

RANKIN COUNTY SCHOOL DISTRICT

**P.O. BOX 1359
1220 APPLE PARK PLACE
BRANDON MISSISSIPPI 39043
TELEPHONE
(601) 825-5590**

INVITATION: The Rankin County Board of Education, as Trustees for the Rankin County School District, will receive sealed bids for the lease of certain Sixteenth Section property hereinafter described as follows:

**AGRICULTURAL LEASE
16-T5N-R5E**

A tract of land containing 112.33 acres \pm , lying and being situated in the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ and the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ Section 16-T5N-R5E, Rankin County, Mississippi, further described as being Tax Parcel Number P8-33-10, and being more particularly described by metes and bounds description located in the Sixteenth Section Land Management office of the Rankin County School District.

**MINIMUM ACCEPTABLE BID
\$ 2500 per year**

Said sealed bids for such lease as described above, shall be received at the office of the Superintendent of Education of Rankin County at 1220 Apple Park Place, Brandon, Mississippi, 39042, until **3:00 p.m. Tuesday, November 8, 2016**. The Rankin County Board of Education shall openly meet at the aforesaid address of the office of the Superintendent of Education on **WEDNESDAY, November 9, 2016 at 7:30 a.m.**, at which time bids for the leasing of the aforementioned property shall be awarded pursuant to Miss. Code of 1972 Sec. 29-3-81 as amended, provided, however that the Rankin County Board of Education shall have the right to reject any and/or all bids submitted and to waive any informalities.

Said lease shall be for Agricultural purposes only as classified and shall be in compliance with existing statutes governing Sixteenth Section lands.

Items required, specifications, and bid forms may be obtained via the following web address: www.rcsd.ms/bids or visiting the District website and selecting the District Info tab. You may also obtain the documents in person at the Administrative Office Building of the Rankin County School District, located at 1220 Apple Park Place, Brandon Mississippi.

Provided that the Rankin County Board of Education receives an acceptable bid in response to the advertisement for the leasing of the above described property and elects not to hold an auction among those submitting bids, then the holder of the existing lease may submit a second bid in an amount not less than **One Hundred Five Percent (105%)** of the highest acceptable bid received if the holder of the existing lease: (1) submitted a bid in response to the advertisement and (2) constructed or made improvements on the leasehold premises after receiving approval of the Rankin County Board of Education during the term of the existing lease. For purposes of this subsection, the term "improvements" shall not include any work or items that are done customarily on an annual basis in the preparing, planting, growing, cultivating or harvesting of crops or other farm products.

If the holder of the existing lease elects to submit a second bid, the Rankin County Board of Education shall hold an auction among those who submitted bids in response to the advertisement. The opening bid at the auction shall be the second bid of the holder of the existing lease. However, no leaseholder may submit a second bid if: (1) any rent, taxes or other payment required under his lease are past due; or (2) he is otherwise in default of any term or provision of the lease and such default has not been corrected or cured to the satisfaction of the Rankin County Board of Education after more than thirty (30) days' notice to the leaseholder of the default.

If an auction is held, the auction may be conducted at the meeting at which bids are opened or a subsequent regular or special meeting. The board shall announce the time and place of the auction at the meeting at which bids are opened, and no further notice of the auction is required. If no bid acceptable to the Rankin County Board of Education is received after the advertisement or at auction, the Rankin County Board of Education may lease, within ninety (90) days, the lands by private contract for an amount greater than the highest bid previously rejected in order to acquire a fair rental value for the lands. If no bids are received in response to the advertisement, the Rankin County Board of Education may negotiate a private contract for a fair rental value, and the term of such contract shall expire on December 31 of the same calendar year in which the contract is made (Miss. Code of 1972 Sec. 29-3-81 as amended).

Inquires regarding this bid should be directed to: Cliff Hornbeak, Sixteenth Section Land Mgr., Rankin County School District, P.O. Box 1359, 223 Tamberlin Street, Brandon, MS 39043, (601) 824-7473.

Bidder must submit bid and attachments to: Lance Fulcher, Director of Purchasing, Rankin County School District, P.O. Box 1359, 1220 Apple Park Place, Brandon, MS 39043, (601) 825-5590.

BID INSTRUCTIONS

B-1 - DELIVERY OF BIDS:

1.The Rankin County Board of Education will receive sealed, competitive bids in the Office of the Director of Purchasing, Administrative Office Building of the Rankin County School District, 1220 Apple Park Place, Brandon, Mississippi, as per the date and time specified on page 1 of these instructions, at which time the bids will be publicly opened, read aloud and taken under advisement.

2.The Bid Proposal form must be received on or before said date and time, neither the dating of the Bid Proposal form nor placing it in the mail by this date will meet the legal requirements pertaining to this bid. Any bid received after the bid opening date shall be marked **"LATE BID"** and returned to the Bidder unopened.

3.The district will not be responsible for any delays in delivery. It is solely the responsibility of the Bidder that bid proposals reach the above destination by the above stated bid opening date and time.

4.Bids or alterations by fax or telephone will not be accepted.

B-2 - BID ADDENDUM:

1.Any interpretation of the documents will be made by written addendum issued only by the office of the Director of Purchasing and a copy of such addendum will be posted to the District website. The district will not be responsible for any other explanation of the proposed document.

B-3 - PROPER EXECUTION

1.All bids must be submitted in accordance with Section 31-7-13 and Section 29-3-41 of the Mississippi Code of 1972 as amended, and must be properly executed and signed by the Bidder.

2.All bids must be typed or written (legibly) in ink. Any alterations or changes that are made must be done in ink and initialized by the person who signs the Bid Proposal form.

3.Bids should be checked before submission for accuracy and correctness since the Rankin County Board of Education **WILL NOT** be responsible for any errors for which the Bidder is responsible.

4.The district reserves the right to reject bids from Bidders who submit poorly completed bids.

5.To prevent opening by unauthorized individuals, it is required that the Bid Proposal form be delivered in a sealed envelope clearly marked in the lower left-hand corner with the following information

- A. **DATE:** (date the bid is submitted)
- B. **SECTION and TYPE OF LEASE:** (16-X-X / Agricultural)
- C. **BIDDERS NAME:**

B-4 - CERTIFICATION OF INDEPENDENT BID DETERMINATION:

1.By signing the BID PROPOSAL FORM the Bidder certifies that they, to the best of their knowledge and belief:

A. That the bid price in the BID PROPOSAL FORM has been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition; as to any matter relating to such bid with any other Bidder.

B. That unless otherwise required by law, the bid price have not been knowingly disclosed by the Bidder and will not knowingly be disclosed by the Bidder prior to the bid opening date and time herein stated, directly or indirectly with any other Bidder.

C. That no attempt has been made or will be made by the Bidder to induce any other Person or Bidder to submit or not to submit a BID PROPOSAL for the purpose of restricting competition.

B-5 - BID WITHDRAWAL and MODIFICATION:

1. Bids may be modified or withdrawn by written notice from or in person by the Bidder, if received in the Office of the Director of Purchasing, two (2) working days prior to the bid opening date and time herein stated.

2. No withdrawals will be accepted by telephone.

3. If a Bidder withdraws his bid, all documents shall remain in the possession of the Rankin County Board of Education, marked as withdrawn, and included in the permanent file of that bid item.

4. No bids shall be withdrawn for a period of thirty (30) days following the bid opening date.

B-6 - BID OPENING:

1. All bid openings are open to the public. The Rankin County School District staff will read a summary of each bidder's bid and answer questions to the extent possible at the bid opening date and time herein stated.

2. All disclosures of bid information to interested parties will be made in compliance with Rankin County School District policies and procedures established in accordance with the Mississippi Public Records Act of 1983 defined in Section 25-61 of the Mississippi Code.

3. All bids will be opened Pursuant to Section 29-3-81 of Mississippi Code of 1972.

B-7 - RIGHT TO REJECT BIDS:

The Rankin County Board of Education in its sole discretion reserves the right to reject any and/or all bids and waive any and all bids in noncompliance with formalities or informalities.

B-8 - BID ACCEPTANCE:

1. If Rankin County School District accepts a bid in response to this request, it will accept the bid of and award said bid to the highest and best responsive bidder meeting requirements herein stated.

2. All bids shall be binding for a minimum of thirty (30) days following the acceptance of the bid by the Rankin County Board of Education.

3. If bidder wishes to receive a bid tabulation a self-addressed stamped envelope must be included with their bid. The envelope should be marked with the **BID NUMBER** located on the BID PROPOSAL form.

**BID PROPOSAL FORM
SIXTEENTH SECTION LAND**

BID ITEM: AGRICULTURAL LEASE 16-T5N-R5E as described herein

I HEREBY submit this bid proposal to pay an annual rental in the amount of:

\$ _____ per year plus all taxes, if any be due, each year for a term of **TEN (10)**
YEARS, for the herein described property located in Rankin County, Mississippi.

1. I understand that this BID PROPOSAL FORM is to be signed and returned with my bid, and unless this has been done, my bid shall be considered incomplete and rejected.
2. I have reviewed the LEASE AGREEMENT FORM outlining the conditions and provisions of such LEASE and I will abide by them. (copy available upon request)
3. I agree to pay the first year's rental in advance (**CERTIFIED CHECK ENCLOSED**) and on each due date thereafter. Unless a certified check is included with my bid, this bid shall be considered incomplete and rejected.
4. I agree to keep all improvements, drainage and property in a good state of repair, at my own expense, and to return it to the RANKIN COUNTY SCHOOL DISTRICT (LESSOR) in the same condition as it was in at the beginning of the term of this LEASE, the natural wear and tear and acts of God excepted.
5. I recognize the authority of the RANKIN COUNTY BOARD OF EDUCATION to reject any and/or all bids submitted for inadequate compensation of rent.
6. The minimum acceptable bid shall be **\$2,500.00 PER YEAR** as established by Joe W. Parker, MAI Appraiser.
7. I fully understand and accept the terms of which this bid is offered.

Bidders Name _____
(Type or Print)

Signed _____

Address _____

Telephone _____

Date _____