



JACKSON PUBLIC SCHOOL DISTRICT

DISTRICT WIDE COMMUNITY/FACILITY DEVELOPMENT PLANNING

INTRODUCTION

The purpose of this document is to provide clear guidelines for individuals and groups interested in proposing the repurposing of a closed school property within the Jackson Public School

3. PROPOSED TERMS

Provide the proposed (or desired) purchase and/or lease terms required for project feasibility.
*(*16th Section Land*

- BASIS OF APPROACH: Reuse of the building vs. demolition/new construction vs. reuse + new construction
- USE: Proposed use(s) of land and/or building
- DESIGN: Specifications for any new construction or alterations and plans if available
- ZONING: Indication as to whether rezoning, special permits/licenses will be required from the City and/or other agencies, and proposed new zoning
- BUSINESS CASE: Demonstration of the need/market for the proposed project (market study not required for submittal, however, the District is looking for the Respondent to demonstrate the demand for the proposed use, proximity to other locations/entities that provide similar services/products, etc.
- MARKETING: Description of marketing approach for any residential/commercial/community use of the site, as well as management/operation of the facility
- ACCESS: Proposed community access/use of the site and neighborhood benefits, if applicable

NOTE: It is expected that the Respondent and Neighborhood Organizations will enter into a Benefits Agreement that will be recorded with the Warranty Deed. This instrument outlines the community benefits associated with the redevelopment of the property. For more information, please see the Repurposing Process Overview on the Repurposing website.

- COMMUNITY CONCERNS: In advance of the questions that the community may voice, describe how the proposed project will address the following possible community concerns: traffic, access to site, parking, trash, noise, light pollution, maintenance of the site/building, and/or how the project compliments the surrounding neighborhood (scale, height, type of use, etc.)

NOTE: JPS and the Respondent will enter into a Property Use Restriction Agreement that is recorded with the Warranty Deed to ensure that the Respondent follows through on the project as represented to JPS and the community.

For projects that include a **RESIDENTIAL** component, please include estimates of the following:

- Number of units & square footage/unit
- Unit mix (number of BDR/BA, affordable vs market rate, senior facility, etc.)
- Rental vs ownership of units and projected monthly rents and/or unit sales prices
- Facility and unit amenities

NOTE: Affordable, safe, and secure housing is a priority for JPS as it impacts our students and their families, as well as our staff. Offers that include affordable housing that is accessible to JPS students/staff will be prioritized during the internal review/evaluation process.

If the proposed project is **COMMERCIAL OR MIXED USE**, please include estimates of the following:

- Unit mix and square footage/unit.
- Possible/confirmed tenants.
- Lease rates.
- Facility and unit amenities.
- Days and hours of operation, including special events, and rentals of the grounds/building(s) that provide an understanding of the intensity of use of the site and potential implications for

OTHER CONSIDERATIONS COMMENSURATE WITH BOARD POLICIES

6. SOURCES & USES SUMMARY

Include a "sources and uses" budget summary, including proposed and secured financing sources.

If the Respondent expects to apply for local/state/federal public assistance (tax abatement, TIF, tax credits, etc.), outline this in the response and describe the efforts made to date to secure this source of funding.

7. SCHEDULE

Submit a schedule, which includes phasing, if applicable, indicating:

- o dates for major milestones, such as start of project design,
- o completion of rezoning/entitlements/tax incentives, if applicable,
- o securing financing sources,
- o execution of the purchase and sales/lease agreement,
- o closing,
- o construction bids,
- o start of construction, and
- o date of occupancy.

In addition, the Respondent shall indicate the desired term of the option or lease period, if applicable.

If Closing is contingent upon securing funding sources, please indicate the timeline for requesting and securing funding.

Outline Respondent's success in securing these funding sources on past projects.

NOTE: Respondent will be required to complete the

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RESPONSE CERTIFICATION FORM

The Respondent shall submit the following forms contained in the subsequent pages 6-9 of this document:

PROPOSAL CERTIFICATION

REQUIRED RESPONSE CERTIFICATION FORM

In submitting this proposal, the undersigned certifies as follows:

1. Proposal Validity Certification: The undersigned offers and agrees that this proposal is legitimate and with the intent to proceed with the statements furnished herein.
2. Non Collusion Certification: The undersigned respondent hereby certifies that they, nor any other member, agent, or representative represented by them, have made this proposal independently, without combination, collusion, or agreement for the purpose of restricting competition as to any matter relating to this proposal, with any other Respondent or with any other competitor.

NOTE: THE FORMS HEREIN MUST BE COMPLETED

The undersigned respondent hereby further certifies that they have read all of the proposal documents and agree to abide by the terms, certifications, and conditions thereof.

Respectfully submitted this _____ day of _____, 20_____.

SIGNATURE: _____

PRINT NAME: _____

TITLE: _____

COMPANY: _____

ADDRESS: _____

PHONE 01: _____

PHONE 02: _____

EMAIL: _____

NON COLLUSION AFFIDAVIT
REQUIRED RESPONSE CERTIFICATION FORM

STATE OF _____

COUNTRY OF _____

_____, of lawful age, being duly sworn, on oath say, that they are the agent authorized by the Respondent to submit the attached proposal. Affiant further states that the respondent/bidder has not been a party of any collusion among Respondents in restraint of freedom of competition by agreement to submit this proposal or to refrain from proposing/ or with any state official, city employee, Board Trustee, or benefit consultant as to price in any proposed terms in the proposal or in any discussion or actions between Respondents, city employee, Board Trustee, or benefit consultant concerning exchange of money or other value for special consideration in letting of this proposal.

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

State of _____

My Commission Expires: _____

CONFLICT OF INTEREST FORM

REQUIRED RESPONSE CERTIFICATION FORM

I agree to remove myself from the proposal evaluation process for all proposals in which I currently have or previously had financial or prejudicial vested interest(s). I agree to notify the JPS Repurposing Team in writing of any conflict of interest before reviewing any such proposals and I understand that I will not be allowed to evaluate proposals if a conflict of interest exists. This would include any situation that would bias my opinions for or against a proposal. I agree to disclose any outside activities, financial interests,

REFERENCES

REQUIRED RESPONSE CERTIFICATION FORM

Please provide three recent, past, or active client references who share similarities to the terms provided in the proposal herein.

Reference #1

Organization: _____

Contact Name: _____

Address: _____

Contact Phone: _____

Contact Email: _____

Length of Service:

#1



JACKSON PUBLIC SCHOOL DISTRICT

DISTRICT-WIDE COMMUNITY/FACILITY DEVELOPMENT PLANNING

PROPOSAL SCORING CRITERIA

INTRODUCTION

The purpose of this document is to provide objective criteria for individuals or groups evaluating proposals. These criteria will be used to determine the feasibility of the proposals and ultimately score them.

SCORING CRITERIA

Stage One Evaluation Factors:

The initial evaluation conducted by JPS will ensure all required information is present and complete. It is also important that proposals are evaluated to ensure they align with the MS Codes and Laws surrounding the Disposition of Public-School Properties.

Stage Two Evaluation Factors:

The information submitted will be used by JPS to evaluate the offers based on the following criteria:

- Overall Project Feasibility
- Respondent Team's Qualifications/Track Record in completing similar projects and/or financial and organizational capacity to complete the project
- Community benefits and consistency with community goals/reuse priorities as identified during the repurposing process.

OVERALL PROJECT VISION & FEASIBILITY - 30%

1.1 DISTRICT'S OBJECTIVES (MAX 6 PTS): Proposers will submit a description of the proposed reuse of the Site. This description shall address how the project will support the District's objectives of promoting the well-being of the local community and the financial strength of the District.

The standard is met when the proposer communicates clear and feasible descriptions of how the project will support both the District's objectives of promoting the well-being of the local community and the financial strength of the District.

1.2 PROPOSED TERMS (MAX 6 PTS): Proposers will submit the terms of the agreement whether they intend to purchase or lease the property. If a purchase is intended proposals will include the following: purchase price, earnest deposit, due diligence time/contingencies, and closing date should be provided. If a lease is intended proposals will include the following: lease term, lease rate,

collateral offered, and options requested should be provided. (*Note: All 16th Section Land is For Lease ONLY.*)

The standard is met when the proposer provides the information required according to the terms defined above. The scorer should evaluate the terms to determine the strength of the financial backing.

1.3 BASIS OF APPROACH (MAX 6 PTS): Proposers will submit the intended approach of the Site whether it is reuse of the building vs. demolition and new construction vs. reuse and new construction.

The standard is met when the proposer can provide sound logic for the intended approach.

1.4 BUSINESS CASE (MAX 6 PTS): Proposers will demonstrate a need/market for the proposed project.

The standard is met when the proposer can demonstrate the demand for the proposed use, proximity to other locations/entities that provide similar services/products, etc. A market study is

KEY TARGET: Based on the information provided in this section, the scorer should be able to answer the following questions:

- *What is the respondent's track record?*
- *Does the respondent have experience with similar projects?*
- *What is the respondent's financial and organizational capacity?*

COMMUNITY BENEFITS – 30%

3.1 ACCESS (MAX 15 PTS): Proposers will provide the proposed community access/use of the site and neighborhood benefits as they apply.

The standard is met when the proposer provides clear proposed community access/use of the site and neighborhood benefits. If not applicable to the site, the standard is met when the proposer clearly communicates the reason(s) it would not apply.

3.2 COMMUNITY CONCERNS (MAX 15 PTS): Proposers will describe how their proposed project will address the potential community concerns, which could include the following examples: traffic, access to the site, parking, trash, noise, light pollution, maintenance of the site/building, etc., and how the project complements the surrounding neighborhood (scale, heights, type of use, etc.).

The standard is met when the proposer describes how their project addresses potential community concerns, and/or how the project complements the surrounding neighborhood.

OTHER – 10%

4.1 SCHEDULE (MAX 4 PTS): Respondents will submit a schedule that includes: phasing, major milestones, start of project design, completion of rezoning/entitlements/tax incentives, if applicable, securing financing sources, execution of purchase agreement, closing, construction bids, start of construction, and date of occupancy. If For Lease, respondent should indicate a desired lease period.

The standard is met if the schedule aligns with the goals and responsibilities of JPS and does not unduly delay the repurposing process of the property.

4.2 OTHER SPECIAL ACHIEVEMENTS (MAX 4 PTS): Respondents may submit other special achievements not req

RATING SCALE

EXCELLENT	FULL PTS	Significantly exceeds the standard. Innovative, comprehensive proposal that is complete in all details.
GOOD	2/3 PTS	Meets standard.
FAIR	HALF PTS	Does not meet the standard. The proposal lacks essential information and contains weaknesses that are deemed correctable.
UNACCEPTABLE		