



LAUDERDALE COUNTY BOARD OF SUPERVISORS

2600 Courthouse Blvd, 2nd Floor
Meridian, Mississippi 39301
601-482-9746

REQUESTS FOR PROPOSALS

RFP NO. LC022-2026: PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTY

PACKET INCLUDES THE FOLLOWING:

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

RESPONSE DUE BY FRIDAY, NOVEMBER 13, 2026, NOT LATER THAN 2:00 P.M. CST

ALL QUALIFIED RESPONSES WILL BE OPENED PUBLICLY

NO LATE RESPONSES WILL BE ACCEPTED

Firm Name

LEGAL NOTICE
ADVERTISEMENT FOR BID PROPOSALS

NOTICE is hereby given that the Board of Supervisors of Lauderdale County, Mississippi, will receive sealed proposals at the office of Lauderdale County Administrator, Chris Lafferty, 2600 Courthouse Blvd., Room 2002, Meridian, MS 39301 until **2:00 p.m. Central Time on Friday, November 13, 2026**, for the following:

RFP NO. LC022-2026: PURCHASE AND DEVELOPMENT OF LAUDERDALE COUNTY PROPERTY

The above shall be proposed per detailed specification on file in the Office of the Purchase Clerk, 2600 Courthouse Blvd, 2nd Floor, Meridian, MS 39301, (601) 482-9746, which may be obtained upon request or by visiting either the website of Lauderdale County Board of Supervisors at www.lauderdalecounty.org or Central Bidding at www.centralbidding.com.

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

Sealed Proposals can be submitted by mail via USPS, by courier service i.e., FedEx or by hand to Chris Lafferty, County Administrator at Lauderdale County Board of Supervisor Office, 2600 Courthouse Blvd, 2nd Floor – Room 2002, 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 proposal must be received in a sealed envelope which is marked in the lower left-hand corner with the words “PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTY”, “RFP #LC022-2026”, and the “PROPOSAL DUE DATE”. Adherence to the proposal specifications is strongly recommended, as alternate proposals will not be considered.

At the stated time above, proposals shall be opened publicly and taken under advisement for further evaluation. One original (bound) and seven (7) copies of the proposal along with an electronic copy shall be submitted.

Request for a complete copy of the Request for Proposal and any project specific questions shall be directed to Chris Lafferty, County Administrator.

Proposals shall be good for a period not less than sixty days (60) after opening. The County reserves the right to accept or reject any and all bids and waive informalities.

A Pre-Bid Conference may be scheduled later. Site visits may be made upon request.

The board reserves the right to reject any, and all proposals received and to waive informalities.

LAUDERDALE COUNTY REQUEST FOR PROPOSALS: RFP NO. LC022-2026 – 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 certain County owned property. Subject to the terms, conditions, provisions, and the enclosed specifications, responses to this solicitation will be received at this office by 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, clearly marked on the outside with the Firm's name, address, and this solicitations number and name. **Proposals may include either one, or all, of the three (3) properties.**

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 DESCRIPTION:

Property Determined to be Surplus by Resolution and Orders on July 22, 2024 (Ulmer Building), June 2, 2025 (Hooper Building), and July 21, 2025 (Veterans Service Office).

1. PPIN 15300, 1827 23rd Avenue, Meridian, MS (formerly known as the **Lauderdale County Veterans Service Office**);
2. PPIN 18225, 500 20th Avenue, Meridian, MS (known as the **Ulmer Building**), less the east ½ of the closed 20th Avenue between such parcel and the former Lauderdale County Courthouse; and
3. PPIN 53355, 1917 6th Street, Meridian, MS (known as the **Hooper Building**), less the east ½ of the closed 20th Avenue between such parcel and the former Lauderdale County Courthouse.

C. SPECIFICATIONS:

Proposals may be submitted on one or more of the above properties. At a minimum the proposals should include the following:

- Easily understandable description of intended use of the property, or properties.
 - Timeline of potential development.
 - Estimated investment in property improvements.
 - Anticipated job creation.
 - Proposed purchase price of the surplus property.
 - Signed copy of the attached Mississippi Archive and History Project #07-153-24 for the Ulmer Building property.
 - Formatting of the proposal 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:

Any project specific questions shall be directed to:

Chris Lafferty, County Administrator
Lauderdale County Board of Supervisors' Office
Lauderdale County Government Center
2600 Courthouse Blvd., Room 2002
Meridian, MS 39301
Email: clafferty@lauderdalecounty.org
Phone: 601-482-9751

E. SITE VISITS:

There is no scheduled pre-bid conference. However, a site visit can be scheduled upon request to allow interested parties the opportunity to view the facilities.

A site visits can be scheduled by emailing clafferty@lauderdalecounty.org and ***include the phrase "Site Visit" in the subject line.***

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: _____

VENDOR DATA FORM

*I, the undersigned, do hereby acknowledge I have read all the requests listed herein and have submitted my proposal and all documentation required accordingly. **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.***

NAME OF COMPANY: _____

LEGAL ADDRESS: _____

PHONE: (____) _____ FAX: (____) _____

FEDERAL ID #: _____ (Attach Form W-9)

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

SIGNATURE: _____ DATE: _____
(Authorized Principal)

DIRECT PHONE: (____) _____ EMAIL ADDRESS: _____

PRINTED NAME & OFFICIAL TITLE: _____

*******PLEASE PROVIDE ADDITIONAL INFORMATION BELOW IF APPLICABLE*******

Owner/Stakeholder #1: Name: _____ Phone Number: _____

Owner/Stakeholder #2: Name: _____ Phone Number: _____

Parent Company Name (if different from above): _____

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

PROFESSIONAL REFERENCE SHEET

QUALIFICATIONS: Firms/or organizations 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(s) required for this agreement. Year(s) _____ Month(s) _____

Please provide a minimum of three (3) references, which may substantiate past performance and experience in the type/or scope of work/service required for this contract. This should include the following: Business Name, Address, Contact Person, Length of Time of Service, Phone Number, and their email address.

1. Business Name: _____
Address: _____
Contact Person/Title: _____ Length of Affiliation: _____
Phone Number: _____ Email: _____

2. Business Name: _____
Address: _____
Contact Person/Title: _____ Length of Affiliation: _____
Phone Number: _____ Email: _____

3. Business Name: _____
Address: _____
Contact Person/Title: _____ Length of Affiliation: _____
Phone Number: _____ Email: _____

Company Name of Bidder/Vendor

Signature of Person Completing

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL

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 COMPANY'S COMPLETED FORM W-9.
4. ALL PROPOSALS SHALL BE ADDRESSED TO THE LAUDERDALE COUNTY BOARD OF SUPERVISORS, C/O COUNTY ADMINISTRATOR, 2600 Courthouse Blvd., Room 2002, MERIDIAN, MS 39301, AND CLEARLY MARKED ON OUTSIDE OF ENVELOPE AS FOLLOWS:

RFP NO: LC022-2026

BID DUE DATE: November 13, 2026, by 2:00 P.M.

BID NAME: PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTY

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.

WE 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 BE 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

August 7, 2024

Mr. Chris Lafferty
County Administrator
Lauderdale County
612 22nd Avenue S, Room 2002
Meridian, MS 39301

RE: Ulmer Building – Transfer of Ownership
MDAH Project # 07-153-24
Inventory# 075-MER-0200-NRD-ML
Meridian, Lauderdale County

Dear Mr. Lafferty:

We have reviewed the Notice of Intent received on July 25, 2024, regarding the transfer of the Ulmer Building. It is our determination that the request is acceptable and in accordance with the Antiquities Law of Mississippi, Miss. Code Ann. § 39-7- 1 *et seq.* MDAH has no objections to the transfer of this property, provided that the county notify us when a potential buyer is selected so that we may notify them of the property's Mississippi Landmark designation and their responsibilities under the Antiquities Law of Mississippi.

Please accept this letter as authorization to proceed with the sale of the property as described in the submitted documents. If you have any questions, please contact me at mslandmark@mdah.ms.gov or (601) 576-6935.

Sincerely,



Clay Mapp
Mississippi Landmarks Coordinator

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

Signature

C: Statewide Survey File
 Mississippi Landmark File

Firm Name

Date