

**PUBLIC PROCUREMENT REVIEW BOARD**

**SPECIAL MEETING**

**WEDNESDAY, DECEMBER 21, 2017**

A special meeting of the Public Procurement Review Board (PPRB) was scheduled for 4:15 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. Glenn R. Kornbrek, Member

**OTHERS**

Mrs. Aubrey Leigh Goodwin, J.D., Deputy Executive Director, DFA

Mr. Calvin Sibley, Director of the Bureau of Building, Grounds and Real Property Management, DFA

Mr. Kent Adams, Director of Real Property Management, DFA

Ms. Romaine Richards, Special Assistant Attorney General, DFA

Ms. Liz DeRouen, PPRB Recorder, DFA

The Chairman called the meeting to order.

**DECISION ON APPEAL FROM SOUNDOFF SIGNAL OF PROTEST DENIAL BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION**

Mr. Kornbrek made a motion to uphold the decision of MDOT in the determination of denial of Soundoff's protest. Mrs. Jackson seconded and the motion carried. Both parties will be notified of the Board's decision by Certified Mail.

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

**Leases**

Mr. Adams presented the following:

The Board reviewed (a) New Leases as recommended by the Division of Real Property Management. Mr. Kornbrek made a motion to approve the requests. Mrs. Jackson seconded, and the motion carried.

**Real Property Management**

Mr. Sibley presented the following:

The Board approved a change to Section 300.2, of the Real Property Management Leasing Manual that was approved in the December 20, 2017 Special PPRB Meeting and was authorized submission to the Mississippi Secretary of State in accordance with the Administrative Procedures Act. The change adds paragraph four (4), "wireless tower leases" as an exception from the competitive procurement process and not require approval by RPM Division or PPRB. Mr. Kornbrek made the motion to approve. Mrs. Jackson seconded, and the motion carried.

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**Special Meeting**  
**Thursday, December 21, 2017**  
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**NEXT MEETING DATE**


Regular Meeting, Wednesday, January 3, 2018

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

  
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Laura D. Jackson, Chair PPRB

  
\_\_\_\_\_  
J.K. "Hoopy" Stringer, Chair PPRB

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Date



**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 Thursday, December 21, 2017  
4:15 p.m. in the  
13th floor Conference Room  
Woolfolk State Office Building



## **AGENDA**

### **PUBLIC PROCUREMENT REVIEW BOARD Special Meeting 4:15 p.m.**

**WEDNESDAY, DECEMBER 21, 2017**

**I. DECISION ON APPEAL FROM SOUNDOFF SIGNAL OF PROTEST DENIAL BY THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION**

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

- New Leases (a)

Mr. Calvin Sibley, Director of Building, Grounds, and Real Property Management presents the following:

- Request Board approval of a revision to the Real Property Management Leasing Manual which was approved by PPRB on December 20, 2017 to add "wireless tower leases" as an exception from the competitive procurement process and not require approval by RPM Division or PPRB. Change is to Section 300.2, adding paragraph (4). Request to submit as revised to the Mississippi Secretary of State in accordance with the Administrative Procedures Act.

**III. NEXT MEETING DATE**

- Regular Meeting, Wednesday, January 3, 2018

PUBLIC PROCUREMENT REVIEW BOARD

SPECIAL MEETING

December 21, 2017

LEASES

850-000

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

(a) NEW LEASES

<u>Agency</u>	<u>Location</u>	<u>Eff. Date</u>	<u>Type*</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>
Hudspeth	1405 College Dr. Meridian	01/01/2018 12/31/2023	WS	N/A	4,000	N/A	\$4.80+UJ	N 0%	\$19,200	540-381-23A 07520
ITS	Yazoo Co. Yazoo City	12/12/2017 12/11/2022	LD	N/A	4,000	N/A	\$1.50	Y 0%	\$6,000	899-821-22B 07521

ITS ask PPRB to ratify this lease. The term of this lease shall be five (5) years, commencing on the date of execution of the lease and terminating on the fifth (5<sup>th</sup>) anniversary of the commencement date. Lessee shall have the right to extend this lease for five (5) additional five (5) year terms (renewal terms). Each renewal term will be on the same terms and conditions as set forth in the original lease. This lease shall be automatically renewed for each successive renewal term unless the Lessee notifies Lessor of Lessee's intention not to renew the lease at least thirty (30) days prior to the expiration of the initial term or the renewal term which is then in effect. Upon the commencement of each renewal term, the rent amount shall be increased by 10% over the rent amount for the previous term.

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

# HUDSPETH REGIONAL CENTER



Michael E. Harris, M.Ed.  
Director

100 Hudspeth Center Drive  
Post Office Box 127-B  
Whitfield, Mississippi 39193

(601) 664-6000  
Fax: (601) 354-6945

December 14, 2017

Mr. Kent Adams  
Department of Finance and Administration  
Bureau of Buildings  
501 North West Street  
Jackson, MS 39201

Dear Mr. Adams:

Hudspeth Regional Center is in the process of transitioning a workshop that we currently operate, MIDD Meridian, for Individuals with Intellectual and Developmental Disabilities to Weems Community Mental Health Center in Meridian, Mississippi. We are requesting a waiver of advertisement to rent space in the MIDD Meridian building due to special circumstances. We have twenty (20) people who live in our ICF/IID Group Homes in Meridian who attend this workshop. Hudspeth Regional Center receives a per diem for the care of the twenty people so Weems CMHC is unable to bill for their training. Many of these people have been attending this workshop for more than 20 years. This would be a burden on them to change work locations and go to an unfamiliar location after all this time. These individuals would lose their current employment. Additionally, there is only one other provider for persons with Intellectual Disabilities in the area and they are not interested in providing the service.

Please consider the above request. We believe that the rate that has been quoted by Weems Community Mental Health Center is a fair rate. It is my understanding that you may possible have a meeting of the PPRB before the end of the year. If, so we would like to be on the agenda to discuss this matter if possible. Should you have questions, please contact me at 601-664-6010 or Jackie Breland at 601-664-6102 or 601-954-3378. Again thank you for your assistance in this matter.

Sincerely yours,

Michael E. Harris, Director, M.Ed.  
Hudspeth Regional Center  
Highway 475 South  
Post Office Box 127-B  
Whitfield, MS 39193-1032  
601-664-6010  
[Mike.harris@hrc.state.ms.us](mailto:Mike.harris@hrc.state.ms.us)