

## **PUBLIC PROCUREMENT REVIEW BOARD**

### **SPECIAL MEETING**

**MONDAY, NOVEMBER 28, 2016**

A special meeting of the Public Procurement Review Board (PPRB) was scheduled for 3:00 p.m. in the 13<sup>th</sup> floor Conference Room of the Woolfolk State Office Building located in Jackson, Mississippi.

#### **PRESENT**

Mrs. Laura D. Jackson, Chairman  
Mr. Brian Pugh, Vice Chairman  
Mr. Charles R. Snowden, Member

#### **OTHERS**

Mr. Glenn Kornbrek, Director of the Bureau of Building, Grounds and Real Property Management, DFA  
Mr. Kent Adams, Director of Real Property Management, DFA  
Mr. Edward Wiggins, Jr., Special Assistant Attorney General, DFA  
Ms. Melody Coulson, PPRB Recorder

#### **Guests**

Mr. Jim Craig, MSDH  
Ms. Vicky Berryman, MSDH

The Chairman called the meeting to order.

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

#### **Leases**

Mr. Adams presented the following:

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

#### **Construction**

Mr. Kornbrek presented the following:

1. Approval for sole source on GS#107-308 Union Addition & Renovation, University of Mississippi for building automation controls, in the amount of \$48,000.00 to Johnson Controls, Inc. Mr. Pugh made a motion to approve. Mr. Snowden seconded and the motion carried.

**PUBLIC PROCUREMENT REVIEW BOARD**

**Special Meeting**

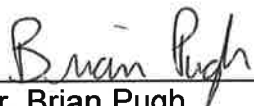
**Monday, November 28, 2016**


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2. The Bureau of Building, Grounds and Real Property Management on behalf of Capitol Facilities requested approval to requisition \$300,000.00 from the FY17 Capital Expense Fund; and, proceeding with GS# 377-003 NSSC Chillers (EMER) Office of Capitol Facilities (Department of Finance and Administration) emergency project. Mr. Snowden made a motion to approve the revisions. Mr. Pugh seconded and the motion carried.

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

  
Mrs. Laura D. Jackson

  
Mr. Brian Pugh

  
Mr. Charles R. Snowden





**STATE OF MISSISSIPPI**  
GOVERNOR PHIL BRYANT

**DEPARTMENT OF FINANCE AND ADMINISTRATION**

LAURA D. JACKSON  
EXECUTIVE DIRECTOR

# **NOTICE**

A Special Meeting of the

## **PUBLIC PROCUREMENT REVIEW BOARD**

will be held Monday, November 28, 2016, 3:00 p.m. in the  
13th floor Conference Room  
Woolfolk State Office Building

Agenda: Approval of BoB Contracts and Miscellaneous

## AGENDA

### PUBLIC PROCUREMENT REVIEW BOARD Special Meeting 3:00 p.m.

MONDAY, NOVEMBER 28, 2016

**I. BUREAU OF BUILDING, GROUNDS AND REAL PROPERTY MANAGEMENT (BOB)**  
Mr. Kent Adams, Director for Real Property Management, presents the following:

- Leases with no increase in cost or space (A)

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

- Request for Approval of a Sole Source on GS#107-308 Union Addition & Renovation, University of Mississippi
- Requesting \$200,000.00 from FY17 Capital Expense Fund for **GS# 377-003 NSSC Chillers (EMER) Office of Capitol Facilities (Department of Finance and Administration)**

**II. NEXT MEETING DATE**

Regular Meeting, Wednesday, December 07, 2016

PUBLIC PROCUREMENT REVIEW BOARD

SPECIAL MEETING

November 28, 2016

**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>
MSDH	143B LeFluer's Sq. Jackson	12/01/2016 11/30/2021	O Facilities & License Office	16,754	16,754	\$16.50inc	\$14.00inc	N 70%	\$234,556	390-251-21B 01778

MSDH resubmits a previously tabled lease request asking PPRB to approve the proposed lease extension with the amended term and lease amounts. MSDH ask PPRB to consider the overall cost that MSDH would incur should a move to a new location be necessary. MSDH has estimated that a move to a new location would cost in excess of \$100,000. There would also be expenses incurred by MSDH from the down time and lack of productivity due to a relocation of over a hundred employees. The financial saving to the state over the life of the proposed extension will be \$209,425.00 from the previous lease amount. Taking into consideration the estimated initial expense for moving (\$100,000), the effective lease rate can be calculated to \$12.81 per square foot over the five (5) year extension period. \$12.81 per square foot is within the competitive lease environment for the Jackson area.

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**

**MONDAY, NOVEMBER 28, 2016**

### **SOLE SOURCE FOR PPRB APPROVAL**

#### **GS# 107-308**

#### **Union Addition & Renovation**

#### **University of Mississippi**

#### **(Oxford, Mississippi)**

#### **REQUEST**

Approval for sole source of building automation controls at the University of Mississippi Central Mechanical Plant in the amount of \$48,000.00 to Johnson Controls, Inc.

#### **INTENT**

Sole source was properly advertised and posted on Portal in accordance with Construction Policy & Procedure Manual. No objections were received.

#### **SCOPE OF WORK**

Procurement is for related controls at the Central Mechanical Plant, where additional mechanical equipment is being installed under the General Construction Contract to support the expanded Student Union facility. Controls for this work must match the existing, remaining controls at the Central Mechanical Plant, which are also products of Johnson Controls, Inc. initial building automation controls for primary project (GS# 107-308 Union Addition & Renovation) were obtained via allowance. General Construction Contractor for the project, Roy Anderson Corp., obtained competitive proposals. Johnson Controls, Inc. was lowest and best proposal in the amount of \$301,840.00. Contingent upon PPRB approval for sole source of Johnson Controls, Inc., the sole source scope will be added to the General Construction Contract by Change Order to enable coordination with related mechanical work and controls work previously acquired via allowance.

GS# 107-308  
Union Addition & Renovation  
University of Mississippi

The Department of Finance and Administration, Bureau of Building, Grounds and Real Property Management intends to purchase the item listed below as a sole-source purchase within the project referenced above:

**Controls and Instrumentation for Chiller and associated equipment at existing Chiller/Boiler Plant serving the existing University of Mississippi Student Union.**

Terms of the proposed sole source procurement and procedure for objection thereto shall be consistent with Section 600.25 of the Bureau of Building, Grounds and Real Property Management Procedure Manual as follows:

600.25  
*PROJECT MANUAL*

5. *Specification as "sole source". Contractor may only utilize specified product, which is available from only one source. Professional may only utilize this method when justified due to the nature of specific project requirements. Such specification may only be utilized in sole-source procurements and shall not be embedded within request for quotation, allowance, request for bid, or request for proposal solicitations. Professional shall furnish written justification for review and approval including the following:*

- a. Description of the product for which approval is being sought*
- b. Explanation of why the product is the only one that can meet project requirements*
- c. Explanation of why the source is the only person or entity that can provide the required product*
- d. Explanation of why the amount to be expended for the product is reasonable*
- e. The efforts expended to obtain the best possible price for the product*

6. *Products proposed to be procured via sole source shall be advertised in the same manner provided in Section 31-7-13(c), Mississippi Code, Annotated. Such advertisement shall direct vendors to the procurement portal website where Bureau shall publish for a minimum of fourteen (14) days the terms of the proposed sole source procurement including the above items as well as procedures for any person or entity that objects and proposes that the product published on the procurement portal is not sole source and can be provided by another person or entity. If no objection is received, Bureau will obtain approval from the Public Procurement Review Board and document compliance with process via General Standard Approval Form.*

7. *Where sole source procurement is objected to, the Bureau will follow the following steps:*

*a. If the Bureau determines after review that the product in the proposed sole source request can be provided by another person or entity, the sole source request will be terminated and such product procured in a competitive procurement process.*

*b. If the Bureau determines after review that there is only one (1) source for the required product, then the Bureau may appeal to the Public Procurement Review Board. The Bureau shall have the burden*



*of proving that the product is only provided by one (1) source. If appeal is successful, Bureau will proceed with procurement and document compliance with process via General Standard Approval Form.*

*c. If the Public Procurement Review Board has any reasonable doubt as to whether the product can only be provided by one (1) source, then the Bureau will procure the product in a competitive procurement process.*

Persons or entities objecting to this sole source procurement shall submit such objection, and the reasons therefore, in writing to the Director of the Bureau of Building, Grounds and Real Property Management, at 501 N. West St. Ste 1401B, Jackson, MS 39201 on or before November 22, 2016 which is the fourteenth (14<sup>th</sup>) day after notice is published on the procurement portal website.

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**ELDRIDGE & ASSOCIATES PA**  
CONSULTING ENGINEERS

604 Hwy 80 West, Suite U  
P.O. Box 1179  
Clinton, Mississippi 39060

Officers:  
JIMMY W. ELDRIDGE, P.E.  
*President*

Telephone: (601) 925-5258  
Facsimile: (601) 925-5248

October 12, 2016

Mr. Glenn Kornbrek  
Bureau of Building, Grounds, and Real Property Management  
Department of Finance and Administration  
501 North West Street, Suite 1401B  
Jackson, Mississippi 39201

Re: GS # 107-308 Sole Source for controls for the Chiller Plant

Dear Mr. Kornbrek,

As a part of the Student Union Addition and Renovation at the University of Mississippi the chiller equipment required to serve the cooling needs of the building is being installed in the existing chiller/boiler plant located across campus from the Student Union. While the building automation controls for the Student Union addition and renovation have been competitively bid, the controls for the chiller equipment need to be from the same manufacturer as the controls for the existing chiller plant.

The existing chiller plant has three chillers with their associated pumps and cooling towers. The plant is operated and controlled with JCI controllers and programs. The chiller and pumps being added for the Student Union project will need to be operated and controlled by the same programming as the rest of the chiller plant. While the chiller is being added to give the additional capacity required by the Student Union project, the chiller will not be dedicated explicitly to the Student Union, but will be put into the plant to operate alongside the existing chillers. The staging of the chillers and pumps requires that they be controlled by one master controller, the JCI controller already in use. Therefore the controls for the Student Union chiller and pumps need to be JCI controls as well.

Jimmy Eldridge, the Mechanical Engineer for the project, estimated the cost of the controls for the chiller and its associated pumps to be Forty-eight Thousand dollars (\$48,000). This estimate was based on the control costs from two recent projects, The Civil Rights Museum and the Delta State Chiller Plant. The price provided by Johnson Controls for the chiller plant controls is Forty-two Thousand dollars (\$42,000). This price is therefore within the estimated budget and is considered a reasonable price.

We are hereby requesting that the award of the chiller plant controls for the Student Union Addition and Renovation be awarded as a change order to the Contractor for the general construction contract.

Sincerely,

Jimmy W. Eldridge P.E.



Johnson Controls, Inc  
Controls Group  
193 Business Park Dr., Suite A-1  
Ridgeland, MS 39157  
Tel. (601) 957-7159  
Fax (601) 957-7172  
COR-00091-MC

**Proposal:** UM – Union Additions and Renovations Plant  
**Date:** August 18, 2016

The Johnson Controls-Jackson, MS Branch is pleased to provide the following quote and scope of work for the UM Union Additions and Renovations Chiller Plant per plans and specs dated February 2015, Addenda. **Please note exceptions and exclusions below.**

**Scope of Work Includes:**

**Controls and Instrumentation**

**Chilled and Condenser Water Systems**

- Networked DDC controls for the chilled and condenser water systems required by the points list prescribed in the project plans.
  - DDC controller with display and enclosure
  - Chiller Enable
  - Command and status relays for pumps
  - Outside Air temp and humidity sensor
  - Chilled and Condenser water temp sensors and wells
  - Isolation Valves and actuators
  - BACNet connection to the Chiller

**Networking**

- Connection to the existing Johnson Controls NAFs for networking all DDC controls provided in the building
- Integrations
- Programming

**Exclusions:**

- Installing any controllers, devices, or components not provided by Johnson Controls, Inc. (Unless listed above in the scope of work)
- Providing or installing controls for temporary construction operations.
- Providing labor for site cleanup work other than JCI or JCI subcontractors
- Providing or installing Smoke/Fire/Combination dampers and actuators.
- Power wiring – 120V and above.
- Fire Caulking
- Overtime labor – all work to be done during regular business hours. (JCI will work overtime if JCI is behind schedule or delaying others)
- Access doors or dampers.
- Mechanical system manual thermometers.
- Installation of valves and immersion wells.
- MS Contractors Use Tax
- Commissioning or programming of other systems not provided by JCI.



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Controls Group  
193 Business Park Dr., Suite A-1  
Ridgeland, MS 39157  
Tel. (601) 957-7159  
Fax (601) 957-7172  
COR-00091-MC

Price----- \$42,000.00

JOHNSON CONTROLS, INC.

A handwritten signature in cursive script, appearing to read "Jeff M. Fracchia".

Signature

Name: Jeff M. Fracchia, P.E.  
Title: Account Rep. - Installation Sales  
Date: August 18, 2016

## **AGENDA**

### **PUBLIC PROCUREMENT REVIEW BOARD**

**NOVEMBER 28, 2016**

**GS# 377-003**

**NSSC Chillers (EMER)**

**Office of Capitol Facilities**

**(Department of Finance and Administration)**

On August 2, 2016, the Office of Capitol Facilities requested assistance from the Department of Finance and Administration / Bureau of Building, Grounds and Real Property Management, regarding two chillers at the NASA Shared Services Center due to a high cooling load and the age of the units.

The Bureau of Building, et al, requested approval for \$300,000.00 expenditure from the Capital Expense Fund for FY17; and, proceeding with project for said emergency, with the Professional obtaining bids for the above mentioned project. It has been determined that the previous amount is insufficient to address the emergency and \$200,000.00 additional funds are hereby being requested.

NOTE: Code 27-103-303 allows up to \$500,000.00 for any single emergency with a cap of \$2,000,000.00 per fiscal year. This request is for \$200,000.00 of the FY17 Capital Expense Funds. The Office of Capitol Facilities Memo serving as the Declaration of Emergency was attached in August. With PPRB approval herein, the letters will be drafted for distribution to the seven entities named in the statute for notification of expenditure from the Capital Expense Fund.

October, 2016

**SCHEMATIC DESIGN PHASE - ESTIMATE**

**GS #377-003  
NSSC CHILLERS (EMER)  
STENNIS SPACE CENTER  
(OFFICE OF CAPITOL FACILITIES)  
(DEPARTMENT OF FINANCE AND ADMINISTRATION)**



**628 Washington Avenue, Suite C  
Ocean Springs, MS 39564**

<b>SD BUDGET ESTIMATE</b>		<b>ALLRED ARCHITECTURAL GROUP</b>		
PROJECT NAME		PROJECT NUMBER		DATE
<b>NSSC CHILLERS (EMER) STENNIS SPACE CENTER)</b>		<b>2016-24</b>		<b>Oct., 2016</b>
<b>GS# 377-003</b>				
<b>DESCRIPTION</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>TOTAL</b>
<b>Mechanical Work</b> see attached	<b>1</b>	<b>LS</b>	<b>420,000.00</b>	<b>\$420,000.00</b>
<b>Electrical Work</b> see attached	<b>1</b>	<b>LS</b>	<b>15,000.00</b>	<b>\$15,000.00</b>
<b>SUB TOTAL</b>				<b>\$435,000.00</b>
<b>O.H &amp; P</b>		<b>15%</b>		<b>\$65,250.00</b>
<b>GS #377-003 CONTRACT SUM</b>				<b>\$500,250.00</b>
<b>PROFESSIONAL FEES</b>		<b>@</b>	<b>B+</b>	<b>\$40,377.00</b>
<b>CONTINGENCY</b>		<b>@</b>	<b>10%</b>	<b>\$54,063.00</b>
<b>TOTAL SCHEMATIC DESIGN ESTIMATE</b>				<b>\$594,690.00</b>

PROJECT BUDGET

Project Title: NASA SCC CHILLER REPLACEMENT Date: 09/22/16  
 Owner: STENNIS SPACE CENTER  
 Client: DIRECT Benchmark: \$/G.S.F.  
 ERG P.N.: 16.69 Estimated Area: - G.S.F.  
 Project Phase: SD PHASE Est. Proj. Budget: \$/G.S.F.

**Demolition Estimate**

			\$/G.S.F.
HVAC	\$	25,000	#DIV/0!
<b>Total Demolition</b>	<b>\$</b>	<b>25,000</b>	<b>#DIV/0!</b>

**Renovation Estimate**

HVAC	\$	395,000	#DIV/0!
<b>Total Renovation</b>	<b>\$</b>	<b>395,000</b>	<b>#DIV/0!</b>

**SUMMARY**

Demolition	\$	25,000.00	#DIV/0!
Renovation	\$	395,000.00	#DIV/0!
<b>Total Estimated Cost</b>	<b>\$</b>	<b>420,000.00</b>	<b>#DIV/0!</b>

Prepared By: LAM Date Issued: Date Revised:



From: mwynne=sweems.com@mg.sweems.com [mailto:mwynne=sweems.com@mg.sweems.com] On Behalf Of Mike Wynne

Sent: Monday, October 24, 2016 9:13 AM

To: Chet Allred <chet@allredarchitecturalgroup.com>

Cc: Mike Wynne <mwynne@sweems.com>

Subject: RE: NASA NSSC Chiller Replacement

Electrical estimate for Schematic Design Submittal would be \$15,000.

Mike

John M.(Mike) Wynne, P.E.

Schultz & Wynne, P.A.

mwynne@sweems.com

601-982-3313