

Hamilton County, Tennessee

Redevelopment Opportunity



MARTIN LUTHER KING, JR. BUILDING
317 Oak Street
Chattanooga, Tennessee, 37402

Accepting Proposals for Purchase
Required Minimum Offer - \$4,100,000.00

Offered by:

Hamilton County, Tennessee & Hamilton County Department of Education



REQUEST FOR PROPOSAL

MARTIN LUTHER KING, JR. BUILDING PURCHASE & REDEVELOPMENT

The Hamilton County Government Real Property Office is accepting sealed proposals for the purchase of the property described herein. Respondents shall submit proposals in a sealed envelope delivered to:

Hamilton County Government – Real Property Office
4005 Cromwell Road
Chattanooga, Tennessee 37421

The lower left corner of the envelope shall clearly display the respondent's company name, the RFP file number, and the proposal opening date and time. Proposers must submit one (1) marked "**Original**" proposal, five (5) marked "**Copies**," and one (1) **USB flash drive** containing an electronic version of the proposal. All required materials shall be submitted together within a single sealed envelope.

Proposal documents may be obtained from the Real Property Department at the address listed above or accessed online at www.hamiltontn.gov/Department_RealPropertyOffice.aspx#surplus. Proposals received will be opened by the Real Property Office at the time and location designated in this Request for Proposals and any associated addenda. The proposal opening shall not be open to the public.

Proposals must be received by the Real Property Office prior to the designated opening time. Proposals received after the stated deadline will be deemed late, will not be opened, and shall be considered **Non-Responsive**.

SOLICITATION NUMBER & TITLE	RFP 62026 – MLK BUILDING
OPENING/DUE DATE & TIME	JUNE 30, 2026 - 4:00 PM
LOCATION	4005 Cromwell Road, Chattanooga, Tennessee 37421
CONTACT	Lynn Mansfield
PHONE	423-209-6444
EMAIL	LynnM@HamiltonTN.Gov

PURPOSE

Hamilton County Government, in conjunction with the Hamilton County Department of Education, seeks qualified, experienced, and professional respondents for the purchase and redevelopment of the property located at 317 Oak Street, Chattanooga, Tennessee, commonly known as the Martin Luther King Jr. Building.

The County and the HCDE have determined the property to be surplus and desire to facilitate its transfer to a respondent who will reimagine the building for sustainable, long-term functional use while preserving its inherent character and honoring its architectural significance.

It shall be the sole responsibility of the proposer to read all information provided herein. All questions pertaining to this solicitation must be submitted electronically to LynnM@HamiltonTN.gov with the Hamilton County Government Real Property Office no later than **8 calendar days** prior to the **Opening/Due** date designated herein. Failure to submit a question in the timeframe indicated may result in the question going unanswered at the discretion of the County and HCDE.

Note: For purposes of this Request for Proposals (RFP), any reference to “HCDE” or “BOE” shall mean and refer to the Hamilton County Board of Education and/or the Hamilton County Department of Education, also known as Hamilton County Schools.

THE PROPERTY

Location: 317 Oak Street, Chattanooga, Tennessee. The site is across the street from the Hamilton County Courthouse and within walking distance to the Hamilton County Courts Building, Soldiers and Sailors Memorial Auditorium, The Tivoli Theater, the proposed Federal Courthouse Building, area attractions, restaurants, and a variety of downtown living spaces.

State Tax Map Number: 145D-B-013

Zoning: U-CX-6 (Urban/Commercial-Mix/6-Story). Zoning verification and other zoning-related questions can be addressed by contacting the Regional Planning Agency at (423) 643-5900.

Building and Property Parameters: 30,280 square feet, solid brick building, offering four floors of office and meeting space, on a .62-acre tract. Boasting two easily accessible open parking lots with a total of 44 spaces to accommodate daily occupants and visitors.

Current Context: Until recently, the property was occupied by Hamilton County Government administrative employees. Through a building inventory assessment, it was determined that the County has outgrown the need for this building, and the decision was made to surplus the property and offer it for sale. The building has been fully vacant since September 2025. The property is generally in good condition and presents a strong opportunity for adaptive reuse and redevelopment.

Environmental and Geotechnical: Hamilton County is unaware of any active environmental issues. No current geotechnical testing or environmental site assessments have been performed or are available. Any environmental audits and/or reports that may be required by the proposer, including the associated performance and costs, will be the responsibility of the proposer.

Utilities and Storm Water: It shall be the responsibility of the proposer and/or purchaser/developer to determine whether any and all appropriate utilities are available to the site. It shall be the responsibility of the proposer and/or the purchaser/developer to ascertain any City of Chattanooga regulations relative to storm water for any redevelopment of this site.

PROPERTY HISTORY

This stately building, with its classic elements, was designed in 1928 by local renowned architect, Reuben Harrison Hunt, and was dedicated as the First Baptist Church Education Building of Chattanooga. The property was built to serve the educational needs of the congregation, with Hunt being one of its members. Considered one of the most prolific architects in the South, Hunt is well known for his work, which includes 39 buildings listed on the National Register of Historic Places. This impressive list includes some of Chattanooga’s most notable structures depicted below:



Hamilton County Courthouse



Chattanooga City Hall



Joel L. Solomon Federal Building



Soldiers and Sailors Memorial Auditorium



Tivoli Theater

The property was conveyed jointly to Hamilton County Government and the Hamilton County Board of Education in 1967 by deed of record (Bk 1733, Pg 0259) in the Register's Office of Hamilton County, Tennessee. Later, the City of Chattanooga's education department leased and occupied the building until the County took over the City's education department in 1997. The building has since been used for Hamilton County Government administrative offices and is now commonly referred to as the Martin Luther King, Jr. Building.

DISPOSAL & PURCHASE CONDITION

Hamilton County Government and the Hamilton County Board of Education (Sellers) must follow legal guidelines as to the disposition of surplus real property. The sale of the property will be offered through the Request for Proposal process as outlined herein.

The property will be sold "As Is". Transfer of ownership will be coordinated through a Purchase Agreement and conveyed by a quitclaim deed. It is the responsibility of the respondent to determine the condition of the property, 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.

Any development of the property must conform to all building requirements and/or ordinances by the applicable governmental entity, including, but not limited to the Chattanooga-Regional Planning Agency, the City of Chattanooga, Air Pollution Control Bureau, and the current adopted Building Code(s) and preservation protections applying to the National Register of Historic Places.

REAL ESTATE PURCHASE AGREEMENT

A real estate purchase agreement, or other legally binding contractual instrument containing specific negotiated terms and conditions, will be executed with the selected respondent. Speculative purchases or assignments intended solely for resale of the property without redevelopment are not permitted.

Timely redevelopment of the property is a material objective of this solicitation. Accordingly, transfer of title shall not occur until the selected respondent has demonstrated, to the satisfaction of Hamilton County, that necessary project financing has been secured and that required permitting approvals and construction contracts are in place or otherwise substantially finalized.

Any proposed sale and all final transaction documents shall be subject to approval by the Hamilton County Board of Commissioners and the Hamilton County Board of Education, each acting in its sole discretion. No agreement shall be deemed final or binding until such approvals have been obtained.

REAL ESTATE COMMISSION

Hamilton County will not enter into listing agreements with licensed real estate brokers/agents. In the event a prospective purchaser chooses to use a broker/agent, it shall be the purchaser's sole responsibility to pay any commissions or fees above and beyond the purchase price of the property.

SITE VISITS & DUE DILIGENCE

During the Request for Proposals submission period, Hamilton County will make the property available for inspection by prospective proposers during the scheduled site visit dates and times identified herein.

Should a proposer wish to conduct additional due diligence activities, including but not limited to surveys, engineering evaluations, environmental assessments, soil borings, or similar investigations, outside of the scheduled site visit times, the proposer must submit a written request to the County in advance for approval. Approval of additional site access is not guaranteed and shall remain at the sole discretion of Hamilton County. All due diligence activities shall be performed at the sole cost, risk, and expense of the proposer. The proposer shall be responsible for any damage to the property resulting from its inspections, testing, or investigations and agrees to restore the property to substantially the same condition existing prior to such activities.

To the fullest extent permitted by law, the proposer shall indemnify, defend, and hold harmless Hamilton County, the Hamilton County Department of Education, and their respective officers, employees, and agents (collectively, the “Sellers”) from and against any claims, damages, losses, liabilities, or expenses arising out of or related to the proposer’s entry onto the property or the performance of any due diligence activities.

The property will be available for inspection during the following scheduled site visit times:

- Wednesday, May 13 - 1:00 p.m. – 3:00 p.m.
- Thursday, May 28 — 9:00 a.m. – 11:00 a.m.
- Thursday, June 11 – 1:00 p.m. – 3:00 p.m.
- Tuesday, June 16 – 9:00 a.m – 11:00 a.m.
- Thursday, June 25 – 1:00 p.m. – 3:00 p.m.

The building will be accessible for self-guided tours during the scheduled times listed above.

Site visits are provided solely for respondent due diligence purposes and shall not be considered question-and-answer sessions. All questions regarding this solicitation must be submitted in accordance with the procedures outlined elsewhere in this RFP.

Any statements, representations, or communications made by County or HCDE personnel during site visits shall be considered informational only and non-binding unless formally issued in writing.

Parking: Please use the side parking lot located at the intersection of Oak Street and Lindsay Street.

GENERAL MISC. TERMS AND CONDITIONS

The Sellers do not discriminate on the basis of race, color, or national origin and comply with the requirements of Title VI of the Civil Rights Act of 1964. All proposers, vendors, and respondents shall be afforded equal opportunity in accordance with these federal and applicable state laws.

It is expressly understood that the receipt of any response to this Request for Proposals does not obligate the Sellers to sell the property. Any sale or award is contingent upon formal approval by both the Hamilton County Board of Commissioners and the Hamilton County Board of Education.

Once a proposal has been determined to comply with the requirements of this RFP, the Sellers may engage in discussions with proposers to identify the proposal most advantageous to the Sellers, based on the evaluation criteria and objectives outlined herein.

The Sellers reserve the right to reject any or all proposals, waive informalities or irregularities, and negotiate with proposers in the manner deemed in their sole discretion to serve the best interests of the County and HCDE.

The Proposer shall indemnify, defend, save, and hold harmless the County and HCDE, its administration, agents, and employees (collectively, the "Indemnitees") from and against any and all claims, suits, actions, damages, liabilities, losses, or expenses of any kind, including attorney's fees, arising out of, resulting from, or related to the Proposer's performance under this agreement. This obligation applies regardless of any allegations of fault and includes work performed by any subcontractors engaged by the Proposer.

All proposals must be submitted and time/date-stamped by the date and time specified in this RFP to be considered, regardless of the method of delivery. The time clock in the Hamilton County Real Property Office shall serve as the official record of submission time. Proposers are solely responsible for ensuring timely delivery. Late proposals will not be accepted, opened, or returned. Hamilton County and the HCDE are not responsible for any technical difficulties experienced by proposers during submission.

Prospective proposers are solely responsible for all costs and expenses associated with preparing and submitting their proposal, as well as any costs incurred in subsequent negotiations with Hamilton County or the HCDE, if applicable.

The respondent hereby states that he, his company, or any of its employees, agents, or officers have not violated or participated in a violation of, been convicted, or pled "nolo contendere" to any act involving an unlawful restraint of trade such as, but not limited to violations of the Sherman Act (15 U.S.C. § 1-2), the Racketeer Influenced and Corrupt Organizations Act (18 U.S.C. 1961-1968), the Hobbs Act (18 U.S.C. §1961), the mail or wire fraud statutes (18 U.S.C. §1341,1343), the false statements statute (18 U.S.C. §1001), the Tennessee Anti-Trust Act (T.C.A. § 47-25-101) or similar state or federal law. Respondent further states that he, his company or any of its officers, agents, or employees have not been debarred by any governmental agency (Federal, state, or local).

After the date and time established for receipt of proposals herein, any contact initiated by a proposer with any Hamilton County or HCDE representative, other than the designated representative listed in this RFP, is strictly prohibited. Any unauthorized contact may result in the disqualification of the proposer from consideration in this procurement process.

Subject to the requirements of the Tennessee Open Records Act, information relating to the award of a particular contract shall be open to the public only after evaluation of that proposal has been completed. All public records pertaining to this procurement process shall be available for inspection during normal business hours, provided that the inspection is scheduled in advance with the County or HCDE as applicable.

The Agreement shall be governed by the laws of the State of Tennessee. Any action brought in law or in equity to enforce any provision of the entire Agreement shall be filed in the appropriate state court in Hamilton County, Tennessee. In any action to enforce this Agreement, the prevailing party shall be entitled to recover its costs and expenses, including reasonable attorney's fees. By submission of a proposal and acceptance of an agreement, Respondent hereby agrees to adhere to Governing Law/Jurisdiction requirements as described herein.

SUBMITTAL REQUIREMENTS & EVALUATION CRITERIA

PROPOSAL SUBMITTAL INSTRUCTIONS

Interested proposers shall include the information requested in this solicitation in their submittal responses. Proposals should follow the format and sequence outlined below to ensure consistency and to allow full and fair evaluation of all submissions.

Formatting Requirements

- Use **8½ x 11-inch sheets** only.
- Minimum font size: **10 points**.
- Include **tabs or section dividers** for each section as defined herein. Multiple sections may appear on a single page unless otherwise specified.
- Place **page numbers** at the bottom of each page, excluding divider pages.
- Do **not** include external hyperlinks; links will not be reviewed for evaluation purposes.
- Submittals should **not exceed 20 pages** (single-sided). Page limit excludes required forms, resumes, and dividers.

Note: Any information submitted outside the prescribed format should be included at the rear of the package. Tabbed sections/dividers are strongly requested to facilitate evaluation and comparison among proposals.

SUBMISSION REQUIREMENTS

- Submit **one (1) original hard copy** clearly marked as such.
- Submit **five (5) hard copies** of the proposal.
- Submit **one (1) electronic version** on a USB flash drive in **unlocked PDF format**.

Sellers may request specific files in a specialty format (e.g., project timeline in Excel). Proposers must comply with such requests. Failure to provide requested files in the specified format or quantity may result in a proposal being deemed Non-Responsive and ineligible for award.

In the event of any discrepancy among the original, copy, and electronic versions, the original hard copy shall govern for evaluation purposes.

EVALUATION PROCESS

Proposals will be evaluated by designated staff of the County and HCDE in a structure as the Sellers deem appropriate. At the discretion of the County and HCDE, outside consultants, experts, or community stakeholders may participate on the evaluation committee.

Proposals that meet all submission requirements may be requested to participate in an oral presentation, during which key aspects of the proposal will be discussed and questions may be addressed. Additional evaluation and numerical ranking may occur following such presentations.

The County and HCDE reserve the right to implement a Best and Final Offer (BAFO) process for proposers deemed qualified by the evaluation committee.

It is the responsibility of each proposer to submit a proposal that best meets the requirements of this RFP. The County and HCDE intends to enter into a Purchase Agreement as a result of this solicitation; however, County and HCDE reserve the right to reject any or all proposals.

County and HCDE may negotiate with proposer(s) where deemed in its best interest and at its sole discretion.

Any proposal containing substantially unreliable information, in the sole opinion of the evaluation committee or County and HCDE, may be rejected.

COVER PAGE: Introduction

- RFP Number & Project Name
- Company Name & Address
- Contact Person (Phone, Email, Fax)
- Years in Business under Current Name
- Former Company Names (if applicable)

**Cover Page: Introduction does NOT count towards page restriction requested herein. **

TAB 1: Qualifications of Company

- Provide a detailed description of your company, including:
 - Company philosophy and approach to adaptive reuse and historic preservation
 - Abilities, capacity, and strengths relevant to large-scale redevelopment projects
 - Office locations and team structure
 - MBE, WBE, DBE, VBE, or similar status
 - Recent, current, and projected workload
 - Experience demonstrating ability to protect architectural integrity while ensuring functional use
- Include Specific examples of past projects involving historic or architecturally significant buildings, with photos, project data, or descriptions of methods used to protect character and integrity.

TAB 2: Company Relevant Experience & Reference

- Provide details of up to three (3) comparable projects or clients, including:
 - Project Name & Address
 - Customer Name & Contact Info (Phone, Email)
 - Brief Description of Work
 - Project Timeline (Start to Finish)
 - Key lessons learned or innovative approaches relevant to historic preservation and redevelopment
- Include a statement acknowledging the Sellers right to evaluate past performance or prior dealings that our firm may have had with either seller.
- Highlight prior work with historic properties or redevelopment projects and demonstrate experience balancing preservation goals with functional redevelopment.

TAB 3: Plan of Approach

- Detail your project vision and methodology, including:
 - Proposed redevelopment concept and use plan
 - Framework for protecting architectural integrity while ensuring long-term functionality
 - Site plan and conceptual drawings, where feasible
 - Potential tenants or residential/commercial mix
 - Projected development budget and financing plan
 - Proposed development schedule, including milestone dates
- Include:
 - Approach to maintaining building character and architectural quality, including materials, adaptive reuse strategies, and integration with the surrounding community
 - Financial components to support the ability to secure financing for purchase and future redevelopment

TAB 4: Personnel / Development Team

- Provide information on all key team members, including:
 - Roles and responsibilities for the project
 - Relevant experience in similar redevelopment or historic preservation projects
 - Resumes, licenses, and certifications
 - Sub-consultants (architects, engineers, contractors) and their responsibilities
- Include demonstration of experience in urban redevelopment, historic building projects, and project management capacity.

**Resumes, Licensure, and Certifications are not included within page restrictions. **
Companies are encouraged to submit valid copies of Licenses, MBE, WBE, DBE, VBE or similar certifications for adequate committee consideration.

TAB 5: Price / Purchase Offer:

- Proposers shall provide their purchase price and any associated financial terms on their company letterhead. The submission must clearly identify the submitting company, contact information, and date of submission.
- All offers must meet or exceed the **minimum purchase price** stated in this RFP. Offers below the stated minimum may be deemed **non-responsive** at the sole discretion of the sellers.
- Include financial references or information that shall demonstrate the ability to secure any applicable financing for purchase and future redevelopment.
- Price submissions will be used for evaluation purposes and may be used for award. Hamilton County and the Hamilton County Department of Education reserve the right to negotiate final pricing with proposers where it is deemed in the County's and LEA's best interest.
- The focus of this tab is strictly on the **highest and best purchase price**. Detailed redevelopment costs or budgets should **not** be included here; such information is part of TAB 3.

SCORING CRITERIA & WEIGHT

CRITERIA / TAB	CRITERIA DESCRIPTION	MAX. POINTS AVAILABLE
1	QUALIFICATIONS OF COMPANY	15
2	COMPANY RELEVANT EXPERIENCE & REFERENCE	15
3	PLAN OF APPROACH	25
4	PERSONNEL / DEVELOPMENT TEAM	10
5	PRICING/ PURCHASE OFFER	35
TOTAL POINTS		100
<p>*Additional details and documents found within submittal package, although not located within tabs as listed above, may be reviewed and considered by the evaluation committee when scoring Proposers.*</p>		

PROPERTY PHOTOS

The property photos provided herein are for convenience and informational purposes only. They are intended to give proposers a general sense of the property and its features.

The current condition of the property may differ from what is depicted in the photos. Proposers are responsible for conducting all necessary inspections and due diligence to verify property condition, suitability, and any other relevant factors prior to submitting a proposal.

The Sellers make no representations or warranties, express or implied, regarding the accuracy, completeness, or condition of the property as shown in these photos.

PROPERTY DESCRIPTION

SITE DESCRIPTION



Subject Outlined in **BLUE**



Zoning



Subject Front



Subject Surface Parking Lot



Subject View From Lindsay St



Subject Rear



Typical Office Space – 1st Floor



Typical Office Space – 1st Floor



Typical Office Space – 1st Floor



Typical Office Space – 2nd Floor



Typical Office Space – 3rd Floor



Typical Office Space – 4th Floor



Typical Office Space – 4th Floor



Building Stairwell (4 Levels)



4th Floor Office Space

Cut along the outer border and affix this label to your sealed solicitation envelope to identify it as a "Sealed Submission/Proposal".

PROPOSAL DOCUMENTS • DO NOT OPEN

SOLICITATION TITLE:

**MARTIN LUTHER KING, JR. BUILDING
PURCHASE & REDEVELOPMENT**

OPENING/DUE DATE:

June 30, 2026

TIME DUE:

Prior to 4:00 PM

SUBMITTED BY:

(Name of Company)

e-mail address

Telephone

DELIVER TO:

**Hamilton County Government
Attn: Real Property Office; Lynn Mansfield
4005 Cromwell Road
Chattanooga, TN 37421**

PLEASE PRINT CLEARLY