

Lauderdale County Board of Supervisors
2600 Courthouse Blvd, 2nd Floor
Meridian, Mississippi 39301
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QUALIFICATIONS PROPOSAL PACKET

RFQ NO. LC101-2026: MILITARY BARRACKS DEVELOPMENT AT NAS MERIDIAN, MS

PACKET INCLUDES THE FOLLOWING:

- Legal Advertisement
- Purpose & Background
- Project Description
- Project Priorities
- General Information
- Requirements & Evaluation Criteria
- Method of Review & Evaluation
Process

RESPONSES ARE DUE: FRIDAY, AUGUST 21, 2026, NOT LATER THAN 1:00 P.M. CST

NO LATE PROPOSALS WILL BE ACCEPTED

Name of Firm

ADVERTISEMENT FOR QUALIFICATIONS

NOTICE is hereby given that Lauderdale County Board of Supervisors will receive sealed responses until 1:00 p.m. CST on Friday, August 21, 2026, for the following:

RFQ NO. LC101-2026: MILITARY BARRACKS DEVELOPMENT AT NAS MERIDIAN, MS

The Lauderdale County Board of Supervisors (County) seeks responses from interested parties ("Operators") who are qualified to enter a partnership to design, build, finance, and maintain replacement military barracks facilities at Naval Air Station Meridian.

Detailed specifications and forms/documents can either be downloaded from Lauderdale County Board of Supervisors Purchasing website at <https://lauderdalecounty.org/Bids/> or Central Bidding at www.centralbidding.com.

Electronic Bids can be submitted via Central Bidding at www.centralbidding.com.

Sealed Bids can be submitted by mail via USPS, by courier service i.e., FedEx or by hand to the Lauderdale County Purchasing Department, 2600 Courthouse Blvd, 2nd Floor, Meridian, MS 39301, Monday thru Friday between the hours of 8:00 a.m. to 5:00 p.m. Envelopes must be received by the acceptance date and time listed above.

Each bid must be received in a sealed envelope which is clearly marked on the outside:
"RFQ #LC101-2026 MILITARY BARRACKS DEVELOPMENT – NAS MERIDIAN"

From the responses submitted, the Board of Supervisors shall select the most qualified based on price, and other relevant factors, negotiate and enter into a contract, all pursuant to Section 31-7-13, Mississippi Code of 1972, as amended. Companies submitting responses will be published on the County's website. No further information will be discussed or provided until the evaluation of all submittals is completed. No extension of the submission period will be made other than by a formal written addendum to this RFQ. Any responses received after the date and time listed above will not be accepted.

No Operator may withdraw his/her submission within thirty (30) days after date of opening responses without the consent of Lauderdale County Board of Supervisors.

The County reserves the right to select the response which best meets the needs of Lauderdale County.

The Lauderdale County Board of Supervisors reserves the right to accept or reject any and/or all submissions and waive informalities in this process.

LAUDERDALE COUNTY MISSISSIPPI BOARD OF SUPERVISORS REQUEST FOR QUALIFICATIONS (RFQ)

**Public-Private Partnership for Military Barracks Development at NAS
MERIDIAN MS**

RFQ Number: **LC101-2026**

Issue Date: July 22, 2026

Statements of Qualifications Due: August 21, 2026

1.1 PURPOSE AND BACKGROUND

1.1.1 Request for Qualifications (RFQ)

Lauderdale County, Mississippi Board of Supervisors (“County”) is issuing this Request for Qualifications (“RFQ”) to solicit responses from interested parties (“Operators”) who are qualified to enter a partnership to design, build, finance, and maintain replacement military barracks facilities at Naval Air Station Meridian. The Project is anticipated to replace existing barracks with approximately 770 new beds for unaccompanied sailors.

1.1.2 Overview of the Opportunity

The County seeks a qualified operating partner with demonstrated experience in military housing, university housing, or large-scale residential construction. The Project is intended to provide modern, resilient, and mission-supportive accommodations for unaccompanied sailors stationed at Naval Air Station Meridian. The selected Operator will be expected to collaborate closely with the County, Naval Air Station Meridian, and other applicable governmental stakeholders throughout planning, design, construction, financing, delivery, and operations.

1.1.3 Overview of the Selection Process

Through this RFQ process, the County seeks to identify an Operator with the best qualifications, experience, financial capacity, and proven track record of executing comparable military, federal, or on campus student housing developments. A Selection Committee designated by the County will evaluate all Statements of Qualifications (“SOQs”). The County reserves the right to select a single Operator deemed most qualified to proceed into negotiations and development activities.

1.2 LAUDERDALE COUNTY, MISSISSIPPI

1.2.1 County Background

Lauderdale County is committed to supporting the continued mission readiness and operational success of Naval Air Station Meridian through strategic infrastructure investment and collaborative public-private initiatives. The County recognizes the importance of providing high-quality housing accommodations for military personnel and seeks to facilitate a project that enhances quality of life, operational efficiency, and long-term asset sustainability.

1.3 PROJECT DESCRIPTION

1.3.1 Project Scope

The Project generally consists of the replacement of existing barracks facilities at Naval Air Station Meridian with approximately 770 new beds for unaccompanied sailors. The Project may include associated parking, support amenities, utility infrastructure improvements, common areas, force protection measures, and other related facilities as determined during the development process.

1.3.2 Project Objectives

The County intends for the Project to deliver durable, efficient, and mission-oriented housing facilities that meet applicable Department of War and Navy standards. The Project should support recruitment, retention, readiness, and overall quality of life for service members assigned to Naval Air Station Meridian.

1.4 COUNTY PRIORITIES FOR THE PROJECT

- The contracting party must be a single Operator responsible for delivering the Project, including design, construction and property management.
- The Project should be structured to support long-term operational and financial sustainability.
- Payment and Performance Bonds will be required for all phases of the Project.
- The Operator must demonstrate experience with federal, military, or on-campus student housing developments.
- The County requires adherence to all applicable federal, state, Department of War, and Navy requirements.
- The Operator shall comply with all applicable non-discrimination laws and regulations.
- The Project should incorporate sustainable and energy-efficient building practices where feasible.
- The Operator should demonstrate the ability to deliver the Project on an accelerated schedule while maintaining quality and cost control.

- The County reserves the right to approve any financing structures, assignments, or material agreements associated with the Project.
- Time is of the essence, and the County reserves the right to abridge or eliminate any steps in the selection process.

2.1 GENERAL INFORMATION

2.1.1 Request for Qualifications Document

The RFQ consists of this document and any future addenda issued by the County.

2.1.2 Qualification Requirements

This RFQ is open to qualified Operators with demonstrated experience in military housing, university housing, or large-scale residential development. The Operator must have in-house development, construction, and on-going management capabilities. The Operator must have executed a minimum of 10 on-campus university housing projects in the last 5 years with a total of at least 20 years in developing university housing. Operator must also have experience managing at least 15,000 beds in a similar product type. Operator must also be expert in bond financing and have closed at least 5 bond-financed projects in the last 3 years.

2.1.3 Notice to Operators Regarding RFQ Terms and Conditions

Operators are responsible for reviewing and complying with all terms and conditions contained herein. Unauthorized communications with County officials or project stakeholders may result in disqualification.

2.1.4 RFQ Schedule

The County will publish all milestone dates, submission deadlines, and procurement schedules by addendum or formal issuance.

2.1.5 Statement of Qualifications Submittal

SOQs must be submitted in accordance with instructions provided by the County. Late submissions may be rejected.

2.2 SUBMITTAL REQUIREMENTS AND EVALUATION CRITERIA

1. **Tab 1.1 – Operator Background & Information:** Provide organizational background, legal structure, key personnel, and relevant contact information.
2. **Tab 1.2 – Technical Capability:** Demonstrate experience with design, construction, maintenance, and delivery of comparable military or on-campus student housing projects.
3. **Tab 1.3 – Financial Capability:** Provide evidence of financial strength and ability to finance and complete the Project.

4. **Tab 1.4 – Relevant Experience & References:** Provide examples of at least 8-10 comparable projects completed within the last ten years.
5. **Tab 1.5 – Project Approach:** Describe the Operator’s proposed approach to planning, design, financing, scheduling, and delivery of the Project.

3.0 METHOD OF REVIEW AND SOQ EVALUATION PROCESS

3.1 Request for Qualifications Process

The purpose of this RFQ is to identify the Operator that demonstrates the best qualifications, experience, technical capability, and financial capacity necessary to undertake the Project. The County’s evaluation of each SOQ will be based upon the information provided, additional information requested by the County, information obtained from references and independent sources, and presentations if requested. The Operator deemed most qualified may be invited to enter negotiations and pre-development discussions with the County.

4.0 DISCLAIMER

The County reserves the right to reject any and all submittals, waive informalities, modify the scope of the Project, or terminate the procurement process at any time. This RFQ does not commit the County to entering into any agreement or reimbursement of any costs incurred by Operators in preparing responses.