



REQUEST FOR INFORMATION FOR THE

FORMER HAMILTON COUNTY JUSTICE BUILDING

CHATTANOOGA, TN



Dear Interested Party,

Nestled into the foothills of the Appalachian Mountains and bisected by the Tennessee River, Hamilton County is the fourth-most populous in Tennessee. The thriving and growing city of Chattanooga, nicknamed the “Scenic City”, is the county seat, with a population of just over 187,000. Hamilton County has a population of approximately 386,000, and the greater Metropolitan Statistical Area (MSA) is approximately 574,500. While Hamilton County is known for its incredible scenery and access to the outdoors, it’s also known for its welcoming environment, great food, and the fastest internet in the western hemisphere.

Established in 1819, Hamilton County has a Mayor and eleven districts, each of which elects a Commissioner to serve on the County Commission. The Mayor serves as the head of the county’s executive branch, while the County Commission is the legislative branch. For almost two centuries, Hamilton County government has been an anchor in downtown Chattanooga and occupies several significant structures.

On behalf of Hamilton County government, this Request for Information (RFI) is being issued to understand any potential adaptive re-use ideas and/or redevelopment opportunities of the former justice facility site. We know this is a challenging facility, from both a structural and psychological perspective. However, as responsible stewards of Hamilton County tax dollars, County leadership needs to understand if there are adaptive re-use opportunities, and if so, what are those possibilities and options. Our goal is to ascertain information and ideas to make an informed, highest-and-best use decision for our community.

We appreciate your thoughtful review and consideration, and we look forward to your insights and response.

Sincerely,

A handwritten signature in black ink, appearing to read "West Wamp".

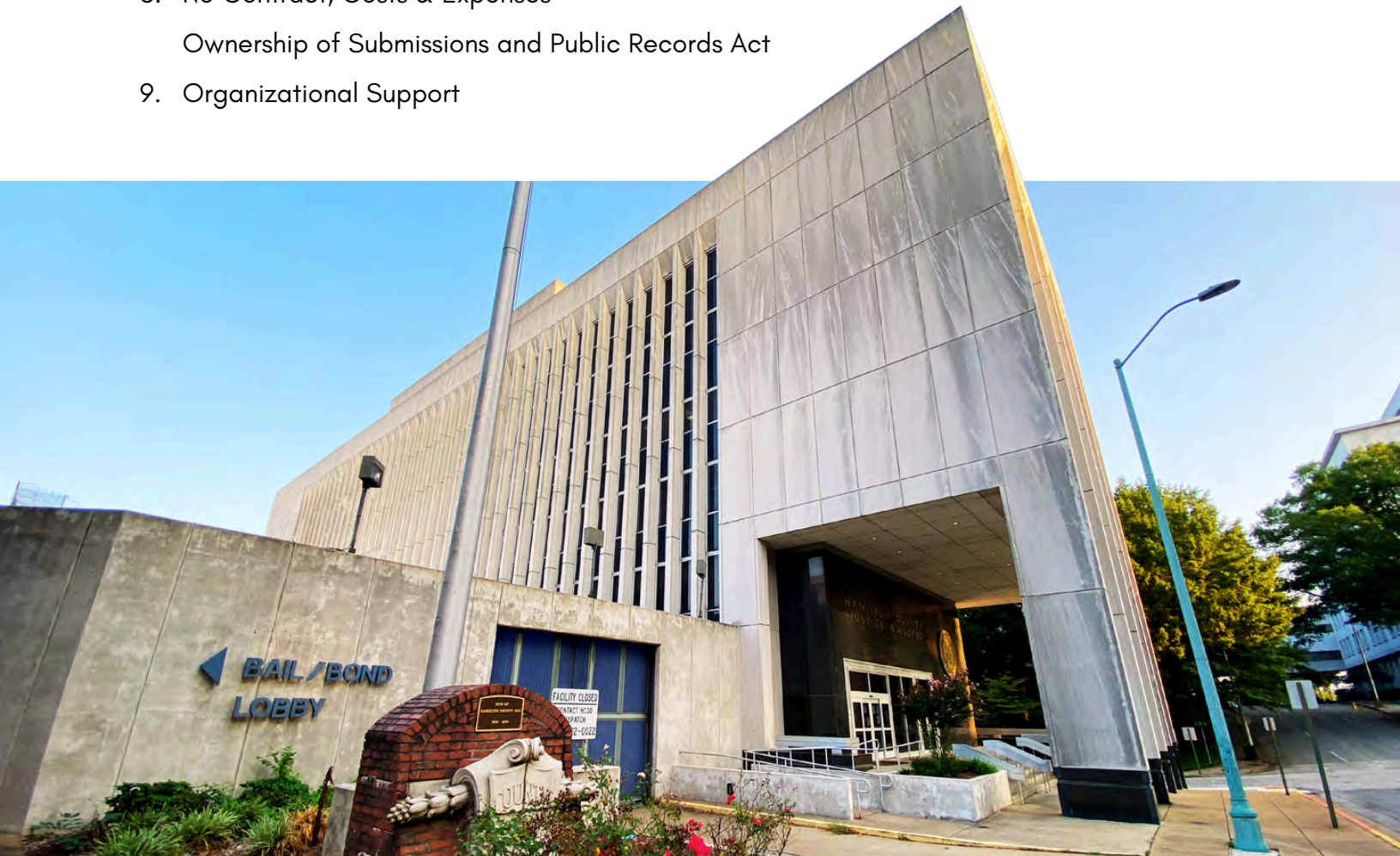
Weston Wamp
Mayor – Hamilton County

A handwritten signature in black ink, appearing to read "Lee Helton".

Lee Helton
District 7 Commissioner – Hamilton County
Chair – Building & Economic Development Committee

TABLE OF CONTENTS

4. General Information
 - Background
5. Property Background & Location
 - Ownership & Partnership Opportunities
6. Statement of Need
 - Information Requested & Submission Requirements
7. Site Visit & Facility Tour
 - Communications & Questions
 - Supporting Information
8. No Contract, Costs & Expenses
 - Ownership of Submissions and Public Records Act
9. Organizational Support



GENERAL INFORMATION & BACKGROUND

Hamilton County (the County), Tennessee, is seeking responses to a Request for Information (RFI) regarding adaptive reuse and/or redevelopment possibilities for the former Hamilton County Justice Facility. Information and insights received through the RFI process will help inform the County on possible future next steps, including a potential Request for Proposals or may serve as the basis for a Purchase/Project Agreement. All parties interested in the site should respond to this RFI. No contract of any kind is guaranteed from this RFI, but the County may choose to engage in further discussions with respondents.



GENERAL INFORMATION

Facility Name: Hamilton County Justice Building

Property Owner: Hamilton County

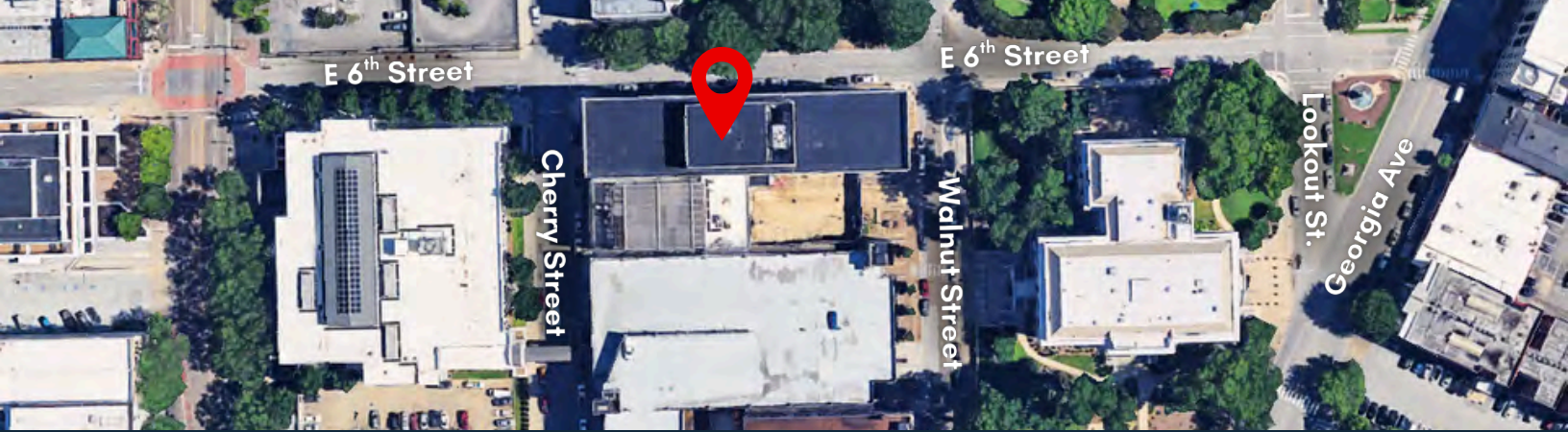
Street Address: 601 Walnut Street, Chattanooga, TN 37402

Parcel ID: 145D_A_004; approximately 0.75 acres

Year Constructed: 1976; renovation + expansion in 1993

Size: Approximately 142,000 sq. ft. total building area; 8 stories (at Cherry Street and 6 stories above grade at Walnut Street) plus mechanical penthouse

Existing Zoning: D-CX-12 - Mixed-use development in downtown core up to 12 stories



PROPERTY BACKGROUND & LOCATION

The former Hamilton County Justice Building site has approximately a 25,000 sq. ft. footprint and was a purpose-built facility located at 601 Walnut Street in downtown Chattanooga. The facility was constructed in 1977 and underwent renovation and expansion in 1993. The former justice facility consists of six stories above grade, a penthouse, and two stories below grade, which are accessible at grade along Cherry Street. A public parking garage is located adjacent to the building. The facility was vacated in 2022, subsequently mothballed, and is currently unoccupied.

The former Hamilton County Justice Facility occupies ~0.75 acres in downtown Chattanooga's City Center district and borders the Riverfront District. Immediately adjacent properties include Unum's corporate headquarters, the historic Hamilton County Courthouse, the Hamilton County Courts building, and the 615 Walnut Street County Parking Garage, which has 707 spaces. County leadership has indicated that an amicable and complementary shared parking agreement would be considered as part of the redevelopment of this building and/or site.

Other nearby properties include a variety of professional, commercial, and residential uses, including the recently completed \$48M River Rock mixed-use, multi-family development. Future mixed-use development is currently in the planning and pre-development stage, and it will continue to evolve and improve this area in the years to come.

OWNERSHIP & PARTNERSHIP OPPORTUNITIES

Hamilton County is inclined to retain ownership of the land. However, the county is open to partnership opportunities, including but not limited to a long-term building and/or land lease for adaptive re-use, ground-up redevelopment, a combination of both, or other appropriate ideas or uses that may arise out of this request.

STATEMENT OF NEED

Hamilton County is seeking information on ideas and interest in the redevelopment of the former justice site. The purpose of this RFI is to inform County leadership of any adaptive re-use possibilities; share potential partnership needs and/or opportunities; advise the County on potential entitlements and/or funding that could help adaptively reuse and/or redevelop the site; and increase the County's awareness and understanding of current market demands and opportunities.

While not a requirement and should there be an opportunity, Hamilton County has expressed interest in leasing office space in a repurposed or new facility, including the basement and sub-basement, due to proximity to adjacent government functions.

INFORMATION REQUESTED & SUBMISSION REQUIREMENTS

1. Company Information
 - a. Company name, address, and contact information
 - b. Information regarding known consultants and/or partners
 - c. Overview of company history and relevant firm experience
2. What type of redevelopment (i.e. mixed-use, office, hotel, etc.) can this site support?
3. What are the biggest challenges of adaptive reuse of this building?
4. Has your organization been involved in any adaptive reuse projects? If so, please provide examples and a brief description.
5. With your redevelopment vision, is adaptive reuse a feasible option? If so, what is your vision and concept?
6. Could your vision for the redevelopment provide space for county government offices?
7. What kind of parking demand do you anticipate your project would require in the adjacent County Garage to support the redevelopment?
8. What role do you see your organization taking?
9. What entitlements and/or funding sources would be necessary for the implementation of your suggested redevelopment or reuse plans?
10. Do you have any suggestions or ideas for other business arrangements for redevelopment outside of what is referred to in this RFI?

Please submit a .pdf response via email or share file site to projects@rivercitycompany.com by **Friday, July 18, 2025, 12:00 pm** (noon) Eastern Standard Time (EST).



SITE VISIT & FACILITY TOUR

River City Company will be coordinating scheduled tours of the facility on June 25 & 27, 2025. If your firm would like to schedule a tour of the former Hamilton County Justice facility, please email projects@rivercitycompany.com with a request to tour the site, including your preferred day and time. Every effort will be made to accommodate all requested tours on these two days. Participants will be accompanied by Hamilton County and River City Company staff throughout the tour.

COMMUNICATION & QUESTIONS

All communication and questions should be directed to projects@rivercitycompany.com. All questions are due by **July 3, 2025** and responses will be shared no later than **July 11, 2025**.

SUPPORTING INFORMATION

The following reports are available upon request by emailing projects@rivercitycompany.com:

1. Property Conditions Assessment (2022)
2. Limited Asbestos, Lead Paint, and Hazardous Materials Assessment (2022)
3. Phase I Environmental Site Assessment (2022)
4. Floorplans and Exterior Elevations (1999)
5. RCLCO Strategic Market Analysis for Future Urban Development (2023)

NO CONTRACT; COST & EXPENSES; ADDITIONAL INFORMATION

This is an inquiry only. By responding to this RFI with a written submission or otherwise participating in the process as outlined by this RFI, each submitting party expressly agrees that no contract of any kind is formed under or arises from this RFI and that no legal obligations as between any one or more proponents and the County will arise.

Each respondent is solely responsible for its own costs and expenses in preparing and submitting a response to this RFI and participating in the RFI process, including any provisions of any additional information and attending site tours. The County shall have no monetary obligation to any respondent to this RFI.

OWNERSHIP OF SUBMISSIONS & PUBLIC RECORD

The County will be entitled to retain all submissions received in response to this RFI without pay or compensation. Submitting parties are advised that the County is subject to the Tennessee Access to Public Records Act, and that any documents or other records provided to the County may, by law, be subject to disclosure.

Any material that a respondent considers confidential should be clearly marked as such. However, the final determination of the confidentiality of the material shall be determined by the County under the Tennessee Public Records Act.

ORGANIZATIONAL SUPPORT

Hamilton County has partnered with River City Company to provide organizational capacity and support for this RFI. River City Company is a private, 501c3 nonprofit organization founded in 1986 to revitalize, reinvest in, and redevelop downtown Chattanooga. For almost 40 years, River City Company has worked to foster a vibrant and thriving downtown that is the economic, social, and cultural center of Chattanooga. The organization has a rich history of collaborative partnerships, including local government, the private sector, and philanthropy, that has empowered and supported us in achieving high quality, purposeful, and transformative redevelopment in downtown Chattanooga.

River City Company is providing their time and services to this process at no cost, and are not receiving any compensation, either monetarily or in-kind, from Hamilton County.

