

MEETING AGENDA Wednesday, January 8, 2025 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 December 4, 2024 Public Procurement Review Board Meeting
- III. Approval of per diem and expenses for the January 8, 2025 meeting and for any additional expenses incurred prior to the February 5, 2025 meeting
- IV. 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
- V. DFA Office of Purchasing, Travel and Fleet Management (OPTFM)
 - A. Petition for Relief from Reverse Auction
 - 1. Requesting Governing Authority: MS Department of Wildlife, Fisheries, & Parks (MDWFP)

Suppliers: N/A

RFx #: 3180002480 **Term:** Up to 36 months **Total Value:** \$1,600,000.00 **Summary of Request:** Mississippi Wildlife Fisheries & Parks is requesting an exemption from the reverse auction process for the purchase of up to thirty-six (36) tiny homes to be built across multiple state parks. MDWFP believes that a Request for Qualifications (RFQ) would be more advantageous and practical for them to seek qualified vendors.

Staff Recommendation: OPTFM recommends approval of this exemption.

2. Requesting Governing Authority: Cleveland School District

Supplier: Unknown

Term: One-time purchase **Total Value:** \$150,000.00

Commodity: E-Rate Category 2 Project

Summary of Request: The Cleveland School District has requested an exemption from using the reverse auction process for the purchase of an E-Rate Category 2 project. E-Rate is the commonly used name for the Schools and Libraries Program of the Universal Service Fund, which is administered by the Universal Service Administrative Company (USAC) under the direction of the Federal Communications Commission (FCC). They are requesting an exemption due to the short application window and has determined that utilizing the sealed bid process would be in the best interest of the district and State.

Staff Recommendation: OPTFM recommends approval of this exemption.

B. Consideration of State Agency Contracts for Board Action

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

Supplier: Crown USA Inc, Ennis Flint, Inc, Geveko Markings, Inc., Preform LLC

Contract #: 8900002661, 8900002662, 8900002663, 8900002664

Term: 01/08/2025 through 12/31/2025

Total Value: \$975,000.00 (\$400,000.00, \$350,000.00, \$150,000.00, \$75,000.00)

Summary of Request: MDOT completed the competitive sealed bid process for pavement marking materials and awarded contracts based on the lowest bid per line item. These contracts have two (2) possible twelve (12) month extensions and will be used by state agencies and governing authorities.

Staff Recommendation: OPTFM recommends approval of this contract.

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

Supplier: Scott Equipment Company LLC

Contract #: 8200070610

Term: 02/01/2025 through 07/31/2025

Total Value: \$1,806,250.00

Summary of Request: MDOT is requesting approval to extend the contract for self-propelled power brooms with Scott Equipment. The original two extensions were approved by PPRB on 1/3/2024 and 7/3/2024. This is the third of nine (9) possible six (6) month extensions.

Staff Recommendation: OPTFM recommends approval of this extension.

3. Requesting Agency: MS Forestry Commission (MFC)

Supplier: Puckett Machinery **Contract #:** 8200078474

Term: 01/08/2025 through 11/21/2025

Total Value: \$ 2,718,000.00

Summary of Request: The Mississippi Forestry Commission conducted a reverse auction for the purchase of crawler tractors and wishes to award the contract to Puckett Machinery. MFC will purchase a minimum of four (4) tractors not to exceed a maximum of twelve (12).

Staff Recommendation: OPTFM recommends approval of this contract.

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

A. Consideration of Contracts for Project Professionals

1. Using Agency: Mississippi University for Women

Project Number: GS# 104-216

Project Title: Preplan Pohl Gymnasium Renovation

Location: Columbus, Mississippi

Budget: \$300,000.00

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

Professional Fee: D+ (estimated fees \$857,726.31)

Professional: Belinda Stewart Architects, PA (Eupora, Mississippi)

Scope: Preplanning through the Design Development Phase for the renovation of the Pohl Gym on the MUW main campus. This vacant 25,700 square foot facility has not seen any significant improvements or modifications since its construction in 1927. The scope will include a roof replacement, a complete exterior / interior renovation including some interior reconfiguration. This effort will also require asbestos abatement, ADA access improvements, and renovation of the mechanical, electrical, plumbing and life safety systems as per code requirements. This building is a Mississippi Landmark and will require coordination with MDAH.

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

2. Using Agency: Mississippi University for Women

Project Number: GS# 104-217

Project Title: Preplan Hogarth Center Renovation

Location: Columbus, Mississippi

Budget: \$300,000.00

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

Professional Fee: C+ (estimated fees \$818,738.75)

Professional: Burris/ Wagnon Architects, P.A. (Jackson, Mississippi)

Scope: Preplanning through the Design Development Phase for the renovation of the Hogarth facility on the MUW main campus. This 41,000 square foot building has not seen any

significant improvements or modifications since its construction in 1969. The scope will include roof replacement a complete interior renovation with some reconfiguration of spaces. This effort will also require asbestos abatement, ADA access improvements and renovation of the mechanical, electrical, plumbing and life safety systems as per code requirements.

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

3. Using Agency: Fair Commission Project Number: GS# 343-128

Project Title: Preplan Security Improvements

Location: Jackson, Mississippi

Budget: \$500,000.00

Funding Sources: SB 2468, L'24 Capital Expense Funds **Professional Fee:** C (estimated fees \$1,150,522.60)

Professional: Neel-Schaffer, Inc. - Jackson

Scope: Preplanning through Design Development Phase of campus security improvements at the Mississippi Fairgrounds in Jackson, Mississippi. The scope will include improvements to approximately 9,000 linear feet of perimeter fencing and gates, campus ingress and egress, vehicular and pedestrian circulation, camera systems, lighting, wayfinding, and construction of approximately 600 square feet of security station(s), including related modifications to paving, sidewalks and infrastructure. Project will include recently acquired Greymont Avenue properties.

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

B. Consideration of Construction Contract for Board Action

1. Using Agency: Mississippi Valley State University

Project Number: GS# 106-258
Project Title: Academic Skills TI

General Contractor: Thrash Commercial Contractors, Inc. (second low of 6 bidders. Low

bidder was non-compliant.)

Construction Days from Notice to Proceed [Time]: 365 days Total Value at Award: \$7,143,870.00 (Base Bid and 5 alternates)

Scope: Interior renovation of the 37,790 square foot Academic Skills facility located on the Mississippi Valley State University campus in Itta Bena, Mississippi.

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

2. Using Agency: East Central Community College

Project Number: GS# 203-065
Project Title: New Cafeteria

General Contractor: Sullivan Enterprises, Inc.

Construction Days from Notice to Proceed [Time]: 420 days

Total Value at Award: \$9,860,000.00 (Base Bid only)

Scope: Preplanning through Construction Document Phase of a new cafeteria for the Decatur Campus of ECCC. Facility will include kitchen, dry goods and cold food storage, serving area, dining areas and incidental support spaces. This project will also include demolition and site preparation at the location proposed for a 14,770 square foot new cafeteria.

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

3. Using Agency: Mississippi Department of Corrections

Project Number: GS# 320-094

Project Title: WGCF Cell Door System Replace

General Contractor: DC Services, LLC

Construction Days from Notice to Proceed [Time]: 426 days Total Value at Award: \$7,916,000.00 (Base Bid and 2 alternates)

Scope: Construction through warranty for complete door control system replacement at Walnut Grove Correctional Facility. This includes all existing door control panels, wiring, Programmable Logic Controller, and required components and connections for the entire facility. Buildings 1 and 2 will have existing sliding cell doors changed to swinging doors and will also receive new surface mounted locks. Walnut Grove Correctional Facility is a 376,000 square foot facility.

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

C. Consideration of "Agency" Construction Contract for Board Action

Using Agency: <u>Mississippi Department of Environmental Quality</u>
 Project Title: Hancock County Marsh Living Shoreline Phase 6
 General Contractor: TKTMJ, Inc. (Natchitoches, Louisiana)

Original Contract Sum: \$1,852,685.00

Construction Days from Notice to Proceed [Term]: 6 months

Total Value at Award: \$13,999,500.00 (Base Bid)

Scope: The construction of a living shoreline and associated breakwater materials between Bayou Bolan and Bayou Caddy and consists of installing approximately 8,180 linear feet of stone breakwater.

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

D. RPM New Leases

1. Requesting Agency: Mississippi Division of Medicaid

Lease #: 515-253-40A

Lessor: Clinton, MS I SGF, LLC Term: 05-01-2025 thru 04-30-2040 Total Space per Occupant: N/A

Federal Funds: 50%

Proposed Square Footage: 12,261

Address of Property: 500 Clinton Center Drive, Clinton, MS

Purpose of Lease: This office will serve western Hinds County for Medicaid.

Note: This is a 15-year lease with a 3% increase each year. Square footage cost are inclusive. There are two five-year options at the end of the 15-year period that will have to be approved by PPRB.

Year 1: **\$245,220.00** per Year which is based upon a rate of **\$20.00** per Rentable Square Foot Year 2: **\$252,576.60** per Year which is based upon a rate of **\$20.60** per Rentable Square Foot

Year 3: \$260,153.90 per Year which is based upon a rate of \$21.22 per Rentable Square Foot

Year 4: \$267,958.52 per Year which is based upon a rate of \$21.85 per Rentable Square Foot

Year 5: \$275,997.27 per Year which is based upon a rate of \$22.51 per Rentable Square Foot

Year 6: **\$284,277.19** per Year which is based upon a rate of **\$23.19** per Rentable Square Foot

Year 7: **\$292,805.51** per Year which is based upon a rate of **\$23.88** per Rentable Square Foot

Year 8: \$301,589.67 per Year which is based upon a rate of \$24.60 per Rentable Square Foot

Year 9: **\$310,637.36** per Year which is based upon a rate of **\$25.34** per Rentable Square Foot Year 10: **\$319,956.48** per Year which is based upon a rate of **\$26.10** per Rentable Square

Foot

Year 11: **\$329,555.18** per Year which is based upon a rate of **\$26.88** per Rentable Square Foot

Year 12: **\$339,441.83** per Year which is based upon a rate of **\$27.68** per Rentable Square Foot

Year 13: **\$349,625.09** per Year which is based upon a rate of **\$28.52** per Rentable Square Foot

Year 14: **\$360,113.84** per Year which is based upon a rate of **\$29.37** per Rentable Square Foot

Year 15: **\$370,917.25** per Year which is based upon a rate of **\$30.25** per Rentable Square Foot

Staff Recommendation: RPM recommends the approval of this lease.

E. RPM Succeeding Leases

1. Requesting Agency: Mississippi Division of Medicaid

Lease #: 515-821-30A

Lessor: Mega Properties Yazoo, LLC Term: 02-01-2025 thru 01-31-2030 Total Yearly Cost: \$63,000.00

Cost PSF: \$9.00 + Utilities & Janitorial

Previous Cost PSF: \$9.00 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 50%

Proposed Square Footage: 7,000

Address of Property: 110 Jerry Clower Blvd., Yazoo City, MS

Purpose of Lease: This is a regional office that serves Yazoo, Humphrey and Holmes

Counties.

Note: This is a five (5) year succeeding lease with no renewals. The Agency has been at this location since 02-01-2015.

Staff Recommendation: RPM recommends approval of this lease.

2. Requesting Agency: Mississippi Division of Medicaid

Lease #: 515-011-27A

Lessor: Stahlman Properties, LP Term: 03-01-2025 thru 02-28-2027 Total Yearly Cost: \$102,741.60

Cost PSF: \$15.60 + Utilities & Janitorial

Previous Cost PSF: \$12.50 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 50%

Proposed Square Footage: 6,586

Address of Property: 103 State Street, Natchez, MS

Purpose of Lease: This is a regional office that serves Adams, Franklin, Jefferson and

Wilkerson counties

Note: This is a two (2) year succeeding lease with no renewals. The agency has been at this

location since 03-01-2015.

Staff Recommendation: RPM recommends approval of this lease.

3. Requesting Agency: Mississippi Division of Medicaid

Lease #: 515-461-30A

Lessor: Columbia Commons, LLC Term: 03-01-2025 thru 02-08-2030 Total Yearly Cost: \$72,000.00

Cost PSF: \$10.00 + Utilities & Janitorial

Previous Cost PSF: \$10.00 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 50%

Proposed Square Footage: 7,200

Address of Property: 501 Eagle Day Avenue, Columbia, MS

Purpose of Lease: This is a regional office that serves Marion, Jefferson Davis and

Covington counties.

Note: This is a five (5) year succeeding lease with no renewals.

Staff Recommendation: RPM recommends approval of this lease.

4. Requesting Agency: Mississippi Division of Medicaid

Lease #: 515-612-30A

Lessor: Allread Investments, LLC Term: 03-01-2025 thru 02-28-2030 Total Yearly Cost: \$133,000.00

Cost PSF: \$14.00 + Utilities & Janitorial

Previous Cost PSF: \$10.71 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 50%

Proposed Square Footage: 9,500

Address of Property: 3035 Greenfield Road, Pearl, MS

Purpose of Lease: This is a regional office that serves Rankin, Simpson and Smith counties.

Note: This is a five (5) year succeeding lease with no renewals. This agency has been at this

location since 03-01-2015.

Staff Recommendation: RPM recommends approval of this lease.

F. RPM Amended Leases

Requesting Agency: Mississippi Department of Rehabilitation Services

Lease #: 725-243-26C

Lessor: Long Beach Station, LLC Term: 02-01-2025 thru 01-31-2026 Total Yearly Cost: \$12,000.00 Previous Yearly Cost: \$10,800.00 Cost PSF: \$16.44 + Utilities & Janitorial

Previous Cost PSF: \$14.79 + Utilities & Janitorial

Total Space per Occupant: N/A **Square Footage Proposed:** 730

Federal Funds: 80%

Address of Property: 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 lease with no renewals. Agency has been at this location since 11-01-2023.

Staff Recommendation: RPM recommends approval of this lease.

G. RPM Non-Competitive Leases

1. Requesting Agency: Mississippi Forestry Commission

Lease #: 330-344-26A

Lessor: Pine Belt Regional Airport/AV Flight Hattiesburg Corp

Term: 01-08-2025 thru 01-07-2026

Total Yearly Cost: \$2,472.00 Cost PSF: \$2.47 Inclusive

Total Space per Occupant: N/A

Federal Funds: 0%

Proposed Square Footage: 1,000

Address of Property: Pine Belt Regional Airport, Moselle, MS

Purpose of Lease: This lease is for the storage of Forestry's aircraft.

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

Staff Recommendation: RPM recommends the approval of this lease.

2. Requesting Agency: Mississippi Department of Human Services

Lease #: 865-221-30A

Lessor: Grenada County Board of Supervisors

Term: 02-01-2025 thru 01-31-2030 **Total Yearly Cost:** \$72,000.00

Cost PSF: \$16.17 + Utilities & Janitorial

Total Space per Occupant: N/A

Federal Funds: 100%

Proposed Square Footage: 4,452

Address of Property: 1241 Fairground Rd., Ste B. Grenada, MS

Purpose of Lease: This is the county office for MDHS.

Note: This is a five-year lease with no options to renew. This lease may change yearly with the number of assigned employees in this location. A review will be conducted every year to assess the federal share of the lease reimbursement.

Staff Recommendation: RPM recommends the approval of this lease.

H. Parchman Farming Lease Renewals

Quitman County

Tract	Lessee	Acres	Lease Amount	Year
1	Kellen Corbin	141.16	\$11,330.00	6/8
Cunflour	or Country			
	er County	A	1 A t	V
 Tract	Lessee	Acres	Lease Amount	<u>Year</u>
1	Josh Chandler	165.08	\$19,149.28	6/8
2/39	Roosevelt Jones	638.39	\$57,455.10	6/8
3	Wesley Chandler	469.66	\$61,000.00	6/8
4 fields 1,				
	William Livingston	326.78	\$25,227.42	7/8
5	C & B Farms	329.00	\$41,500.00	5/8
10	C & B Farms	397.09	\$42,150.00	5/8
11	C & B Farms	429.00	\$45,650.00	5/8
12	C & B Farms	354.68	\$65,000.00	4/8
13	C & B Farms	335.83	\$61,510.00	4/8
14	C & B Farms	480.67	\$51,050.00	4/8
15	Gumbo Brothers	327.58	\$65,843.58	2/8
16	C & B Farms	295.17	\$31,550.00	4/8
18	Marcus Johnson	400.19	\$40,019.00	4/8
Farms and Trucking				
19	C & B Farms	500.58	\$91,600.00	4/8
20	C & B Farms	278.69	\$51,200.00	4/8
21	C & B Farms	254.87	\$33,300.00	4/8
22	C & B Farms	328.40	\$28,229.26	6/8
23	C & B Farms	296.84	\$32,050.00	5/8
24	Gumbo Brothers	101.51	\$15,297.55	2/8
25	C & B Farms	369.00	\$40,150.00	5/8
30	C & B Farms	436.17	\$40,616.15	7/8
31	C & B Farms	440.56	\$42,734.00	7/8
36	C & B Farms	213.54	\$39,100.00	4/8
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Note: This request is based on recommendations from the Mississippi Department of Corrections, Mississippi State Penitentiary at Parchman, MS., and the Division of Agricultural Enterprises. MDOC requests PPRB approve these farmland lease renewals listed above. This request is also contingent upon the execution of the farming lease contracts.

Staff Recommendation: RPM recommends the approval of these farmland lease renewals.

I. Parchman Farmland Assignments

Consider a request from Mississippi Department of Corrections to assign/sub-lease approximately 326.78 acres of tracts 4 (fields 1, 2, 3, 8, 11,& 19 11) located in the Mississippi

State Penitentiary Farmland in Sunflower County, Mississippi from William E. Livingston to Joshua Chandler for the 2025 crop year per paragraph 18 of the original lease regarding assignments. All terms and conditions, including the yearly rental amounts per acre 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 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. The total yearly amount of the assigned leases is \$25,227.42.

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

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

A. Consideration of Contracts for Board Action

1. Requesting Agency: Mississippi Department of Mental Health

Supplier: Health Management Associates, Inc.

Contract #: 8200078569

Term: 01/09/2025 - 07/08/2026 **New Total Value:** \$353,493.00 **\$353,493.00**

Summary of Request: The term of the contract is 18 months with no optional renewal. The Contractor will provide 988 Crisis Training Consultant Services. The Contractor was selected through a Request for Proposals (RFP) with five respondents, four of which were deemed non-responsive and/or non-responsible. The Contract was awarded to the only responsive and responsible respondent.

Staff Recommendation: OPSCR recommends approval of this request.

Projected Budget for the Life of the Contract: \$353,493.00 (18 months with no renewals)

Current Contractor: N/A

2. Requesting Agency: Mississippi Department of Public Safety

Supplier: National Medical Services, Inc.

Contract #: 8200078540

Term: 01/08/2025 – 01/07/2026 **New Total Value:** \$432,920.00 **\$432,920.00**

Summary of Request: The term of the contract is one year with four optional one-year renewals. The Contractor will provide testing and reporting services for drug testing marijuana/hemp determination, differentiation, and controlled substance identification. The Contractor was selected through an Invitation for Bids as the only respondent. The Agency requests an exception to PPRB OPSCR Rules and Regulations effective September 6, 2024, because it used the previous version of the rules for this solicitation. OPSCR has reviewed the request and has no concerns that granting the exception would affect the competition,

fairness, or transparency of the procurement as the agency fully complied with the requirements in the previous version of the rules.

Staff Recommendation: OPSCR recommends approval of this request, contingent upon the exception request being granted.

Projected Budget for the Life of the Contract: \$2,164,500.00 (one year with four one-year renewals)

Current Contractor: N/A

3. Requesting Agency: Mississippi Development Authority

Supplier: Mississippi State University

Contract #: 8200078360

Term: 01/08/2025 – 06/30/2027 **New Total Value:** \$312,939.00 **\$312,939.00**

Summary of Request: The term of the contract is two years and six months. The Contractor will provide continued delivery of the ASPIRE program, which is to enhance the economic development capacity in select counties by supporting local development and facilitating greater access to MDA resources. Pursuant to Miss. Code Ann. § 27-104-7(2)(i), agencies under the purview of the PPRB may contract with Government Entities not under the purview of the PPRB, without bidding or other solicitation. The Agency has determined the price represents a fair market value for this service.

Staff Recommendation: OPSCR recommends approval of this request.

Projected Budget for the Life of the Contract: \$312,939.00 (two years and six months with no renewals)

Current Contractor: Mississippi State University – Stennis Institute of Government and Community Development

4. Requesting Agency: Mississippi Department of Environmental Quality

Supplier: Efficient Power & Light, LLC dba EPL Advisors, LLC

Contract #: 8200077557

Term: 01/08/2025 – 12/30/2027 **New Total Value:** \$240,000.00 **\$240,000.00**

Summary of Request: The term of the contract is approximately three years with two optional one-year renewals. The Contractor will provide professional engineering and technical support services including administrative, logistical, information transfer, and operational support for MDEQ's Pollution Prevention Program and enHance Voluntary Stewardship Program. The Contractor was selected through a Request for Qualifications (RFQ) with one Respondent and contract was awarded to the sole respondent.

Staff Recommendation: OPSCR recommends approval of this request.

Projected Budget for the Life of the Contract: \$400,000.00 (three years with two one-year renewals)

Current Contractor: Mississippi Manufacturers Association – Extension Partnership

- I. Other Business
 - A. Next Regular PPRB Meeting February 5, 2025 at 9:00 a.m.
- II. Adjournment