 thru 08-06-2025

Total Yearly Cost: \$12,000.00

Cost PSF: \$16.44 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 80%

Square Footage Proposed: 730

Address of Property: Unit 501, 210 Second Avenue, Long Beach, MS

Purpose of Lease: MDRS blind clients will be living in the apartment as part of a residential training model. Living in the community is a key component of the learning experience. This training will offer daily tasks of cooking, washing, cleaning, etc., which the blind consumer will perform independently after they have received the proper training from the training center.

The client will be responsible for fulfilling these daily tasks in the apartment; however, an apartment manager (MDRS Instructor) will ensure that these tasks are being completed at the apartment.

Note: This is a one-year non-competitive lease with no renewals.

Staff Recommendation: RPM recommends the approval of this lease.

3. Requesting Agency: Mississippi Department Public Safety

Lease #: 670-242-25B

Lessor: Gulfport-Biloxi Regional Airport Authority

Term: 08-07-2024 thru 08-06-2025

Total Yearly Cost: \$1.00

Cost PSF: N/A

Previous Cost PSF: N/A

Total Space per Occupant: N/A

Federal Funds: 0%

Square Footage Proposed: 230

Previous Square Footage: N/A

Address of Property: Gulfport-Biloxi Regional Airport, Gulfport, MS.

Purpose of Lease: This Driver's License Kiosk will allow patrons of the airport to renew their driver's license at the airport.

Note: This is a one (1) year lease with no renewals. This lease is contingent on RPM receiving a signed and executed contract. This agency has been at this location since 06-01-2022.

Staff Recommendation: RPM recommends the approval of this lease.

J. Parchman Farmland Assignments

Consider a request from Mississippi Department of Corrections to assign/sub-lease approximately 298.32 acres of tract 32 located in the Mississippi State Penitentiary Farmland in Sunflower County, Mississippi from Willie Earl Nelson to Phillip Barnett d/b/a C & B Farms for the 2024 crop year per paragraph 18 of the original lease regarding assignments. All terms and conditions, including the yearly rental amount of \$25,357.72 will remain the same as in the original lease between the Lessee and the State of Mississippi. The Lessee and Assignee will both be responsible for the tract(s) until the expiration of the lease term which is January 14th, 2025. Should PPRB decide not to approve the Assignment/Sub-Lease, the Lessee will retain the tract(s) completely.

Staff Recommendation: RPM recommends the approval of this assignment and is contingent on receiving an executed assignment contract.

VIII. DFA Office of Personal Service Contract Review (OPSCR)

A. Consideration of Contracts for Board Action

1. **Requesting Agency:** Mississippi Department of Human Services

Supplier: Mississippi State University – Office of Special Projects

Contract #: 8200074711

Term: 08/08/2024 – 09/30/2025

Total Value: \$156,000.00

New

\$156,000.00

Summary of Request: The term of the contract is one year and one month with no optional renewals. The Contractor will provide ombudsman training services. The Agency contracted directly with Mississippi State University without soliciting the private sector pursuant to PPRB OPSCR Rules and Regulations Section 3-102.04, Procuring Services Offered by Governmental Entities Not Under Purview of the PPRB. The Agency contends that pricing represents a fair market value for such services.

Staff Recommendation: OPSCR recommends approval of this request, contingent upon receipt of Certificate of Insurance.

Projected Budget for the Life of the Contract: \$156,000.00 (thirteen months with no renewals)

Current Contractor: N/A

2. **Requesting Agency:** Mississippi Division of Medicaid

Supplier: Mississippi State University - NSPARC

Contract #: 8200075849

Term: 09/01/2024 – 08/31/2028

Total Value: \$100,800.00

New

\$100,800.00

Summary of Request: The term of the contract is four years with the option of a one-year renewal. The Contractor will serve as an independent evaluator to conduct an evaluation of the current Healthier MS Waiver (HMW) Demonstration and develop the HMW Demonstration Evaluation Design draft for the pending HMW Demonstration application awaiting the Centers for Medicare & Medicaid Services (CMS) approval. The Agency contracted directly with Mississippi State University without soliciting the private sector pursuant to PPRB OPSCR Rules and Regulations Section 3-102.04, Procuring Services Offered by Governmental Entities Not Under Purview of the PPRB. The Agency contends that the contract value represents fair market value.

Staff Recommendation: OPSCR recommends approval of this request.

Projected Budget for the Life of the Contract: \$100,800.00 (four years with one one-year renewal)

Current Contractor: Parham Group, LLC

3. **Requesting Agency:** Mississippi Department of Mental Health

Supplier: Amy Swanson

Contract #: 10140650

Term: 08/08/2024 - 06/30/2025

New

Total Value: \$89,872.80

\$89,872.80

Summary of Request: The term of this contract is eleven months with one optional one-year renewal and one six-month renewal. Ms. Swanson is a Contract Worker that will serve as a 988 Project Director for the 988 Fiscal Year 2025 Cooperative Agreement to Improve Local 988 Capacity. 988 is a suicide and crisis hotline that offers 24/7 access to trained crisis counselors who can help people experiencing mental health-related distress. The Contract Worker was selected through a Request for Applications (RFA) with four respondents. Ms. Swanson will be paid \$40.00 per hour.

Staff Recommendation: OPSCR recommends approval of this request.

Projected Budget for the Life of the Contract: \$224,682.00 (one year with one one-year renewal and one six-month renewal)

4. Requesting Agency: Mississippi State Department of Health

Supplier: 120 Water Audit, Inc. (d/b/a 120Water)

Contract #: 8200075825

Term: 08/08/2024 – 08/07/2025

Total Value: \$2,000,000.00

New

\$2,000,000.00

Summary of Request: The term of the contract is one year with four optional one-year renewals. The Contractor will provide support services and technical assistance to aid in the completion of individual service line inventories for the State's individual public water supplies in accordance with current guidance provided by the Environmental Protection Agency and State Primacy Agency. The Contractor was selected through an Invitation for Bids (IFB) with two bidders. One bidder was found to be non-responsive, and the contract was awarded to the responsive and responsible bidder.

Staff Recommendation: OPSCR recommends approval of this request.

Projected Budget for the Life of the Contract: \$3,000,000.00 (one year with four one-year renewals)

Current Contractor: N/A

IX. Other Business

A. Next Regular PPRB Meeting September 4, 2024 at 9:00 a.m.

X. Adjournment