

**REQUEST FOR PROPOSALS**  
**for the purchase and redevelopment of the former**  
**Spring Creek Transfer Station**

The government of Hamilton County, Tennessee, (County) requests proposals for the purchase and redevelopment of the property and building known as the former Spring Creek Transfer Station located at 1001 Yale Street.

The deadline for the receipt of proposals is 2:00 p. m. (E.S.T.), on Friday, October 21, 2011. Questions regarding the Request for Proposals (RFP) should be addressed to the Hamilton County Real Property Office at:

Hamilton County Real Property Office  
4<sup>th</sup> Floor Mayfield Annex  
123 E. 7<sup>th</sup> Street  
Chattanooga, TN 37402  
Phone: 423.209.6444  
Fax: 423.209.6445  
email: [chuckt@mail.hamiltontn.gov](mailto:chuckt@mail.hamiltontn.gov)

**GENERAL INFORMATION:**

The former Spring Creek Transfer Station is located within the city limits of the City of East Ridge, Tennessee, and was acquired by the County on April 26, 1980. Operation of the facilities began in 1981 and continued until its closure in August 2011.

**SITE AND BUILDING INFORMATION:**

**Legal Description:** A tract of land consisting of approximately 1.4 acres (subject to survey), being irregular in dimensions, located at 1001 Yale Street, being more particularly described in Deed Book 2678, Page 991, Register's Office, Hamilton County, Tennessee.

**State Tax Map Number:** 169C-C-001.04

**Building and property parameters:** The property consists of approximately 1.4 fenced acres (subject to survey) and includes a two story metal building (transfer station) consisting of approximately 3,200 square feet. The County's Recycle Center and property (0.4 acres) are not included in the sale and redevelopment of the transfer station property.

**Zoning:** The property is currently zoned R-1 (Residential). Hamilton County will cooperate with the purchaser/developer with any required rezoning for the accepted proposal, but no assurances for rezoning can be given. Final zoning must be approved by the City of East Ridge.

**Previous Use:** The property was operated by Hamilton County as a transfer station and recycle center for more than 30 years.

**Current Context:** The property is available immediately for future development. The facility was officially closed and ceased operations on August 4, 2011.

**Environmental:** Hamilton County is unaware of any environmental reports or engineering studies of the property.

Should any environmental audits and/or reports, including but not limited to Environmental Phase I or II reports, be required by the proposer and/or the purchaser/developer, the cost and performance of such reports will be the responsibility of the proposer and/or the purchaser/developer.

**Utilities:** It shall be the responsibility of the proposer and/or the purchaser/ developer of any proposed new development to determine whether the appropriate utilities are available to the site. Hamilton County will assist the purchaser/developer with obtaining documentation from the various utility companies and other governmental entities regarding utility service to the property.

**Storm Water Management:** It shall be the responsibility of the proposer and/or the purchaser/developer to ascertain the requirements for City regulations regarding storm water management for any proposed development on the property.

**Mechanical Systems:** Hamilton County makes no warranties as to the operational condition of any mechanical systems.

**GENERAL REQUIREMENTS:**

The property will be sold in an "as is" condition. It will be the responsibility of the proposer and/or the purchaser/developer to determine the condition of the building including, but not limited to, all mechanical, electrical, plumbing systems and structural conditions of the building and the suitability of the property for any proposed new development.

A boundary survey and/or topographical survey, if required by the proposer and/or the purchaser/developer, shall be the responsibility of the proposer and/or the purchaser/developer to obtain at the proposer and/or the purchaser/developer's cost.

Any redevelopment of the property must conform to all building and zoning requirements and/or ordinances as established by the applicable governmental entity including, but not limited to, Hamilton County Government, City of East Ridge, Air Pollution Control Bureau, and Southern Building Codes.

During the Request for Proposals submission time and at other subsequent times necessary, Hamilton County will allow the property to be inspected by the proposer and/or the purchaser/developer and to perform any surveys, engineering tests, soil borings, etc. required by

the proposer and/or the purchaser/developer upon written request from the proposer and/or purchaser/developer.

The proposer and/or purchaser/developer shall hold harmless Hamilton County for any loss or damage to the property arising from the process of conducting such engineering tests, surveys, inspections, or soil borings and will be required to sign a Hold Harmless Agreement prepared by Hamilton County.

In addition any proposer and/or purchaser/developer wishing to do any physical investigation of the property will be required to provide the following prior to beginning any physical investigation:

1. Commercial General Liability Insurance - \$1,000,000 limit per occurrence for property damage and bodily injury, including:
  - a) Premises/Operations
  - b) Products/Completed Operations
  - c) Contractual Liability
  - d) Independent Contractors
  - e) Broad Form Property Damage
  - f) Personal Injury
2. Business Automobile Liability Insurance (if on site with vehicles to perform work) - \$500k limit per occurrence for property damage and bodily injury including owned/leased vehicles, non-owned vehicles and hired vehicles.
3. Workers' Compensation and Employer's Liability Insurance – Workers' compensation statutory limits as required by Tennessee Law. This coverage should include Employer's Liability coverage for \$1,000,000 if applicable.

Hamilton County must be listed as an additional insured on the liability policies. Coverage must be evidenced with a signed certificate of insurance and be placed with an insurer rated B+10 or better by A. M. Best's Rating Guide or as approved by the County's Risk Manager. In addition, coverage may not be canceled without at least 30 days written notice.

Under no circumstances does Hamilton County certify or attest to the accuracy or validity of any document or report provided to the proposer and/or purchaser/developer but does certify that each document or report will be in the same completed form as when received by Hamilton County.

**PROPOSAL SUBMISSION:**

Proposals and offers to purchase must be submitted (mailed or hand-delivered) to the Hamilton County Real Property Office, Mayfield Annex, 123 E. 7th Street, Chattanooga, TN 37402. A preliminary site plan showing building elevations must be included with proposal submission.

**PRICE:**

The price is negotiable.

The estimated Fair Market Value (building and land) is approximately \$455,000.

**COMPARATIVE EVALUATION CRITERIA:**

Staff evaluations of the proposals and recommendation for selecting the proposal will be based on the criteria listed below (not in order of importance).

1. The overall desirability, aesthetic quality, compatibility, and architectural concept of the proposed project as it relates to the surrounding community.
2. Purchase price.
3. Proposed reuse of the property/building.
4. Total tax revenues anticipated to be generated by the proposed redevelopment.
5. Financial stability, size, and experience of the proposer and/or purchaser/developer to successfully complete the project.
6. The overall economic impact of the proposed project at completion.

**REAL ESTATE PURCHASE AGREEMENT:**

A real estate purchase agreement, with specific terms, will be negotiated with the purchaser/developer selected.

**NOTICE CONCERNING REAL ESTATE COMMISSIONS:**

Hamilton County does not enter into exclusive listing agreements with licensed real estate agents/brokers. Each party hereto shall represent to the other that it has not authorized any broker to act on its behalf in connection with the sale and purchase of the property proposed in this RFP and each party agrees to indemnify, defend, and hold harmless the other party from and against any and all losses, liens, claims, judgments, liabilities, costs, expenses or damages (including reasonable attorneys' fees and court costs) of any kind or character arising out of or resulting from any type of agreement, arrangement or understanding alleged to have been made in connection with the RFP.

## **SELECTION PROCESS**

Hamilton County shall form a selection committee comprised of appropriate staff members. The selection committee shall review all written proposals received and rank them based upon the Comparative Evaluation Criteria noted herein. It is the intent of this process to select the most qualified proposer(s) offering the most suitable solution based upon the responses to this RFP.

Once a proposal has been determined to comply with this request for proposals, discussions may be commenced with proposer(s) to ascertain the proposal most advantageous to Hamilton County.

Hamilton County reserves the right to withdraw the request for proposals or to reject any and all proposals for any reason. It is expressly understood that the receipt of any response to the Request for Proposals does not commit Hamilton County to the sale of the property and that any proposal must be accepted by action taken by the Hamilton County Board of Commissioners.

Hamilton County does not discriminate on the basis of race, color, or national origin and are in compliance with guidelines and procedures of Title VI of the Civil Rights Act of 1964.

All proposals will be submitted at the proposer's own cost and expense. Hamilton County will have no financial obligation relative to the submission of any proposal.

Information regarding competitive proposals will be confidential until the staff has evaluated all proposals. Proposals may be made public at such time recommendation for approval is given by the County Mayor to the Hamilton County Board of Commissioners.

## **QUESTIONS:**

Questions regarding the Request for Proposals should be addressed to the Hamilton County Real Property Office at:

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# Spring Creek Transfer Station



## Legend

- Interstates
- Railways
- Roads
- Parcels
- Water Bodies
- Cities**
- Chattanooga
- Collegedale
- East Ridge
- Lakesite
- Lookout Mountain
- Red Bank
- Ridgeside
- Signal Mountain
- Soddy Daisy
- Walden
- cover**
- Color 2008 1Ft**



Scale: 1:2,291

Map center: 34° 59' 55.3" N, 85° 13' 11.8" W

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