



CLOSED SCHOOLS PROPOSALS/OFFERS GUIDELINES

When submitting a proposal to JPSD (Jackson Public School District), include all the relevant details about your project, such as timeline, budget, objectives, and goals. Ensure to provide a concise summary of your project and include each item in the order outlined below, with each item marked to indicate the section number. JPSD will evaluate your proposal based on the following criteria:

- Overall project feasibility
- Respondent team's qualifications and record of accomplishment in similar projects
- Financial and organizational ability to complete the project.
- Community benefits and consistency with community goals and reuse priorities

SECTION 1: Respondent's Information

Please provide the following details:

- Legal name of the lead entity/agency
- Address
- Primary contact name and information
- Website address of the lead entity/agency
- Resumes/bios of key individuals/team members
- List of partner organizations and their roles in the project

SECTION 2: Proposed Terms

Purchase

- Purchase Price
- Earnest Deposit
- Due Diligence Time/Contingencies
- Closing Date

Lease

- Lease Term
- Lease Rate
- Collateral Offered
- Any Options Requested

SECTION 3: Qualifications Statement

- Summary of Respondent's previous experience that will show the Respondent's ability to carry out the proposed site reuse along with necessary supporting documentation.
- Summary of Respondent's financial abilities that will prove Respondent's ability to carry out the proposed site reuse along with necessary supporting documentation.
- List any pending or recent lawsuits against the Respondent, its partners, officers, or employees (if any)
- Has the Respondent, its partners on this project, or any LLC or holding company affiliated with the Respondent or its team members ever filed for bankruptcy?
- Has the Respondent, its partners on this project, or any LLC or holding company affiliated with the Respondent or its team members ever been barred from doing business in Mississippi?
- List of references with contact information from financial institutions and other entities that prove the Respondent's record of accomplishment/good standing.

If the Respondent is submitting construction/development experience, please include the following:

- Project description
- Sources and uses budget.
- Photographs of the project
- Status of the project
- Community participation, outreach, and benefits
- Contacts enabling the District to verify the information.

SECTION 4: Project/Reuse Description

Supply a detailed description of how the site will be reused to support the District's objectives of promoting the local community's well-being and the District's financial strength. Please address the following:

- Whether the building will be reused, demolished, replaced, or combined.
- Proposed use(s) of the land and building.
- Specifications for any new construction or alterations and plans, if available.
- Indicate whether rezoning or special permits/licenses will be requested from the City and other agencies.
- Explanation of how the proposed project meets the demand for the proposed use and proximity to other locations/entities that supply similar services/products.
- Description of marketing approach for any residential/commercial/community use of the site, as well as management/operation of the facility
- If applicable, proposed community access/use of the site and neighborhood benefits.

Note: JPSPD/Buyers/Neighborhood Organizations enter into Benefits Agreements that are recorded with the Warranty Deed that outline the community and JPSPD stakeholder benefits associated with the redevelopment of the surplus school site. For more information, please see the Repurposing Process Overview on the Repurposing website: [www](http://www.jackson.k12.ms.us).

- Description of how the proposed project will address possible community concerns, such as traffic, access to the site, parking, trash, noise, light pollution, maintenance of the site/building, and how the project compliments the surrounding neighborhood (scale, height, and type of use)

Please refer to the repurposing website for more details/context on each site.

Note: JPSPD/Buyers enter into Property Use Restriction Agreements that are recorded with the Warranty Deed to ensure that Buyers follow through on the projects as represented to JPSPD/community. For more information, please see the Repurposing Process Overview on the Repurposing website: www.jackson.k12.ms.us

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 unit sales prices
- Facility and unit amenities

Note: Affordable, safe, and secure housing is a concern/priority for JPSPD as it affects our students and their families, as well as our staff. Offers with affordable housing accessible to JPSPD 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.

If the proposed project is for **COMMUNITY/EDUCATIONAL USE** or includes an educational component, please include the following:

- Target population (ages/grade levels/etc.) and the number of youth/persons served (please include the estimated number of students currently attending a JPSPD school that are expected to be served)
- Program/training/support services/academic focus
- New program vs. program expansion
- Explain how the Respondent plans to serve high-needs geographies and include programs targeting specific high-needs populations.
- Possible/confirmed tenants.

- 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

Note: If the Respondent proposes a charter school or a contract school serving PreK-12 students, please contact the JPSD Education Office, email address, as the Respondent will also need to submit a Letter of Interest (LOI) per the Board Principles for Education Collaboration.

SECTION 5: Sources and Uses Budget

Please provide a detailed report including proposed and secured financing sources to ensure a clear and comprehensive response. If the Respondent plans to apply for public aid from local, state, or federal sources, such as tax abatement, TIF, or tax credits, please indicate this in the response.

SECTION 6: Schedule

The Respondent should submit a schedule that outlines key milestones and dates for the project, including design, rezoning, entitlements, financing, sales/lease agreements, construction bids, construction start date, and occupancy date. Additionally, please indicate the desired term of the option or lease period if applicable. If the closing depends on securing specific funding sources, please provide the timeline for requesting and obtaining funding and any past success.

SECTION 7: Response Certification Form

Please submit the Response Certification form on the following page.

RESPONSE CERTIFICATION

RESPONDENT IS TO ENSURE THE FOLLOWING CERTIFICATE IS COMPLETED AND CORRECTLY EXECUTED BY AN AUTHORIZED OFFICER OF THE ORGANIZATION.

The undersigned, as a duly authorized officer, certify to the best of their knowledge (check one):

No officer or employee of the Jackson Public Schools District has, or whose relative has, a substantial interest in any agreement for a closed school site(s) after this submittal; or

The names of all public officers or employees of the Jackson Public School District who have, or whose relative has, a substantial interest in any agreement after this submittal is identified by name as part of this submittal.

The undersigned further certifies that their organization (Check One) is or is not currently debarred, suspended, or proposed for debarment by any federal entity. The undersigned agrees to notify the District of any change in this status, should one occur, until an agreement is executed in conjunction with this submittal; and

Their organization is not currently delinquent in any real estate, individual property, or earnings taxes assessed against it or which it must pay to Hinds County, Mississippi, or the City of Jackson, Mississippi.

Name of Organization

Signature of Authorized Officer

Printed Name

Date