

**Mississippi State University  
Notice of Proposed Sole Source Purchase**

**256-064**

Mississippi State University anticipates purchasing the item(s) listed below as a sole source purchase. Anyone objecting to this purchase shall follow the procedures outlined below.

**1. Commodity or commodities to be purchased (make, model, description):**

Facility usage for NTA's courses

**2. Explanation of the need to be fulfilled by this item(s), how is it unique from all other options, and why it is the only one that can meet the specific needs of the department:**

The USDA APHIS Wildlife Services (WS) National Training Academy (NTA) requires a facility that is within commuting distance from our headquarters in Starkville and can provide classroom space, lodging for course attendees, year-round storage space, a gymnasium, and a shooting range to conduct our courses for WS employees. No other nearby vendor can provide all of these amenities.

**3. Name of company/individual selling the item and why that source is the only possible source that can provide the required item(s):**

Old School Properties LLC, dba The Hill & Moor Event Center - This vendor has been working with the NTA since 2022 and has already established an excellent working relationship with us. They factored in the NTA's needs for its courses while constructing their facility, so it is tailored to us in a way that no other nearby facility can compare to. Old School Properties is the only nearby facility that offers all of the amenities listed in the above field.

**4. Estimated cost of item(s) and an explanation why the amount to be expended is considered reasonable:**

Not to exceed \$80,000 for the calendar year 2026. \$209,300 paid from the years 2022-2025. Total \$289,300 for entire duration of contract including 2026 renewal. Price breakdown for 2026 is as follows:

- Annual usage fee for NTA's instructors' use of the facility for training course development (5 days/week), including the annual usage of 2 storage closets: No charge.
- Classroom use: \$600/day (\$3,000/week).
- Gymnasium, rifle range, pistol range, football field, baseball field, conference room, extra classroom: \$400/day (\$2,000/week).
- The use of Old School Properties will be billed as used, not to exceed \$80,000 per year.

This amount is reasonable as it allows for up to 16 week-long courses to be held at their facility each year.

**5. Explanation of the efforts taken by the department to determine this is the only source and the efforts used to obtain the best possible price:**

There was a years-long search for a vendor that is both nearby and can offer all of the required amenities before we began negotiations with Old School Properties.

Any person or entity that objects and proposes that the commodity listed is not sole source and can be provided by another person or entity shall submit a written notice to:

Jennifer Mayfield, CPPO

Director of Procurement & Contracts

[jmayfield@procurement.msstate.edu](mailto:jmayfield@procurement.msstate.edu)

Subject Line must read "Sole Source Objection"

The notice shall contain a detailed explanation of why the commodity is not a sole source procurement. Appropriate documentation shall also be submitted if applicable.

If after a review of the submitted notice and documents, MSU determines that the commodity in the proposed sole source request can be provided by another person or entity, then MSU will withdraw the sole source request publication from the procurement portal website and submit the procurement of the commodity to an advertised competitive bid or selection process.

If MSU determines after review that there is only one (1) source for the required commodity, then MSU will appeal to the Public Procurement Review Board. MSU will have the burden of proving that the commodity is only provided by one (1) source.