

PUBLIC PROCUREMENT REVIEW BOARD

SPECIAL MEETING

TUESDAY, MARCH 14, 2017

A special meeting of the Public Procurement Review Board (PPRB) was scheduled for 3:00 p.m. in the 13th 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
Ms. Romaine Richards, Special Assistant Attorney General, DFA
Ms. Melody Coulson, PPRB Recorder

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) New Leases. Mr. Pugh 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.

Construction

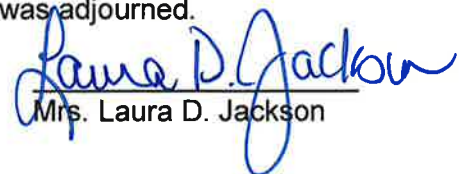
Mr. Kornbrek presented the following:

The board reviewed Professional Appointments on:

1. GS#101-310 New Faculty and Staff Housing, Alcorn State University – ArchitectureSouth, P.A.
2. GS#109-223 Clinical Research Unit, University of Mississippi Medical Center – Foil Wyatt Architects & Planners PLLC
3. GS#212-066 New Ripley Center, Northeast Mississippi Community College – PryorMorrow PC – Tupelo, MS

Sole Source Award on GS#422-157 Wastewater Lagoon Upgrades, Ellisville State School in the amount of \$169,800.00, to be provided by Five Star Filtration LLC. Mr. Snowden made a motion to approve. 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 Tuesday, March 14, 2017
3:00 p.m. in the
13th floor Conference Room
Woolfolk State Office Building

- Request for approval of leases for RPM and miscellaneous

AGENDA

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

TUESDAY, MARCH 14, 2017

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

- New Leases (a)

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

- Professional Appointments on **GS#101-310, GS#109-223, GS#212-066**
- Sole Source on **GS#422-157** Wastewater Lagoon Upgrades Ellisville State School

II. NEXT MEETING DATE
Regular Meeting, Wednesday, April 05, 2017

PUBLIC PROCUREMENT REVIEW BOARD

SPECIAL MEETING

March 14, 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* Space</u>	<u>Previous Sq. Ft.</u>	<u>Proposed Sq. Ft.</u>	<u>Previous** \$/Sq. Ft.</u>	<u>Proposed** \$/Sq. Ft.</u>	<u>Esc</u>	<u>%Fed Fund</u>	<u>\$/Year</u>	<u>Lease #</u>
MDRS	109 Pitchford Pkwy Natchez	05/01/2017 04/30/2027	O	0	4,600	0	\$16.59+UJ	N	80%	\$75,900	725-011-27A 01845

MDRS was asked by RPM to re-advertise. MDRS re-advertised and received two (2) RFP's. The first was non-responsive because of a lack of available parking and because it is offered in an "as is" status. The second RFP is from the original respondent that will build to suit on land that is adjacent to the WIN center. MDRS has advertise this lease four (4) times in an effort to secure less expensive lease.

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

AGENDA

PUBLIC PROCUREMENT REVIEW BOARD

TUESDAY, MARCH 14, 2017

SPECIAL MEETING

The Bureau of Building, Grounds and Real Property Management requests approval, ratification, and/or concurrence with the following Professional appointment(s).

NOTE: Standard Operating Procedures established in April, 2004, require PPRB approval of fees in excess of \$250,000.00. The following Professional(s) were selected by short list and interview by the Bureau of Building and/or the Using Agency per 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.)

The following three projects are being brought to the Special Meeting because it is important to the Agencies to move forward without further delay.

GS#	101-310
Title:	New Faculty and Staff Housing
Institution/Agency:	Alcorn State University
Location:	Lorman, Mississippi
Project Budget:	\$10,000,000.00 (Estimated fees: \$542,963.00)
Funding Sources:	HB 1729, L'16
Professional Fee:	C
Professional:	ArchitectureSouth, P.A.

Project Scope: Planning and construction of approximately 50 units of new faculty and staff housing and related facilities and parking. Due to phased funding of \$7,500,000.00 in FY'17 and \$2,500,000.00 in FY'18, construction will also be phased with initial construction of approximately 35 to 40 units as funds permit. Initial concept is for housing to consist of townhomes located on undeveloped campus property toward the entry to campus. Consideration will be given various types of construction, however; goal will be for an efficient, cost-effective, low maintenance, long-term solution to house the faculty and staff.

Commissioning: This project will involve total building commissioning, requiring the Professional to coordinate the work of this project with the Owner's Commissioning Authority Professional. Testing, Adjusting and Balancing (TAB) services will be retained by the Commissioning Agent. The commissioning process will begin at Schematic Design Phase. Professional will coordinate work with Commissioning Agent and the Testing, Adjusting and Balancing (TAB) service provider.

Data/Communications: Professional will coordinate work with Mississippi Department of Information Technology Services (ITS). ITS involvement will begin at Schematic Design Phase.

GS# 109-223
Title: Clinical Research Unit
Institution/Agency: University of Mississippi Medical Center
Location: Jackson, Mississippi
Project Budget: \$7,500,000.00 (Estimated Fees: \$493,865.00)
Funding Sources: HB 1729, L'16
Professional Fee: D+
Professional: Foil Wyatt Architects & Planners PLLC

Project Scope: Planning and renovation of shell space located on the 6th floor of the Adult Hospital for physicians and researchers to conduct clinical trials to advance research and patient care. Professional experience with implementation of renovation within an active and occupied hospital environment is essential.

Commissioning: This project will involve commissioning of MEP and life safety systems, requiring the Professional to coordinate the work of this project with the Owner's Commissioning Authority Professional. Testing, Adjusting and Balancing (TAB) services will be retained by the Commissioning Agent. The commissioning process will begin at Schematic Design Phase. Professional will coordinate work with Commissioning Agent and the Testing, Adjusting and Balancing (TAB) service provider.

Data/Communications: Professional will coordinate work with Mississippi Department of Information Technology Services (ITS). ITS involvement will begin at Schematic Design Phase.

GS# 212-066
Title: New Ripley Center
Institution/Agency: Northeast Mississippi Community College
Location: Ripley, Mississippi
Project Budget: \$3,000,000.00 (Estimated Fees: \$175,408.00)
Funding Sources: HB 787, L'14; SB 2906, L'15; HB 1729, L'16
Professional Fee: C
Professional: PryorMorrow PC – Tupelo, Mississippi

Project Scope: Planning and construction of approximately 10,000 SF of classroom, workforce training, office and support space in one or more buildings on a new +/-10.5 acre site in Ripley, Mississippi. Project will include drives, parking and utility infrastructure.

Commissioning: This project will involve total building commissioning, requiring the Professional to coordinate the work of this project with the Owner's Commissioning Authority Professional. Testing, Adjusting and Balancing (TAB) services will be retained by the Commissioning Agent. The commissioning process will begin at Schematic Design Phase. Professional will coordinate work with Commissioning Agent and the Testing, Adjusting and Balancing (TAB) service provider.

Data/Communications: Professional will coordinate work with Mississippi Department of Information Technology Services (ITS). ITS involvement will begin at Schematic Design Phase.

AGENDA

PUBLIC PROCUREMENT REVIEW BOARD

TUESDAY, MARCH 14, 2017

SOLE SOURCE FOR PPRB APPROVAL

GS# 422-157

Wasterwater Lagoon Upgrades

Ellisville State School

(Ellisville, Mississippi)

REQUEST

The Bureau of Building, Grounds and Real Property Management request approval of the Sole Source Procurement of the filter system for the above project in the amount of \$169,800.00, to be provided by Five Star Filtration LLC. This includes delivery and coordination of installation of a Five Star Disk Filter system with the general contractor.