

PUBLIC PROCUREMENT REVIEW BOARD

REGULAR MEETING

WEDNESDAY, SEPTEMBER 02, 2015

A regular meeting of the Public Procurement Review Board (PPRB) was held at 2:00 p.m. in the 13th floor Conference Room of the Woolfolk State Office Building located in Jackson, Mississippi.

PRESENT

Mr. Kevin J. Upchurch, Chairman
Mr. Freddie M. "Flip" Phillips, Vice Chairman
Mr. Charles R. Snowden, Member

OTHERS

Mr. Bennie Nutt, Deputy Executive Director, DFA
Mr. Chuck McIntosh, Communications Director, DFA
Mr. Mike Cook, Director of the Office of Purchasing and Travel, DFA
Ms. Monica Ritchie, Director of the Office of Purchasing, Travel and Fleet Management, DFA
Mr. Glenn Kornbrek, Director of the Bureau of Building, Grounds and Real Property Management, DFA
Mr. Brooks Moore, Director of Real Property Management, DFA
Ms. Aubrey Leigh Goodwin, Special Assistant Attorney General, DFA
Ms. Melody Coulson, PPRB Recorder

GUESTS

David McCarty, Counsel for Gregory Construction
Eric Jordan, Mississippi Veterans Affairs Board (VAB)
Joe Hemleben, Special Assistant Attorney General, VAB

The Chairman called the meeting to order and commenced with a prayer.

PROTEST

The PPRB first considered an appeal filed by Gregory Construction Services, Inc. (Gregory). Gregory appeals the denial of its protest that was made to the Mississippi Department of Finance and Administration (DFA) acting through the Bureau of Building, Grounds and Real Property Management regarding GS#507-044 North Mississippi Veterans Memorial Cemetery Kilmichael, Mississippi (Mississippi State Veterans Affairs Board). Mr. McCarty presented for Gregory and Mr. Kornbrek presented for DFA.

Following presentations, the Chairman asked if the Board had any questions. After questions, the Chairman indicated that the matter would be taken under advisement and a written determination would be issued as soon as possible.

MINUTES

Mr. Upchurch asked if the Minutes had been reviewed for the following meetings:

- Regular Meeting, Wednesday, August 05, 2015
- Special Meeting, Monday, August 17, 2015

Mr. Snowden made a motion to approve the above-mentioned Minutes. Mr. Phillips seconded and the motion carried.

BUREAU OF BUILDING, GROUNDS AND REAL PROPERTY MANAGEMENT (BOB)

Leases

Mr. Moore presented the following:

PUBLIC PROCUREMENT REVIEW BOARD

Regular Meeting

Wednesday, September 02, 2015

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The Board reviewed (a) Leases With No Increase in Cost or Space. Mr. Phillips made the motion to approve (a) as recommended by the Division of Real Property Management, contingent upon fully executed leases. Mr. Snowden seconded, and the motion carried.

The Board reviewed (b) Leases With An Increase in Cost or Space. Mr. Snowden made the motion to approve (b) as recommended by the Division of Real Property Management, contingent upon fully executed leases. Mr. Phillips seconded, and the motion carried.

The Board reviewed (c) New Leases. Mr. Phillips made the motion to approve (c) as recommended by the Division of Real Property Management, contingent upon fully executed leases. Mr. Snowden seconded, and the motion carried.

The Board reviewed (d) Land Leases. Mr. Snowden made the motion to approve (d) as recommended by the Division of Real Property Management, contingent upon fully executed leases. Mr. Phillips seconded, and the motion carried.

The Board reviewed (e) Other. Mr. Phillips made the motion to table the item under (e). Mr. Snowden seconded, and the motion carried.

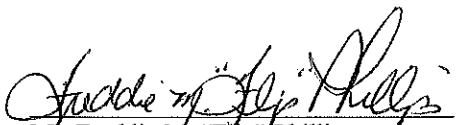
Construction

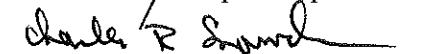
Mr. Kornbrek presented a report of the Construction, F&E, and ITS Awards for the record.


PROTEST DETERMINATION

The Chairman asked the Board to consider the Gregory protest. After some discussion, Mr. Phillips made a motion that the protest be denied on the grounds that the Bureau acted within its authority to make the award without waiving irregularities because it was instructed by the Using Agency (VAB) that to do so was in the best interest of the State in order to secure federal grant funding. Mr. Snowden seconded, and the motion carried. The Chairman directed counsel for the Board to prepare a written determination consistent with the Board's decision.

There being no further business to bring before the Board, the meeting was adjourned.


Mr. Freddie M. "Flip" Phillips


Mr. Charles R. Snowden


Mr. Kevin J. Upchurch



PUBLIC PROCUREMENT REVIEW BOARD

Regular Meeting

Wednesday
2:00 p.m.

September 02, 2015

ATTENDANCE SHEET

NAME AND TITLE

(Please Print)

AGENCY/COMPANY

Melody Coulson	DFA
Monica Ritchie	DFA / OPTFM
Joe Hamleben	AG / VAB
Eric Jordan	SVAB
David McCarty	GREGORY CONSTRUCTION
Brooks Moore	DFA / BOB
RICK SNOWDEN	DFA
Beanie Nutt	DEA
FREDDIE M. "FLIP" PHILLIPS	DFA
MIKE COOK	DFA / OPT
Glenn R. Korabrek	DFA / BOB
Aubrey Leigh Broadwin	
Kenn Upchurch	DFA
CHUCK McJ... (unclear)	DFA



STATE OF MISSISSIPPI
GOVERNOR PHIL BRYANT

DEPARTMENT OF FINANCE AND ADMINISTRATION

KEVIN J. UPCHURCH
EXECUTIVE DIRECTOR

NOTICE

A Regular Meeting of the

PUBLIC PROCUREMENT REVIEW BOARD

will be held Wednesday, September 02, 2015, 2:00 p.m. in the
13th floor Conference Room
Woolfolk State Office Building

AGENDA

PUBLIC PROCUREMENT REVIEW BOARD

Regular Meeting

2:00 p.m.

WEDNESDAY, SEPTEMBER 02, 2015

I. PROTEST

II. MINUTES

Request to approve the following minutes from the previous month:

- Regular Meeting, Wednesday, August 05, 2015
- Special Meeting, Monday, August 17, 2015

III. BUREAU OF BUILDING, GROUNDS AND REAL PROPERTY MANAGEMENT

Mr. Brooks Moore, Director of Real Property Management, presents the following:

- Leases with no Increase in Cost or Space (a)
- Leases with an Increase in Cost or Space (b)
- New Leases (c)
- Land Leases (d)
- Other (e)

Mr. Glenn Kornbrek, Director of the Bureau of Building, Grounds and Real Property Management presents the following:

- Report of Agency Contracts, Construction, F&E, and ITS Awards

IV. NEXT MEETING DATE

Regular Meeting, Wednesday, October 07, 2015

PUBLIC PROCUREMENT REVIEW BOARD

REGULAR MEETING

September 2, 2015

LEASES

850-000

The Division of Real Property Management requests concurrence and approval of the following:

(a) LEASES WITH NO INCREASE IN COST OR SPACE:

<u>Agency</u>	<u>Location</u>	<u>Eff. Date</u>	<u>Type* Space</u>	<u>Previous Sq. Ft.</u>	<u>Proposed Sq. Ft.</u>	<u>Previous** \$/Sq. Ft.</u>	<u>Proposed** \$/Sq. Ft.</u>	<u>%Fed Esc Fund</u>	<u>\$/Year</u>	<u>Lease #</u>
MDA	4225 Industrial Jackson	10/01/15 09/30/17	S	6,000	4,909	4.40+J	4.40+J	N 0	21,600	2252512017A07209
Health	Hwy 16 DeKalb	10/01/15 09/30/20	O/WH	2,080	2,080	3.47+UJ rounded	3.47+UJ rounded	N 100	7,200	3903512020A01800
Health	521 Medical Clarksdale	10/01/15 09/30/20	O/WH	5,000	5,000	4.08+UJ	4.08+UJ	N 100	20,400	3901412020A00211
Health	305 Vance Louisville	10/01/15 09/30/20	O/WH	2,400	2,400	4.13+UJ rounded	4.13+UJ rounded	N 100	9,900	3908012020A00029
Health	75 WIC Rd Decatur	10/01/15 09/30/20	O/WH	2,458	2,458	5.50+UJ	5.50+UJ	N 100	13,519	3905112020A01800
Health	2775 Hwy 15 Bay Springs	10/01/15 09/30/20	O/WH	3,200	3,200	9.29+UJ rounded	9.29+UJ rounded	N 100	29,700	3903112020A07400
Health	109 S Chestnut Aberdeen	10/01/15 09/30/20	O/WH	2,400	2,400	4.25+UJ	4.25+UJ	N 100	10,200	3904812020A00846
Health	403 S Main Amory	10/01/15 09/30/20	O/WH	2,400	2,400	4.13+UJ rounded	4.13+UJ rounded	N 100	9,900	3904822020A00373
Health	400 Factory Eupora	10/01/15 09/30/20	O/WH	2,400	2,400	4.75+UJ	4.75+UJ	N 100	11,400	3907812020A01461

(b) LEASES WITH AN INCREASE IN COST OR SPACE:

<u>Agency</u>	<u>Location</u>	<u>Eff. Date</u>	<u>Type* Space</u>	<u>Previous Sq. Ft.</u>	<u>Proposed Sq. Ft.</u>	<u>Previous** \$/Sq. Ft.</u>	<u>Proposed** \$/Sq. Ft.</u>	<u>%Fed Esc Fund</u>	<u>\$/Year</u>	<u>Lease #</u>
Health	675 Columbia Prentiss	10/01/15 09/30/18	O/WH	2,100	2,100	4.00+UJ	9.25+UJ	N 100	19,425	3903312018A00455
Health	503 3 rd Ave New Augusta	10/01/15 09/30/18	O/WH	2,100	2,100	4.00+UJ	9.25+UJ	N 100	19,425	3905612018A00455

This request from the Mississippi State Department of Health is the lowest responsive of two (2) proposals received and is the current location. The lower proposal did not meet the square footage requirements.

(c) NEW LEASES:

<u>Agency</u>	<u>Location</u>	<u>Eff. Date</u>	<u>Type* Space</u>	<u>Previous Sq. Ft.</u>	<u>Proposed Sq. Ft.</u>	<u>Previous** \$/Sq. Ft.</u>	<u>Proposed** \$/Sq. Ft.</u>	<u>%Fed Esc Fund</u>	<u>\$/Year</u>	<u>Lease #</u>
MDOC	161 Clark Tupelo	11/01/15 10/31/20	O		3,000		6.00+UJ	N 0	18,000	1704122020A07478

This request from the Mississippi Department of Corrections is the only responsive of two (2) proposals received. The lower proposal did not meet parking requirements.

MDOC	223 S Railroad Brookhaven	11/01/15 10/31/20	O		4,300		5.03+UJ rounded	N 0	21,600	1704312020A07477
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This request from the Mississippi Department of Corrections includes termination of Lease 170-431-16A.

(d) LAND LEASES:

<u>Agency</u>	<u>Location</u>	<u>Eff. Date</u>	<u>Type* Space</u>	<u>Previous Sq. Ft.</u>	<u>Proposed Sq. Ft.</u>	<u>Previous** \$/Sq. Ft.</u>	<u>Proposed** \$/Sq. Ft.</u>	<u>%Fed Esc Fund</u>	<u>\$/Year</u>	<u>Lease #</u>
DEQ	123 N President Jackson	10/01/15 08/31/16 Mo to Mo	LD (Parking)	30 spaces	10 spaces	82.00/sp/mo	82.00/sp/mo	N 0	9,840 9,020	8992512016D07455 (11 Months)
DEQ	100 Hiern Ave Pass Christian	10/01/15 09/30/16	LD	Boat Slip	Boat Slip	124/month	145/month	N 0	1,740	8992442016A07418
DHS	355 S State Jackson	09/01/15 08/31/18	LD (Parking)	6 spaces	6 spaces	60.00/sp/mo	70.00/sp/mo	N 0	5,040	8992512018B01822

(e) OTHER:

<u>Agency</u>	<u>Location</u>	<u>Eff. Date</u>	<u>Type* Space</u>	<u>Previous Sq. Ft.</u>	<u>Proposed Sq. Ft.</u>	<u>Previous** \$/Sq. Ft.</u>	<u>Proposed** \$/Sq. Ft.</u>	<u>%Fed Esc Fund</u>	<u>\$/Year</u>	<u>Lease #</u>
Banking	4780 I-55 N Jackson	09/01/14 08/31/24	O	11,500	11,500	12.50 inc	13.99 inc rounded	TIUJ 0	160,782	0902512024A07438 rounded (Years 2-10)

This request from the Mississippi Department of Banking and Consumer Finance is for an increase in the annual rental amount in the amount of \$17,030.40 for HVAC usage outside or normal business hours and weekends. The original RFP did not specify any HVAC usage outside of normal business hours. Because Banking has many staff working after hours and on weekends, they have requested the landlord provide heating and cooling after normal business hours, as well as weekends. Based on utilities for the last twelve (12) months at this location, prorated for the amount of space leased in the building, the increase for the HVAC to run for eighteen (18) hours per day, including weekends, is \$17,030.40 per year, or \$1.48 per square foot. All other terms and conditions of the original Lease Agreement remain the same. This Lease originally began on September 1, 2014.

Escalations: U=Utilities J=Janitorial I=Insurance T=Taxes R=Rent

* O = Office WH = Warehouse C = Clinic WS = Workshop H = Housing L = Library S = Storage LB = Lab LD = Land T = Training
** inc = Utilities and Janitorial Services are included in this amount
+UJ = Utilities and Janitorial Services are not included in this amount
+U = Utilities are not included in this amount
+J = Janitorial Services are not included in this amount

AGENDA

PUBLIC PROCUREMENT REVIEW BOARD

WEDNESDAY, SEPTEMBER 02, 2015

Ratification of Construction Awards and F & E Awards

Under procedures approved by PPRB and submitted to the Secretary of State's Office, the DFA Executive Director has authorized, in a memorandum dated June 6, 2011, the following (effective 7-1-11 with new Bureau of Building Director and DFA Deputy Executive Director):

(a) Construction awards under \$3,000,000.00 to be signed by the Bureau of Building, Grounds and Real Property Management Director; awards between \$3,000,000.00 and \$5,000,000.00 to have an additional signature by Department of Finance and Administration Deputy Executive Director, Charles R. Snowden; and awards over \$5,000,000.00 to be approved by PPRB.

(b) F&E awards under \$1,000,000.00 to be signed by the Bureau of Building, Grounds and Real Property Management Director; F&E awards between \$1,000,000.00 and \$2,000,000.00 to have an additional signature by Department of Finance and Administration Deputy Executive Director, Charles R. Snowden; and F&E awards over \$2,000,000.00 to be approved by PPRB.

The Bureau of Building, Grounds and Real Property Management submits the following awards, for the record, which fall under \$5,000,000.00 for construction and under \$2,000,000.00 for F&E, contingent upon the execution of completed contracts. These awards are for August 1, 2015 through August 31, 2015.

Construction, F&E & ITS Award

See the attached BRICKS report

Agency Contracts

Mississippi Department of Military

Title --Repairs to Building 0112N, Joint Force Headquarters, Jackson, MS

Contract Number -- 8800004554

Agency Contract Number -- 1701-16-C-SOLC-00005

Contractor -- Gilreath Construction Co., LLC

Contract Amount - \$160,300.00

Lowest of 4 bids received including desired alternates

Mississippi Department of Military

Title --Maintenance and Repairs to Senatobia Field Maintenance Shop No. 5, Senatobia, MS

Contract Number -- 8800004560

Agency Contract Number -- 1701-16-C-SOLC-00006

Contractor -- Sullivan Enterprises Inc.

Contract Amount - \$248,000.00

Lowest of 5 bids received

Mississippi Department of Military

Title --Maintenance and Repairs to Army Aviation Support Facility(AASF), Hawkins Field, Jackson, MS

Contract Number -- 8800004572

Agency Contract Number -- 1701-16-C-SOLC-00008

Contractor -- England Enterprises Inc.

Contract Amount - \$1,090,023.00

Lowest of 5 bids received

BoB-AD-080 PPRB Awards Report

Sep 02, 2015

Query Parameters:
 Results matching ALL following condition(s):
 Data Element: Condition Value
 Bid and Quote Awards / Dir. Approval Date: between 2015-08-01 00:00:00.000 to 08/31/2015
 Workflow / Workflow Status: equals Completed
 Bid and Quote Awards / Status: equals Dir. Approved, SAF_Printed
 Bid and Quote Awards / Amount: between 0 to 5000000
 Workflow / Setup Name: contains GC

Project Name	Institution/Agency Name	Contract Scope	Bid Classification	Low Bidder Paid	# Bids	# Quotes	Award Number	CP-#	State Contract #	Company Name	Dir. Approval Date	Amount
Bid Award- GC												
207-049 Physical Plant Facility	Iawamba Community College	Construct a New Physical Plant Facility (as per plans and specifications).		Yes	5	0.00	GC001			JESCO, Inc.	08/01/2015	\$ 1,667,000.00
421-082 Building 67 Improvements	Boswell Regional Center	Remove existing roofing, gutters and downspouts and replace with new fiberglass singles, copper gutters and copper downspouts.		Yes	5	0.00	GC001			Sullivan Enterprises, Inc.	08/01/2015	\$ 217,000.00
Bid Award- GC												
Count: 2												
Quote Award - GC												
102-258 Sillers Coliseum Renovations	Delta State University	Temporary exterior wall stabilization on the Sillers Coliseum, located on the campus of Delta State University (Cleveland, MS/Bolivar County)		Yes		2.00	OC001			David Smith Construction, Inc.	08/10/2015	\$ 15,000.00
552-009 Energy Conservation Measures	Mississippi Schools for the Blind and Deaf (Department of Education)	Replace underground chiller piping at Dorms B & C that has deteriorated beyond repair.		Yes		3.00	OC001			McLain Plumbing & Electrical Services, Inc.	08/01/2015	\$ 49,080.00
Quote Award - GC												
Count: 2												
Total:												
												\$ 1,948,080.00
Count: 4												

BoB-AD-080 PPRB Awards Report

Query Parameters:

Results matching ALL following condition(s):
 Data Element: Condition Value
 Bid and Quote Awards / Dir. Approval Date: between 2015-08-01 00:00:00.000 to 08/31/2015
 Workflow / Workflow Status: equals Completed
 Bid and Quote Awards / Status: equals Dir_Approved. SAF_Printed
 Bid and Quote Awards / Amount: between 0 to 1000000000000
 Workflow / Setup Name: contains FE

Sep 01, 2015

Project Name	Institution/Agency Name	Contract Scope	Bid Clarification	Low Base Bid?	# Bids	# Quote	Award Number	CPA #	State Contract #	Company Name	Dir. Approval Date	Amount
331-151 CENTRAL MS CRIME LAB	Department of Public Safety			Yes	2	0.00	FE035			Leeds Precision Instruments, Inc.	08/17/2015	\$ 83,000.00
331-151 CENTRAL MS CRIME LAB	Department of Public Safety		Plan documents were submitted by request to 8 plan holders who are scientific equipment manufacturers and/or dealers. Only one bid was received on the scanning electron microscope. Director Sam Howell submitted an email which is located in the Bricks Document Manager/FE/FE036 and as an attachment to the award BP responding to scientific bid results.	Yes	1	0.00	FE036			Carl Zeiss Microscopy, LLC	08/17/2015	\$ 266,998.30

Bid Award - FE \$ 349,998.30

Count: 2

Total: \$ 349,998.30

Count: 2

BoB-AD-080 PPRB Awards Report

Sep 01, 2015

Query Parameters:
 Results matching ALL following condition(s):
 Data Element: Condition Value
 Bid and Quote Awards / Dir. Approval Date: between 2015-08-01 00:00:00.000 to 08/31/2015
 Workflow / Workflow Status: equals Completed
 Bid and Quote Awards / Status: equals Dir. Approved, SAF_Printed
 Bid and Quote Awards / Amount: between 0 to 1000000000000
 Workflow / Setup Name: contains ITS

Project Name	Institution/Agency Name	Contract Scope	Bid Clarification	Low Base Bid?	# Bids	# Quote	Award Number	CP-1 #	State Contract #	Company Name	Dir. Approval Date	Amount
Quote Award - ITS												
101-292 Bowles Hall Renovations	Alcorn State University	Procurement of cables for the IP Camera System in Bowles Hall on the ASU Campus.			0.00	0.00	SC006	20160040		James Self, Inc.	08/08/2015	\$ 1,223.75
106-237 Harrison Renov-Exp. PH I	Mississippi Valley State University	Procurement of conduit for cable pathways in non-accessible areas in the Harrison Hall Building MVSU.			0.00	0.00	SC003	20160043		Graybar Electric Co., Inc.	08/11/2015	\$ 284.32
108-267 College of Business Building	University of Southern Mississippi	The equipment will provide financial information, such as stock quotes, throughout Scianna Hall (College of Business) on the campus of USM.			0.00	0.00	SC006	20160015		Rise Vision USA, INC	08/01/2015	\$ 66,145.00
331-151 CENTRAL MS CRIME LAB	Department of Public Safety	Procurement of the conference bridge to be used at Central MS Crime Lab.			0.00	0.00	SC024	20160025		Academic Technologies, Inc.	08/01/2015	\$ 1,999.00
331-151 CENTRAL MS CRIME LAB	Department of Public Safety	Procurement of the antenna to be used at the Central MS Crime Lab.			0.00	0.00	SC025	20160026		James Self, Inc.	08/01/2015	\$ 1,275.00
331-151 CENTRAL MS CRIME LAB	Department of Public Safety	Procurement software to be used to remotely connect to the network at the Central MS Crime Lab.			0.00	0.00	SC026	20160031		AT&T Communication Systems SE	08/01/2015	\$ 510.00

Quote Award - ITS
 Count: 6
 Total: \$ 71,437.07

Count: 6
 Total: \$ 71,437.07