

**Lauderdale County Board of Supervisors
410 Constitution Ave, 11th Floor
Meridian, Mississippi 39301
601-482-9746 Main
601-482-9744 Fax**

PROPOSAL PACKET

FOR

**RFP NO: #101-2022 – PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY
PROPERTIES**

PACKET INCLUDES THE FOLLOWING:

- Bid Overview
- Description & Specifications
- Other Information
- Vendor Data Form
- Professional Reference Sheet
- Instructions & Certification
- MDAH Letter of Acknowledgement

PROPOSALS DUE DATE: THURSDAY, MARCH 17, 2022, NOT LATER THAN 2:00 P.M.

NO LATE PROPOSALS WILL BE ACCEPTED

Firm Name

LAUDERDALE COUNTY BOARD OF SUPERVISORS
410 CONSTITUTION AVE, 11TH FLOOR, MERIDIAN, MS 39301

PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES

A. OVERVIEW

The Lauderdale County Board of Supervisors is seeking proposals from qualified firms/developers for the opportunity to purchase and develop the County owned properties. Subject to the terms, conditions, provisions, and the enclosed specifications, responses to this solicitation will be received at this office until the stated date and time. Responses received after the scheduled due date and time will be rejected. Proposals must be submitted in a sealed package marked on the outside with the Firm's name, address, and this solicitations number and name.

This solicitation does not commit Lauderdale County to award a contract, to pay any costs incurred in the preparation of proposals submitted, or to procure or contract for the services. The County reserves the right to accept or reject or cancel in part, or in its entirety offers received as a result of this request if deemed to be in the best interest of the County to do so.

B. PROPERTY DISCRIPTION

Property Surplused on January 3rd, 2022

+/- 4 acres located on 22nd Ave on Lauderdale County property near the Meridian Police Department.

PPIN 18328 known as the Lamar Hotel

PPIN 18225 known as the Ulmer Building

C. SPECIFICATIONS

At a minimum the proposals should the following guidelines:

- Easily understandable description of intended use of the property.
- Timeline of potential development.
- Estimated investment in property improvements.
- Anticipated job creation.
- Proposed purchase price of the surplus's property.
- Signed copy of the attached Mississippi Archive and History Project #22-157-21 & #11-158-21 if proposal is for the Ulmer property or the Lamar Hotel property.
- Formatting of the RFP should follow a logical and easy to follow sequence.

All transactions will be in accordance with the MS Code of 1972 19-7-3.

D. OTHER INFORMATION

The point of contact for questions is Chris Lafferty at clafferty@lauderdalecounty.org

Chris Lafferty
County Administrator
Lauderdale County
410 Constitution Ave, FL 11
Meridian, MS 39301-5161
Phone: 601-482-9751

LATE PROPOSALS OR MODIFICATIONS:

- A. Proposals received after the time set for the submittal shall not be considered. Modifications in writing received prior to the deadline will be accepted. The County will not be responsible for misdirected proposals. Vendors should email the County Administrator at clafferty@lauderdalecounty.org to ensure receipt of their submittal documents prior to opening time and date listed.

- B. The time set for the deadline shall be local time for Meridian, Mississippi (CST) on the date listed.

By signing below, you acknowledge that you understand all terms set forth and outline up to this point.

SIGNATURE OF ACKNOWLEDGEMENT: _____

LAUDERDALE COUNTY BOARD OF SUPERVISORS
410 CONSTITUTION AVE, 11TH FLOOR, MERIDIAN, MS 39301

RFP NO: #101-2022 - PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES

VENDOR DATA FORM

My signature certifies that the accompanying proposal is not the result of or affected by any act of collusion with another person/or company engaged in the same line of business or commerce, or any act of fraud.

I hereby certify that I am authorized to sign this proposal for/or on behalf of the company.

NAME OF COMPANY: _____

LEGAL ADDRESS: _____

PHONE (____) _____ FAX (____) _____

FEDERAL ID #: _____ (Attached W-9)

SIGNATURE: _____

PRINTED NAME: _____

OFFICIAL TITLE: _____

EMAIL ADDRESS: _____

DATE: _____

LAUDERDALE COUNTY BOARD OF SUPERVISORS
410 CONSTITUTION AVE, 11TH FLOOR, MERIDIAN, MS 39301

VENDOR PROFESSIONAL REFERENCE SHEET
TO BE COMPLETED AND SUBMITTED WITH PROPOSAL

QUALIFICATIONS: Firms shall have the capability and capacity in all respects to fulfill the contractual requirements to the satisfaction of the Lauderdale County Board of Supervisors.

Indicate the length of time you have been in business as a company providing the type of service required for this agreement. Years_____ Months_____

Please provide a minimum of three (3) references, which may substantiate past work performance and experience in the type of work required for this contract. This should include the following: Business Name, Address, Phone Number and Contact Person

1. _____

2. _____

3. _____

Company Name of Bidder/Firm

LAUDERDALE COUNTY MISSISSIPPI

INSTRUCTIONS TO PARTICIPANTS

1. ALL PROPOSALS SHALL BE ON LAUDERDALE COUNTY BID FORMS AND SUBMITTED IN DUPLICATE.
2. ALL PROPOSALS SHALL BE FOB MERIDIAN, MS AND MUST INCLUDE ANY PRE-DELIVERY CHARGES.
3. PROPOSAL SHALL INCLUDE THE COMPANIES COMPLETED FORM W-9.
4. ALL PROPOSALS SHALL BE ADDRESSED TO THE LAUDERDALE COUNTY BOARD OF SUPERVISORS, C/O COUNTY ADMINISTRATOR, 410 CONSTITUTION AVENUE - 11TH FLOOR, MERIDIAN, MS 39301 AND CLEARLY MARKED ON OUTSIDE OF ENVELOPE AS FOLLOWS:

RFP NO: #101-2022 **BID DUE DATE:** March 17, 2022, by 2:00 P.M.

BID NAME: PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES

PROPOSALS MAY ALSO BE ELECTRONICALLY SUBMITTED VIA THE CENTRAL BIDDING WEBSITE AT: WWW.CENTRALBIDDING.COM. FOR ANY QUESTIONS RELATING TO THE ELECTRONIC SUBMISSION/BIDDING PROCESS, PLEASE CALL CENTRAL BIDDING AT 225-810-4814.

THE PURCHASING DEPARTMENT WILL NOT ACCEPT FACSIMILE (FAX) NOR EMAIL TRANSMISSIONS OF THIS PROPOSAL. IT SHALL BE INCUMBENT UPON EACH BIDDER TO UNDERSTAND THE SPECIFICATIONS AS LISTED HEREIN AND TO OBTAIN CLARIFICATION WHEN NECESSARY. IT IS NOT THE INTENT OF THE SPECIFICATIONS TO LIMIT THE BIDDING TO ANY MAKE OR MANUFACTURE OF MATERIALS, BUT RATHER TO SELECT SUCH MATERIALS TO FILL A SPECIFIC NEED AND PERFORM A SPECIFIC TASK. ANY REFERENCE TO NAME-BRAND MATERIALS IS INTENDED TO ESTABLISH STANDARDS ONLY AND BIDS SUBMITTED IN MATERIALS EQUAL THERETO SHALL BE CONSIDERED.

NO RESPONSIBILITY WILL ATTACH TO ANY PERSON EMPLOYED BY THE BOARD FOR PREMATURE OPENING OF ANY PROPOSAL NOT PROPERLY ADDRESSED AND IDENTIFIED AS STIPULATED ABOVE.

THE LAUDERDALE COUNTY BOARD OF SUPERVISORS RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BID(S) AND TO WAIVE INFORMALITIES.

DATED AND CERTIFIED BY:

SIGNATURE OF BIDDER OR AUTHORIZED AGENT

DATE SIGNED

December 9, 2021

Mr. Chris Lafferty
County Administrator
Lauderdale County
410 Constitution Ave.
Meridian, MS 39301

**RE: Lamar Hotel & Ulmer Building – Sale of Properties
MDAH Project # 11-157-21 & 11-158-21
Inventory # 075-MER-0141-NR-NRD-ML
Inventory # 075-MER-0200-NRD-ML
Meridian, Lauderdale County**

Dear Mr. Lafferty:

We have reviewed your Notices of Intent received November 22, 2021, regarding the above-referenced projects to sell the Lamar Hotel and Ulmer Building. The Lamar Hotel was designated as a Mississippi Landmark in 1988, and listed on the National Register of Historic Places in 1979. The Ulmer Building was designated as a Mississippi Landmark in 1999, and listed on the National Register of Historic Places in 2007.

In accordance with the Antiquities Law of Mississippi, Miss. Code Ann. § 39-7-1 *et seq.*, please send us notification that the potential buyers have been made aware of the Mississippi Landmark designation and of their responsibilities under the Antiquities Law of Mississippi. In addition, MDAH would like to meet with the potential buyers before the sale is finalized so that we may discuss with them their responsibilities as Mississippi Landmark owners. At the meeting, we would like to share with them opportunities that they may have with rehabilitating historic buildings using the tax incentives program.

If you have any questions, please contact me at (601) 576-6952 or mtingle@mdah.ms.gov. Your continued cooperation is appreciated.

Sincerely,

Mingo Tingle

Mingo Tingle
Chief, Technical Preservation Services

By signing below, I acknowledge that I have been advised of the historical landmark designation of the properties listed above.

Signature

cc: Statewide Survey File
Mississippi Landmark File

Firm Name

Date